



AA Screening Report

of the

***Greystones Delgany and Kilcoole
Local Area Plan 2013 – 2019***

and

***Variation No. 3 to the
Wicklow County Development Plan
2010-2016***

September 2013

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These appendices are not included in the hard copy – they are available to view on the CD version and online on www.wicklow.ie

Section 1 Introduction and Background to Appropriate Assessment

1.1 Introduction

This is the Appropriate Assessment screening report of the Greystones - Delgany and Kilcoole Local Area Plan (LAP) 2013 – 2019 and Variation No. 3 to the Wicklow County Development Plan (CDP) 2010-2016.

This report is being carried out in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC). The purpose of this report is to assess the likely effects of the LAP and the proposed variation to the CDP, either separately, together or in combination with other projects or plans, on any Natura 2000 site and to consider whether these impacts are likely to be significant and thus require an Appropriate Assessment.

The report has taken into consideration the European Commissions publication - *Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Articles 6 (3) and (4) of the Habitats Directive 92/43/EEC*, Circular Letter SEA 1/08 & NPWS 1/08 from the Department of the Environment, Heritage and Local Government and *Appropriate Assessment of Plans and Project in Ireland – Guidance for Planning Authorities* (December 2009) from the Department of the Environment, Heritage and Local Government.

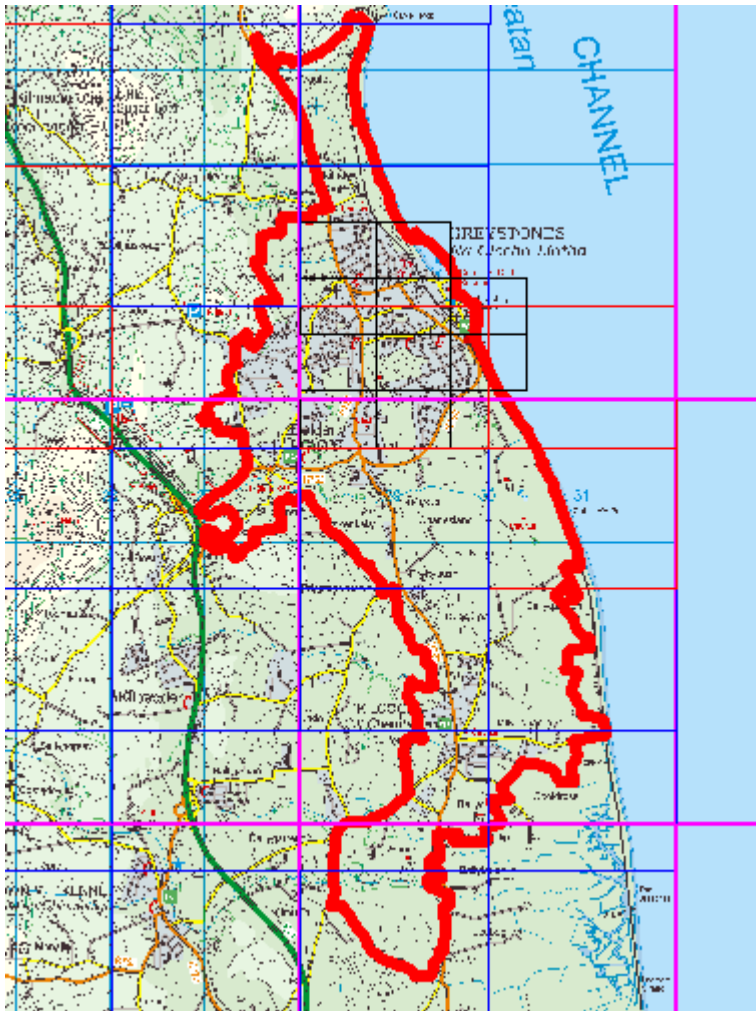
1.2 The Greystones - Delgany & Kilcoole Local Area Plan (LAP) and Variation No. 3 to the CDP

It is the purpose of the LAP to establish a framework for the planned, co-ordinated and sustainable development of Greystones-Delgany and Kilcoole (as detailed in Map1.1 below) for the period 2013 to 2019. The aim of the plan is to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

The LAP for the area has a number of knock on effects on the County Development Plan 2010 – 2016. The purpose of the variation No. 3 is to ensure consistency between the LAP and the CDP. For the purposes of clarity, from this point forward “the Plan” will refer to both the Greystones – Delgany & Kilcoole Local Area Plan and Variation No. 3 to the CDP.

Map 1.1

Greystones - Delgany & Kilcoole Local Area Plan boundary (in red)



1.3 Legislative Context

The EU Habitats Directive

The assessment of impacts on Designated European Sites i.e. Special Areas of Conservation and Special Protection Areas, finds its origins in the EU Directive on the Conservation of Habitats, Flora and Fauna (92/43/EEC), more commonly known as the “Habitats Directive” which came into force in 1994 and was transposed into Irish law in 1997. “The Habitats Directive” provides legal protection for habitats and species of European importance.

The Habitats Directive was formulated as a direct result of the continuous deterioration of natural habitats and the increasing impacts on wild species arising in the most part as a result of development and agricultural activity. The main aim of the EC Habitats Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance.

The conservation status of a habitat is defined in Article 1 of the Directive as the sum of the influences acting on a natural habitat and its typical species that may affect its long-term natural

distribution, structure and functions, as well as the long-term survival of its typical species. The conservation status of a natural habitat will be taken as favourable when:

- Its natural range and the areas it covers within that range are stable or increasing,
- The specific structure and functions which are necessary for its long-term maintenance, exist and are likely to continue to exist for the foreseeable future,
- The conservation status of its typical species is favourable¹.

Articles 3 to 9 provide the legislative means to protect habitats and species of European Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs), designated under the Habitats Directive and Special Protection Areas (SPAs), designated under the Conservation of Wild Birds Directive (79/409/ECC).

In its implementation, the Habitats Directive introduces the 'Precautionary Principle' approach towards proposals whereby projects can only be permitted having ascertained that there is not likely to be any significant impact on the conservation status of the designated site.

As set out in MN2000², the conservation of natural habitats and habitats of species forms the most ambitious and far-reaching challenge of the Habitats Directive. This is set out in Article 6 of the Directive, which governs the conservation, and management of Natura 2000 sites. In this context Article 6 is viewed as one of the most important of the 24 articles of the Directive being the one which determines the relationship between conservation and land use.

Article 6 of the Directive has three main provisions. This structure provides for a clear distinction between Article 6(1) and (2) which define a general regime, while Article 6(3) and (4) define the procedures to be applied to specific circumstances.

- a) Article 6(1) makes provision for the establishment of the necessary conservation measures, and is focused on positive and proactive interventions. This relates to the development of conservation Management Plans specifically designed for designated sites.
- b) Article 6(2) makes provision for avoidance of habitat deterioration and significant species disturbance. Its emphasis is therefore preventive.
- c) Article 6(3) and (4) set out a series of procedural and substantive safeguards governing plans and projects likely to have a significant effect on a Natura 2000 site.

Article 6 is seen to reflect the overall aim of the Habitats Directive "*promoting biodiversity by maintaining or restoring certain habitats and species at 'favourable status' within the context of Natura 2000 sites*" while taking into account economic, social, cultural and regional requirements as a means to achieving sustainable development

The Habitats Directive and the Development Plan

In accordance with Section 11 of Part II of the Planning and Development Acts 2000 (as amended), Wicklow County Council has carried out its review of the Greystones-Delgany Local Area Plan 2009 – 2012 and Kilcoole Local Area Plan 2008 - 2014.

The Planning and Development Acts 2000 (as amended) under section 10(2)(c) states that a Development Plan shall include objectives for the "*the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation*

¹ Council Directive 92/43/EEC

² MANAGING NATURA 2000 SITES, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (2000)

and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph”.

The consequences of this piece of legislation ensure that prior to the plan stage, a formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme are carried out. This process is carried out under the SEA Directive (2001/42/EC).

A Strategic Environmental Assessment of the Greystones- Delgany and Kilcoole Local Area Plan has been carried out in accordance with this legislation; however in addition to this process and following the EU ruling under case 418/04 EC Commission v Ireland, an Appropriate Assessment screening of the land use plan must also be carried out.

An Appropriate Assessment is an assessment carried out under Article 6(3) of the Habitats Directive. As discussed above Article 6(3) alongside Article 6(4) sets out a series of procedural and substantive safeguards governing plans and projects likely to have a significant effect on a Natura 2000 site. Article 6(3) specifically states that:

*“Any plan or project **not directly connected with** or necessary to the management of the site **but likely to have a significant effect** thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public”.*

This Appropriate Assessment screening exercise evaluates, based on scientific knowledge the potential impacts of a plan on the conservation objectives of any Natura 2000 site. The impacts assessed include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impacting on the site.

1.4 Stages of the Appropriate Assessment

This appropriate assessment has been prepared in accordance with the European Commission Environment DG document *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, referred to as the “EC Article 6 Guidance Document (EC2000)”. The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Article 6(3) and 6(4) of the Habitats Directive, and is viewed as an interpretation of the EU Commission’s document “*Managing Natura 2000 sites. (2002)*”. This Assessment has also taken into consideration the Department of the Environment, Heritage and Local Government publication *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities* (December 2009). This guidance is not a legal interpretation, but represents the current situation and understanding, and is regarded as a work in progress.

Stage one of the Methodological Guidance is the screening process, which examines the likely effects of a project, either alone or in combination with other projects or plans upon a Natura 2000 site and considers whether it can be objectively concluded that these effects will not be significant. This stage of the screening process involves four steps, which fall under the following headings:

1. **Management of the site** - *Involves determining whether or not the project or plan is directly connected with or necessary to the management of the site*

2. **Description of the project or plan** - *Describing the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the Natura 2000 site*
3. **Characteristics of the site** - *Identifying the potential affects on the Natura 2000 site(s)*
4. **Assessment of Significance** - *Assessing the significance of any effects on the Natura 2000 site(s).*

Stage 2 of the process “Appropriate Assessment” follows Stage 1 where, following an evaluation of the plan it has been established the plan is likely to have a significant affect on any Natura 2000 site. This stage involves the following:

- A description of the Natura 2000 sites that will be considered further in the Appropriate Assessment process;
- A description of significant impacts on the conservation feature of these sites likely to occur from the proposed development;
- Recommendations.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any negative impacts on European sites by identifying possible impacts early in the plan-making, and writing the plan in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the Appropriate Assessment process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in adverse effects, and no further practicable mitigation is possible, then it is rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

Section 2 Screening

2.1 Management of the site

Determining whether or not the project or plan is directly connected with or necessary to the management of the site.

Plans or projects that are directly connected with or necessary to the nature conservation and management of a Natura 2000 site are exempt from the need for Stage 2 Appropriate Assessment. For this exemption to apply, management should be interpreted narrowly as nature conservation management in the sense of Article 6(1) of the Habitats Directive, for example the relationship between the proposed plan and the management of the Natura site should be shown to be direct and not a by-product of the plan.

The plan is a land use management plan and is not directly connected with or necessary to the nature conservation management of Natura sites, and as such the exemption does not apply.

2.2 Description of the project or plan

Describing the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the Natura 2000 site

2.2.1 Greystones-Delgany and Kilcoole LAP & CDP variation

It is the purpose of the draft LAP is to establish a framework for the planned, co-ordinated and sustainable development of Greystones-Delgany and Kilcoole. The aim of the plan is to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations. While the plan provides for the development of the plan area for a six year period between 2013 and 2019, it is framed within the nine year period up to 2022. In addition, the plan has been prepared mindful of a long term background context of a further ten years or so beyond 2019, based on CSO long term projections.

The LAP is consistent with the core strategy of the Wicklow County Development Plan 2010-2016, and the Regional Planning Guidelines for the Greater Dublin Area 2010-2012. For the most part the LAP is consistent with the objectives of the CDP, however where minor inconsistencies present themselves these are addressed by the proposed variation to the CDP. The LAP includes a written statement and maps indicating objectives. These objectives include zoning objectives, objectives for phased development, community facilities and services, infrastructure and amenities, and the protection of built and natural environment, and objectives for the design of developments.

The proposed CDP variation contains written text for each proposed amendment, along with a reason for the amendments and such maps/ tables as are required for illustration purposes.

2.2.2 Vision and Strategic Goals

The overarching purpose of the plan is set out under Section 2.1 of the plan under 'Vision' as follows:

To build on the dynamism between the settlements of Greystones-Delgany and Kilcoole, so that the area develops in a mutually dependent and complementary manner as a prosperous and growing community. Each settlement shall have a distinct identity and shall perform a function in sustaining its own local community and in providing enhanced opportunities for the creation of new local enterprise. The area shall be a high quality, attractive and sustainable place to live, visit

and conduct business. The combined area shall maximise the potential opportunities associated with its strategic location at the edge of the Dublin Metropolitan Area.

The development strategy to achieve this vision is set out as follows:

- The retention of a suitable greenbelt buffer between Greystones-Delgany and Kilcoole.
- Greystones is to develop in a sustainable manner at a relatively large-scale in accordance with its role as a county significant 'growth' town. The town shall provide a high order economic and social function, and shall capitalize on its accessible location with good road, bus and DART/rail links to the Dublin metropolitan area. The town shall provide for the retail needs of its population and its catchment, in the form of a mixture of both comparison and convenience retail offer. The town should aim to attract a concentration of major employment-generating investment and shall target investment from foreign and local sources in a mixture of 'people' and 'product' intensive industries. In accordance with the Settlement Strategy, as set out in the Wicklow CDP 2010-2016, Greystones-Delgany shall accommodate a high level of housing growth, from a current population of approximately 17,208 to a target population of 21,000 by 2016 and 24,000 by 2022.
- The identity of Kilcoole as a separate stand alone entity in the wider area shall be re-enforced by protecting its distinct character and by encouraging its continued growth as a small, locally important commercial town. Kilcoole shall provide for the service and social infrastructure needs of its residents and its local hinterland. Development of social infrastructure is to keep pace with population growth. Kilcoole should aim to be an economically active town, which targets a variety of investment types, primarily local in nature, in the form of 'product intensive' industries with some 'people' emphasis. In accordance with the Settlement Strategy, as set out in the Wicklow CDP 2010-2016, Kilcoole shall accommodate a moderate level of housing growth, from a current population of approximately 4,063 to a target population of 4,500 by 2016 and 5,000 by 2022.
- The role of Delgany as a village, to serve the day-to-day service and social needs of its local population, shall be strengthened. The identity of the village shall be re-enforced by facilitating the development of village services and through protecting the unique character and heritage value of the Delgany ACA. Development at the outskirts of Delgany shall generally remain for low density and rural housing, in reflection of the natural heritage of these areas and the environmental and infrastructural shortfalls in these areas.
- To provide for a mix of housing in all areas, in a range of house types, sizes and tenures. In particular, new housing in Greystones-Delgany should focus on increasing the number of affordable private homes for families and increasing housing options for older people. New housing in Kilcoole should focus on ensuring that there is an appropriate balance between the amount of social, affordable and private tenure housing.
- To support social and community development and in particular, to link the development of new housing to the delivery of necessary community facilities, including schools, playing pitches, health facilities and other community facilities.
- To promote the development of a sustainable transportation and land use pattern. In particular, throughout all areas, promote the concept of a 'walkable' neighbourhood, whereby all residents are within walking distance of a local service, community facility and public transport option.
- To capitalize on the tourist potential of the area, and to improve tourist infrastructure for the benefit of the combined area.
- Protect the natural and built heritage, and scenic quality of the area, and in particular protect features including the 'Breaches' (Murrough SPA/SAC), Bray Head, the coast, rivers, Architectural Conservation Areas (ACAs), protected structures, monuments and trees, amenity areas and protected views/prospects.
- Maximise the use of existing infrastructure and target new investment in infrastructure where there is a shortfall in infrastructure provision and where new infrastructure can generate the highest returns to the community.

2.2.3 Strategic Environmental Assessment and AA

As part of the Development Plan process and in accordance with Directive 2001/42/EC a Strategic Environmental Assessment was carried out where potential impacts on Biodiversity Flora and Fauna have been examined. As part of the SEA process the objectives of the plan were evaluated against Strategic Environmental Objectives such as those relating to biodiversity flora and fauna. Where potential/probable conflicts were found to exist between the objectives that make up the plan and the strategic environmental objectives (SEOs), the objectives were in the first instance amended or where this was not possible, appropriate mitigation measures were put in place in order to ensure that impacts were avoided.

2.2.4 Features of the Plan that could impact upon Natura 2000 sites

The key aspects of the Plan that could give rise to direct/indirect impacts upon Natura 2000 sites will principally be related to land use zonings in or adjacent to sites.

Human pressure on sites can be manifested in a number of ways either directly in the form of land take, trampling and disturbance by people themselves; or indirectly, for example, in the form of water quality deterioration resulting from a run off of pollutants during construction phases. It is therefore essential that zonings in the Plan take account of these indirect impacts and ensure adequate buffering and other mitigation measures are put in place.

Objectives of the plan that will contribute towards the protection of Natura 2000 sites in accordance with the requirements of the Habitats Directive have been included by the plan makers and as a result of the SEA process.

2.2.5 Other Instruments

Numerous other higher-level measures further mitigate potential impacts of the Plan. These measures include EU Directives, national legislation and various guidelines. Principal among these are the following:

The Habitats Directive (HD): The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

The Water Framework Directive (WFD): The Water Framework Directive 2000/60/EC

The National Biodiversity Plan (NBP): UN Convention on Biological Diversity 1992 – National Biodiversity Plan 2010- 2016 is as a result of this.

The Wildlife Act (WA): Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

The Birds Directive (BD): The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

The Ramsar Convention (R): Convention on Wetlands of International Importance (Ramsar)

The Bathing Water Directive (BW): Bathing Water Directive (76/160/EEC)

The Urban Waste Water Treatment Directive (WW): (91/271/EEC) (amended by Directive 98/15/EEC)

Section 3 Description of Natura 2000 Sites

3.1 Natura sites located within 15km of the Plan area

This section of the screening process describes the Natura 2000 sites within a 15km radius of the plan area. A 15km buffer zone was chosen as a precautionary measure to ensure that all potentially affected Natura 2000 sites are included in the screening process (Map 2).

There are three Natura sites that occur within or immediately adjacent to the Plan boundary, these are: the Murrough Wetlands SPA and SAC occurs adjacent to Kilcoole, to the south of the Plan area, the Glen of the Downs SAC lies adjacent to the plan boundary to the west of Delgany, and Bray Head SAC lies within the plan area to the north of Greystones.

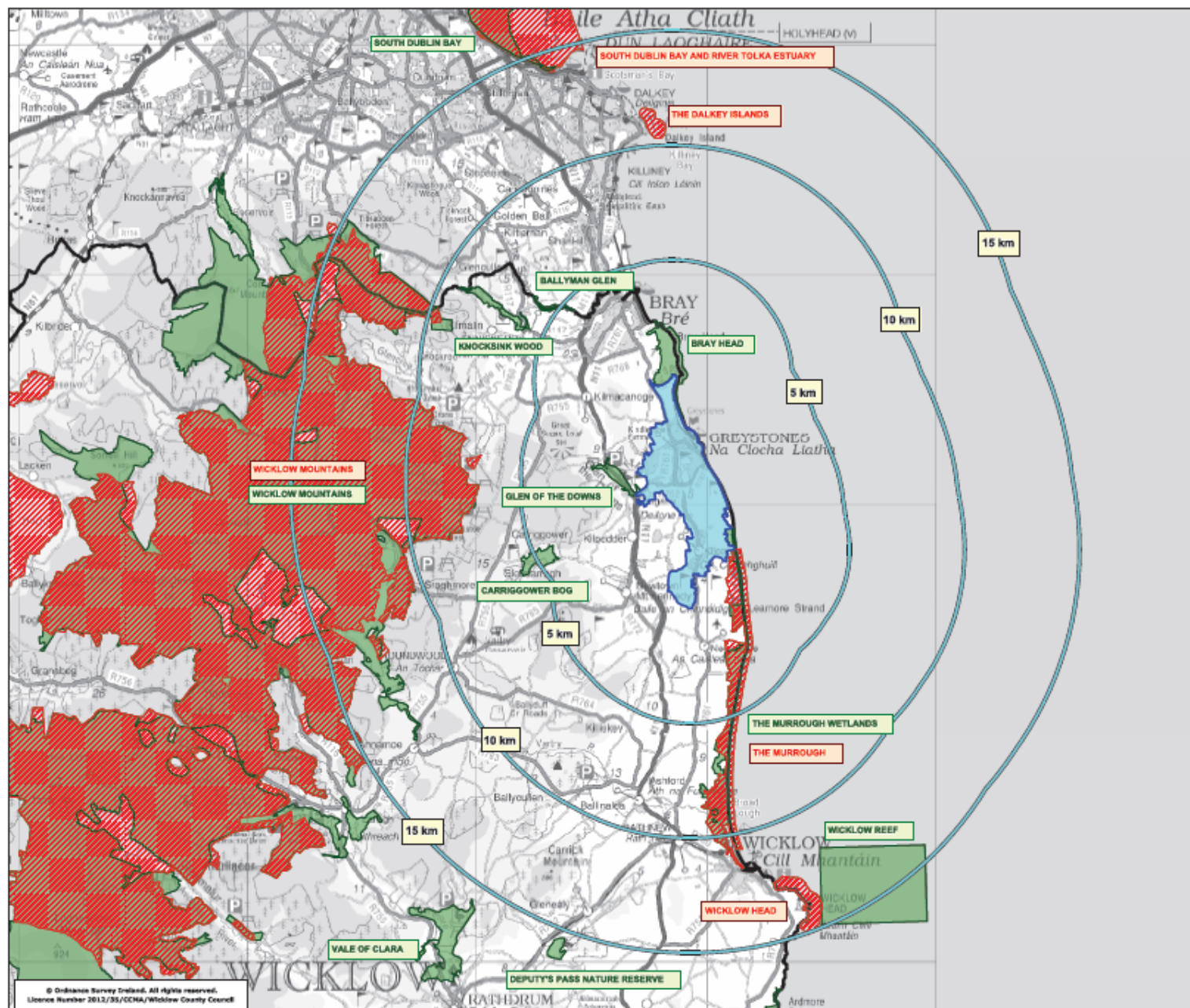
Table 1 (cSACs) and Table 2 (SPAs) list the Natura 2000 sites that are within a 15km range of the plan area. The Qualifying Features for each SAC site, and the Features of Interest and Special Conservation Interests of the SPAs have been obtained through a review of the documentation available on each site from the National Parks and Wildlife Service (NPWS) website www.npws.ie. Each qualifying feature also has a standard EU code and these are presented in brackets.

3.2 Priority Species and Habitats

A number of species and habitats are given 'Priority' status in the Habitats Directive by the EU because they are considered to be particularly vulnerable and are mainly, or exclusively, found within the European Union.

There are no 'Priority Species' known from Ireland.

Priority Habitats are present in Ireland and a number of them are present in Wicklow's cSACs. These are prefixed with an asterisk in Table 1 (e.g. *Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* [7210]). The importance of Priority habitats is emphasised at several places in the Directive (Articles 4 and 5 and Annex III), not only in terms of the selection of sites, but also in the measures required for site protection (Article 6) and surveillance (Article 11).



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NATURA 2000 SITES WITHIN 15 KM. OF PROPOSED DRAFT GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN 2013-2019

Table 1 Special Areas of Conservation (SACs) within 15km of the Plan boundary

Site Code	Site Name	Qualifying Features	
		Annex 1 Habitat (* Indicates priority habitat)	Annex II Species
002249	The Murrough Wetlands	<ul style="list-style-type: none"> • Annual vegetation of drift lines [1210] • Perennial vegetation of stony banks [1220] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • *Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> [7210] • Alkaline fens [7230] 	
000719	Glen of the Downs	<ul style="list-style-type: none"> • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles [91A0] 	
000714	Bray Head	<ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • Semi- natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco Brometalia</i>) (*important orchid sites) [6210] 	
000716	Carriggower Bog	<ul style="list-style-type: none"> • Transition mires and quaking bogs [7140] 	
000713	Ballyman Glen	<ul style="list-style-type: none"> • *Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] • Alkaline fens [7230] 	
000725	Knocksink Wood	<ul style="list-style-type: none"> • *Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220] • *Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91EO] 	
002122	Wicklow Mountains	<ul style="list-style-type: none"> • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoto-Nanojuncetea</i> [3130] • Natural dystrophic lakes and ponds [3160] • Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] • European dry heaths [4030] • Alpine and Boreal heaths [4060] • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* [6230] • Blanket bog (*active only) [7130] • Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110] • Calcareous rocky slopes with chasmophytic vegetation [8210] • Siliceous rocky slopes with chasmophytic vegetation [8220] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles [91A0] 	Otter (<i>Lutra lutra</i>) [1355]
002274	Wicklow Reef	<ul style="list-style-type: none"> • Reefs [1170] 	

Table 2 Special Protection Areas (SPAs) within 15km of the Plan boundary

Site Code	Site Name	Special Conservation Interests & Features of Interest
004186	The Murrough	<ul style="list-style-type: none"> • Red-throated Diver (<i>Gavia stellata</i>) [A001] • Greylag Goose (<i>Anser anser</i>) [A043] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Wigeon (<i>Anas penelope</i>) [A050] • Teal (<i>Anas crecca</i>) [A052] • Black-headed Gull (<i>Larus ridibundus</i>) [A179] • Herring Gull (<i>Larus argentatus</i>) [A184] • Little Tern (<i>Sterna albifrons</i>) [A195] • Wetlands & Waterbirds [A999]
004040	Wicklow Mountains National Park	<ul style="list-style-type: none"> • Merlin (<i>Falco columbarius</i>) [A098] • Peregrine (<i>Falco peregrinus</i>) [A103]
004127	Wicklow Head	<ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) [A188]
004172	Dalkey Islands	<ul style="list-style-type: none"> • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Common Tern (<i>Sterna hirundo</i>) [A193] • Arctic Tern (<i>Sterna paradisaea</i>) [A194]
004024	South Dublin Bay and River Tolka Estuary	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Grey Plover (<i>Pluvialis squatarola</i>) [A140] • Knot (<i>Calidris canutus</i>) [A143] • Sanderling (<i>Calidris alba</i>) [A144] • Dunlin (<i>Calidris alpina</i>) [A149] • Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] • Redshank (<i>Tringa totanus</i>) [A162] • Black-headed Gull (<i>Croicocephalus ridibundus</i>) [A179] • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Common Tern (<i>Sterna hirundo</i>) [A193] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] • Wetlands & Waterbirds [A999]

3.3 Conservation objectives

The Habitats Directive aims, *inter alia*, to maintain or restore the favourable conservation status of habitats and species which have been identified as the qualifying features of sites designated as Special Areas of Conservation (SACs) and the Special Conservation Interests of Special Protection Areas (SPAs). These two designations are collectively known as the Natura 2000 network.

A Natura 2000 site's Conservation Objectives are defined by NPWS and are “*intended to ensure that the relevant Annex 1 habitats and Annex II species present on a site are maintained in a favourable condition*” (Guidelines produced by the DEHLG on Appropriate Assessment 2010).

The DOEHLG Guidelines state that “*The conservation objectives derive from the qualifying interests, the Natura 2000 standard data form, and the management plan for the site, with summary information contained in the site synopsis*”. Conservation management plans have not been prepared for Natura sites in the Plan area; therefore information has been sourced from the site synopsis. Conservation Statements, listing the relevant management issues and threats are available for Bray Head and Carrigower Bog. A Management Plan is available for the Wicklow Mountains National Park which encompasses the Wicklow Mountains SAC and SPA and provides a source of information on management issues and threats.

The process is underway by NPWS for setting detailed site-specific conservation objectives for habitats and species, however as of yet these have not been identified for Natura sites within the scope of the Plan area. Generic conservation objectives have been compiled for the SAC and SPAs within the Plan area. These are based on maintaining/restoring the favourable conservation condition of the habitats and species for which sites are selected.

Favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, are stable or increasing, and
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The NPWS has identified the following as the Conservation Objective for the SACs in County Wicklow: *To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected* (see Table 1)

For all the SPAs in Wicklow the NPWS has identified the following as the Conservation Objective: *To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA* (See Table 2)

The qualifying features and special conservation interests of the Natura sites are listed in Tables 1 and 2. Further descriptive detail of site characteristics, quality and importance, and vulnerability of these features, are available on the Natura 2000 standard data forms for each site on www.npws.ie. These have been collated and are included in the individual site descriptions in Appendix 1.

Section 4 Assessment of Impacts

4.1 Introduction

Assessment is the process of evaluating the importance or significance of project/plan impacts (whether adverse or beneficial). This is essentially a judgment, built up from the collation of available information and the use of objective criteria and standards.

4.2 Assessment of Likely impacts on Natura 2000 sites

This Assessment examines and evaluates the significance on impact, if any of the Greystones-Delgany and Kilcoole Development Plan and Variation No. 3 (the 'Plan') on each of the Natura 2000 sites located within 15 km of the Plan area. Table 3 provides details of each Natura site's conservation objectives and its management issues and threats. These are largely derived from available data in the form of site synopsis and/or conservation statements. Additional threats have been identified, based on documented threats to Habitats Directive Annex 1 habitats and Annex II species in Ireland as set out in *"The Status of EU Protected Habitats and Species in Ireland"* (NPWS 2008). Not all of these threats will apply to all SACs in which these species and habitats are present; however gathering this information on the perceived threats to the qualifying features of the sites is an important prerequisite for assessing what are the 'likely significant effects' on the sites resulting from the Plan.

The possible impacts that might arise from the Plan have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 sites. These factors are as follows; Reduction in Habitat area; Disturbance to Key Species; Habitat or Species Fragmentation; Reduction in Species Density; changes in Key Indicators of Conservation Value (Water Quality etc). The assessment of significance is based on Direct¹, Indirect² and Cumulative³ Impact assessment criteria.

The Assessment of Significance table also references and discusses as relevant, specific objectives within the plan that may have an impact on the designated sites in accordance with their individual conservation objectives.

¹ Direct Impacts of the plan on the designated site are those impacts which arise directly from the objectives of the plan i.e. land take, excavation works etc.

² Indirect Impacts of the plan on the designated site relate to those impacts of the plan which have a knock on effect on the designated site i.e. the provision of a new water supply scheme serving the plan area may not be located within a designated site however the abstraction of such water may indirectly impact on the habitat itself.

³ Cumulative= Individual affects from disparate projects may add up or interact to cause additional effects not apparent when looking at the individual effect at one time or in isolation.

Table 3.1 The Murrough Wetlands SAC

Natura 2000 Site

The Murrough Wetlands SAC comprises a coastal wetland complex that stretches for 13 km from Kilcoole Station, east of Kilcoole village in the north, to Wicklow town in the south, and extends inland for up to 1 km. The site includes area of marine water to a distance of 200 m from low water mark. There is a railway on top of the beach and much agricultural reclamation of the marshes/ salt marshes.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
<p>Annual vegetation of drift lines [1210]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>*Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]</p> <p>Alkaline fens [7230]</p>	<p>Human disturbance</p> <p>Development pressure</p> <p>Water pollution risk</p> <p>Nutrient enrichment from surrounding farmland</p> <p>Access and recreational pressure</p> <p>The inclusion of the BirdWatch reserve and the state-owned foreshore in the site gives additional protection.</p> <p>Grazing</p> <p>Sand and Gravel extraction</p> <p>Sea defence or coastal protection works</p> <p>Infilling and reclamation</p> <p>Invasive species</p>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected</p>	None	None	None	<p>HER1, HER2, HER 3, HER 4, HER 5, HER 6, HER 9, HER 10</p> <p>TS1, TS2, TS4, TS5, TS6, TS7</p> <p>RES3, RES7</p> <p>TOUR2, TOUR3</p> <p>RO15</p>	None

Assessment

The Plan puts in place a number of provisions to ensure that there are no direct adverse impacts of the Plan on this site. Where land in the Plan lies adjacent to

the site this has been zoned as Greenbelt. The Greenbelt zoning seeks to 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. Furthermore, rural development objectives of the County Development Plan apply to Greenbelt areas, and there is a stated commitment to protecting the integrity of Natura 2000 sites. This zoning mitigates against surrounding landuses that would have an adverse impact on the site, and against habitat fragmentation.

The boundary of the Plan to the south of Sea Road retains a buffer between the Plan and the Natura site which is beneficial to the site. The inclusion of a Strategic Land Bank zoning in this area of the Plan identifies that this area may be open for consideration for development at a future stage, beyond the lifetime of the Plan however this would subject to further detailed consideration of appropriateness. The objectives HER1 and HER2 safeguard against potential negative impacts on the site at a future stage. This protection is further strengthened through HER 3 which affords protection to areas of biodiversity lying outside of Natura sites in keeping with Article 10 of the Habitats directive.

Human disturbance and recreational pressures are key management issues for this site which is currently heavily used for recreation. The Plan strives to promote tourism and recreation in a sustainable manner at suitable locations (TOUR2) and formalise existing recreational use (TOUR3). The existence of Birdwatch Ireland's reserve is identified by NPWS as giving additional protection to the site; this too is recognised in the Plan whereby a commitment is given to increasing awareness of, and connectivity with the East Coast Nature Reserve (TOUR2). These provisions should help to address recreational issues and contribute positively to the conservation of the site.

The objective in the Plan of improving Sea Road and developing a footpath along the road as far as the train station (RO15) is aimed at managing existing commuter use. Given that the objective will not increase parking capacity, it is considered unlikely that there will be any significant impact on the integrity of the site as a result of increased visitor recreation.

The site is water dependant, and therefore vulnerable to land use changes which could in turn effect changes in water quality or hydrology. This issue is addressed through the Greenbelt zone and also through the Flood Management objectives, derived through the Flood Risk Management Assessment carried out for the CDP. Objectives TS 5, TS6 and TS7 ensure that development is restricted in Flood zones A and B in accordance with Flood Risk Management guidelines (DOEHLG / OPW 2009) and that Flood Risk Assessments can be required for developments outside known flood areas at the discretion of the local authority in response to local site conditions. The Plan has undergone a Strategic Environmental Assessment, with both the SEA and plan-making processes being informed from an early stage, by the requirements of the Habitats Directive and Floods Directive, in terms of ensuring protection of Natura 2000 sites and ensuring that flood risk is appropriately addressed in plan making decisions.

The waste water treatment capacity of the Plan area is adequate to meet current and future needs and adequate mitigation measures are in place regarding water services provision, drainage waste management, energy recycling and communications infrastructure (TS1, TS2 and TS4). It is not considered that the Plan will give rise to any changes in water quality or hydrology at the site.

Existing sea defence and/or coastal protection works are identified as management issues for the site. While HER9 in the Plan facilitates the undertaking of works to protect the coastline from erosion these would be in accordance with the Coastal Zone management Plan set out in the CDP (which has previously been screened for Appropriate Assessment in accordance with the Habitats Directive).

The Plan sets out a framework for the proper planning and sustainable development of the plan area and includes numerous objectives designed to mitigate against flood risk and to safeguard the natural environment generally, all of which should have positive impacts on the conservation objectives of the site.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.2 Glen of the Downs SAC

Natura 2000 Site

Glen of the Downs SAC is situated in a glacial overflow channel cut in a NW-SE direction through Cambrian quartzite. In the valley bottom there is a narrow band of alluvium associated with a small stream, but the steep slopes are covered with a thin, sandy brown-earth/brown podzolic soil which becomes progressively thinner up the slopes. This is reflected in the trees which become shorter and more stunted up the slopes. The soil is very dry over much of the site, particularly so on the NE side.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Old sessile oak woods with Ilex and Blechnum in British Isles [91A0]	Future Road Widening Invasive and alien species	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected	None	None	None	RES3, RES7, TS1, TS2, TS4 TS5, TS6, TS7 TOUR2 HER1, HER2, HER3, HER4, HER5, HER10	None

Assessment

The southern part of the Natura site lies adjacent to the Plan boundary. The zoning in this area is Greenbelt. The Greenbelt zoning seeks to 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. Furthermore, rural development objectives of the County Development Plan apply to Greenbelt areas, and there is a stated commitment to protecting the integrity of Natura 2000 sites. This zoning mitigates against surrounding landuses that would have an adverse impact on the site, and against habitat fragmentation.

Residential objectives in the Plan (RES 3 and RES7) will ensure that development in the surrounding area is of low density and is for infill.

The waste water treatment capacity of the Plan area is adequate to meet current and future needs and adequate mitigation measures are in place regarding water services provision, drainage waste management, energy recycling and communications infrastructure (TS1, TS2 and TS4). It is not considered that the Plan will give rise to any changes in water quality or hydrology at the site. Objectives TS 5, TS6 and TS7 ensure that development is restricted in Flood zones A and B in accordance with Flood Risk Management guidelines (DOEHLG / OPW 2009) and that Flood Risk Assessments can be required for developments outside known flood areas at the discretion of the local authority in response to local site conditions. The Plan has undergone a Strategic Environmental Assessment, with both the SEA and plan-making processes being informed from an early stage, by the requirements of the Habitats Directive and Floods Directive, in terms of ensuring protection of Natura 2000 sites and ensuring that flood risk is appropriately addressed in plan making decisions.

There is an objective (TOUR2) to promote the development of tourism and recreational related developments in a sustainable manner at suitable locations that are of an appropriate scale and design. As part of this it is a stated objective to link Kindlestown Wood with the site through a recreational trail. Objective HER2 however mitigates against potential negative impact of this proposed route, as those the ownership of the site, whereby, as a state owned property there is a structure in place to deal with management issues and threats, including accessibility and regulation of uses.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and includes numerous objectives designed to mitigate against flood risk and to safeguard the natural environment generally, all of which should have positive impacts on the conservation objectives of the site.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The site in question falls within the jurisdiction of the Wicklow County Development Plan where a number of policies and objectives are set out in order to protect and preserve such sites.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives.

Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site.

Table 3.3 Bray Head SAC

Natura 2000 Site

Site is situated in the north-east of Co. Wicklow between the towns of Bray and Greystones. Bedrock geology is Cambrian quartzites and shales (with mudstones and greywackes). Bray Head consists of a plateau of high ground, with five prominent quartzite knolls and a maximum height of 241 m. The more exposed higher ground has a covering of shallow acidic soils, with protruding bedrock and scree. Elsewhere, deeper soils are formed by drift deposits, calcareous in character. In addition to heath and cliff habitats, the site supports calcareous grassland, some native woodland and scrub, and a sandy/shingle beach. An area of shallow marine water is included for ornithological reasons. Main landuse within site is recreation, especially walking.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
<p>[1230] Vegetated sea cliffs of the Atlantic and Baltic coasts</p> <p>[4030] European dry heaths</p>	<p>Burning</p> <p>Development</p> <p>Erosion</p> <p>Grazing</p> <p>Reclamation</p> <p>Spread of Bracken</p> <p>Trampling damage</p>	<p>To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected</p>	None	None	None	<p>HER1, HER2, HER3, HER4, HER5, HER6, HER7, HER8, HER9, HER10</p> <p>TS11</p> <p>TS1, TS2, TS4 TS5, TS6, TS7</p> <p>RES1, RES2</p> <p>Tour2, tour3</p> <p>AP3</p>	None

Assessment

The southern part of the site is included within the Plan area and is included in a Greenbelt zoning. The Greenbelt zoning seeks to 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. Furthermore, rural development objectives of the County Development Plan apply to Greenbelt areas, and there is a stated commitment to protecting the integrity of Natura 2000 sites. This zoning mitigates against surrounding landuses that would have an adverse impact on the site, and against habitat fragmentation.

The Plan area to the immediate south of the site is included in the 'Greystones Harbour and North Beach Action Plan' (AP3). This action plan sets out a planning framework for the area extending from the Harbour, north as far as the Natura site. The action plan area is divided into 3 zones, with zone 3 lying adjacent to the Natura site. The vision for zone 3 is to preserve the land and natural landscape for future development of a Heritage Park at the site of medieval Rathdown. This objective is compatible with tourism objectives in the Plan to promote the coastal amenity and to enhance the existing coastal walkway and develop a cycle route (TOUR 2 and TOUR3). Furthermore there is an objective (HER7) to support the implementation of the Bray Head SAAO. The retention of this land for recreational purposes, coupled with mitigating objective HER2 should provide the opportunity to increase the recreational management of the area, which in turn will be positive for the conservation of the Natura site. The relevant Natura data form for the site refers to its potential educational importance, owing to its proximity to urban areas.

South of zone3, the vision in zone 2 is to create a public park which would allow for more active recreational use, while the vision for zone 1 is the development of the integrated Harbour and marina. This phased approach, whereby recreational use is directed away from the Natura site is to be welcomed. All developments are subject to HER2 and it is not considered that there will be any significant impacts on the conservation objectives of the site arising from these objectives in the Plan.

The waste water treatment capacity of the Plan area is adequate to meet current and future needs and adequate mitigation measures are in place regarding water services provision, drainage waste management, energy recycling and communications infrastructure (TS1, TS2 and TS4). It is not considered that the Plan will give rise to any changes in water quality or hydrology at the site. Objectives TS 5, TS6 and TS7 ensure that development is restricted in Flood zones A and B in accordance with Flood Risk Management guidelines (DOEHLG / OPW 2009) and that Flood Risk Assessments can be required for developments outside known flood areas at the discretion of the local authority in response to local site conditions. TS11 specifically prohibits the development of a road on the lower slopes of Bray Head, with the exception of minor access roads. The plan clarifies that any potential minor access roads will be subject to a screening in line with the requirements of the Habitats Directive.

Residential objectives in the Plan ensure that development in the surrounding area is for infill, and will avoid encroachment into undeveloped residential areas, this is positive for the conservation of the site.

The Plan has undergone a Strategic Environmental Assessment, with both the SEA and plan-making processes being informed from an early stage, by the requirements of the Habitats Directive and Floods Directive, in terms of ensuring protection of Natura 2000 sites and ensuring that flood risk is appropriately addressed in plan making decisions.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives.

Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site.

Table 3.4 Carrigower Bog SAC

Natura 2000 Site

Carrigower Bog SAC is an upland valley bog complex on the Calary plateau on the eastern side of the Wicklow Mountains. It comprises a mosaic of wet blanket bog and poor fen vegetation, along with such related habitats as heath, wet grassland and Betula-Salix scrub. There is no open water other than pools. The Vartry River skirts the western side of site. The bog was exploited for peat up to about 100 years ago but now old cuttings are well revegetated. An area of conifer plantation is included. Surrounding landuse is mostly semi-improved grassland and forestry.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Transition mires and quaking bogs [7140]	Dumping Forestry Grazing Run-off Water management level Drainage Reclamation Pollution	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected	None	None	None	TS1, TS2, TS4 TS5, TS6, TS7 RES1, RES2, RES7 HER1, HER2, HER3, HER4, HER5, HER10	None

Assessment

It is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density, given the distance of this site at over 5kms from the Plan boundary.

The site is vulnerable to changes in hydrology, the main threat being a lowering of the water table due to drainage attempts in the locality. Part of the site is semi-improved grassland and any intensification of grazing could be damaging. Forestry is widespread in the area and is a general threat. The site falls within the jurisdiction of the Wicklow County Development Plan where a number of policies and objectives are set out in order to protect and preserve such sites.

It is not considered that the Plan will give rise to any changes in water quality, hydrology or air quality at the site. While drinking water to the Plan area is provided from the Vartry Reservoir at Roundwood, the protection, improvement and sustainable use of all waters in the Plan area is in accordance with the EU Water Framework Directive, the River Basin Management Plans and associated Programme of Measures. (The Eastern Region River Basin Management Plan itself has undergone an appropriate assessment to ensure that it does not give rise to adverse effects on Natura sites.) The Plan sets out a framework for the proper planning and sustainable development of the plan area and includes numerous objectives designed to mitigate against flood risk and to safeguard the natural

environment generally, all of which may give rise to indirect positive impacts on the conservation objectives of the site.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The Development Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.5 Ballyman Glen SAC							
Natura 2000 Site							
A small glen cut through calcareous sands and gravels, with a tributary stream of the Dargle river flowing west to east through it. The site supports a strip of wet woodland, a small area of alkaline fen fed by petrifying springs, and grades to scrub and dry calcareous grassland on the upper edges of the valley sides.							
Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
*Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230]	Nutrient run-off from surrounding agricultural land Over extraction of water locally	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected	None	None	None	TS1, TS2, TS4 TS5, TS6, TS7 RES1, RES2, RES7 HER1, HER2, HER3, HER4, HER5, HER10	None
Assessment							
It is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density.							
The site is vulnerable to changes in water quality and water levels. The site falls within the jurisdiction of the Wicklow County Development Plan where a number							

of policies and objectives are in place to control adjacent land uses to ensure prevention of pollution. The site is not linked hydrologically to the Plan area, and it is therefore not considered that the Plan will give rise to any changes in water quality or hydrology at the site.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.6 Knocksink Wood SAC

Natura 2000 Site

A wooded valley cut through calcareous glacial drift, with the fast flowing Glencullen river flowing west to east through it. Vegetation types include broadleaf deciduous woods, including wet woodland near the river, heath and a number of tufa – forming springs and seepage areas.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
<p>*Petrifying springs with tufa formation (Cratoneurion) [7220]</p> <p>*Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnus incana</i>, <i>Salix alba</i>) [91EO]</p>	<p>Disturbance</p> <p>Littering</p>	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected	None	None	None	<p>TS1, TS2, TS4 TS5, TS6, TS7</p> <p>RES1, RES2, RES7</p> <p>HER1, HER2, HER3, HER4, HER5, HER10</p>	None

Assessment

It is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density.

The site is a popular amenity area and is thus vulnerable to human disturbance. The site falls within the jurisdiction of the Wicklow County Development Plan where a number of policies and objectives are in place to control adjacent land uses and recreational amenity. The site is not linked hydrologically to the Plan area, and it is therefore not considered that the Plan will give rise to any changes in water quality or hydrology at the site.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

The Development Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.7 Wicklow Mountains SAC							
Natura 2000 Site							
Wicklow Mountains SAC is an extensive upland site comprising much of the Wicklow Mountains and extending into Co. Dublin. The solid geology is mainly Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area has been glaciated and features fine examples of high corrie lakes, deep valleys and moraines. Most of the site is over 300m, with much ground over 600m and the highest peak of Lugnaquilla at 925m. The site includes the headwaters of several major rivers, including the Liffey, the Dargle and the Slaney. The substrate over much of the site is peat, with poor mineral soil on the slopes and lower ground. Exposed rock and scree is a feature. The dominant habitats on the site are blanket bog, heaths and upland grassland.							
Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoetes-Nanojuncetea [3130] Natural dystrophic lakes and ponds [3160] Northern	Overgrazing Peat extraction Burning Invasive and alien species	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been	None	None	None	TS1, TS2, TS4 TS5, TS6, TS7 RES1, RES2, RES7 HER1, HER2, HER3, HER4, HER5, HER10	

Atlantic wet heaths with <i>Erica tetralix</i> [4010]	Recreational activities	selected					
European dry heaths [4030]	Erosion						
Alpine and Boreal heaths [4060]	Water quality						
Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe)* [6230]	Afforestation						
	Water pollution						
Blanket bog (*active only) [7130]	Clearance of riparian vegetation.						
Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110]							
Calcareous rocky slopes with chasmophytic vegetation [8210]							
Siliceous rocky slopes with chasmophytic vegetation [8220]							
Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles [91A0]							
Otter (<i>Lutra lutra</i>) [1355]							

Assessment

Given the distance of this site at over 10kms from the plan boundary it is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density.

The site is in state ownership. The main management issues for the site are identified in the National Park Management Plan and are addressed through that structure. Management of the site is addressed through the regulation of access, grazing, peat extraction, recreation and other uses.

Indirectly, it is not considered that the Plan will give rise to any changes in water quality, hydrology or air quality at the site, given the distance from the Plan area

combined with the fact that the waste water treatment capacity of the Plan area is adequate to meet current and future needs, and adequate mitigation measures are in place regarding air and water pollution.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The site in question falls within the jurisdiction of the Wicklow County Development Plan and the Laragh Glendalough Settlement and Tourism Plan, where a number of policies and objectives are set out in order to protect and preserve such sites.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives.

Having regard to the purpose and provisions of the Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site.

3.8 Wicklow Reef SAC

Natura 2000 Site

Wicklow Reef SAC is located on the mid-east coast of Ireland and is just offshore from Wicklow Head, Co. Wicklow. There are strong tidal streams in the area. The substrate is a mixture of cobbles, bedrock and sand that is subject to the strong tidal streams of the east coast. The reef is a biogenic reef constructed by the polychaete *Sabellaria alveolata*

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Reefs [1170]	Extent of impact of offshore fisheries on this habitat has not been documented	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected	None	None	None	TS1, TS2, TS4 TS5, TS6, TS7 RES1, RES2, RES7 HER1, HER2, HER3, HER4, HER5, HER10	None

Assessment

Given the distance of this site at over 10kms from the plan boundary, plus the fact that the site lies offshore, it is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density.

There is a scarcity of information about documented threats or management issues for this site with offshore fisheries activity identified as the only potential threat. The Plan is a land use plan that will have no impact on the nature or extent of offshore fisheries activity. It is also considered unlikely that the Plan will give rise to

any other impacts indirectly on the site, given that it sets out a framework for the proper planning and sustainable development of the plan area and puts in place adequate mitigation measures regarding environmental protection, water and air quality and the avoidance and mitigation of coastal flood risk, offshore wind energy and coastal erosion measures.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives.

Having regard to the purpose and provisions of the Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.9 The Murrough SPA

Natura 2000 Site

The Murrough SPA comprises a coastal wetland complex that stretches for 13 km from Kilcoole Station, east of Kilcoole village in the north, to Wicklow town in the south, and extends inland for up to 1 km. The site includes area of marine water to a distance of 200 m from low water mark. There is a railway on top of the beach and much agricultural reclamation of the marshes/saltmarshes.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Red-throated Diver (Gavia stellata) [A001] Greylag Goose (Anser anser) [A043] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Wigeon (Anas penelope) [A050] Teal (Anas crecca)	Human disturbance Development pressure Water pollution risk Nutrient enrichment from surrounding farmland Access and recreational pressure is	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA	None	None	None	HER1, HER2, HER 3, HER 4, HER 5, HER 6, HER 9, HER 10 TS1, TS2, TS4, TS5, TS6, TS7 RES3, RES7 TOUR2, TOUR3 RO15	None

<p>[A052]</p> <p>Black-headed Gull (Larus ridibundus) [A179]</p> <p>Herring Gull (Larus argentatus) [A184]</p> <p>Little Tern (Sterna albifrons) [A195]</p> <p>Wetlands & Waterbirds [A999]</p>	<p>affecting the vegetation of the shingle shore which, in turn, causes disturbance to birds.</p> <p>The inclusion of the BirdWatch reserve and the state-owned foreshore in the site gives additional protection</p>						
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Assessment

The Plan puts in place a number of provisions to ensure that there are no direct adverse impacts of the Plan on this site. Where land in the Plan lies adjacent to the site this has been zoned as Greenbelt. The Greenbelt zoning seeks to 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. Furthermore, rural development objectives of the County Development Plan apply to Greenbelt areas, and there is a stated commitment to protecting the integrity of Natura 2000 sites. This zoning mitigates against surrounding landuses that would have an adverse impact on the site, and against habitat fragmentation.

The boundary of the Plan to the south of Sea Road retains a buffer between the Plan and the Natura site which is beneficial to the site. The inclusion of a Strategic Land Bank zoning in this area of the Plan identifies that this area may be open for consideration for development at a future stage, beyond the lifetime of the Plan however this would subject to further detailed consideration of appropriateness. The objectives HER1 and HER2 safeguard against potential negative impacts on the site at a future stage. This protection is further strengthened through HER 3 which affords protection to areas of biodiversity lying outside of Natura sites in keeping with Article 10 of the Habitats directive.

Human disturbance and recreational pressures are key management issues for this site which is currently heavily used for recreation. The Plan strives to promote tourism and recreation in a sustainable manner at suitable locations (TOUR2) and formalise existing recreational use (TOUR3). The existence of Birdwatch Ireland's reserve is identified by NPWS as giving additional protection to the site; this too is recognised in the Plan whereby a commitment is given to increasing awareness of, and connectivity with the East Coast Nature Reserve (TOUR2). These provisions should help to address recreational issues and contribute positively to the conservation of the site.

The objective in the Plan of improving Sea Road and developing a footpath along the road as far as the train station (RO15) is aimed at managing existing commuter use. Given that the objective will not increase parking capacity, it is considered unlikely that there will be any significant impact on the integrity of the site as a result of increased visitor recreation.

The site is water dependant, and therefore vulnerable to land use changes which could in turn effect changes in water quality or hydrology. This issue is addressed through the Greenbelt zone and also through the Flood Management objectives, derived through the Flood Risk Management Assessment carried out for the CDP. Objectives TS 5, TS6 and TS7 ensure that development is restricted in Flood zones A and B in accordance with Flood Risk Management guidelines (DOEHLG / OPW 2009) and that Flood Risk Assessments can be required for developments outside known flood areas at the discretion of the local authority in response to local site conditions. The Plan has undergone a Strategic Environmental Assessment, with both the SEA and plan-making processes being informed from an early stage, by the requirements of the Habitats Directive and Floods Directive, in terms of ensuring protection of Natura 2000 sites and ensuring that flood risk is appropriately addressed in plan making decisions.

The waste water treatment capacity of the Plan area is adequate to meet current and future needs and adequate mitigation measures are in place regarding water

services provision, drainage waste management, energy recycling and communications infrastructure (TS1, TS2 and TS4). It is not considered that the Plan will give rise to any changes in water quality or hydrology at the site.

Existing sea defence and/or coastal protection works are identified as management issues for the site. While HER9 in the Plan facilitates the undertaking of works to protect the coastline from erosion these would be in accordance with the Coastal Zone management Plan set out in the CDP (which has previously been screened for Appropriate Assessment in accordance with the Habitats Directive).

The Plan sets out a framework for the proper planning and sustainable development of the plan area and includes numerous objectives designed to mitigate against flood risk and to safeguard the natural environment generally, all of which should have positive impacts on the conservation objectives of the site.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.10 Wicklow Head SPA

Natura 2000 Site

Wicklow Head is a rocky headland with extensive exposures of mica-schist. It is situated approximately 3 km south of Wicklow town. A lighthouse is located near the base of the cliffs. The cliffs, which extend for about 3 km, are highest immediately south of the lighthouse where they rise to about 60 m and it is here that most of the seabirds breed. The site comprises the cliffs and cliff-top vegetation, as well as some heath vegetation. The marine area to a distance of 500 m from the base of the cliffs, where seabirds forage, bathe and socialise, is included in the site.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Kittiwake (Rissa tridactyla) [A188]	Recreation Overfishing	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA	None	None	None	HER1, HER2, HER 3, HER 4, HER 5, HER 6, HER 9, HER 10 TS1, TS2, TS4, TS5, TS6, TS7 RES3, RES7 TOUR2, TOUR3 RO15	None

Assessment

It is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density, due to the distance of over 10kms of the site from the Plan area.

Overfishing and recreation are the two potential management issues identified for this site. The Plan is a land use plan that will have no impact on the nature or extent of offshore fisheries activity.

Regarding recreation, the Plan strives to promote tourism and recreation in a sustainable manner at suitable locations (TOUR2) and formalise existing recreational use (TOUR3). These provisions may result in indirect benefits to the site by public awareness raising generally about coastal heritage.

It is considered unlikely that the Plan will give rise to any other impacts indirectly on the site, given that it sets out a framework for the proper planning and sustainable development of the plan area and puts in place adequate mitigation measures regarding environmental protection, water and air quality and the avoidance and mitigation of coastal flood risk, offshore wind energy and coastal erosion measures.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives.

Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site.

Table 3.11 Wicklow Mountains SPA

Natura 2000 Site

Wicklow Mountains SPA is an extensive upland site, comprising a substantial part of the Wicklow Mountains. The underlying geology of the site is mainly of Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area was subject to glaciation and features fine examples of glacial lakes, deep valleys and moraines. Most of site is over 300 m, with much ground over 600 m and the highest peak of Lugnaquilla at 925 m. The substrate over much of site is peat, with poor mineral soil occurring on the slopes and lower ground. Exposed rock and scree are features of the site. The dominant habitats present are blanket bog, heaths and upland grassland. Fine examples of native Oak woodlands are found in the Glendalough area. The site, which is within the Wicklow Mountains National Park, is fragmented into about 20 separate parcels of land

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103]	Overgrazing Peat extraction Burning Non-native species Recreational activities Erosion Water quality	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA	None	None	None	HER1, HER2, HER 3, HER 4, HER 5, HER 6, HER 9, HER 10 TS1, TS2, TS4, TS5, TS6, TS7 RES3, RES7 TOUR2, TOUR3 RO15	None

Assessment

Given the distance of this site at over 10kms from the plan boundary it is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density.

The site is in state ownership. The main management issues for the site are identified in the National Park Management Plan and are addressed through that structure. Management of the site is addressed through the regulation of access, grazing, peat extraction, recreation and other uses.

Indirectly, it is not considered that the Plan will give rise to any changes in water quality, hydrology or air quality at the site, given the distance from the Plan area combined with the fact that the waste water treatment capacity of the Plan area is adequate to meet current and future needs, and adequate mitigation measures are in place regarding air and water pollution.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The site in question falls within the jurisdiction of the Wicklow County Development Plan and the Laragh Glendalough Settlement and Tourism Plan, where a number of policies and objectives are set out in order to protect and preserve such sites.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site.

Table 3.12 Dalkey Islands SPA

Natura 2000 Site

Site comprises Dalkey Island, Lamb Island, Maiden Rock, the intervening rocks and reefs between Dalkey Island, Lamb Island and Clare Rock, and the sea area around Maiden Rock to a distance of 100 m. Dalkey Island, which is the largest in the group, lies ca.400m off Sorrento Point and is separated by a deep channel. The island is low-lying, the highest point at c.15m is marked by a Martello Tower. Soil cover consists mainly of thin peaty layers, though in a few places there are boulder clay deposits. Vegetation cover is low, consisting mainly of grasses. Lamb Island lies to the north of Dalkey Island, attached at low-tide by a rocky reef. It has thin soil cover and a sparse vegetation cover. Further north lies Maidens Rock, a bare angular granite rock up to 5m high. There is no vegetation cover. Dalkey Island is grazed by a herd of feral goats.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
<p>Roseate Tern (<i>Sterna dougallii</i>) [A192]</p> <p>Common Tern (<i>Sterna hirundo</i>) [A193]</p> <p>Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p>	<p>Predation</p> <p>Disturbance</p>	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA</p>	None	None	None	<p>HER1, HER2, HER 3, HER 4, HER 5, HER 6, HER 9, HER 10</p> <p>TS1, TS2, TS4, TS5, TS6, TS7</p> <p>RES3, RES7</p> <p>TOUR2, TOUR3</p> <p>RO15</p>	None

Assessment

It is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density, given that there is a distance of over 10kms between the site and the Plan area.

Predation and disturbance are the two potential management issues identified for this site. It is unlikely that the Plan will have any impact on these issues directly, indirectly or cumulatively. The Plan strives to promote tourism and recreation in a sustainable manner at suitable locations (TOUR2) and formalise existing recreational use (TOUR3). These provisions may result in indirect benefits to the site by raising public awareness generally about coastal heritage.

It is considered unlikely that the Plan will give rise to any other impacts indirectly on the site, given that it sets out a framework for the proper planning and sustainable development of the plan area and puts in place adequate mitigation measures regarding environmental protection, water and air quality and the avoidance and mitigation of coastal flood risk, offshore wind energy and coastal erosion measures.

The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site

Table 3.13 South Dublin Bay and River Tolka Estuary SPA

Natura 2000 Site

This site comprises a substantial part of Dublin Bay. It includes virtually all of the intertidal area in the south bay, as well as much of the Tolka Estuary to the north of the River Liffey. A portion of the shallow bay waters is also included. In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. The sands support the largest stand of *Zostera noltii* on the East Coast. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. Sediments in the Tolka Estuary vary from soft thixotrophic muds with a high organic content in the inner estuary to exposed, well aerated sands off the Bull Wall. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes.

Qualifying interests	Management issues and threats	Conservation objectives	Direct Impact(s) of Plan	Indirect Impact(s) of Plan	Cumulative impact(s) of Plan	Relevant objectives included in the Plan	Residual Impacts
<p>Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</p> <p>Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</p> <p>Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</p> <p>Grey Plover (<i>Pluvialis squatarola</i>) [A140]</p> <p>Knot (<i>Calidris canutus</i>) [A143]</p> <p>Sanderling (<i>Calidris alba</i>) [A144]</p> <p>Dunlin (<i>Calidris alpina</i>) [A149]</p> <p>Bar-tailed Godwit (<i>Limosa lapponica</i>)</p>	<p>Reclamation</p> <p>Disturbance</p> <p>Pollution</p> <p>Commercial baiting</p>	<p>To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA</p>	None	None	None	<p>HER1, HER2, HER 3, HER 4, HER 5, HER 6, HER 9, HER 10</p> <p>TS1, TS2, TS4, TS5, TS6, TS7</p> <p>RES3, RES7</p> <p>TOUR2, TOUR3</p> <p>RO15</p>	None

<p>[A157]</p> <p>Redshank (<i>Tringa totanus</i>) [A162]</p> <p>Black-headed Gull (<i>Croicocephalus ridibundus</i>) [A179]</p> <p>Roseate Tern (<i>Sterna dougallii</i>) [A192]</p> <p>Common Tern (<i>Sterna hirundo</i>) [A193]</p> <p>Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p> <p>Wetlands & Waterbirds [A999]</p>							
<p>Assessment</p> <p>It is not considered that the provisions set out in the Plan will cause any direct impacts on this site in terms of reduction in habitat area, disturbance to key species, habitat or species fragmentation or reduction in species density, given that there is a distance of approx 15km between the site and the Plan area.</p> <p>Pollution, reclamation and disturbance are the main potential management issues identified for this site. It is unlikely that the Plan will have any impact on these issues directly, indirectly or cumulatively. The Plan strives to promote tourism and recreation in a sustainable manner at suitable locations (TOUR2) and formalise existing recreational use (TOUR3). These provisions may result in indirect benefits to the site by raising public awareness generally about coastal heritage.</p> <p>It is considered unlikely that the Plan will give rise to any other impacts indirectly on the site, given that it sets out a framework for the proper planning and sustainable development of the plan area and puts in place adequate mitigation measures regarding environmental protection, water and air quality and the avoidance and mitigation of coastal flood risk, offshore wind energy and coastal erosion measures.</p> <p>The Plan sets out a framework for the proper planning and sustainable development of the plan area and does not relate to lands outside the plan boundary. The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives. Having regard to the purpose and provisions of the Development Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of this Natura 2000 site</p>							

4.3 Summary of Assessment of significance

Tables 3.1 to 3.13 assess the potential impact of the Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 and No. 3 Variation to the Wicklow County Development Plan 2010-2016 on Natura 2000 sites situated within 15 km. of the Plan boundary. This assessment has taken in direct, indirect and cumulative potential impacts arising from the provisions and objectives of the Plan.

The assessment of each of the 12 Natura 2000 sites indicates that the Plan will not cause any significant adverse impacts on the conservation interests of any of these sites.

Each of the four Natura 2000 sites (The Murrough Wetlands SAC, The Murrough SPA, Glen of the Downs SAC and Bray Head SAC) that are located either in, or at proximity to the Plan boundary are potentially the most vulnerable to impacts from the Plan.

Land adjoining each of these sites has been given a 'Greenbelt' (GB) zoning. The objective associated with this zoning is *"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"*. This land use is compatible with the conservation of the sites, in that it mitigates against surrounding landuses that would have an adverse impact on the sites, and against habitat fragmentation.

The inclusion of Action Plan 3 to the south of and adjacent to Bray Head SAC boundary is also considered compatible with protecting the conservation interests of the site. The land in question is Zone 3 of the Action Plan, where there is a stated intention of preserving the land and natural landscape for future archaeological study and for the development of a Heritage Park. The retention of this land for recreational purposes, coupled with mitigating objective HER2 should provide the opportunity to increase the overall management and formalisation of recreational in the area, which in turn will be positive for the conservation of the Natura site.

The boundary of the Plan to the south of Sea Road, Kilcoole retains a buffer between the Plan and the Natura sites which is beneficial to the sites. The inclusion of a Strategic Land Bank (SLB) zoning beyond this buffer indicates that this land will not be developed within the lifetime of the Plan, but that, given its proximity and accessibility to infrastructure; it is open to consideration at a future time. It is clarified in the Plan that such consideration would be subject to further detailed analysis of appropriateness. For the purposes of planning this SLB land is part of the rural area, and standards and objectives of the Wicklow County Development Plan (CDP) currently apply. It should be noted that, following its own screening process the CDP is in compliance with the terms of the Habitats Directive. Given the above, coupled with mitigating objective HER2, it is not considered likely that the land use zoning in this area is likely to give rise to any significant impacts on the conservation interests of the Natura site.

Overall there is a commitment in the Plan in objectives HER1 and HER2 to protecting Natura sites. It is stated that this is to be achieved through; assessing potential impacts of proposed developments on Natura sites in accordance with Part XAB of the Planning and Development Act 2000 (as amended) and Article 6 of the Habitats Directive; avoiding encroachment on Natura sites and implementing appropriate buffer zones on adjacent lands; and by directing recreational use away from sensitive areas within Natura sites in consultation with NPWS. This protection is further strengthened through HER3 which affords protection to areas of biodiversity lying outside of Natura sites in keeping with Article 10 of the Habitats Directive.

The Plan sets out objectives to restrict types of development in the Plan area to uses that are appropriate as per the Guidelines for Flood Risk Management (DoEHLG/OPW, 2009) and in accordance with the CDP.

Furthermore it is an objective of the Plan to look for flood risk assessments to be carried out (even in areas identified as low or no risk of flooding) where deemed necessary, as part of the planning process. These objectives set out to ensure that flood risk has been reduced and mitigated throughout the plan area. It is therefore not considered that the Plan will lead to changes in water level or hydrology at any Natura site.

Water Quality: Overall the Plan sets out to achieve the targets of the CDP and the Eastern River Basin District Management Plan 2009-2015. Objectives of the Plan specifically seek to protect waterbodies and associated

habitats, and the Open Space zoning along the Three Trouts River and the other waterbodies serves to strengthen this objective.

Objectives for the promotion of tourism and recreation activities in the Plan area are primarily based upon consolidating and improving the existing tourism assets in the Plan area, improving recreational connectivity in the Plan area, and improving management of existing recreational trails and activities to help alleviate existing threats and pressures. This approach should bring positive benefits for the conservation objectives of those sites within or close to the Plan area.

The Plan has been prepared in accordance with the European, National and Regional legislation which set the framework for the achievement of the optimal balance of social, economic and physical development within the plan area. The effects of higher-level strategies and plans are considered insofar as they inform the Plan. Subsidiary plans and projects will be subject to separate assessment procedures in accordance with all applicable regulations and directives.

Having regard to the purpose and provisions of the Plan it is considered that the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.

4.4 Conclusions and Recommendations

The likely impacts that will arise from the Greystones – Delgany & Kilcoole Local Area Plan 2013-2019 and No. 3 Variation to the Wicklow County Development Plan 2010-2016 have been examined in the context of a number of factors that could potentially affect the integrity of Natura 2000 sites and have been presented in Tables 3.1-3.13. A screening for Appropriate Assessment was carried out at each stage of the Plan making process and is included in this report (See Appendices 2-4). It is the conclusion of this screening statement that there will be no adverse impacts on the integrity of any Natura 2000 sites located within 15km of the Plan area and that a stage 2 Appropriate Assessment is not required.

APPENDICES

Appendix 1 Natura Site Descriptions

Derived from www.npws.ie

The Murrough Wetlands SAC

Site characteristics

The Murrough SPA comprises a coastal wetland complex that stretches for 13 km from Kilcoole Station, east of Kilcoole village in the north, to Wicklow town in the south, and extends inland for up to 1 km. The site includes area of marine water to a distance of 200 m from low water mark. There is a railway on top of the beach and much agricultural reclamation of the marshes/ salt marshes.

Quality and importance

The site is of high importance for the good numbers and wide variety of waterfowl species that it holds in winter and on passage. The improved grassland provides feeding for Greylag Geese (*Anser anser*). This is one of a handful of sites around the south and east coasts at which Reed Warbler (*Acrocephalus scirpaceus*) has in recent years proved to be a regular breeding species. For some years in the 1980s, Bearded Tit (*Panurus biarmicus*) bred here at its only site in Ireland, emphasizing the potential of this site to hold the community of reedswamp species present in Great Britain, but largely absent in Ireland. The shingle beach is a breeding site for the country's largest colony of Little Tern (*Sterna albifrons*), and supports 19% of the all-Ireland population.

Vulnerability

The proximity of the site to Wicklow town and Kilcoole village is a threat in that there is pressure on the area for housing and increased disturbance. From that flows the risk of water pollution. It is suspected that the system is receiving high nutrient loading from the surrounding farmland. Access and recreational pressure is affecting the vegetation of the shingle shore which, in turn, causes disturbance to birds. The inclusion of the BirdWatch reserve and the state-owned foreshore in the site gives additional protection.

The Murrough SPA

Site characteristics

The Murrough SPA comprises a coastal wetland complex that stretches for 13 km from Kilcoole Station, east of Kilcoole village in the north, to Wicklow town in the south, and extends inland for up to 1 km. The site includes area of marine water to a distance of 200 m from low water mark. There is a railway on top of the beach and much agricultural reclamation of the marshes/saltmarshes.

Quality and importance

The site is of high importance for the good numbers and wide variety of waterfowl species that it holds in winter and on passage. The improved grassland provides feeding for Greylag Geese (*Anser anser*). This is one of a handful of sites around the south and east coasts at which Reed Warbler (*Acrocephalus scirpaceus*) has in recent years proved to be a regular breeding species. For some years in the 1980s, Bearded Tit (*Panurus biarmicus*) bred here at its only site in Ireland, emphasizing the potential of this site to hold the community of reedswamp species present in Great Britain, but largely absent in Ireland. The shingle beach is a breeding site for the country's largest colony of Little Tern (*Sterna albifrons*), and supports 19% of the all-Ireland population.

Vulnerability

The proximity of the site to Wicklow town and Kilcoole village is a threat in that there is pressure on the area for housing and increased disturbance. From that flows the risk of water pollution. It is suspected that the system is receiving high nutrient loading from the surrounding farmland.

Access and recreational pressure is affecting the vegetation of the shingle shore which, in turn, causes disturbance to birds. The inclusion of the BirdWatch reserve and the state-owned foreshore in the site gives additional protection.

Glen of the Downs SAC

Site characteristics

This site is situated in a glacial overflow channel cut in a NW-SE direction through Cambrian quartzite. In the valley bottom there is a narrow band of alluvium associated with a small stream, but the steep slopes are covered with a thin, sandy brown-earth/brown podzolic soil which becomes progressively thinner up the slopes. This is reflected in the trees which become shorter and more stunted up the slopes. The soil is very dry over much of the site, particularly so on the NE side.

Quality and importance

This wood, situated in an impressive glacial overflow channel, is a good example of the *Blechno-quercetum petraeae* association which is characteristic of the dry valleys of the Wicklow Mountains. Oak is dominant over about half the site, the remainder being mostly mixed deciduous woodland. There is a range of habitats from the very dry oak dominated upper slopes to ash-hazel woodland on the valley floor and wet areas beside the stream. The juxtaposition of habitats on the valley floor is particularly valuable for invertebrates, some of those found being very rare in Ireland. Of particular note is the occurrence of *Mycetobia obscura*, known from only one other site in Britain and Ireland. The avifauna of the site is characteristic of Irish woodlands. This wood is the most easterly in a series of oakwoods in Co. Wicklow which extend to the Glendalough area.

Vulnerability

Further road widening is planned which will reduce and modify the habitats on the valley floor.

Bray Head

Site Characteristics

Site is situated in the north-east of Co. Wicklow between the towns of Bray and Greystones. Bedrock geology is Cambrian quartzites and shales (with mudstones and greywackes). Bray Head consists of a plateau of high ground, with five prominent quartzite knolls and a maximum height of 241 m. The more exposed higher ground has a covering of shallow acidic soils, with protruding bedrock and scree. Elsewhere, deeper soils are formed by drift deposits, calcareous in character. In addition to heath and cliff habitats, the site supports calcareous grassland, some native woodland and scrub, and a sandy/shingle beach. An area of shallow marine water is included for ornithological reasons. Main landuse within site is recreation, especially walking.

Quality and importance

Site supports a fine diversity of maritime habitats and is particularly important for vegetated sea cliffs and dry heath. Both of these are good representatives of the types which occur in eastern Ireland, and are generally of good quality. Four Red Data Book plant species occur within site. Has breeding *Falco peregrinus* and a significant seabird colony, especially for *Rissa tridactyla* and *Cephus grylle* (both nationally important). Site is noted for the presence of the fossil *Oldhamia radiata* which is of Cambrian age. Owing to its proximity to urban areas, site has important educational potential.

Vulnerability

The main threats to this site are reclamation of heath and grassland habitats, burning and recreational pressures. Reclamation for agriculture has occurred in the past and continues to be a threat. Burning of heath is a regular event and may be occurring too frequently. The site is a popular area for recreational activities, especially walking. Recreational pressures are likely to increase in the future owing to a growing population in surrounding areas.

Ballyman Glen SAC

Site Characteristics

A small glen cut through calcareous sands and gravels, with a tributary stream of the Dargle River flowing west to east through it. The site supports a strip of wet woodland, a small area of alkaline fen fed by petrifying springs, and grades to scrub and dry calcareous grassland on the upper edges of the valley sides.

Quality and importance

A small, but extremely species-rich site, with a high diversity of habitats in a predominantly agricultural area. The site is notable for the presence of many petrifying springs, for alkaline fen and for wet woodland.

Vulnerability

Ballyman Glen is surrounded by intensively managed agricultural grassland and is vulnerable to nutrient run-off from this source.

Knocksink Wood SAC

Site Characteristics

A wooded valley cut through calcareous glacial drift, with the fast-flowing Glencullen River flowing west to east through it. Vegetation types include broadleaf deciduous woods, including wet woodland near the river, heath and a number of tufa-forming springs and seepage areas.

Quality and importance

A relatively small, but diverse wooded valley, notable for the occurrence of good examples of tufa-forming springs and associated alluvial forest. The site is also important for a number of rare plants, including *Erigeron acer*, *Lamiastrum galeobdolon* and *Wahlenbergia hederacea*, and a particularly diverse woodland invertebrate fauna. Its proximity to Dublin adds to its value as an educational and amenity resource.

Vulnerability

As a popular amenity area the site is vulnerable to disturbance and littering.

Wicklow Reef

Site characteristics

The site is located on the mid-east coast of Ireland and is just offshore from Wicklow Head, Co. Wicklow. There are strong tidal streams in the area. The substrate is a mixture of cobbles, bedrock and sand that is subject to the strong tidal streams of the east coast. The reef is a biogenic reef constructed by the polychaete *Sabellaria alveolata*.

Quality and Importance

This biogenic reef is well developed with sections of reef up to 0.6 m thick. It is the only documented example in Ireland making this a site of very high importance.

Vulnerability

This reef is vulnerable to any mechanical disturbance by pots and in particular fishing gear being dragged across the surface of the reef. If only a small part of the reef is disturbed, and this disturbance is not repeated with any frequency, the reef should be able to repair itself.

Wicklow Mountains SAC

Site characteristics

An extensive upland site comprising much of the Wicklow Mountains and extending into Co. Dublin. The solid geology is mainly Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area has been glaciated and features fine examples of high corrie lakes, deep valleys and moraines. Most of the site is over 300m, with much ground over 600m and the highest peak of Lugnaquilla at 925m. The site includes the headwaters of several major rivers, including the Liffey, the Dargle and the Slaney. The substrate over much of the site is peat, with poor mineral soil on the slopes and lower ground. Exposed rock and scree is a feature. The dominant habitats on the site are blanket bog, heaths and upland grassland.

Quality and importance

The site comprises the largest complex of upland habitats in eastern Ireland, with important examples of blanket bog, wet heath and dry heath, extensive in area and mostly of good quality. Alpine heath occurs at high levels, along with calcareous and siliceous rocky habitats harbouring an arctic-alpine flora. A fine series of upland oligotrophic lakes occur and some have *Salvelinus alpinus*. Several oakwoods of moderate quality, typical of the dry acidic woods of eastern Ireland, are found. Seven Red Data Book plant species occur, including the rare *Alchemilla alpina* and *Nitella gracilis* at its only Irish station. The site supports significant populations of breeding *Falco columbarius* and *Falco peregrinus*. The site is important for rare breeding passerines of oakwoods, notably *Phoenicurus phoenicurus* and *Phylloscopus sibilatrix*. The site also has breeding *Turdus torquatus* and *Lagopus lagopus*. *Lutra lutra* occurs on several of the riverine systems.

Vulnerability

The main threat to the quality of habitats on the site is overgrazing by sheep, affecting the bog, heath and rocky habitats and both deer and sheep affecting the woodlands. Localised peat extraction and heavy burning is a threat to the blanket bog. The spread of non-native species is a threat to the quality of the woodlands. Many recreational activities occur within the site and some, such as hill walking and climbing, have potential for disturbance to habitats and species. Peat erosion is frequent on the peaks - this may be a natural process but is likely to be accelerated by activities such as grazing.

Carriggower Bog SAC

Other site characteristics

The site is an upland valley bog complex on the Calary plateau on the eastern side of the Wicklow Mountains. It comprises a mosaic of wet blanket bog and poor fen vegetation, along with such related habitats as heath, wet grassland and *Betula-Salix* scrub. There is no open water other than pools. The Vartry River skirts the western side of site. The bog was exploited for peat up to about 100 years ago but now old cuttings are well revegetated. An area of conifer plantation is included. Surrounding landuse is mostly semi-improved grassland and forestry.

Quality and importance

Transition mires are well represented at this site and likely to be one of the larger examples of the habitat in eastern Ireland. A range of characteristic species occur. The bryophyte flora is probably well developed (though not fully investigated). It supports a suite of invertebrate species of international importance. It also supports important wintering concentrations of *Gallinago gallinago* and *Lymnocyrtus minimus*, and is actually the top site in the country for *Lymnocyrtus minimus*. The site is partly owned by State (NPW).

Vulnerability

A main threat to this site is lowering of the water table due to drainage attempts. A drainage channel has already been dug at the eastern end of site though its impact on the bog is not known. Part of the site is semi-improved grassland and any intensification of grazing could be damaging. Forestry is widespread in the area and is a general threat.

Wicklow Head SPA

Site characteristics

Wicklow Head is a rocky headland with extensive exposures of mica-schist. It is situated approximately 3 km south of Wicklow town. A lighthouse is located near the base of the cliffs. The cliffs, which extend for about 3 km, are highest immediately south of the lighthouse where they rise to about 60 m and it is here that most of the seabirds breed. The site comprises the cliffs and cliff-top vegetation, as well as some heath vegetation. The marine area to a distance of 500 m from the base of the cliffs, where seabirds forage, bathe and socialise, is included in the site.

Quality and importance

Wicklow Head SPA has a good diversity of breeding seabirds, with nationally important populations of *Rissa tridactyla* and *Cepphus grylle*, and regionally important numbers of *Fulmarus glacialis*, *Uria aalge* and *Alca torda*. This seabird colony has developed mostly since the 1970s and has been monitored regularly since. The site also supports a pair of breeding *Falco peregrinus*, and has some typical heathland species, including *Sylvia communis*.

Vulnerability

There are no known significant threats to the seabird colony at present. Casual visitors to the site could cause disturbance though most of the seabirds are on an inaccessible cliff face. Over-fishing in local waters could put pressure on food supplies for the birds. Interference is caused to the nesting peregrines in some years.

Wicklow Mountains SPA

Site characteristics

This is an extensive upland site, comprising a substantial part of the Wicklow Mountains. The underlying geology of the site is mainly of Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area was subject to glaciation and features fine examples of glacial lakes, deep valleys and moraines. Most of site is over 300 m, with much ground over 600 m and the highest peak of Lugnaquilla at 925 m. The substrate over much of site is peat, with poor mineral soil occurring on the slopes and lower ground. Exposed rock and scree are features of the site. The dominant habitats present are blanket bog, heaths and upland grassland. Fine examples of native Oak woodlands are found in the Glendalough area. The site, which is within the Wicklow Mountains National Park, is fragmented into about 20 separate parcels of land.

Quality and importance

The site supports good examples of both upland and woodland bird communities. It has breeding *Falco columbarius* and *Falco peregrinus*, as well as *Turdus torquatus* and *Lagopus lagopus*, both of the latter being Red-listed in Ireland. It is the only site in Ireland where *Mergus merganser* breeds regularly. It is important for rare breeding passerines of oakwoods, notably *Phoenicurus phoenicurus* and *Phylloscopus sibilatrix*. It also has *Sylvia borin* and *Sylvia atricapilla*.

Vulnerability

As the site is largely State-owned and within a National Park, there are no significant threats to the bird populations. Some of the peatland habitats are affected by overgrazing by sheep, whilst both deer and sheep reduce regeneration within the woodlands. Localised peat extraction and

burning is a threat to the blanket bog and heath habitats. Many recreational activities occur within the site and some, such as hill walking and climbing, could have potential for disturbance to habitats and species if not properly controlled.

Dalkey Islands SPA

Site characteristics

Site comprises Dalkey Island, Lamb Island, Maiden Rock, the intervening rocks and reefs between Dalkey Island, Lamb Island and Clare Rock, and the sea area around Maiden Rock to a distance of 100 m. Dalkey Island, which is the largest in the group, lies c.400m off Sorrento Point and is separated by a deep channel. The island is low-lying, the highest point at c.15m is marked by a Martello Tower. Soil cover consists mainly of thin peaty layers, though in a few places there are boulder clay deposits. Vegetation cover is low, consisting mainly of grasses. Lamb Island lies to the north of Dalkey Island, attached at low-tide by a rocky reef. It has thin soil cover and a sparse vegetation cover. Further north lies Maidens Rock, a bare angular granite rock up to 5m high. There is no vegetation cover. Dalkey Island is grazed by a herd of feral goats.

Quality and importance

Site is of importance for both breeding and staging Sterna terns. There is a well established colony of Sterna hirundo and smaller numbers of Sterna paradisaea. Sterna dougallii bred in 2003 and 2004, one of only three known sites in the country - this came about after several years of conservation management aimed at attracting the species. The site along with other parts of south Dublin Bay is used by the three Sterna tern species as a major post-breeding/pre-migration autumn roost area. The origin of the birds is likely to be the Co. Dublin breeding sites though numbers also suggest birds from other sites, perhaps outside the state. The site also has breeding Larus marinus, Tadorna tadorna and Haematopus ostralegus. The site is known to be frequented in winter by significant numbers of Arenaria interpres and Calidris maritima but recent count data is unavailable.

Vulnerability

Traditionally, the nesting terns are vulnerable to severe weather, predation and disturbance and breeding success has often been low. Since 1995 a conservation programme, co-ordinated by BirdWatch Ireland / National Parks and Wildlife Service, has aimed at improving conditions for the terns with the provision of nest boxes and shelters, some wardening and monitoring of productivity. This has led to more successful breeding and is likely to have been responsible for attracting Sterna dougallii to breed.

South Dublin Bay and River Tolka Estuary SPA

Site characteristics

This site comprises a substantial part of Dublin Bay. It includes virtually all of the intertidal area in the south bay, as well as much of the Tolka Estuary to the north of the River Liffey. A portion of the shallow bay waters is also included. In the south bay, the intertidal flats extend for almost 3 km at their widest. The sediments are predominantly well-aerated sands. The sands support the largest stand of Zostera noltii on the East Coast. Several permanent channels exist, the largest being Cockle Lake. A small sandy beach occurs at Merrion Gates, while some bedrock shore occurs near Dun Laoghaire. The landward boundary is now almost entirely artificially embanked. Sediments in the Tolka Estuary vary from soft thixotropic muds with a high organic content in the inner estuary to exposed, well aerated sands off the Bull Wall. The proximity of the site to Dublin City results in it being a very popular recreational area. It is also important for educational and research purposes.

Quality and importance

The site possesses extensive intertidal flats which support wintering waterfowl which are part of the overall Dublin Bay population. It regularly has an internationally important population of *Branta bernicla hrota*, which feeds on *Zostera noltii* in the autumn. It has nationally important numbers of a further 6 species: *Haematopus ostralegus*, *Charadrius hiaticula*, *Calidris canutus*, *Calidris alba*, *Calidris alpina* and *Limosa lapponica*. It is an important site for wintering gulls, especially *Larus ridibundus* and *Larus canus*. South Dublin Bay is the premier site in Ireland for *Larus melanocephalus*, with up to 20 birds present at times. Is a regular autumn roosting ground for significant numbers of terns, including *Sterna dougallii*, *S. hirundo* and *S. paradisaea*.

Vulnerability

The main threat to this site is further reclamation for industrial and/or infrastructural purposes. The intertidal areas receive water that is somewhat polluted though there are no apparent impacts on the associated flora and fauna. Owing to its location in Dublin Bay, pollution such as oil spillages from Dublin Port and shipping is a threat. Commercial bait digging may be a problem and can cause disturbance to wintering birds. Disturbance to birds is also caused by walkers and dogs.

Appendix 2

AA Screening Report on Proposed Amendments

(Addendum I) March 2013

**Appropriate Assessment Screening Report of the Proposed
Amendments to the Draft Greystones Delgany and Kilcoole
Local Area Plan 2012 -2019 and Proposed Variation 3 to the
Wicklow County Development Plan 2010- 2016**

March 2013

**Forward Planning & Heritage Section
Wicklow County Council
County Buildings
Wicklow**

SECTION 1: Introduction

The Draft Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, the Proposed Variation 3 of the Wicklow County Development Plan (CDP), accompanying Appropriate Assessment Screening Report and the Environmental Report (ER) were on public display during the period of the 19th December 2012 to the 8th of 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.

Following the close of this consultation period the Manager has prepared a report on the submissions/observations received during the display period and submitted it to the Elected Members for their consideration along with a series of recommendations on proposed amendments to the draft Plan. The Manager has made no recommended modifications to the proposed CDP variation, but has noted that any amendments made to the draft LAP may necessitate modification to the proposed variation. .

The Proposed Amendments to the Draft Plan constitute a further stage in the plan making process. It is the purpose of this report to screen these proposed amendments for the purposes of identifying whether they would give rise to any significant effects on the integrity of any Natura sites, in accordance with Article 6(3) and 6(4) of the Habitats Directive.

This report firstly responds to issues received in submissions relating directly to the Appropriate Assessment screening of the Draft Plan. In this regard there were two relevant submissions, these were from the Department of Arts, Heritage and the Gaeltacht (DAHG) and the Environmental Protection Agency (EPA).

Secondly, this report sets out a complete set of proposed amendments to the Draft Plan, and includes a statement of significance for each in the context of Appropriate Assessment in accordance with Article 6(3) and 6(4) of the Habitats Directive.

Where supporting text, referred to in objectives, is being amended and where such amendments could potentially change the evaluation provided in the Appropriate Assessment screening, then such amendments are considered in this report. Changes which involve the renumbering of policies/objectives only or minor grammatical or formatting changes are not considered herein.

It should be noted that this report deals only with issues of relevance to the Appropriate Assessment screening of the Plan, issues raised in submissions relating to the Strategic Environmental Assessment process are dealt with separately through the SEA Addendum to the Environmental Report of the Draft Plan / Proposed Variation.

This report should be read in conjunction with the Appropriate Assessment Screening report on the Draft Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 and Proposed Variation 3 of the Wicklow County Development Plan 2010 -2016. The revised / updated version of the Appropriate Assessment Screening report is included in Appendix 1.

SECTION 2: Issues raised in submissions relating directly to the Appropriate Assessment screening report on the Draft Greystones – Delgany & Kilcoole LAP 2013 – 2019

SUBMISSION NUMBER 9: DEPARTMENT OF ARTS, HERITAGE AND THE GAELTACHT

Issue raised:

Erosion protection, the provision of a groyne to create a sandy beach and proposed harbour/marina development have potential to impact on patterns of erosion and deposition and in turn impact on coastal sites such as Bray Head cSAC, Murrough Wetlands cSAC and The Murrough SPA. As outlined in Appendix C of the Draft LAP, this needs to be adequately addressed. AA screening refers to the issue of coastal protection in relation to The Murrough Wetlands cSAC, but not for Bray Head SAC. Need for AA screening to provide more detail on this matter and for additional factors to be assessed. If impact cannot be ruled out, full AA of Draft LAP is required.

Response:

The erosion protection measures and the provision of a groyne to create a sandy beach are elements of the overall harbour/marina development, a project granted An Bord Pleanála approval (REF EF2016). Works in relation to coastal protection have already commenced as part of the first phase of the development. As part of the planning process for the project a comprehensive Environmental Impact Assessment was carried out in which the impacts of patterns of erosion and deposition were addressed, and relevant mitigation measures were put in place. The approved Coastal Protection Scheme comprises a groyne revetment (already in place) and a programme of active beach management using shingle beach nourishment over 30 years. The rock groyne provided at the north end of the development area protects a new recreational beach. The rock revetment at the toe of the existing cliff extends for approximately 180m northwards. The revetment will prevent possible erosion of the landfill site and also protect part of the cliff-top walkway. Shingle beach nourishment has been provided during the construction phase to date both within the site and north of the site towards Bray Head. This slowed the rate of erosion during construction. The nourishment will continue at intervals over the next 30 years to compensate for eroding beach material and to control the rate of erosion.

The point is noted that the issue of coastal protection should have been highlighted in the Appropriate Assessment Screening Report on the Draft Plan. It is recommended that the following wording should be added in Table 3.3 of the AA screening report under the 'Assessment' heading:

Information on the potential impact of coastal protection works on the site was generated as part of the EIA for the Harbour development. The EIS indicates that a direct impact will arise from beach nourishment, which will cause disturbance to the natural shingle formation. However shingle is not a qualifying interest of this site, it is a dynamic habitat and only supports residual vegetation, therefore it is not considered likely that the proposed coastal protection works to have any significant impact on the conservation objectives for this Natura site.

Issue raised:

The potential threat to Bray Head cSAC of the proposed planting on slopes and sides of walkways should be considered in the AA screening report, in particular the potential negative impact of alien/ invasive plants.

Response:

Noted; please see proposed amendment number 23 in Appendix 1 of this report.

It is recommended that the AA screening report be amended as follows:

Inclusion of '**Invasive Species**' in Table 3.3 Bray Head SAC under the column "Management issues and threats". Under 'Assessment', add the following wording:

The threat of invasive species to the site arising out of planting along walkways as part of the Harbour and Marina Action Area plan is mitigated against in the wording of the plan which states that new planting will be of Appropriate Species, using native plants suited to the local environment and using seed of local provenance where possible.

SUBMISSION NUMBER 12: ENVIRONMENTAL PROTECTION AGENCY

Issue raised:

The potential of policies/objectives set out in the Action Plans in the Draft Plan to impact upon Natura sites should be addressed, in particular 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

Response

The dredging and construction activities associated with the harbour development and provision of appropriate sea defences are elements of the overall harbour/marina development, a project granted An Bord Pleanála approval under section 226 of the Planning and Development Act 2000 (REF EF2016). Works in relation to coastal protection have already commenced as part of the first phase of the development. As part of the planning process for the project a comprehensive Environmental Impact Assessment was carried out in which the impacts of patterns of erosion and deposition were addressed, and relevant mitigation measures were put in place.

The point is noted that information on the potential impact of coastal protection works on Natura sites should have been highlighted in the Appropriate Assessment Screening Report on the Draft Plan. It is recommended that the following wording should be added in Table 3.3 of the AA screening report under the 'Assessment' heading:

Information on the potential impact of coastal protection works on the site was generated as part of the EIA for the Harbour development. The EIS indicates that a direct impact will arise from beach nourishment, which will cause disturbance to the natural shingle formation. However shingle is not a qualifying interest of this site, it is a dynamic habitat and only supports residual vegetation, therefore it is not considered likely that the proposed coastal protection works to have any significant impact on the conservation objectives for this Natura site.

SECTION 3: Managers Recommendations – Screening

This section assesses the likely effects of the Manager's recommended amendments to the Draft Plan for the purposes of identifying whether they would give rise to any significant effects on the integrity of any Natura sites, in accordance with Article 6(3) and 6(4) of the Habitats Directive.

The full list of the Manager's recommended amendments that arise on foot of the evaluation of submissions received is set out below. For each amendment a statement of significant effects in the context of Appropriate Assessment is included.

MANAGER'S RECOMMENDED AMENDMENTS TO DRAFT GREYSTONES-DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019 AND APPROPRIATE ASSESSMENT SCREENING STATEMENT

Manager's recommended amendments to the draft LAP are indicated as follows: new text in **red**, deleted text in ~~blue strikethrough~~. The statement of significance in relation to Appropriate Assessment is set out in underlined text.

SECTION 3: Population and Housing

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.***

AA screening statement: The amendment allows for consideration to be given for an increase in housing density subject to the availability of required the sewage capacity. No negative impacts on Natura sites are likely to result from this amendment

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.

AA screening statement: This amendments seeks to ensure that development has due regard to the local environment, and to visual amenity. No negative impacts on Natura sites are likely to result from this amendment

SECTION 4: Retail

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**.*

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

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).*

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

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.

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

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.*

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

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.*

AA screening statement: This proposed amendment serves to strengthen the overall protection of the environment, and improve connectivity within the area. No negative impacts on Natura sites are likely to result from this amendment

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.

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

SECTION 6: Tourism

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.

AA screening statement: This proposed amendment serves to strengthen the overall protection of the environment. No negative impacts on Natura sites are likely to result from this amendment

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.

AA screening statement: The proposed amendment serves to strengthen this objective. No negative impacts on Natura sites are likely to result from this amendment

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.***

AA screening statement: This proposed amendment serves to strengthen the overall protection of the environment. No negative impacts on Natura sites are likely to result from this amendment

SECTION 8: Transport and service infrastructure

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"*

AA screening statement: This proposed amendment serves to clarify that local policy is in line with National strategies. No negative impacts on Natura sites are likely to result from this amendment

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.*

AA screening statement: This proposed amendment serves to clarify the wording of this objective. No negative impacts on Natura sites are likely to result from this amendment

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:

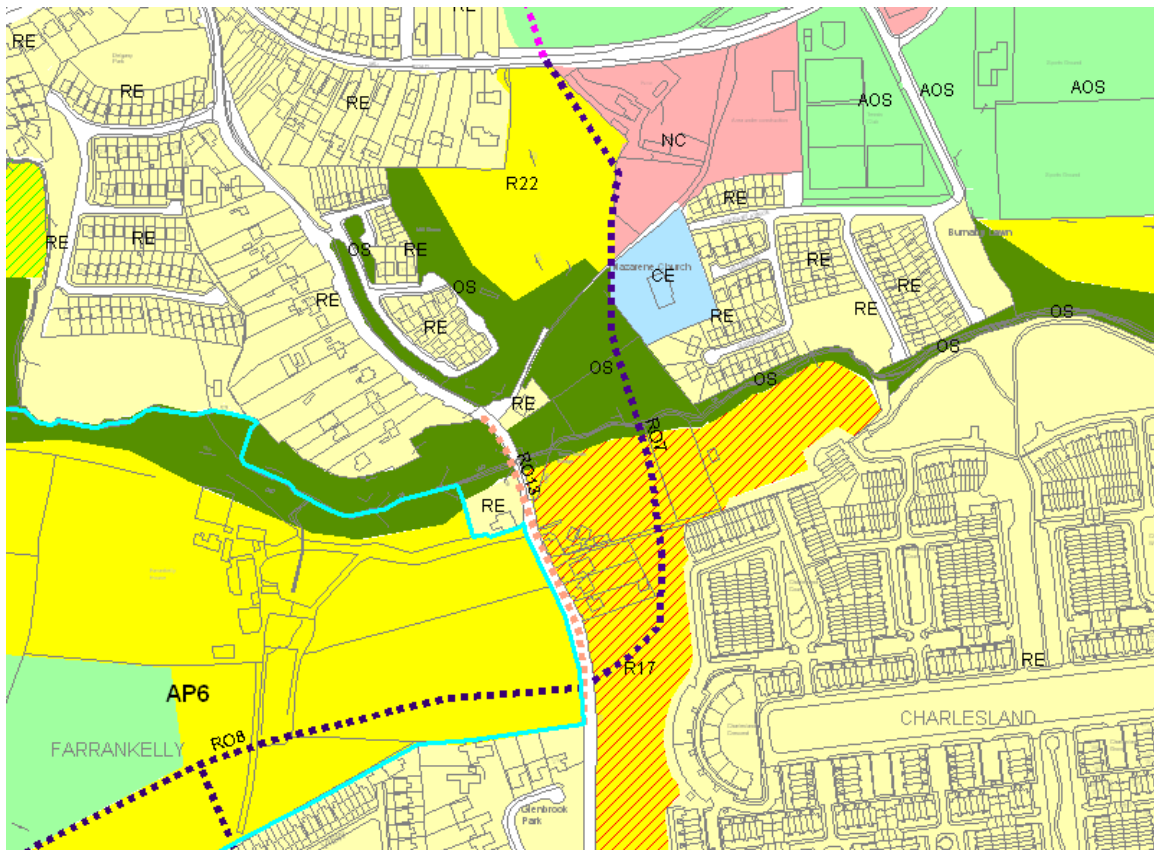
~~RO7: Provide for a local access road to facilitate the development of zoned lands, incorporating the possibility of a future bridge over the Three Trouts Stream to allow for linkage from Mill Road to the R761.~~

To:

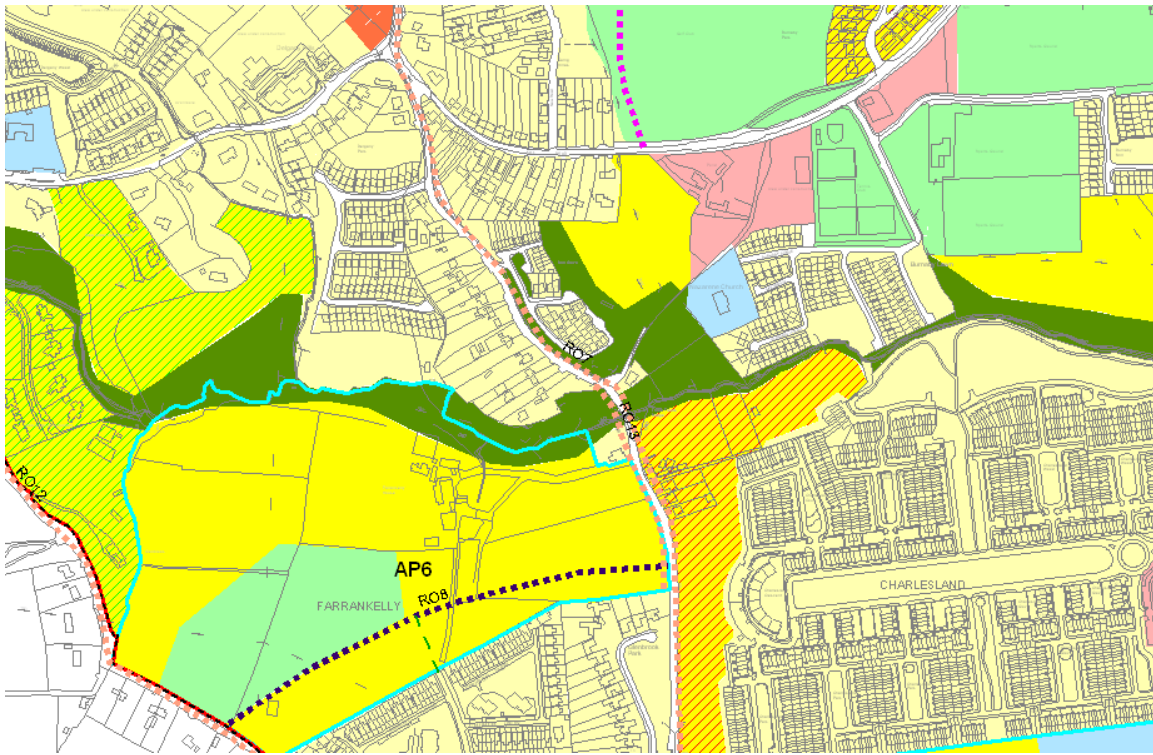
RO7: Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.

(b) Amend Map A as set out below:

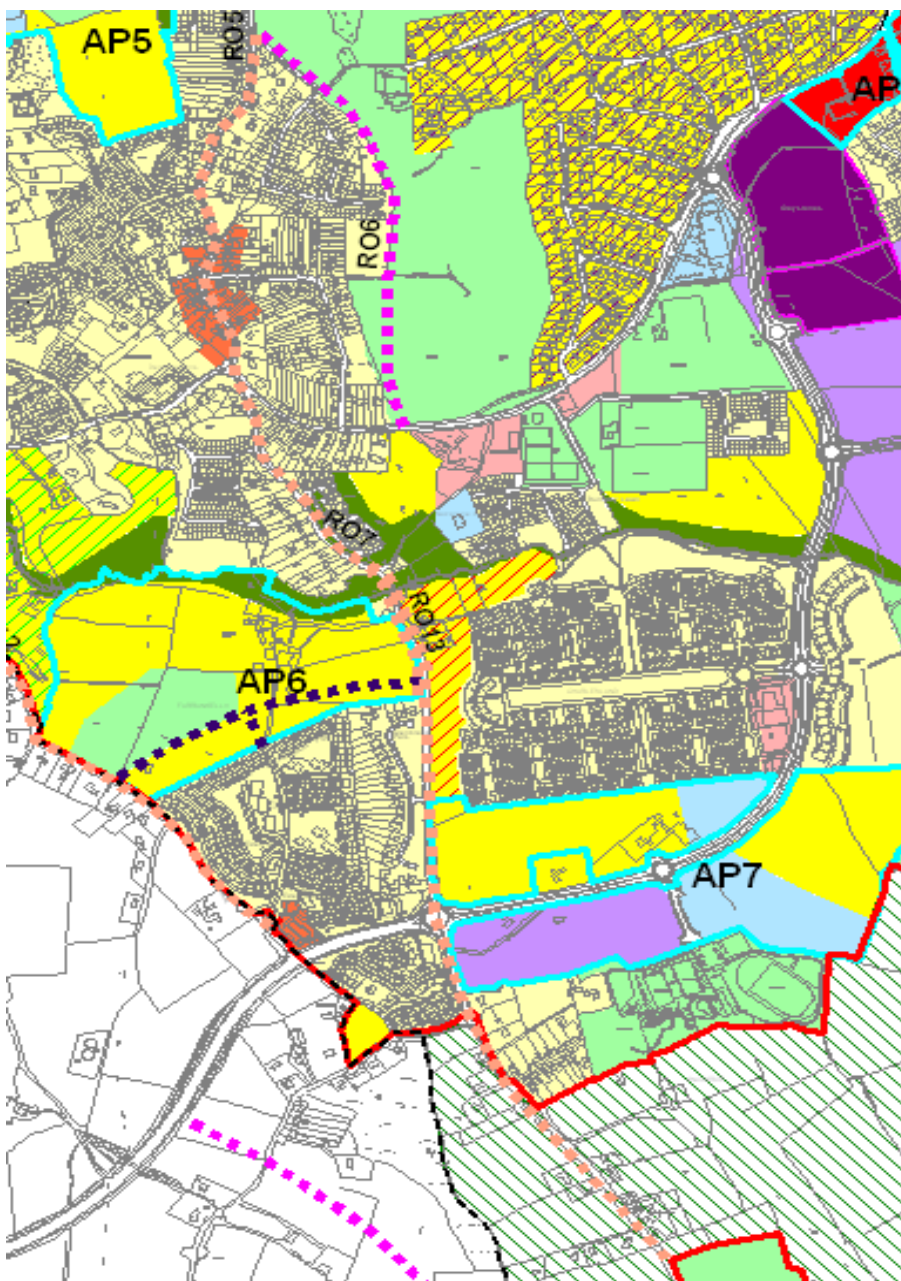
From:



To:



(closer view)



(Wider view)

AA screening statement: This proposed amendment seeks to ensure better use of existing infrastructure. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 15

Section 8: Transport and service infrastructure

Sub-section 8.2: Objectives – Roads & Transportation

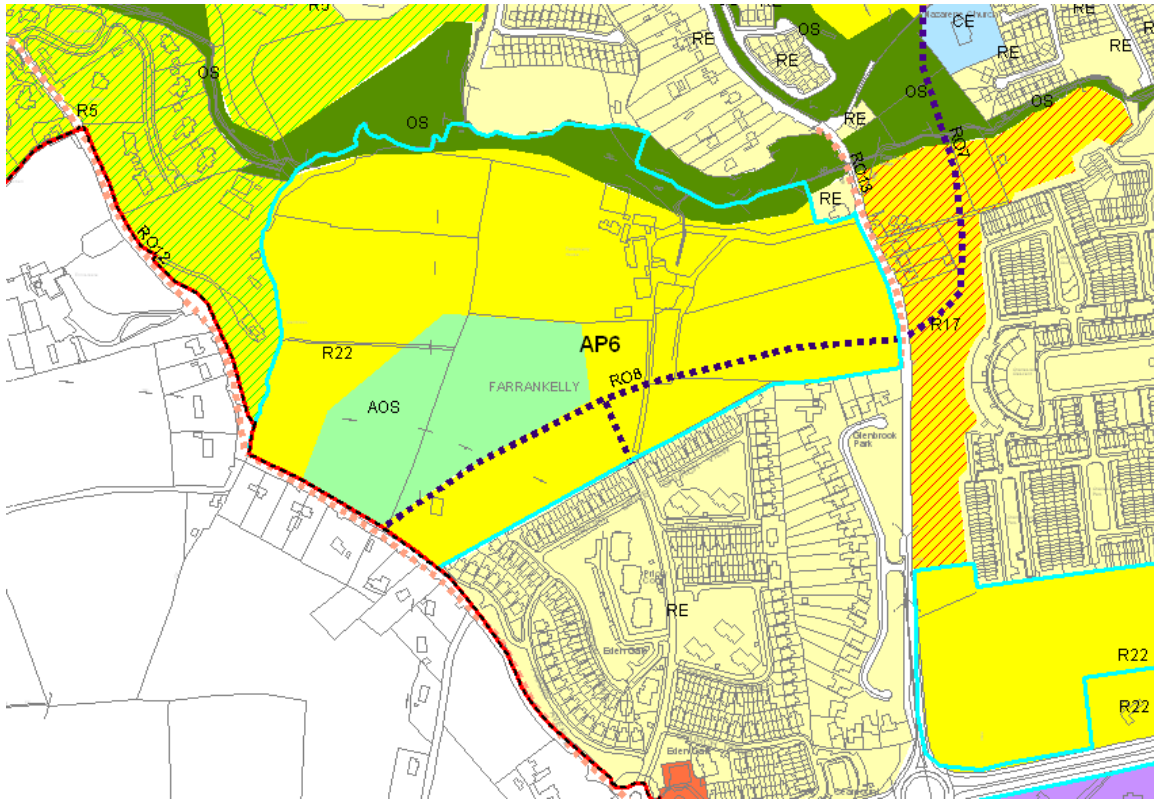
Objective R08 (Table 7.1)

(a) Amend RO8 as follows:

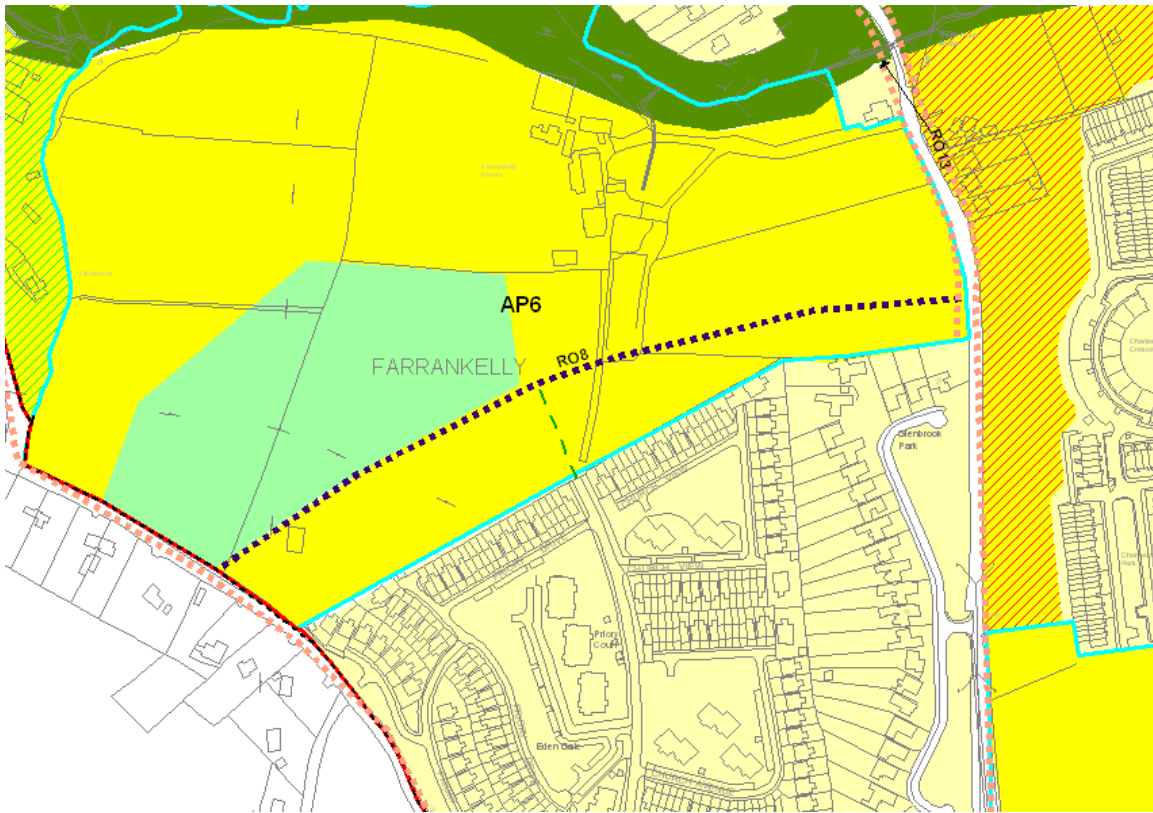
R08 Provide for a local access road to facilitate the development of zoned lands and to provide for the development of a through road from Priory Road to R761 and linkage to Mill Road (R07) ~~and Eden Gate~~”.

(b) Amend map as follows:

From



To



AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 16

Section 8: Transport and service infrastructure

Sub-section 8.2: Objectives – Roads & Transportation

Objective R09 (Table 7.1)

(a) Amend Objective RO9 as follows:

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.

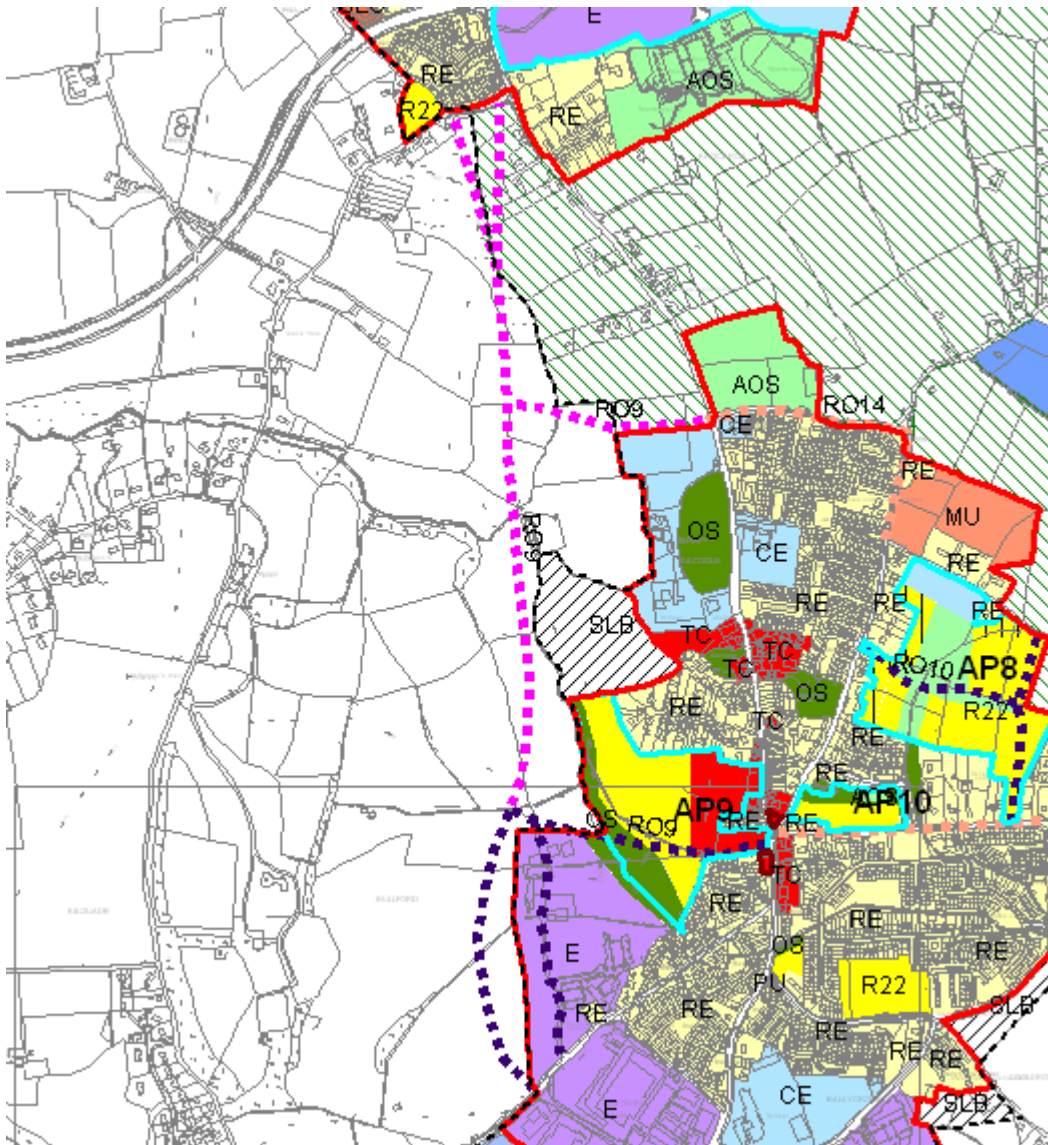
~~The northern section of the route shall be developed, in the long term, according to one of the following two options: (i) linkage to the R761 at Farrankelly, or (ii) linkage to Priory Road to the west of Eden Wood/ Farrankelly Close.~~ The northern section of the route shall be developed in the long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

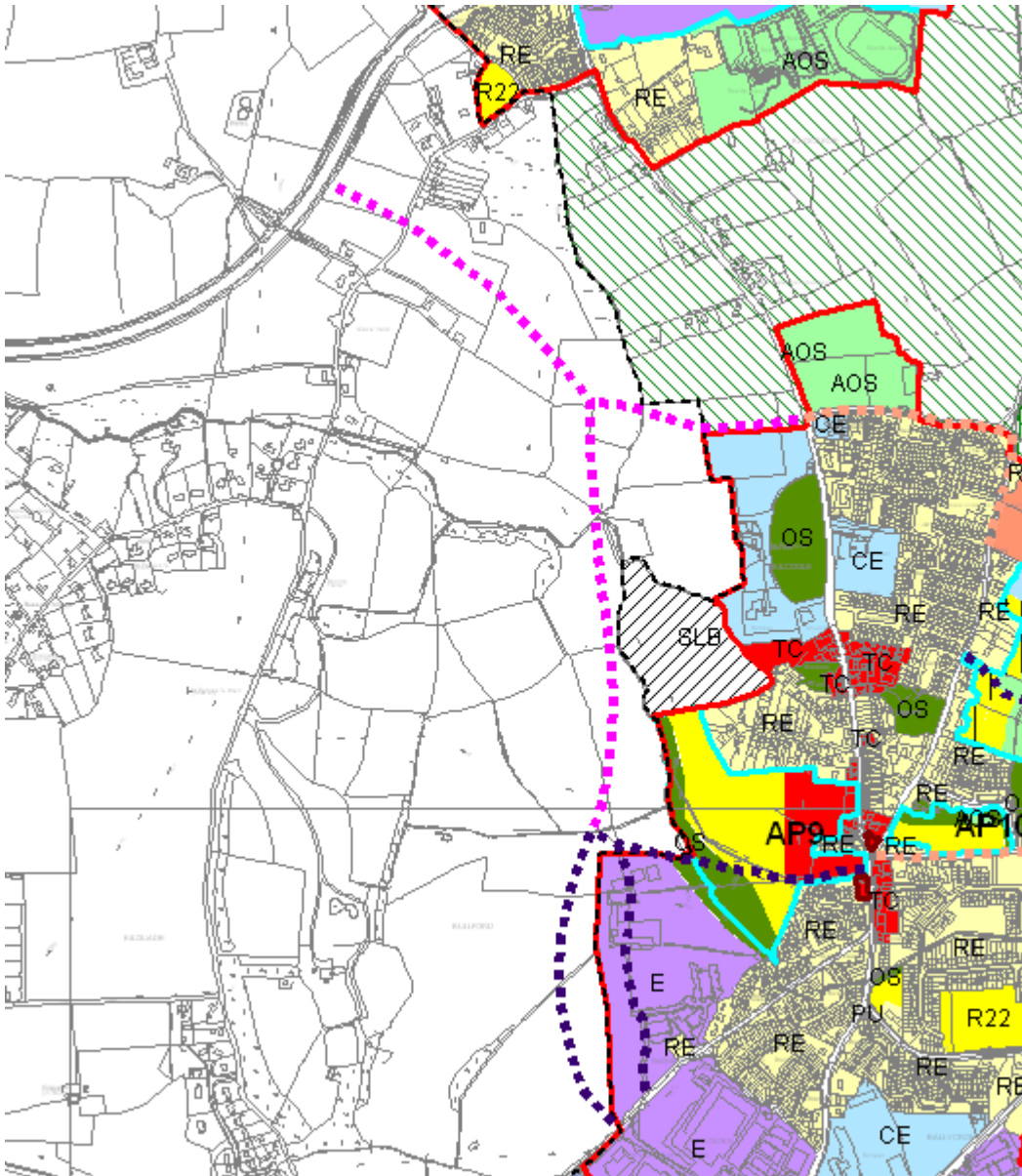
To provide for the development of a local access road in conjunction with the development of zoned lands at AP9: Bullford Action Plan and to provide for the development of a through link road from Main Street to the Western Distributor Road. This section of the route is necessary for the opening up of 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:



AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 17

Section 8: Transport and Service Infrastructure

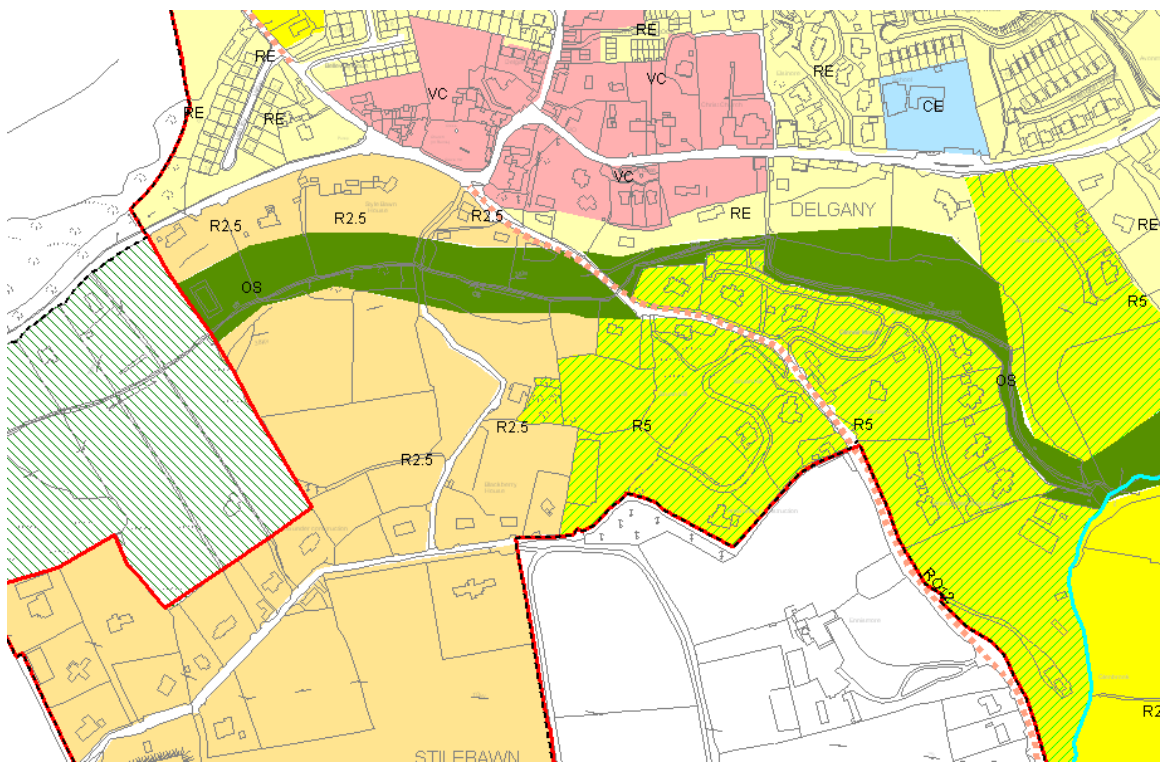
Sub-section 8.2: Objectives – Roads & Transportation

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

RO18 *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



AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 18

Section 8: Transport and service infrastructure

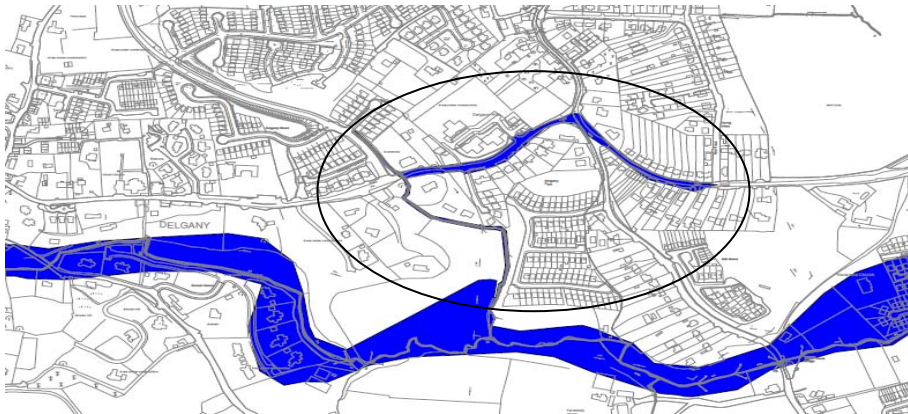
Sub-section 8.2: Objectives - Flooding

Flood Map C

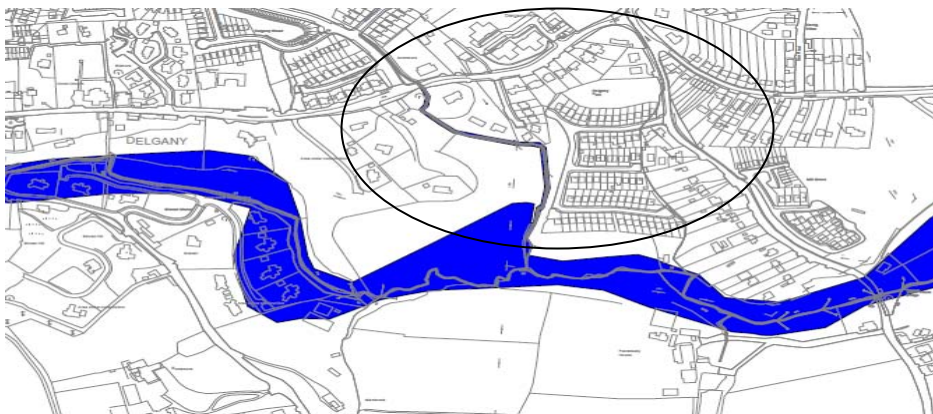
Amend the flood maps as follows

(a) R762 at Delgany Wood

From:



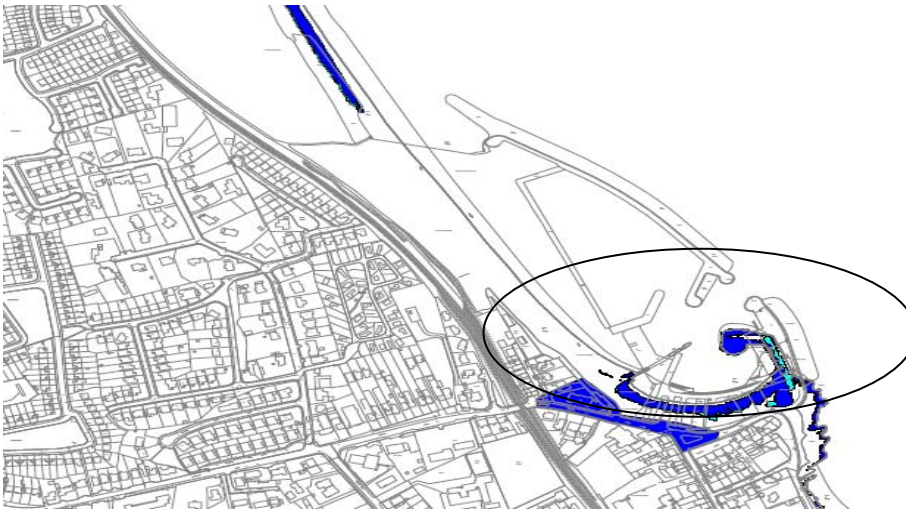
To:



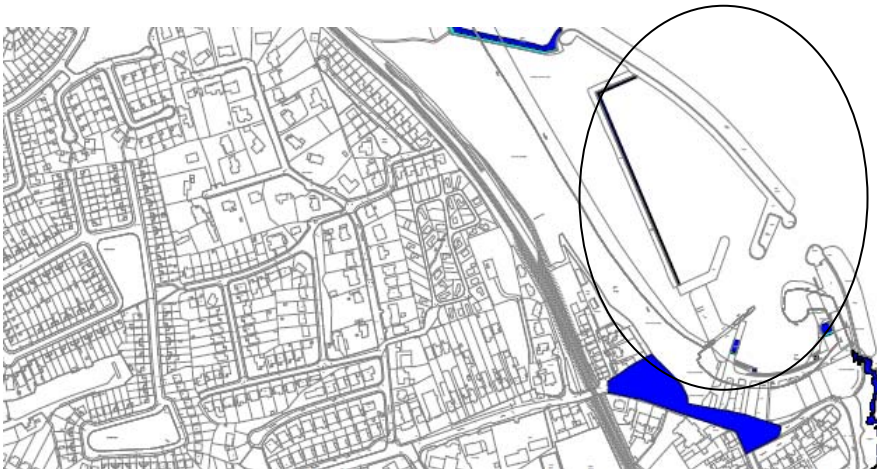
AA screening statement: This proposed amendment clarifies that this watercourse is not a flood zone, but rather that localised flooding in this area has arisen as a result of blockages in the surface water system. No negative impacts on Natura sites are likely to result from this amendment

(b) Greystones Harbour

From:



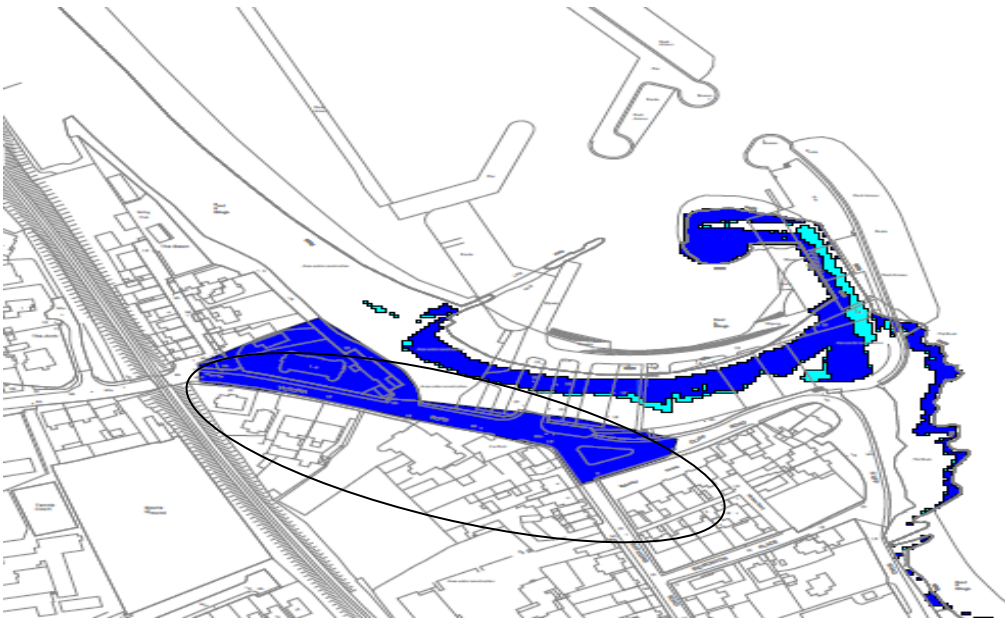
To:



AA screening statement: This proposed amendment updates the map to reflect revised flooding information, including the flood zone map contained in Appendix C, Part 10 of the Greystones Harbour Development (2011). No negative impacts on Natura sites are likely to result from this amendment

(c) Victoria Road

From:



To:



AA screening statement: This proposed amendment updates the map to reflect revised flooding information. No negative impacts on Natura sites are likely to result from this amendment

SECTION 9: Natural and Built Heritage

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.

AA screening statement: This amendment seeks to protect built heritage assets. No negative impacts on Natura sites are likely to result from this amendment

SECTION 10: Action Plans

PROPOSED AMENDMENT 20

Section 10: Action Plans

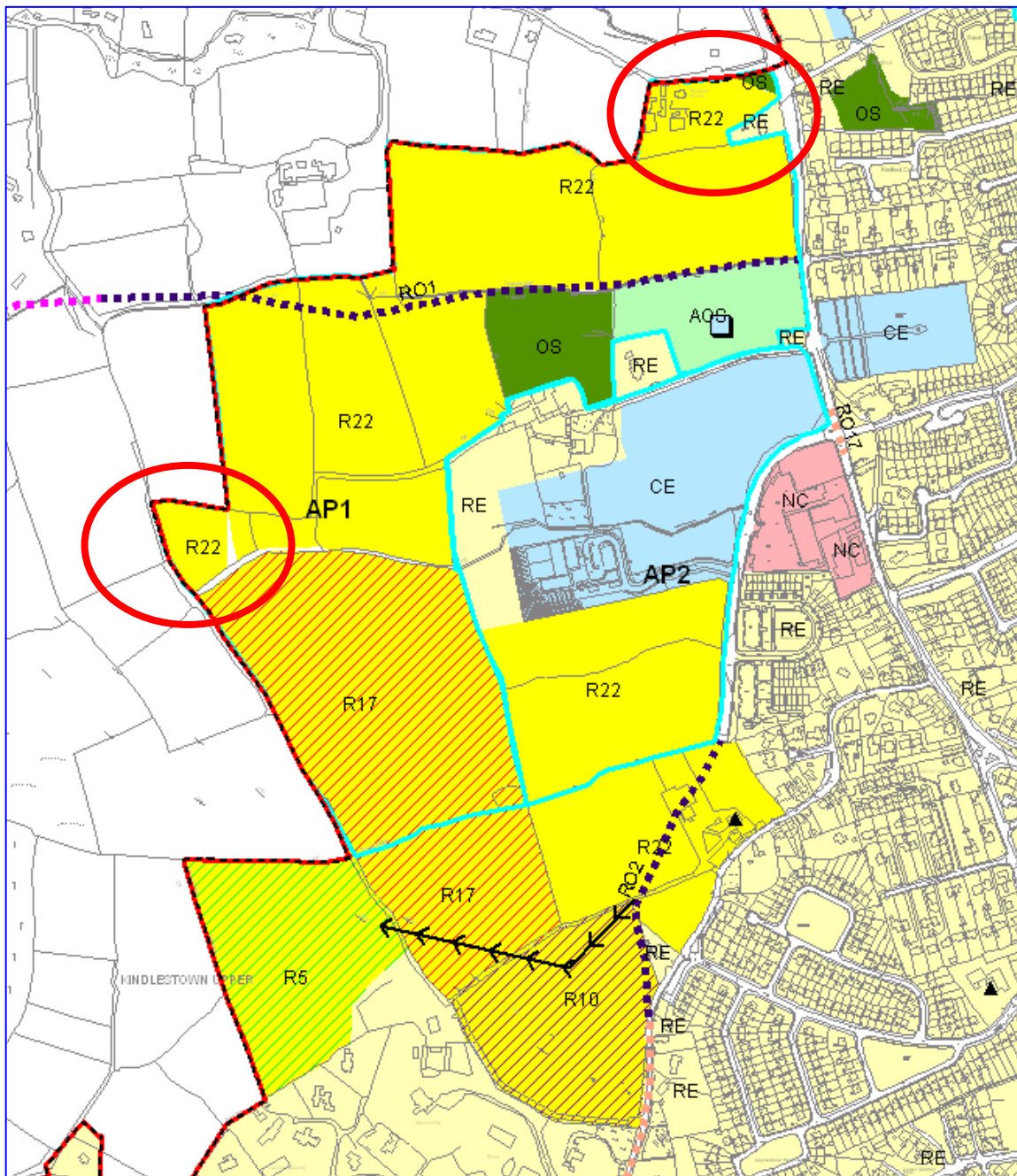
Sub-section 10.2: Coolagad Action Plan

(a) Amend text as follows:

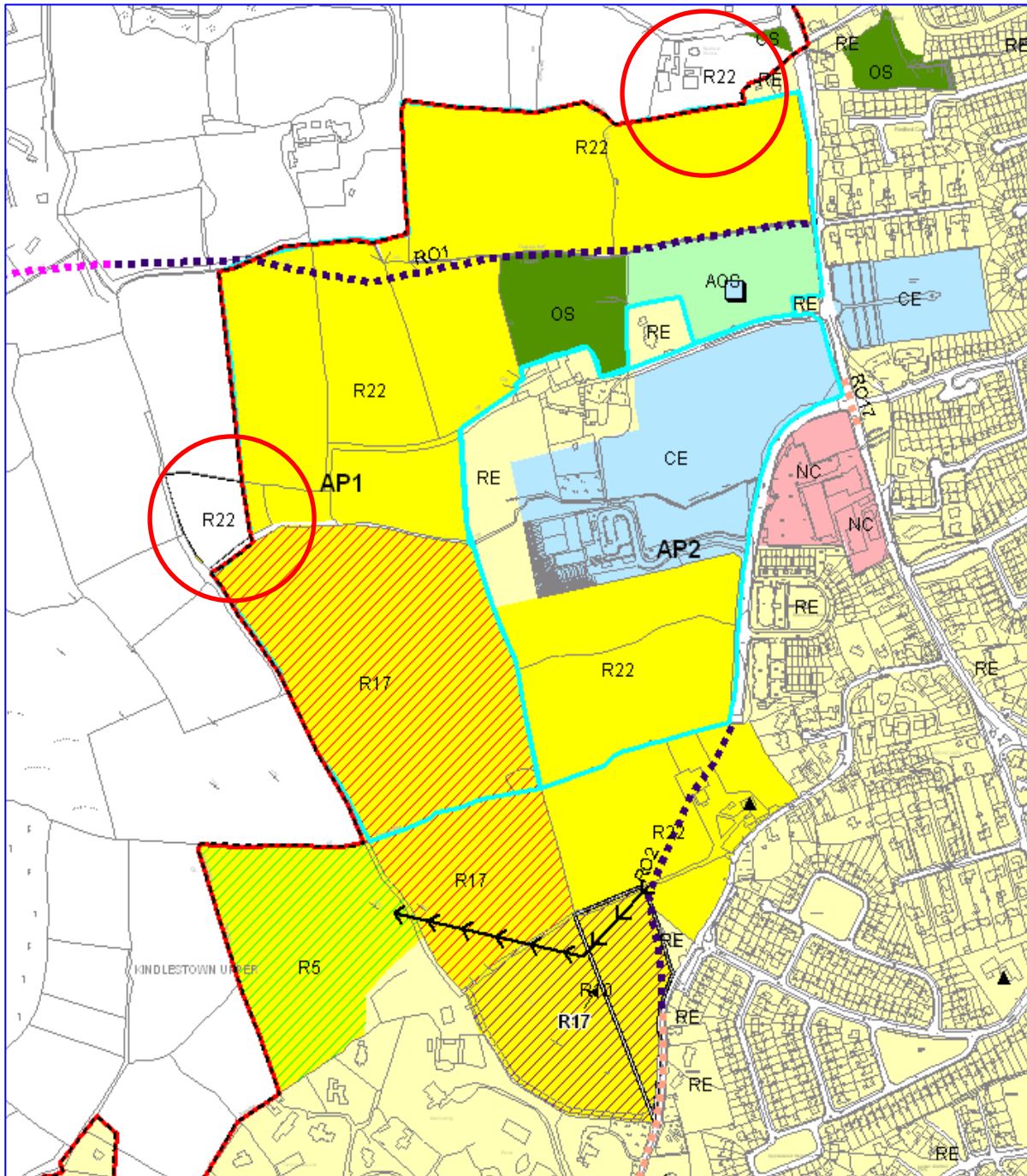
This Action Area is located at Templecarrig Lower, Coolagad and Kindlestown Upper, on a site approximately 36ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following:

- ~~e.34ha~~ **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.

From:



To:



AA screening statement: The Plan has adequate safeguards in place to control residential development. No negative impacts on Natura sites are likely to result from this amendment

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 and sides of the walkways.~~*

AA screening statement: This amendment seeks to strengthen the protection of Natura sites by eliminating the potential risk posed by the planting of alien / invasive species as part of landscaping works. 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

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

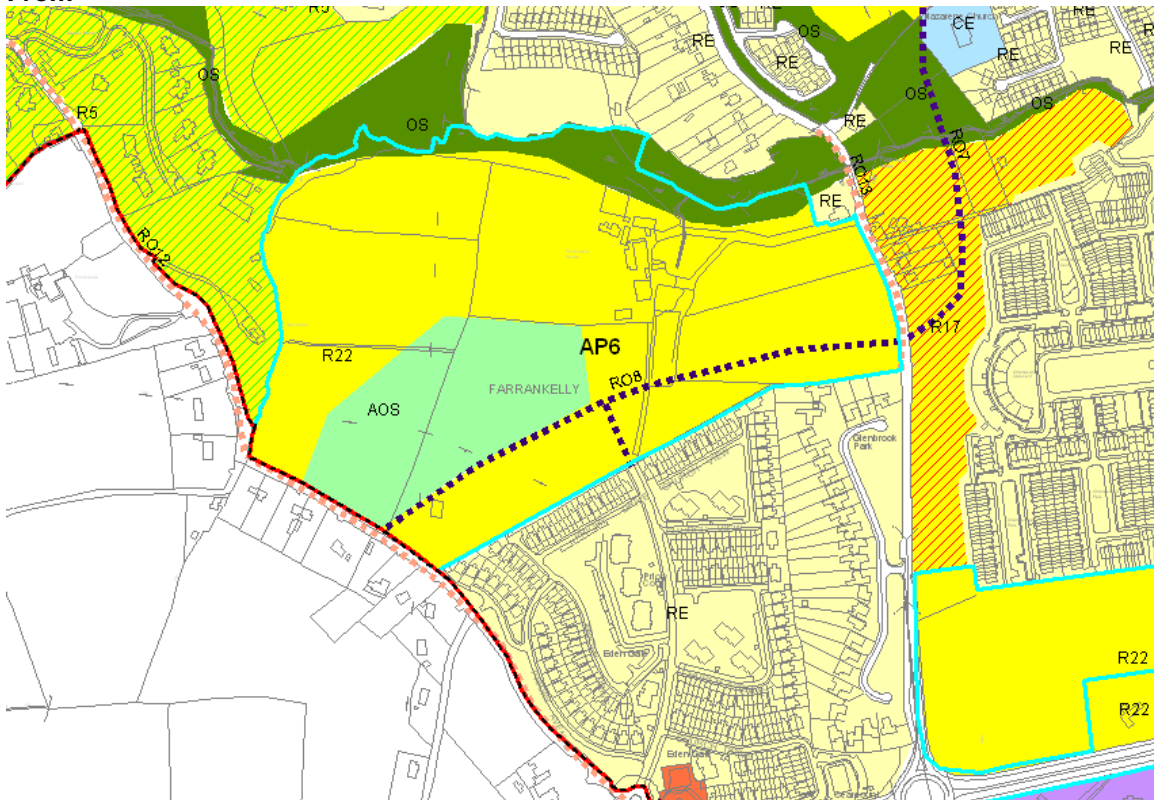
This action plan is located at Farrankelly, on a site approximately 24ha in size. This are shall be developed for a mix of uses including residential and active open space, in accordance with the following:

- *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]

AA screening statement: This amendment seeks to promote cycling and pedestrian networks on to link residentially zoned land and to ensure adequate delivery of open space requirements. No negative impacts on Natura sites are likely to result from this amendment.

SECTION 11: Zoning

PROPOSED AMENDMENT 23

Section 11: Zoning

(a) Below Table 11.1 Zoning Matrix (paragraph 3)

Amend the plan as follows:

Uses generally appropriate for **centres** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, ~~some~~ tourism and recreational uses **including sports uses**, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

AA screening statement: This amendment involves minor revisions to appropriate uses in the zoning matrix. No negative impacts on Natura sites are likely to result from this amendment

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

Amend the plan as follows:

*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.*

AA screening statement: This amendment involves minor revisions to appropriate uses in the zoning matrix. No negative impacts on Natura sites are likely to result from this amendment

Appendix B: LAP Heritage Features

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**

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

(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.

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

MAP CHANGES

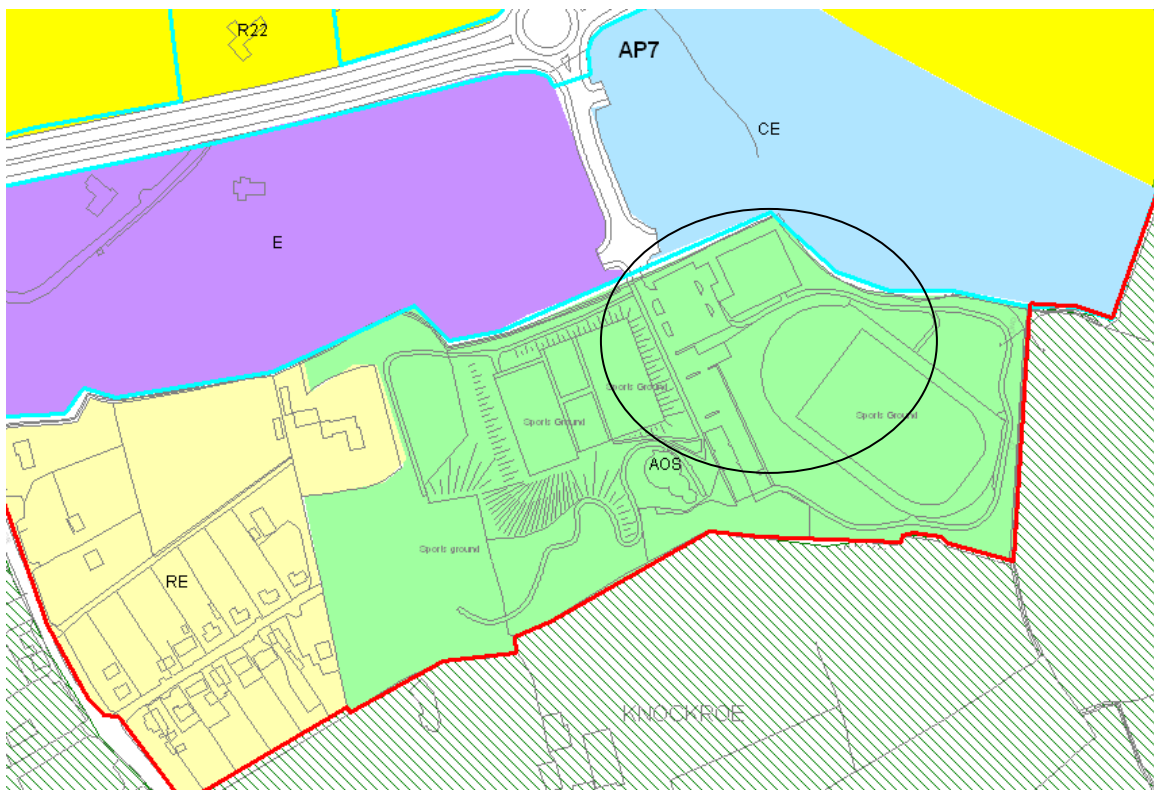
PROPOSED AMENDMENT 27

Map A: Land Use Zoning Objectives

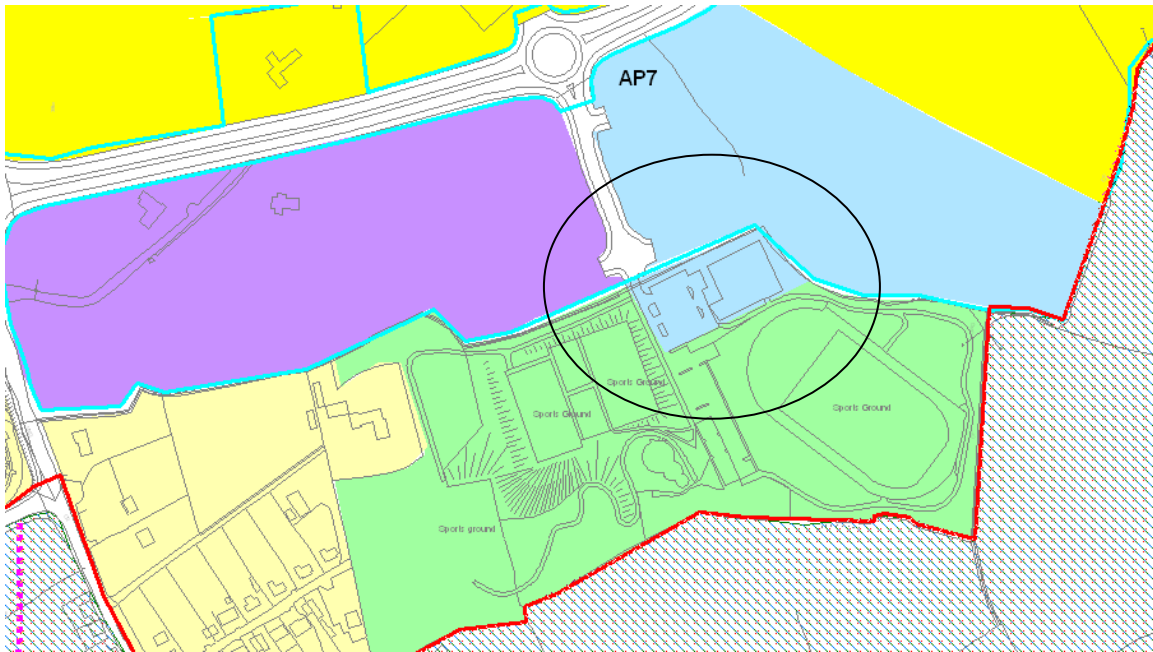
Amend Map A as follows:

Change c. 0.6ha at Charlesland from AOS to CE

From



To



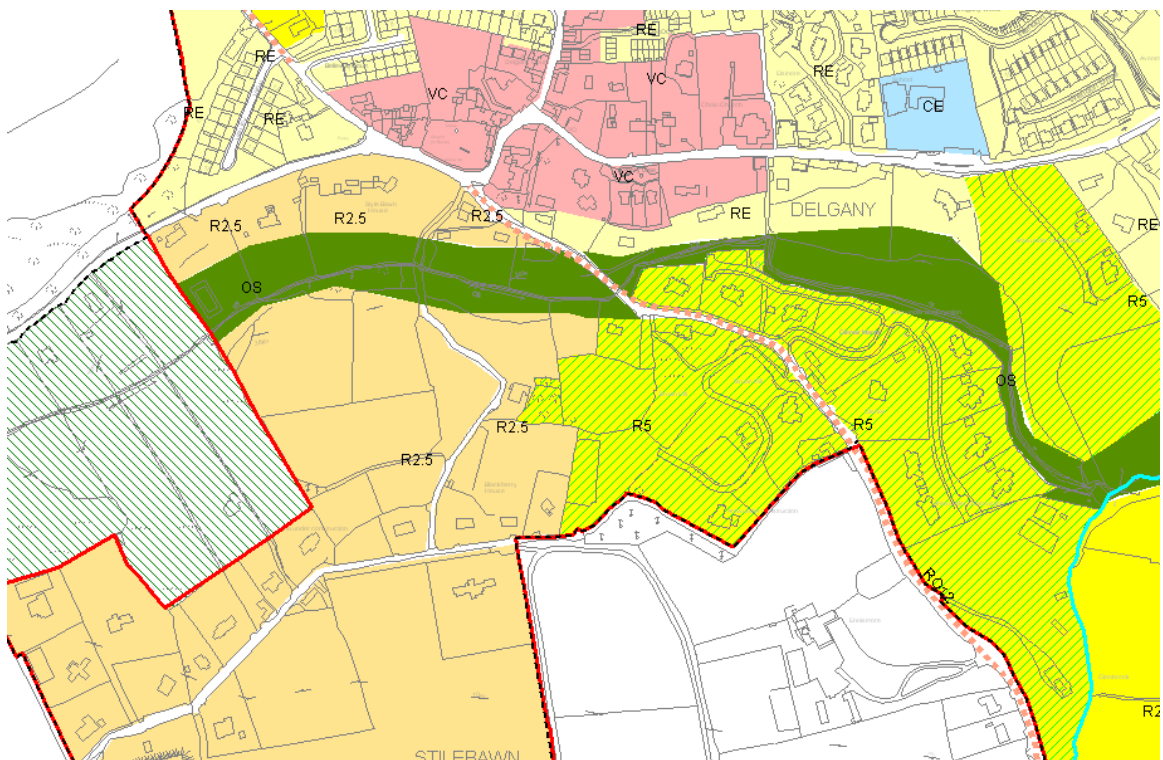
AA screening statement: This amendment seeks to alter the existing Active Open Space zoning to Community use. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 28

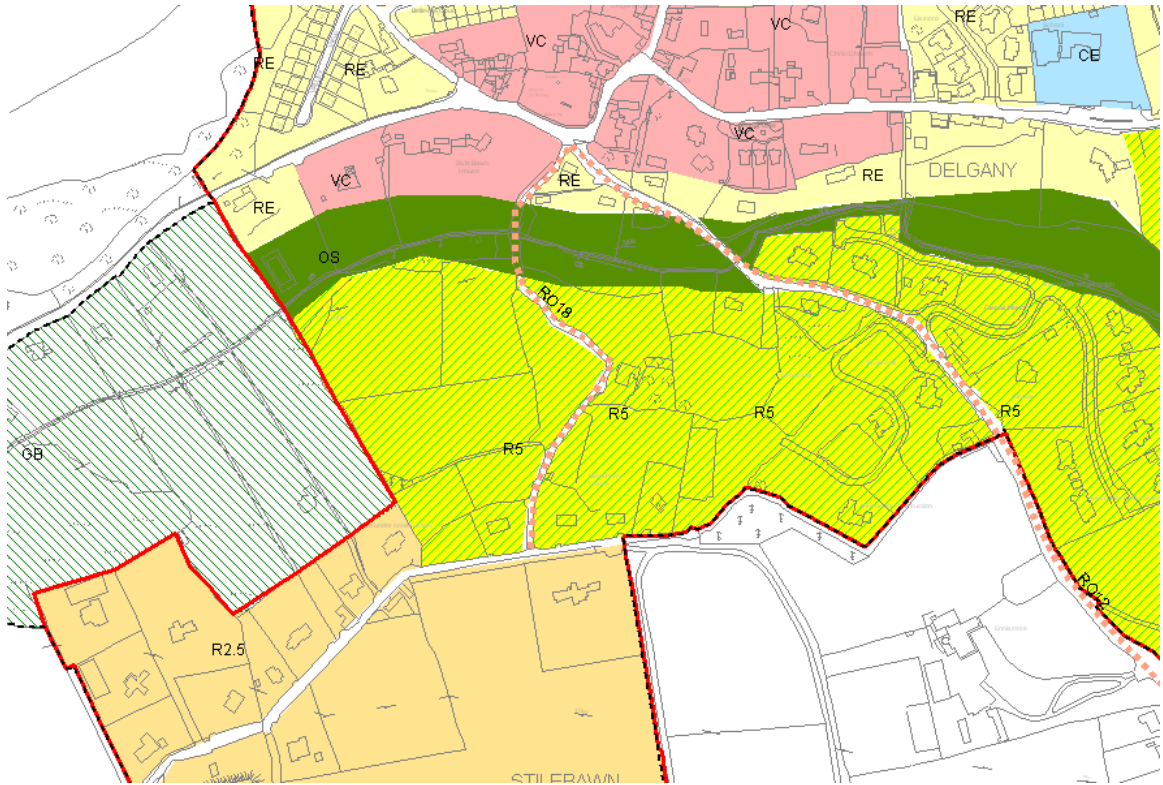
Map A: Land Use Zoning Objectives

- (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



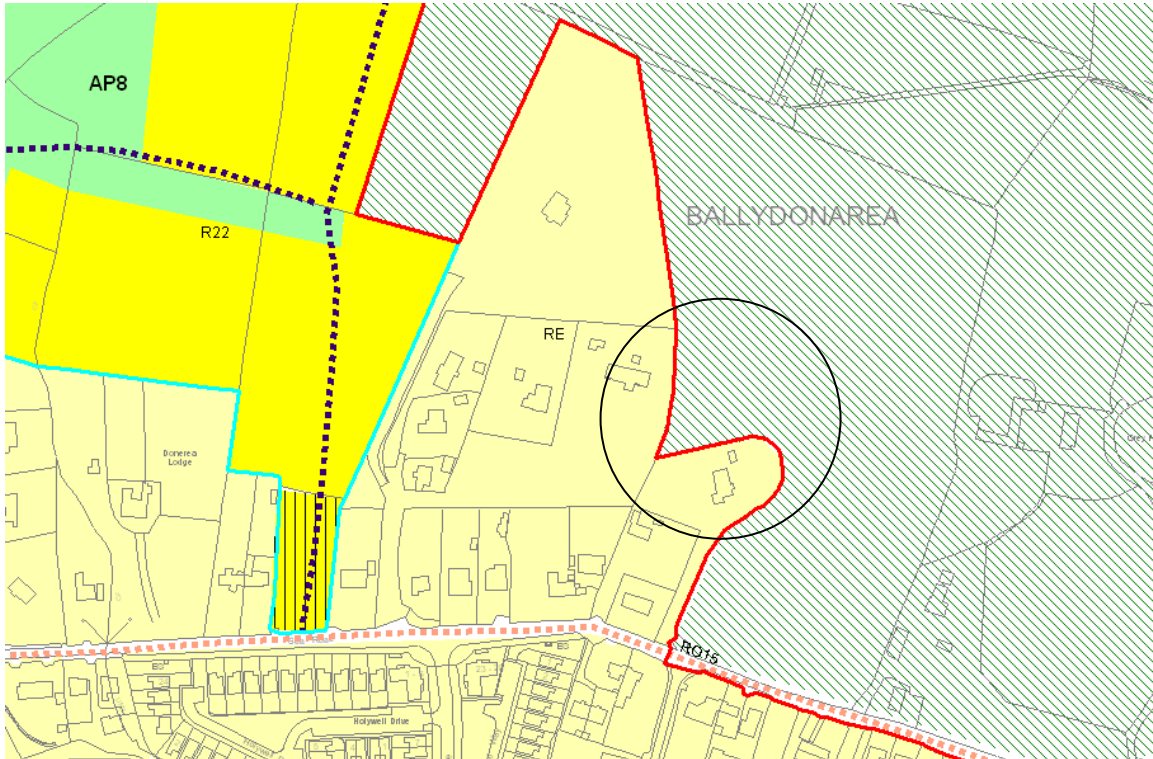
AA screening statement: The Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 29

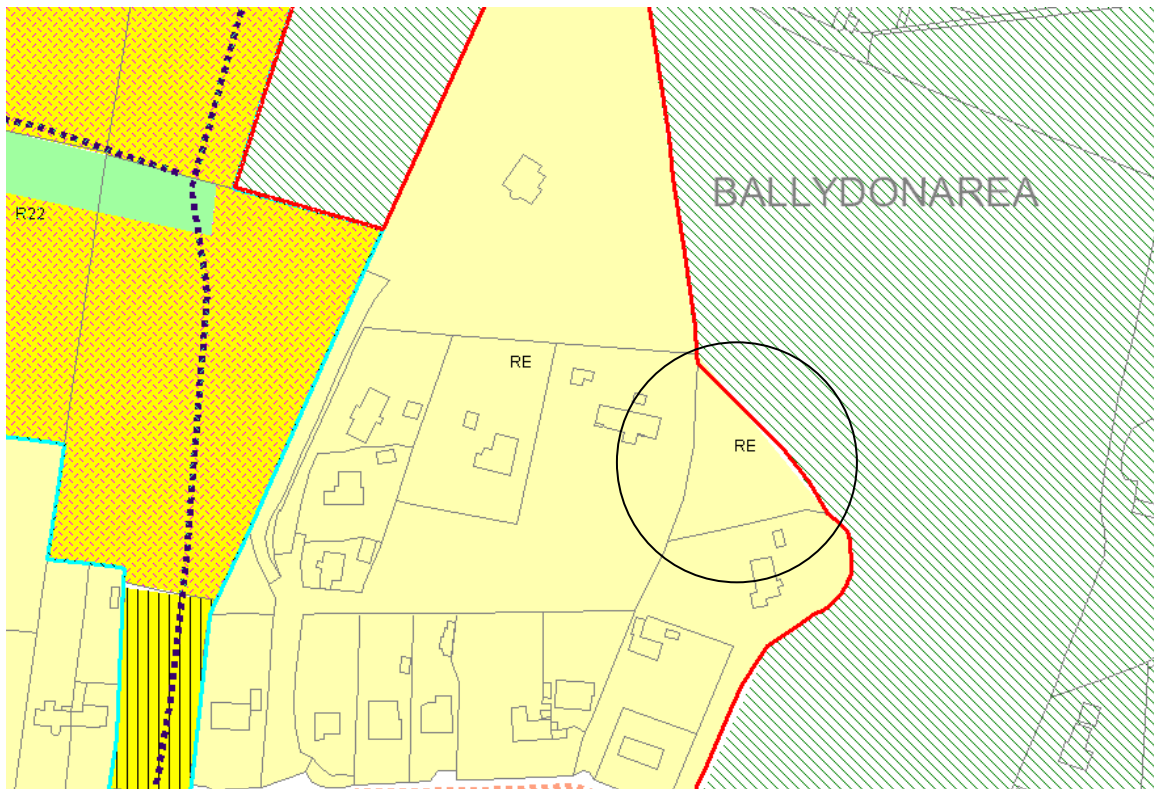
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:



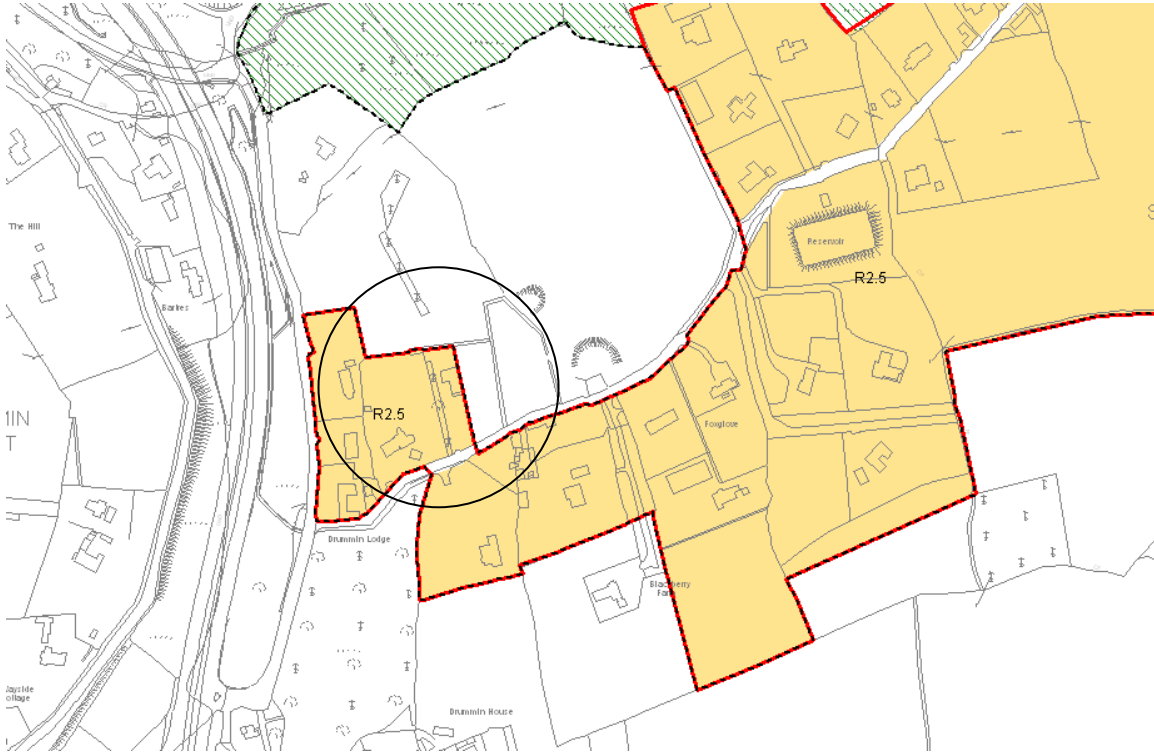
AA screening statement: This amendment involves a revised zoning. Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED AMENDMENT 30

Map A: Land Use Zoning Objectives

Amend as follows:

From:

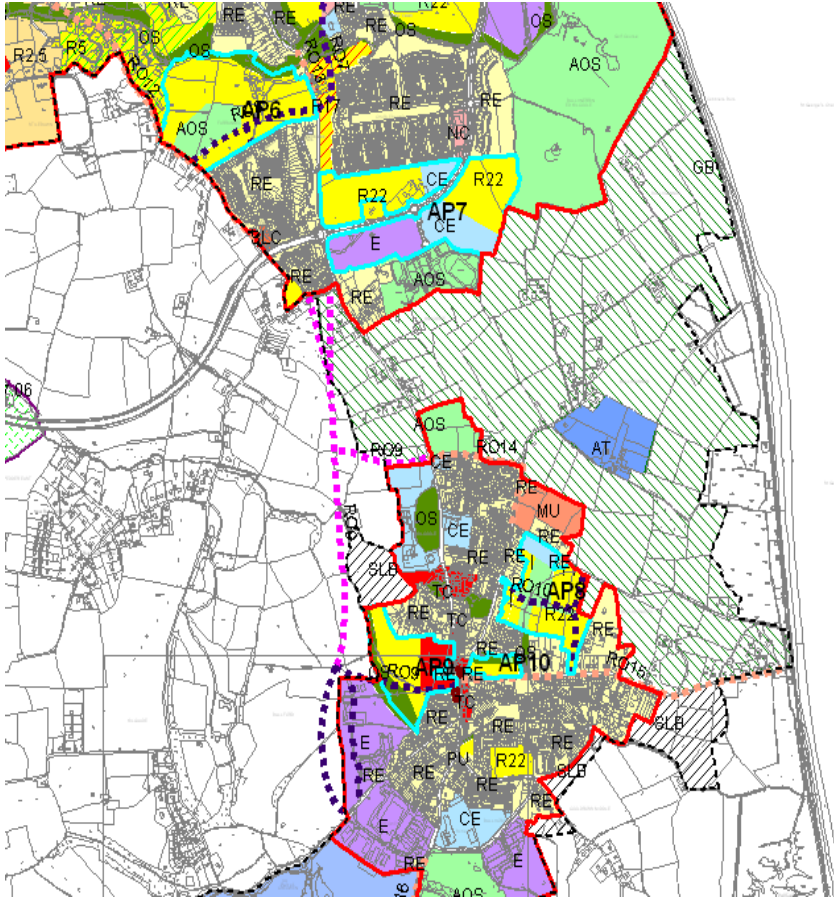


PROPOSED AMENDMENT 31

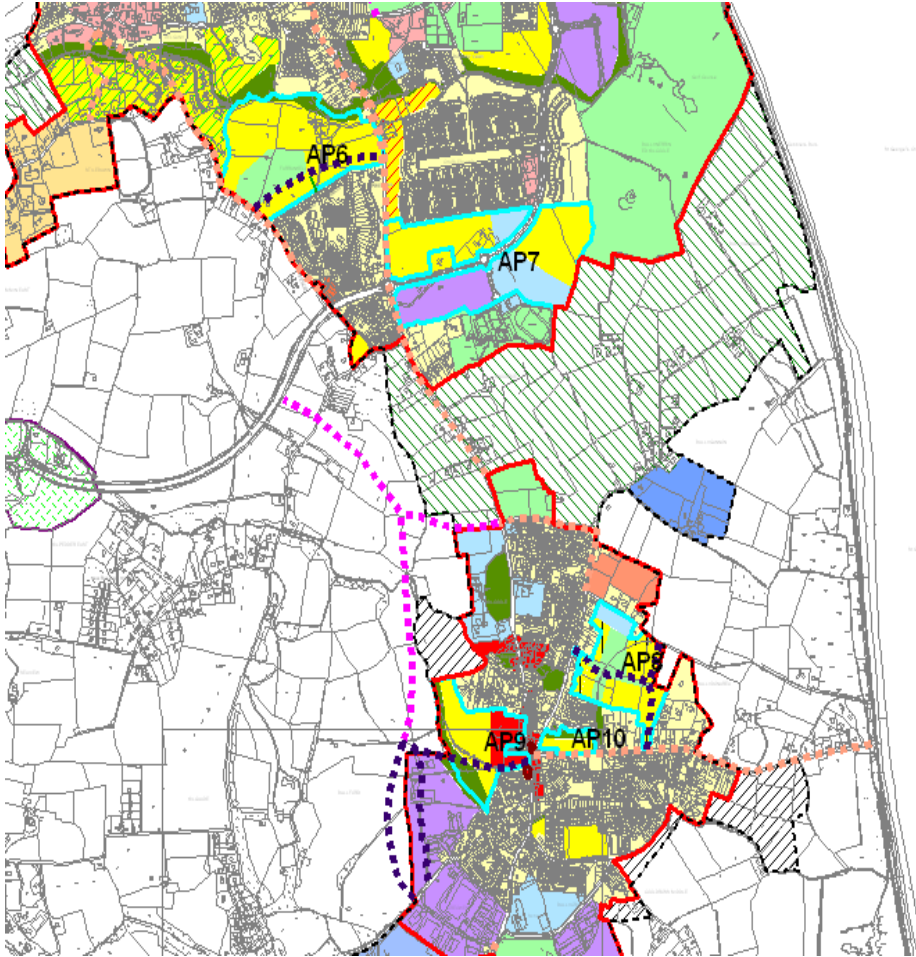
Map A: Land Use Zoning Objectives

Remove GB zoning on lands zoned to the south of the AT zoning within the Kilcoole Settlement boundary and amend the plan boundary as demonstrated below:

From:



To:



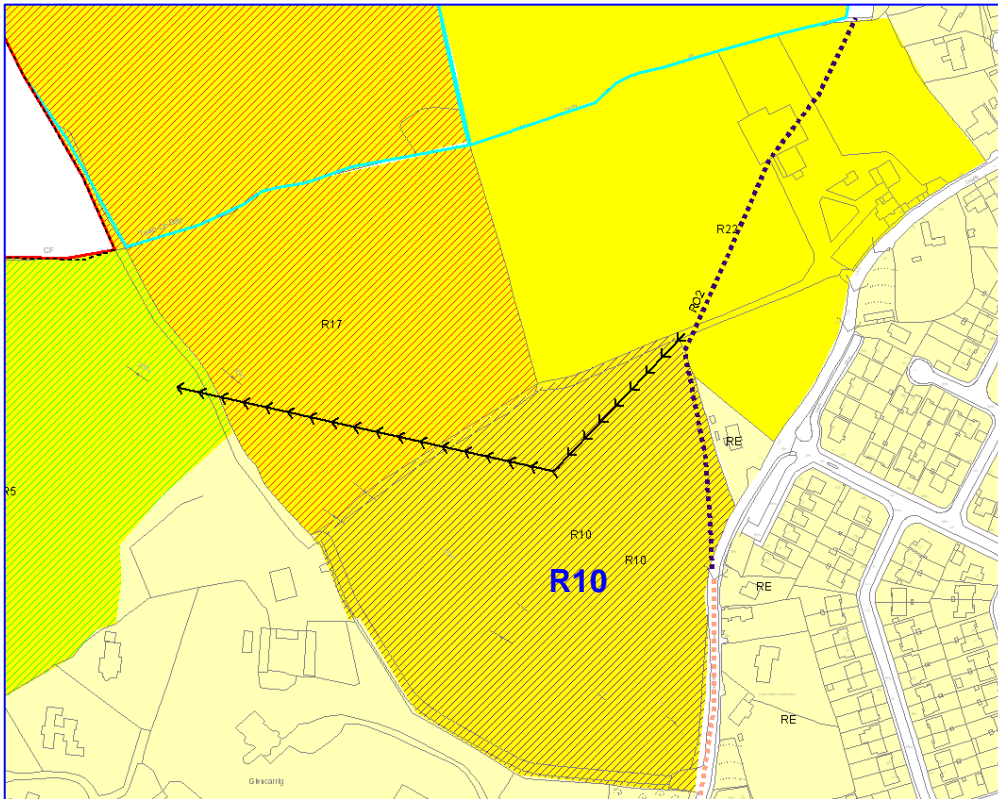
AA screening statement: This amendment seeks to remove the Greenbelt zoning, thereby allowing the land in question to revert to 'unzoned' status. The policies and objectives of the CDP in relation to 'Rural Areas' would therefore apply. It is considered that the policies and objectives of the CDP adequately mitigate against potential negative impacts on Natura sites. No negative impacts on Natura sites are likely to result from this amendment.

PROPOSED AMENDMENT 32

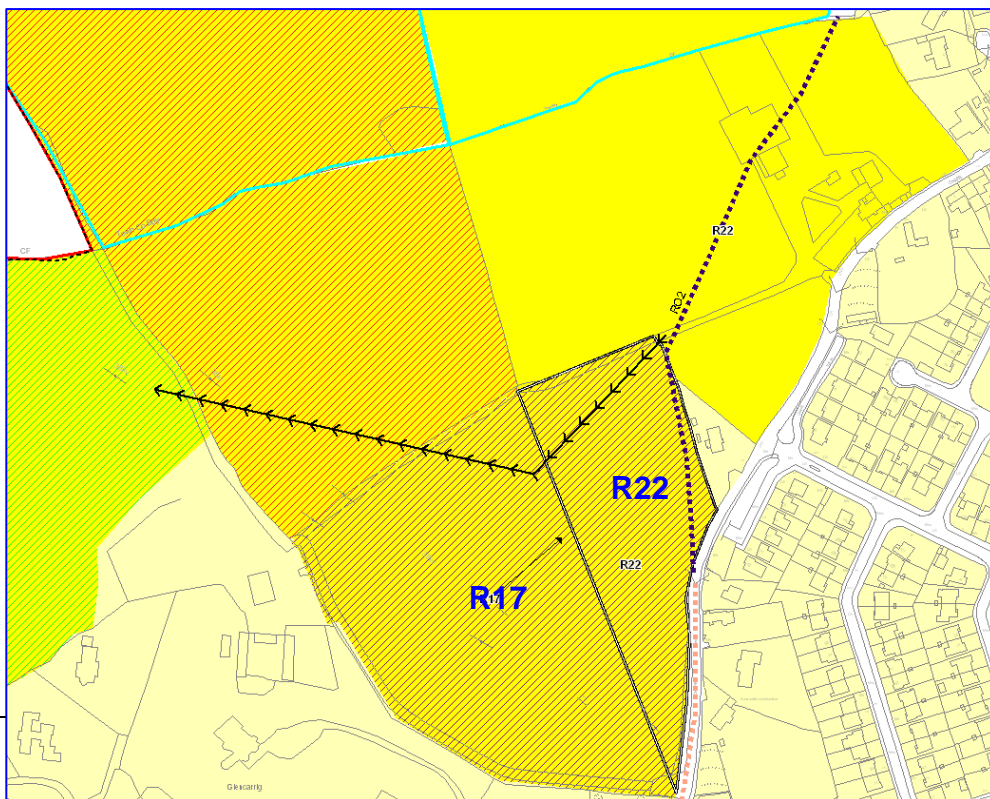
Map A: Land Use Zoning Objectives

Amend map as follows:

From:



To:

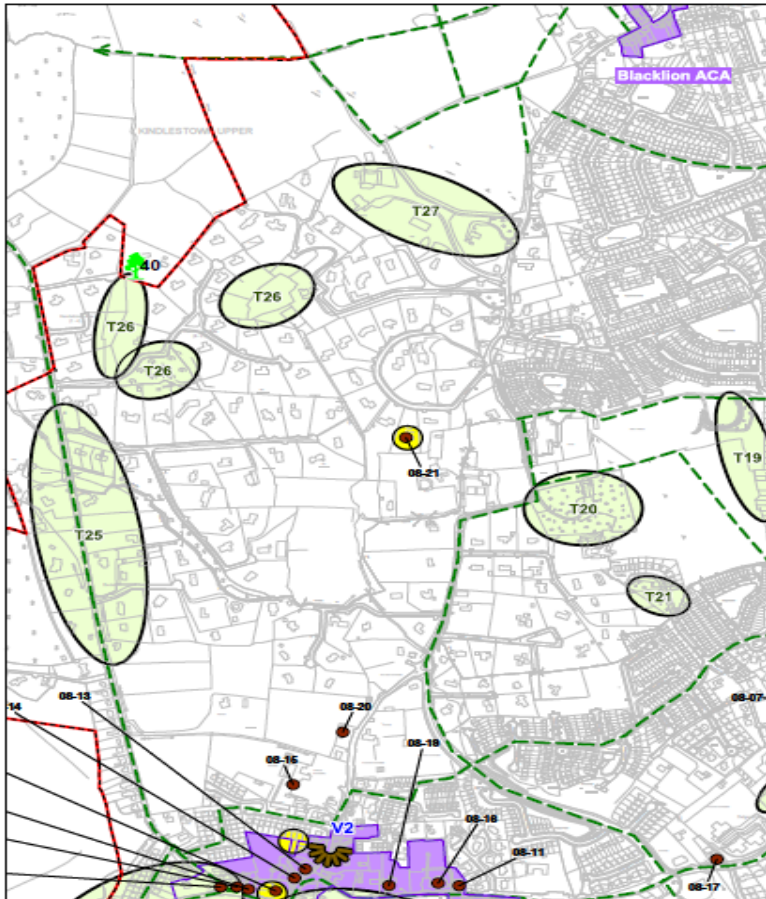


AA screening statement: This amendment involves a revised zoning. Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

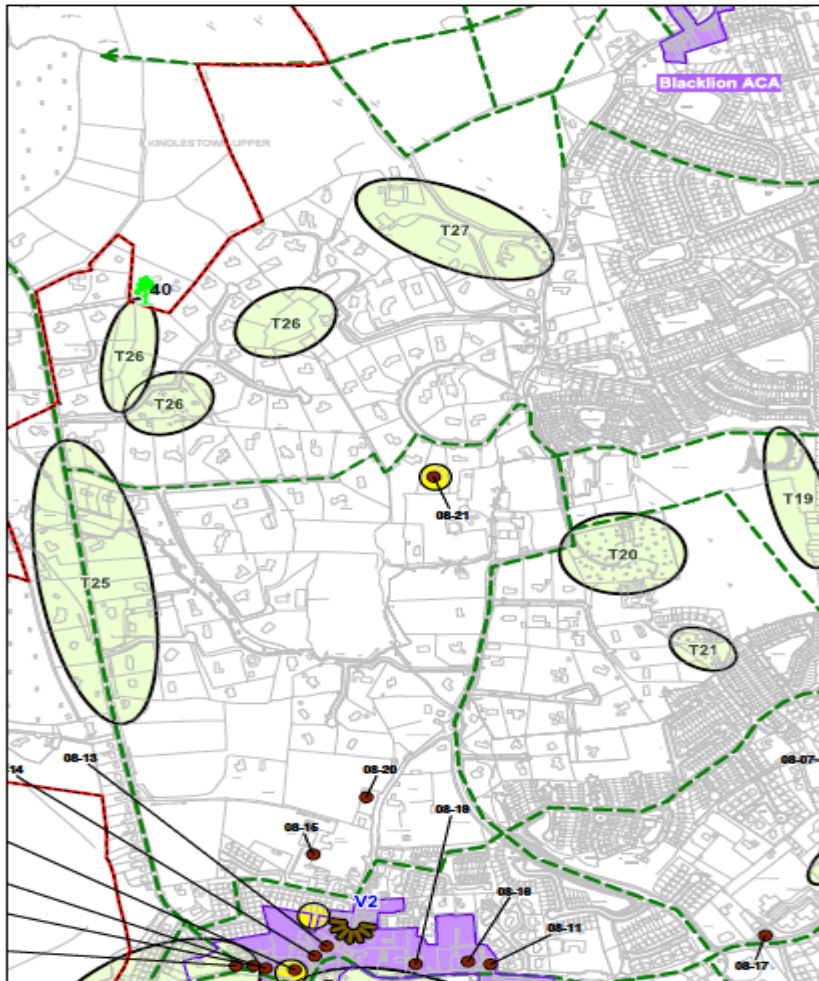
PROPOSED AMENDMENT 34

Amend 'Map B: Heritage Map' as follows:

From



To



AA screening statement: This amendment seeks to display on a map the route of an existing Right of Way/ Heritage Trail. No negative impacts on Natura sites are likely to result from this amendment

SECTION 4: Screening Conclusions

The proposed amendments to the Draft Greystones Delgany Kilcoole Local Area Plan have been examined in order to identify whether they would affect the integrity of the Natura 2000 network. It is the conclusion of this screening process that there will be no significant impacts on the integrity of the Natura 2000 network arising from the proposed amendments. There are no proposed amendments to the CDP Variation arising out of the consultation process; therefore the results of the initial Appropriate Assessment screening report apply.

Appendix 3

AA Screening Report on Proposed Material Alterations

(Addendum II)

May 2013

**Addendum II to Stage 1 Appropriate Assessment Screening
Report of the Draft Greystones Delgany and Kilcoole Local Area
Plan (LAP) 2013-2019 and Proposed Variation No. 3 of Wicklow
County Development Plan (CDP) 2010-2016**

Assessment of Proposed Material Alterations of the Draft
Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019
and Proposed Material Alterations of Proposed Variation No. 3 of
Wicklow County Development Plan (CDP) 2010-2016

May 2013

Forward Planning Section
Wicklow County Council
County Buildings
Wicklow

Appropriate Assessment Screening Report of the Proposed Material Alterations of the Draft Greystones-Delgany and Kilcoole Local Area Plan 2013-2019

SECTION 1: INTRODUCTION

1.1 The Plan Making Process

The 'Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019' and associated Appropriate Assessment Screening Report were on public display during the period 19th December 2012 to 8th February 2013 inclusive. 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.

The Manager prepared a report on the submissions/observations received during the display period and submitted it to the elected members for their consideration. An Addendum to the Appropriate Assessment Screening Report (Addendum I) was prepared at that stage (March 2013). The Addendum assessed the impact to the integrity of the Natura network of the proposed amendments to the Plan, and concluded that they were unlikely to give rise to any significant adverse impacts.

Having considered the Draft Plan, the Manager's Report, the Addendum to the Appropriate Assessment and other environmental reports, the members of Wicklow County Council resolved to alter the Draft Greystones-Delgany and Kilcoole LAP 2013-2019. The proposed material alterations of the Draft LAP are on display during the period 7th May 2013 to 4th June 2013.

1.2 Appropriate Assessment Screening

This report, Addendum II, is an assessment of the impacts on Natura sites of the proposed material alterations to the Draft Plan as agreed by the members of Wicklow County Council, and forms part of the documentation of the ongoing AA/ Plan-making process.

It supplements and should be read in conjunction with the Appropriate Assessment Screening Report of the Draft Plan issued in December 2012 and the Appropriate Assessment Screening Report Addendum I of the proposed amendments issued in March 2013.

In Section 2 of this addendum, the full list of the proposed material alterations of the Draft LAP are provided in the order in which they will appear in the Plan. A statement of likely significant effects in the context of Appropriate Assessment is included for each one.

1.3 Appropriate Assessment Screening Conclusion

The proposed material alterations to the Draft Greystones Delgany Kilcoole Local Area Plan have been examined in order to identify whether they would affect the integrity of the Natura 2000 network. It is the conclusion of this screening process that there will be no significant impacts on the integrity of the Natura 2000 network arising from the proposed material alterations.

SECTION 2: PROPOSED MATERIAL ALTERATIONS

Proposed material alterations to the written statement of the Draft LAP are indicated as follows: new text in **red**, deleted text in ~~blue strikethrough~~. The proposed amendments are ordered in the sequence of the LAP and should be read in conjunction with the Draft LAP. The Appropriate Assessment (AA) screening statement is indicated in *green font*.

PROPOSED MATERIAL ALTERATION NO. 1

Amend RES5 as follows:

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'.¹ 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.**

Apartments generally will only be permitted within Greystones Town Centre, Kilcoole Town Centre, Delgany Village Centre, Neighbourhood Centres, Small Local Centres, Greystones Harbour and North Beach Action Plan, South Beach Action Plan and within 10 minutes walking distance² of Greystones DART station.

Within existing residential areas, regard shall be paid at all times to the overriding objective of the Council to protect the residential amenity of these areas and to only allow infill residential development where this reflects the character of the existing residential area. Apartments will not normally be permitted on sites surrounded by predominantly single family occupied housing estate developments.

AA screening statement: *The amendment allows for consideration to be given for an increase in housing density subject to the availability of required the sewage capacity. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 2

Amend RES7 as follows:

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.**

¹ Densities shall be based on a typical house of 125m² gross floor area. As such, the maximum total number of units permissible on a site shall be calculated on the basis of total gross floor area permitted over a site.

² Assuming an average walking distance of 0.08km per minute. Distances shall not be measured using the 'as the crow flies' tool. Regard shall be paid to the actual pedestrian route available from a residential property to a centre. Walking distances shall be calculated on the distance from the front door of a property.

~~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

AA screening statement: This amendment seeks to ensure that development has due regard to the local environment, and to visual amenity. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 3

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**.

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 4

Amend RT3 as follows:

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:

- 4-6. Core Retail Area
- 2-7. Other TC zoned sites
- 3-8. Zone 1 of the Greystones Harbour and North Beach Action Plan and neighbourhood/ village centres
- 4-9. Edge of town centre sites
- 5-10. 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).

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 5

Amend RT9 as follows:

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.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 6

Amend Objective RT12 as follows:

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.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 7

Amend RT15 as follows:

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.

AA screening statement: *This proposed amendment serves to strengthen the overall protection of the environment, and improve connectivity within the area. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 8

Within 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.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 9

Note: This alteration should be considered in conjunction with Alteration no. 6.

1. Amend EMP4 as follows:

Zone1 of E lands at Mill Road

EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:

~~E1 Zone, Mill / Charlesland Road~~

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

- Zone 1 shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- ~~Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.~~
- ~~The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(a) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(b) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.

~~Development on this land shall be subject to the agreement of a Master Plan⁴.~~

⁴ ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~

From

3. Amend 'Table 11.1: Zoning Matrix' as follows:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 10

1. Add new objective as follows:

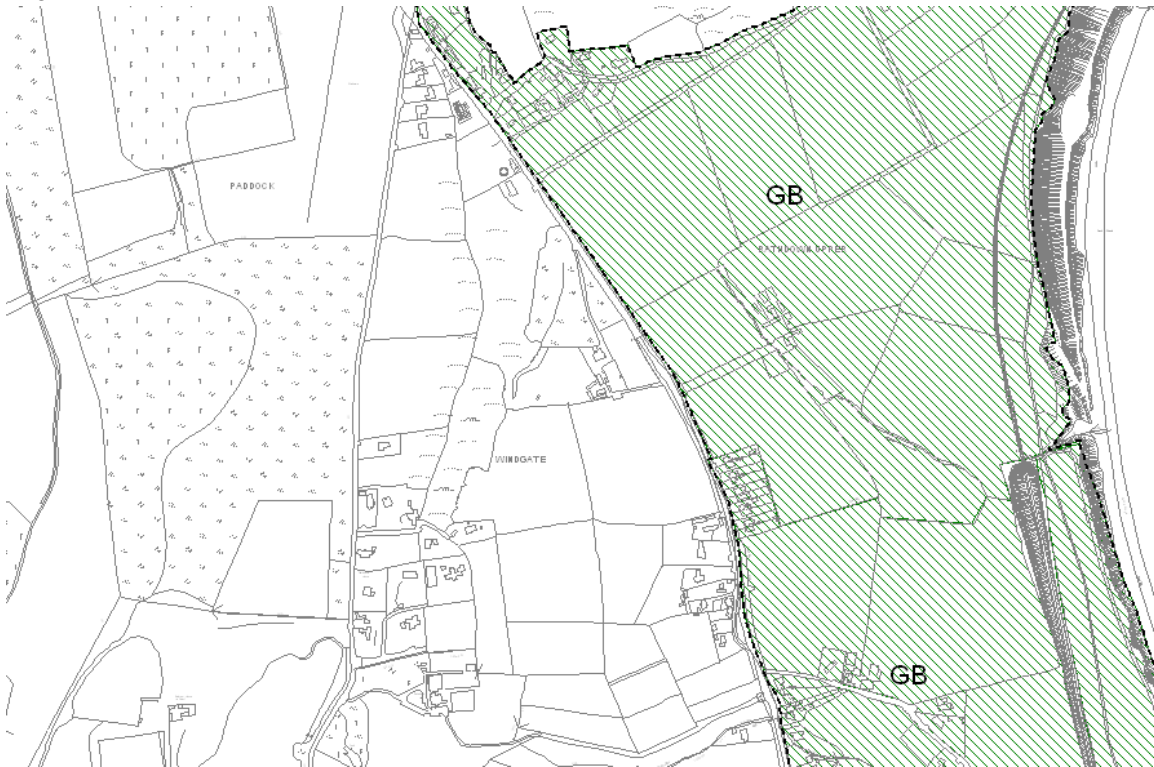
E2/GB Zoning Objective, Windgates

EMP5: The following objectives relate to lands zoned E2/GB at Windgates. These lands measure approximately 7ha and include greenbelt (c.1.3ha) and E2 (c.5.7) zoning objectives. These lands shall be developed in an integrated manner, in accordance with the following:

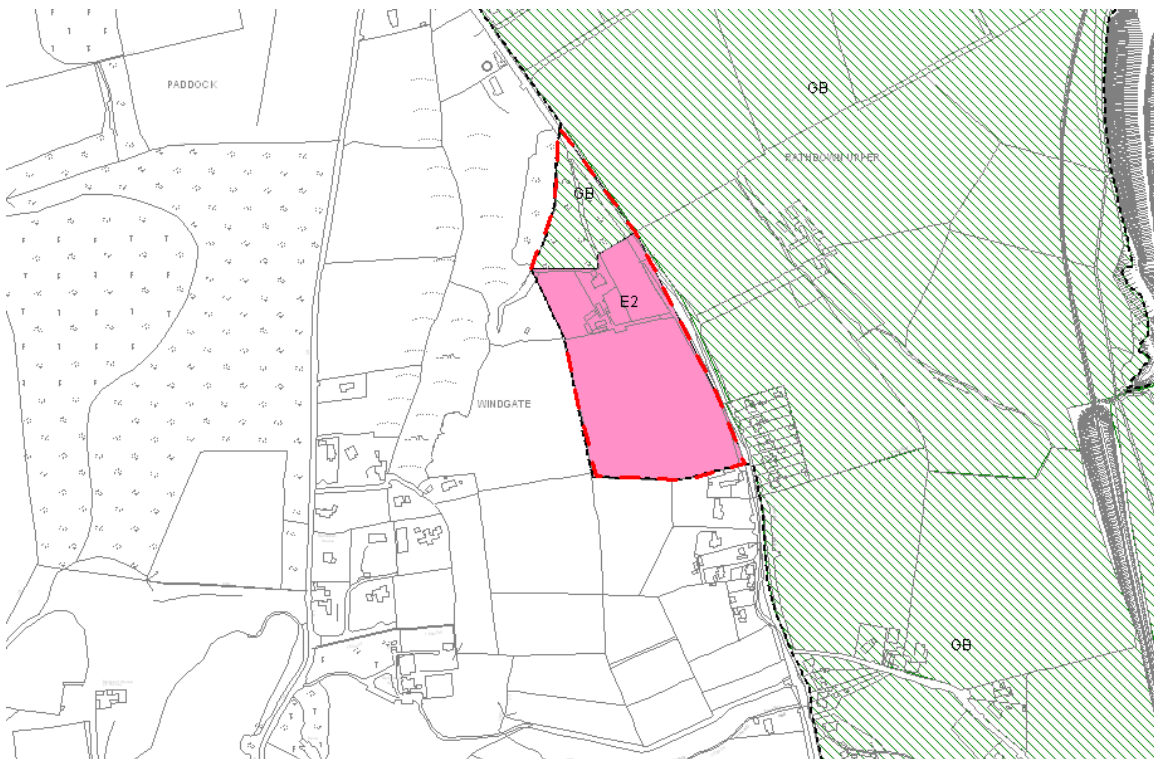
- E2 lands shall provide for the development of a senior clinical healthcare centre and hotel.
- GB lands shall be retained as a wooded area.
- Healthcare facility to include, at a maximum: 170 bed spaces, clinical care facilities, seniors R&D, parklands and woodland access – scenic walks.
- Hotel to include, at a maximum: 125 bedrooms, conference facility, business centre, associated wellness and health spa.
- The existing disused period house shall be retained and appropriately redeveloped.
- Appropriate provision shall be made in terms of providing pedestrian/cycle links to Greystones and access to public transport facilities, as appropriate
- The scale and design of the development shall not lend itself to possible future conversion to private dwelling houses.
- Development is subject to strict legal agreement (under Section 47 of the Planning and Development Act) requiring that:
 - the entire development, including all buildings and land, shall be held in single ownership and shall not be subdivided.
 - No part of the development shall be allowed to be used as a permanent residence.

2. Amend Map A as follows:

From



To



3. Add new zoning objective into 'Table 11.1: Zoning Matrix' as follows:

Option Zoning* E2: Senior Clinical Healthcare Centre and Hotel	To provide for the development of a senior clinical healthcare centre and hotel.
--	--

* Option Zonings are zonings that will be valid only for the lifetime of the plan.

AA screening statement: *This amendment involves a revised zoning. It is considered that the plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 11

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.

AA screening statement: *This proposed amendment serves to strengthen the overall protection of the environment. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 12

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.

AA screening statement: *The proposed amendment serves to strengthen this objective. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 13

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**.

AA screening statement: *This proposed amendment serves to strengthen the overall protection of the environment. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 14

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"

AA screening statement: *This proposed amendment serves to clarify that local policy is in line with National strategies. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 15

Within 'Table 7.1: Roads Objectives', 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.
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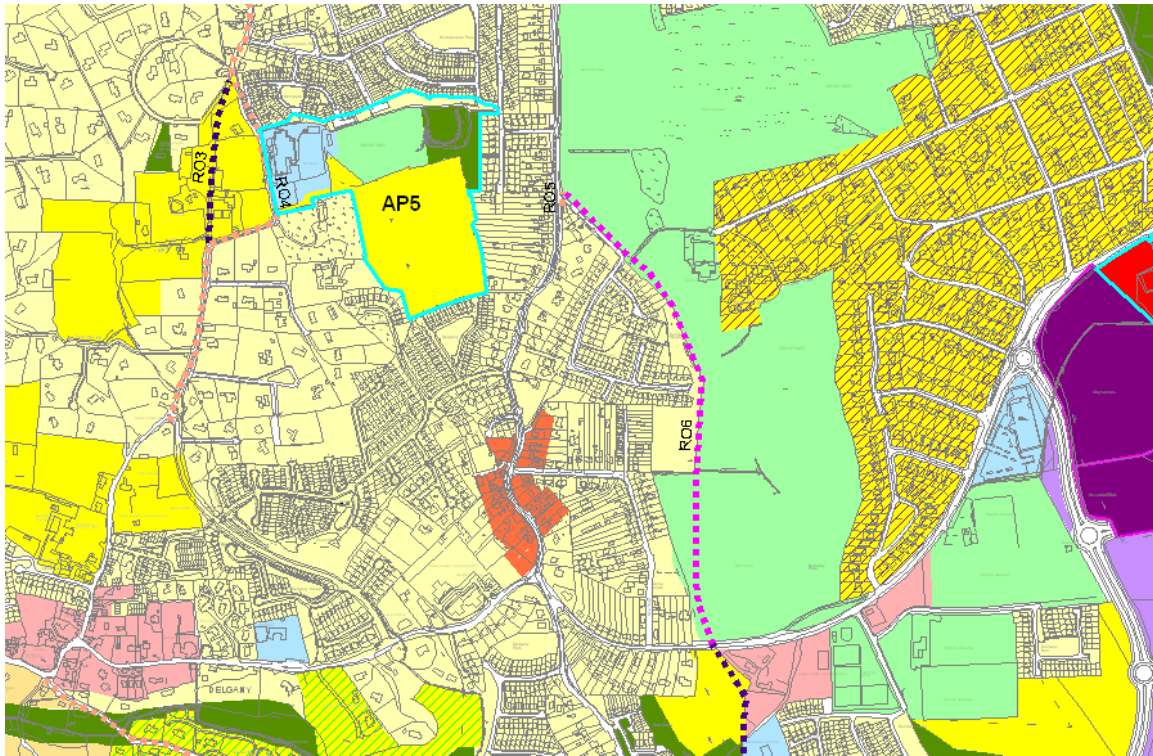
AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 16

1. Delete RO6 from Table 7.1: Roads Objectives:

RO6	Provision of a long term road objective to provide for an alternative road around Killincarrig Village through Greystones Golf Club, or improving the R761 for pedestrians, cars and cyclists.
-----	---

2. Delete RO6 from the following Map A:



AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

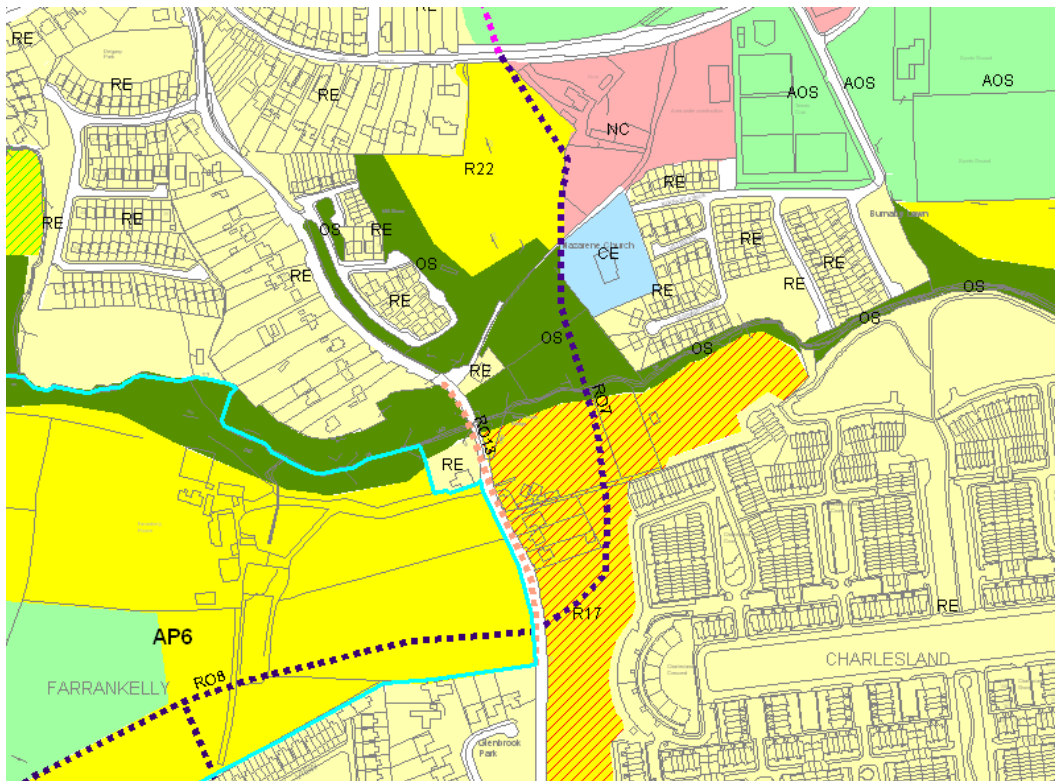
PROPOSED MATERIAL ALTERATION NO. 17

1. Omit RO7 (Table 7.1) 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.

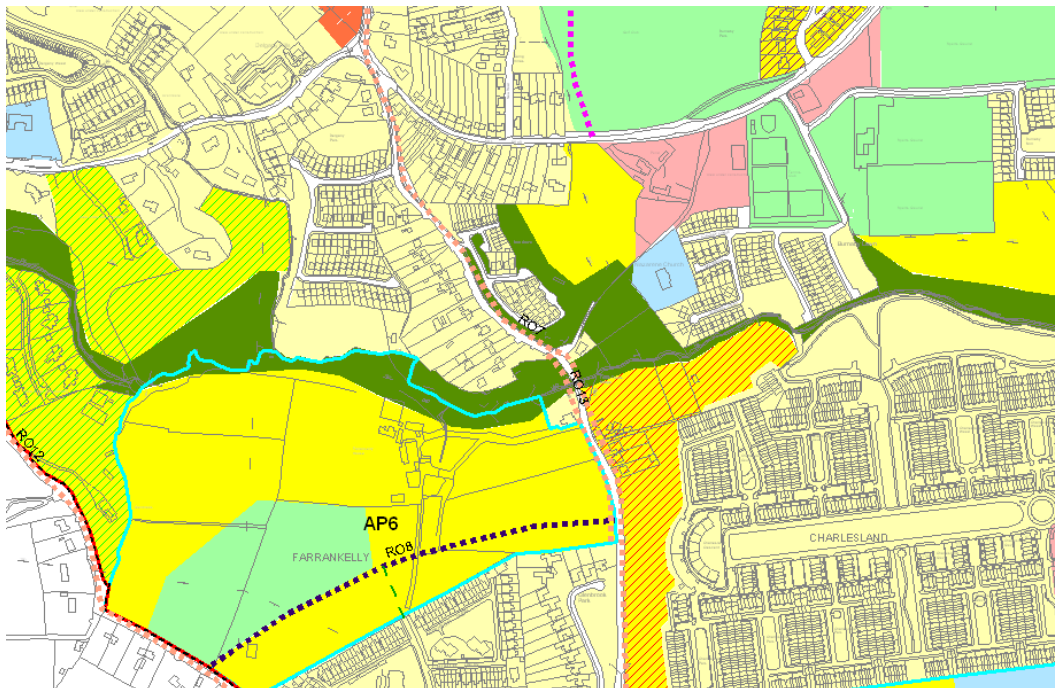
RO7	Provide for a local access road to facilitate the development of zoned lands, incorporating the possibility of a future bridge over the Three Trouts Stream to allow for linkage from Mill Road to the R761. Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.
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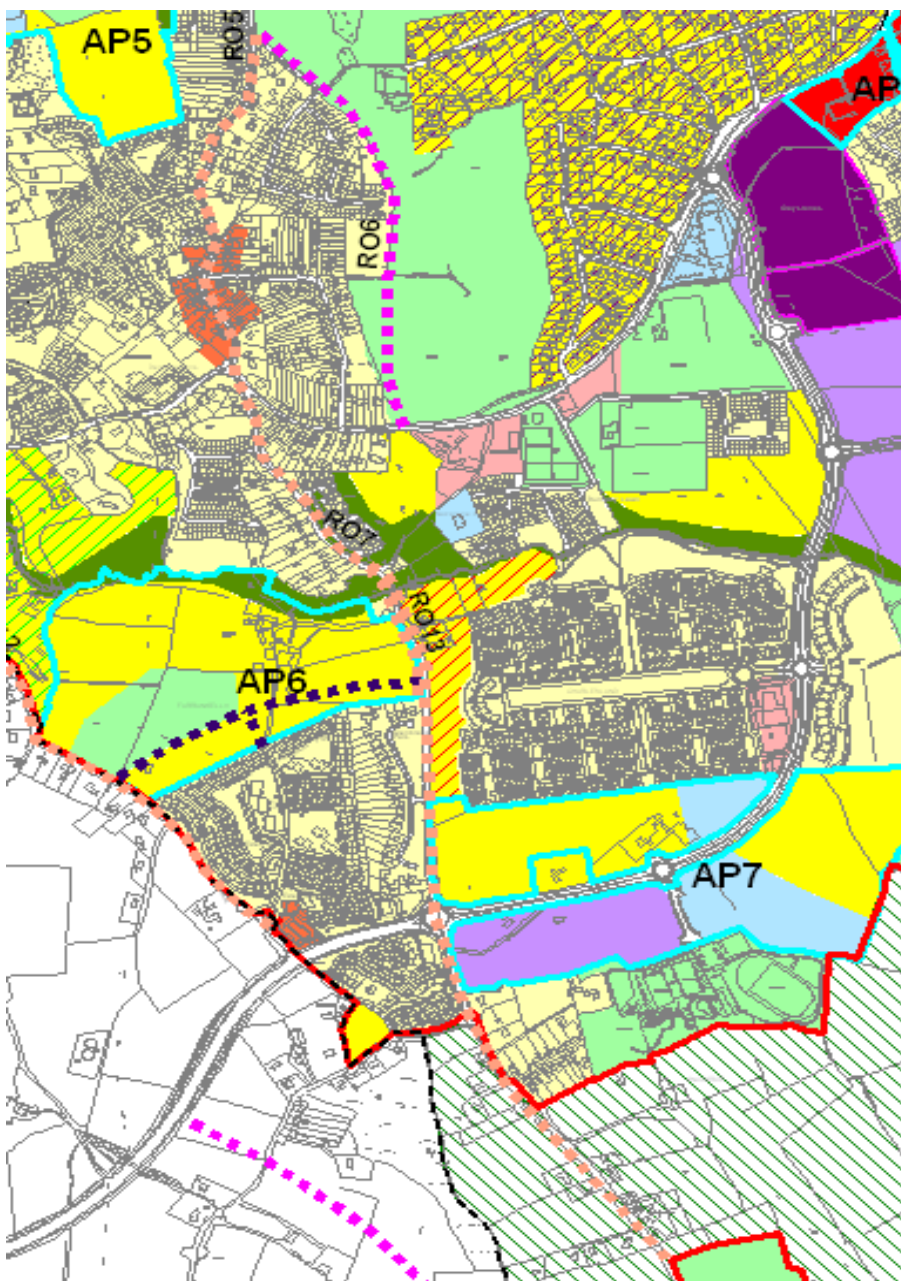
2. Amend RO7 on Map A as set out below:

From:



To:





AA screening statement: *This proposed amendment seeks to ensure better use of existing infrastructure. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 18

1. Amend RO8 (Table 7.1) 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.
-----	---

2. Amend '10.7: Farrankelly Action Plan' as set out below.

Note: This alteration relates specifically to the new objective as set out in the 5th bullet point below. The alteration relating to the phasing objective (as also show below for ease of reference) is set out in Proposed Alteration no. 25.

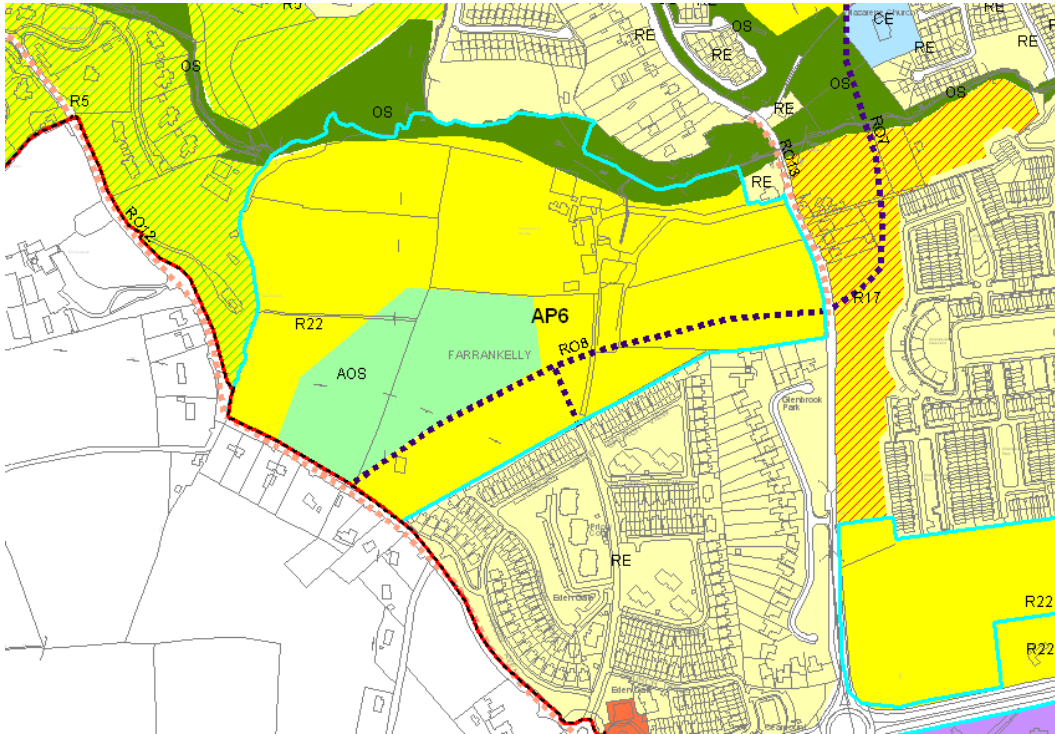
10.7 AP6: FARRANKELLY ACTION PLAN

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:

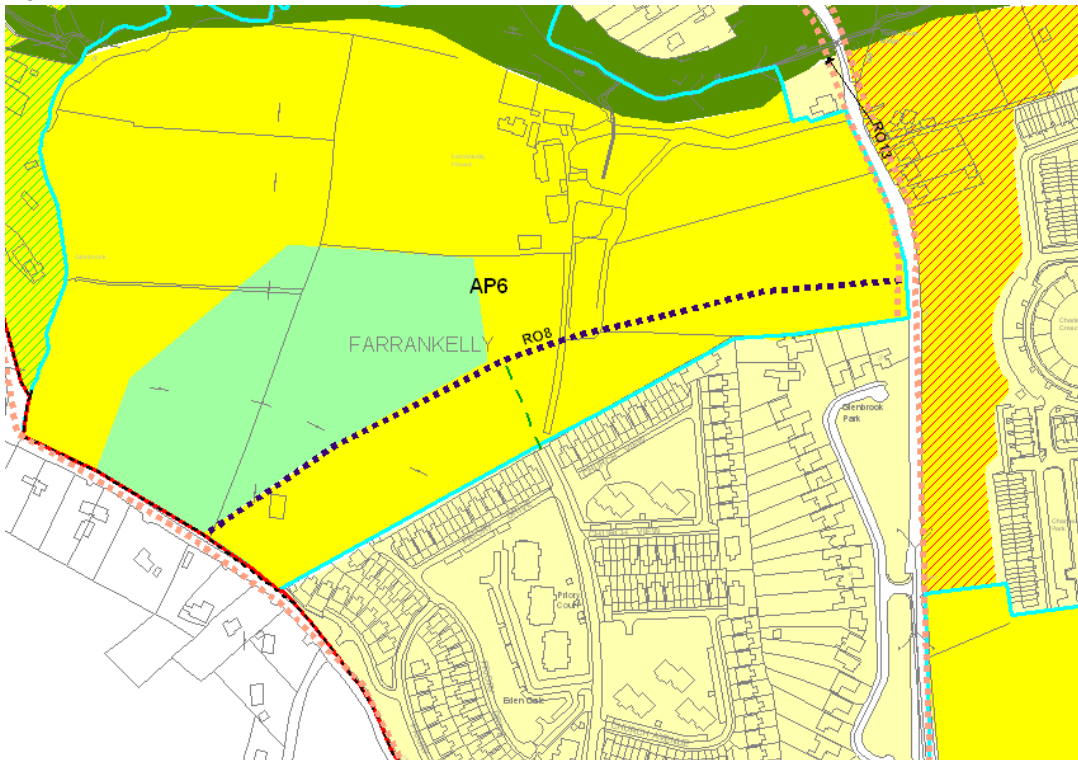
- Approximately 17ha to be developed for residential use.
- Approximately 4.5ha of land shall be provided for active open space.
- Lands identified at risk of flooding (under the FRA) shall be reserved as open space.
- Roads shall be provided in accordance with RO8, Section 7 of this plan.
- Provide 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.

3. Amend RO8 on Map A as follows:

From



To



AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

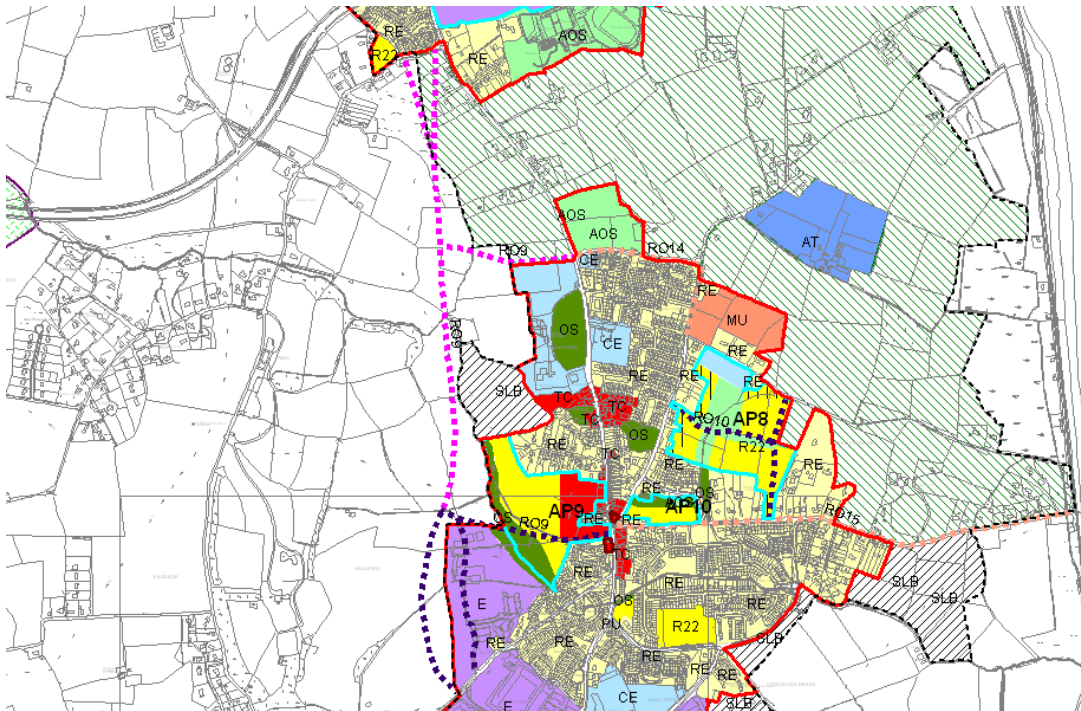
PROPOSED MATERIAL ALTERATION NO. 19

1. Amend Table 7.1: Roads objectives as follows:

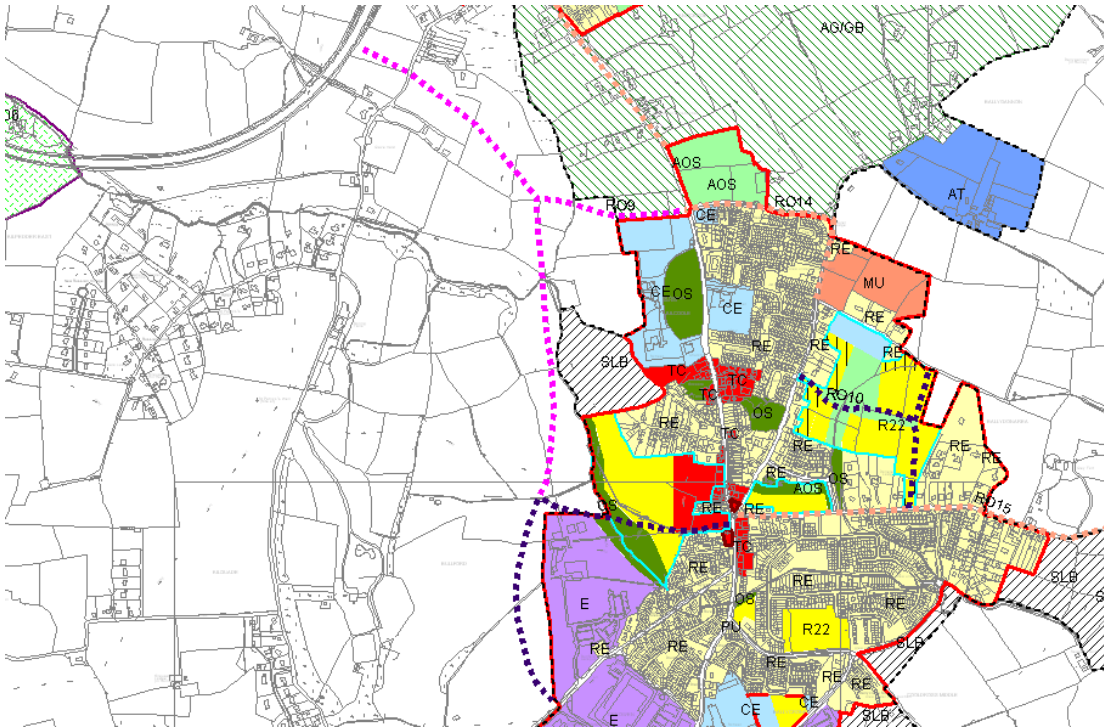
RO9	<p>To provide for the development of a Western Distributor Road to bypass Kilcoole. The southern section of the route shall be developed according to one of the following two options: (i) southern junction of the new road shall be provided at the intersection with Kilcoole Industrial Estate, Greowen 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.</p> <p>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 Priors 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.</p> <p>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.</p>
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2. Amend RO9 on Map A as follows:

From:



To:



AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 20

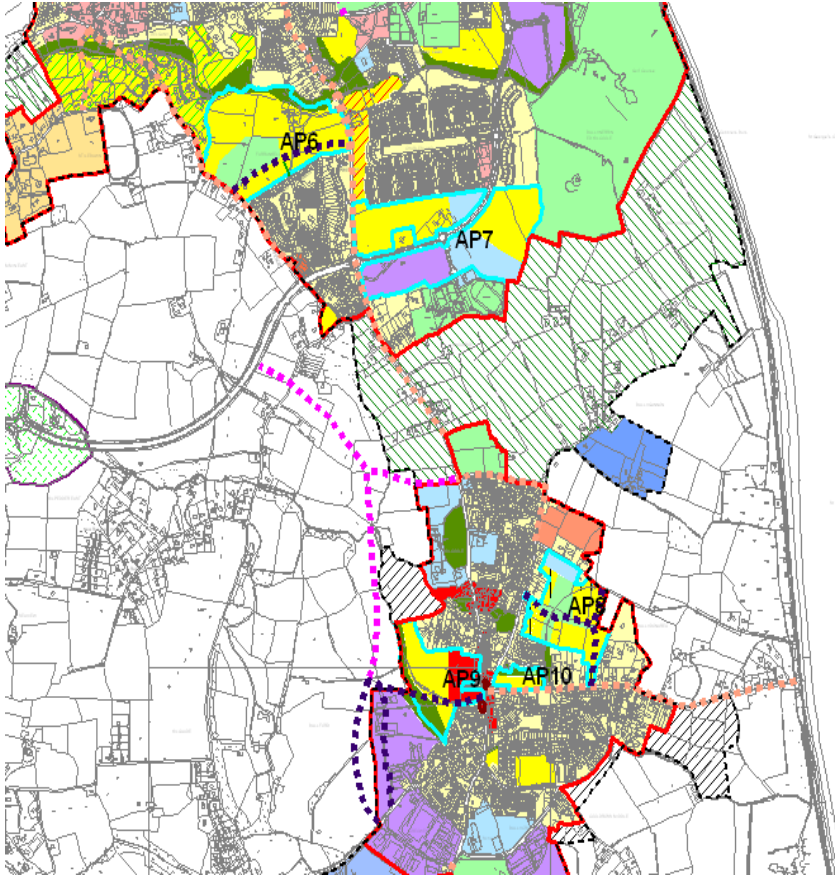
Introduce new road objective in Table 7.1: Roads objectives as follows

Note: This alteration should be read in conjunction with Alteration no. 32.

RO18	The development of lands zoned VC and R5 at/ to the south of Stilebawn House shall provide for either substantial improvements to the junction of Blackberry Lane/Priory Road/ R762 or for an alternative (public) route from the R762 to Blackberry Lane.
------	--

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

To:



3. Amend Table 11.1: Zoning Matrix as follows:

AG/ Agriculture/Greenbelt¹	GB:	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.
--	------------	--

AA screening statement: *This amendment seeks to remove the Greenbelt zoning, thereby allowing the land in question to revert to 'unzoned' status. The policies and objectives of the CDP in relation to 'Rural Areas' would therefore apply. It is considered that the policies and objectives of the CDP adequately mitigate against potential negative impacts on Natura sites. No negative impacts on Natura sites are likely to result from this amendment.*

¹ For the sake of clarity, GB lands form part of the rural area. Planning applications shall be assessed on the basis of the objectives and standards for the rural area, as set out in the Wicklow County Development Plan 2010-2016.

PROPOSED MATERIAL ALTERATION NO. 22

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 La Touche Hotel is a structure that contributes to the Special Interest of this ACA.**
- 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.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 23

1. Amend 'Section 10.2: Coolagad Action Plan' as follows (Note: This alteration is necessary consequent to the zoning changes set out in Alternation no. 33):

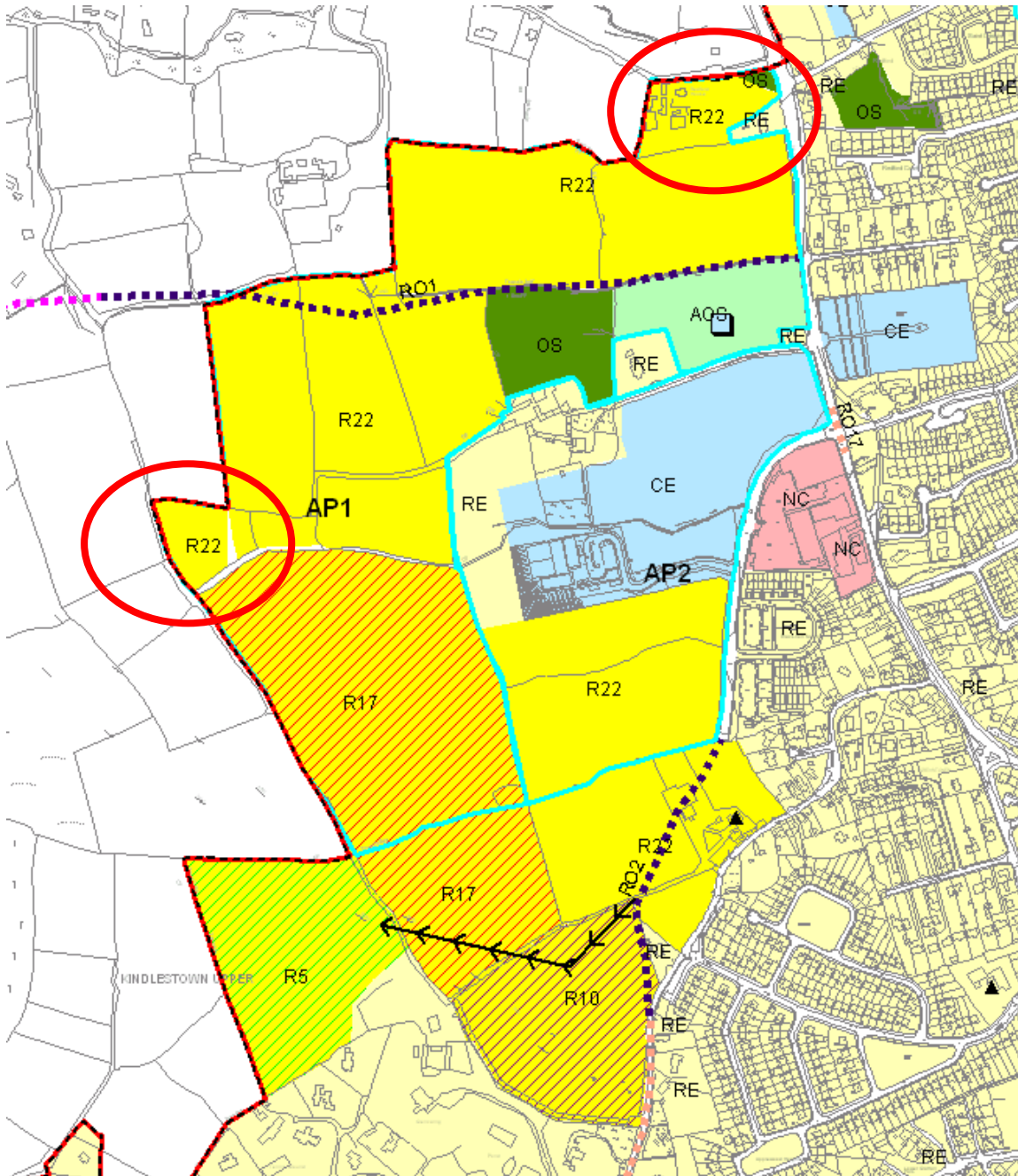
10.2 AP1: COOLAGAD ACTION PLAN

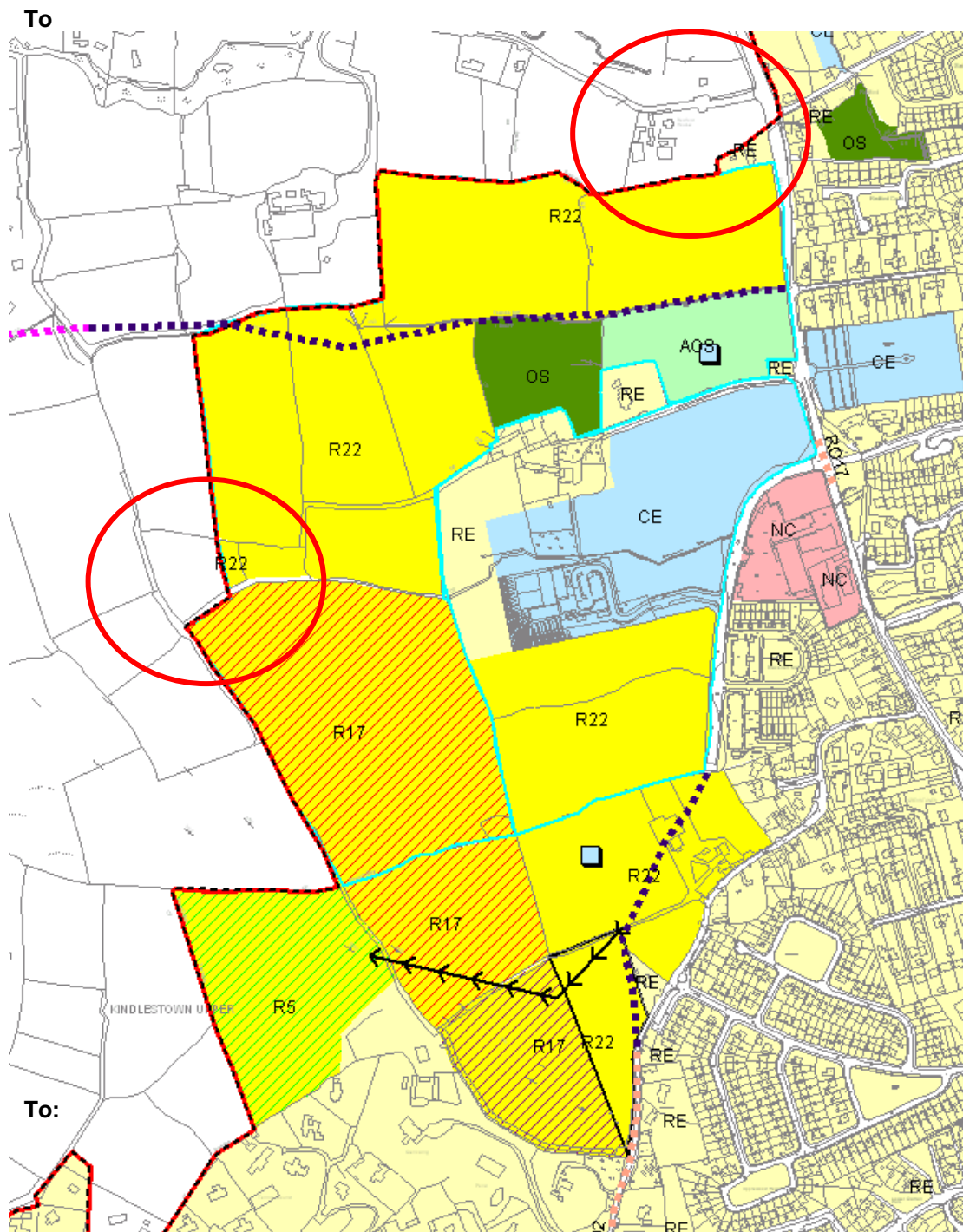
This Action Area is located at Templecarrig Lower, Coolagad and Kindlestown Upper, on a site approximately 36ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following:

- ~~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.

2. Amend Map A as follows (Note: This alteration is necessary consequent to the zoning changes set out in Alternation no. 33):

From





AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 24

Amend 'AP3: Greystones Harbour and North Beach Action Plan', 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~~

AA screening statement: This amendment seeks to strengthen the protection of Natura sites by eliminating the potential risk posed by the planting of alien / invasive species as part of landscaping works. 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

PROPOSED AMENDMENT 25

1. Amend 'AP6: Farrankelly Action Plan' as follows:

Note: This alteration relates specifically to the new objective as set out in the final bullet point below. The alteration relating to RO8 road objective (as also show below for ease of reference) is set out in full (including map) in Proposed Alteration no. 18.

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.

AA screening statement: *This amendment seeks to promote cycling and pedestrian networks on to link residentially zoned land and to ensure adequate delivery of open space requirements. No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 26

Amend 'AP7: Charlesland Action Plan' as follows:

10.8 AP7: CHARLESLAND ACTION PLAN

This action plan is located at Charlesland, on a site approximately 29ha in size. This area shall be developed for a mix of uses including residential, employment and schools, in accordance with the following:

- Approximately 16ha to be developed for residential use.
- The reservation of 1.6ha for a new primary school and 4.86ha for a new post primary school. The land take for the school development shall be subject to the agreement of the Department of Education and Skills. A reduced land take for schools could be accommodated, subject to the agreement of the Department.
- At least 6.61ha to be provided for employment uses.
- Subject to there being a need for a site for a new Garda station at Charlesland, a site shall be reserved for a Garda station, to be provided in consultation with the Department of Justice, Equality and Defence.
- A community enterprise centre of c.8,000m², which shall include a start up facility of c.2,800m² which shall be handed over to an appropriate community enterprise organisation.
- Provide public transport facilities, including bus / coach parking facilities at an appropriate location.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 27

Amend 'AP9: Bullford Action Plan' as follows:

10.10 AP9: BULLFORD ACTION PLAN

This action plan is located to the west of Main Street, in the townlands of Kilcoole and Bullford, as shown on Map 1. This Action Area measures c. 10ha and includes residential (c. 6.7ha), town centre (c. 2.9ha) and open space zonings.

This Action Area shall be developed as a town centre, residential, and community and open space zone in accordance with the following criteria:

- Vehicular access shall be provided from the proposed western distributor road, and the east-west linkage to Main Street. Only 50% of development shall be completed before the entire link between Main Street and the Newtownmountkennedy Road has been completed

- Derelict buildings adjoining Main Street shall be removed and a new town square provided. New buildings shall be designed to enclose the new square. An indicative layout of the new town square is indicated in Figure 10.1.
- A town car park shall be provided at an easily accessible and convenient location
- The streetscape south of 'The Breeches' pub shall be reinstated with the provision of a suitable new two-storey development.
- New residential areas shall be developed to the highest standard of design and layout and shall provide for a range of unit types and sizes.
- Denser development may be considered in the area zoned TC, subject to a high quality design and respect for the scale and proportions of existing buildings on the Main Street
- Any development proposals for this Action Area shall include proposals for community uses, as determined through the preparation of a community facilities audit and consultation with the Community and Enterprise Section of the Council
- ~~A public riverine park shall be provided along the existing stream on the western boundary of the Action Area. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. The appropriate layout, design and landscaping of this park shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.~~
- Land zoned open space can be used as the residential public/ private open space associated with housing development on the site.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment.*

PROPOSED MATERIAL ALTERATION NO. 28

Section 11: Zoning

(a) Below Table 11.1 Zoning Matrix (paragraph 3)

Amend the plan as follows:

Uses generally appropriate for **centres** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, ~~some~~ tourism and recreational uses **including sports uses**, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

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

Amend the plan as follows:

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.

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 29

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

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 30

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.

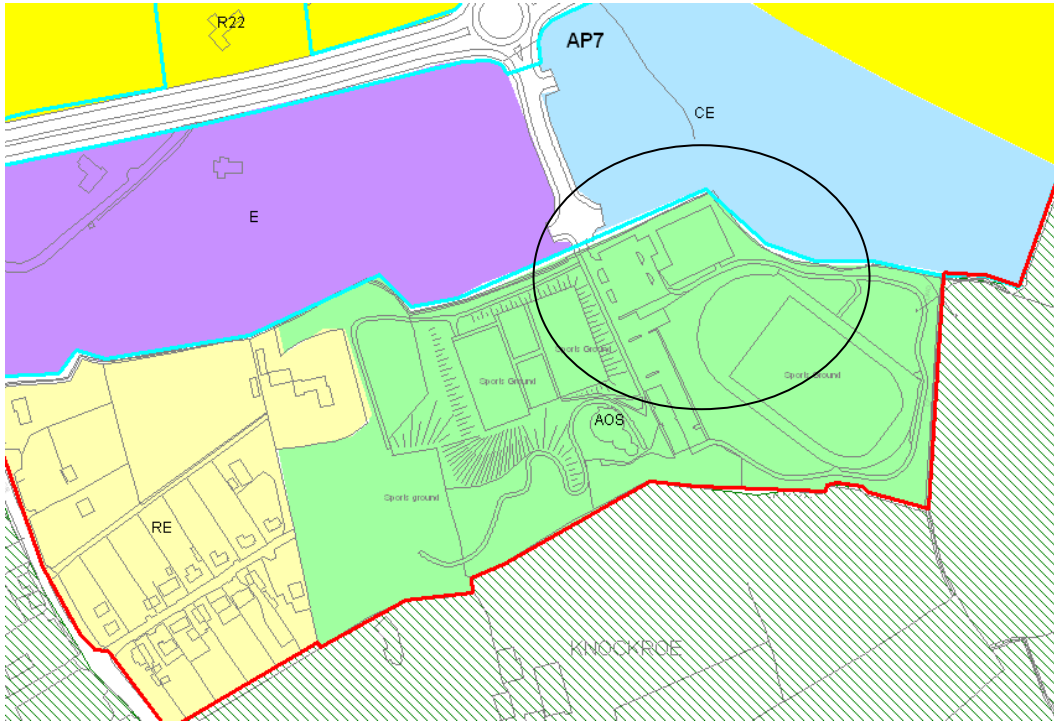
AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

PROPOSED MATERIAL ALTERATION NO. 31

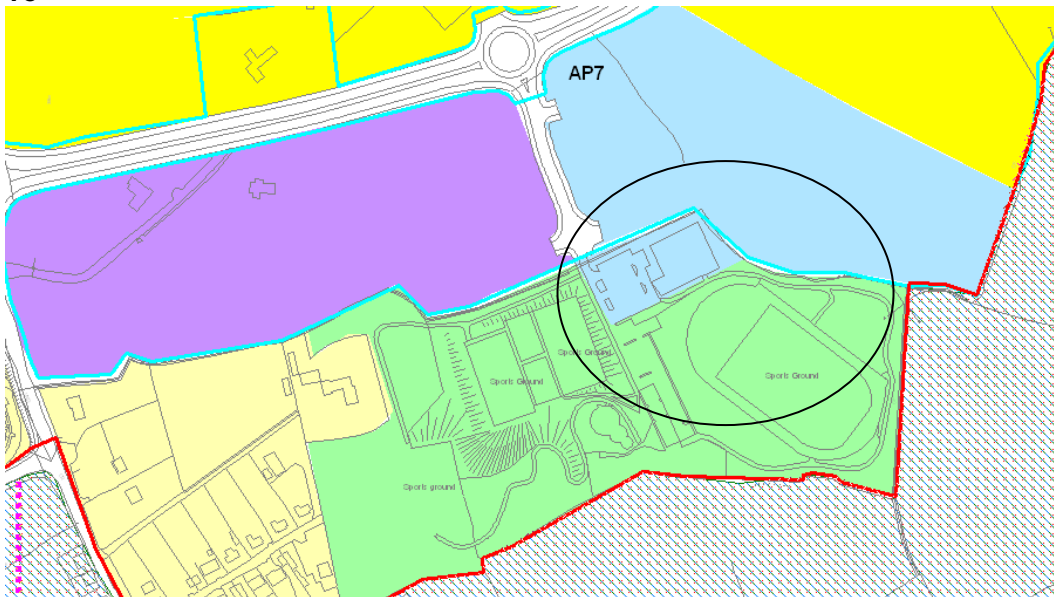
Map A: Land Use Zoning Objectives

Amend Map A as follows: Change c. 0.6ha at Charlesland from AOS to CE

From



To



AA screening statement: This amendment seeks to alter the existing Active Open Space zoning to Community use. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 32

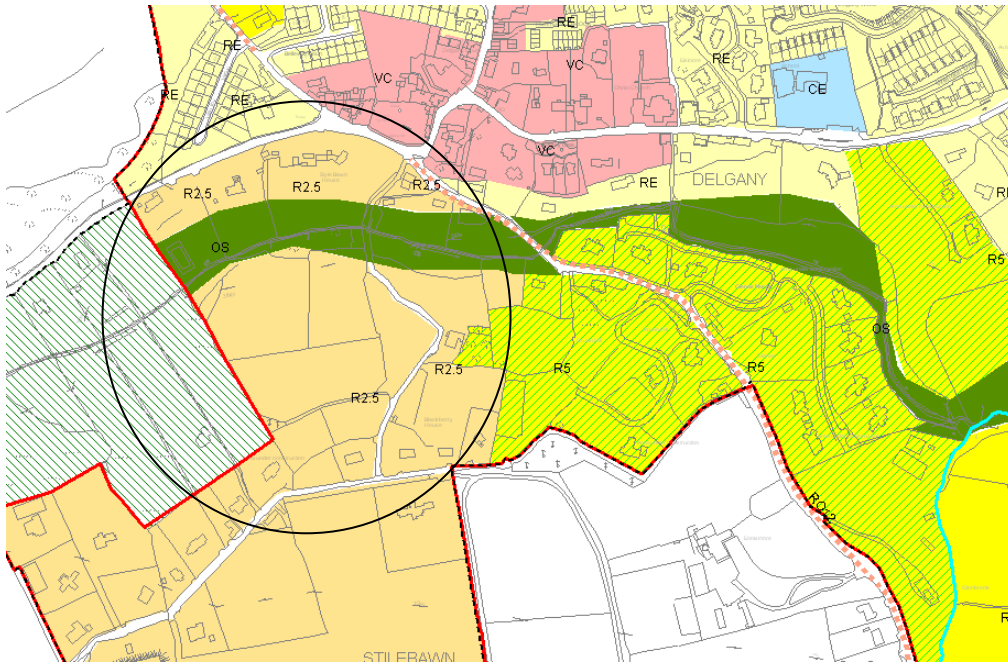
1. Amend Map A as follows and as indicated below:

- (a) Rezone lands north of Three Trouts Stream from R2.5 to VC
- (b) Rezone part of lands south of Three Trouts Stream from R2.5 to R5
- (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)

2. Include new objective within 'Section 8: Transport and Service Infrastructure' as follows (including reference on Map A). Note: This Alteration should be read in conjunction with Alteration no. 20:

The development of lands zoned VC and R5 at / to the south of Stilebawn House shall provide for either substantial improvements to the junction of Blackberry Lane / Priory Road / R762 or for an alternative (public) route from the R762 to Blackberry Lane.

From



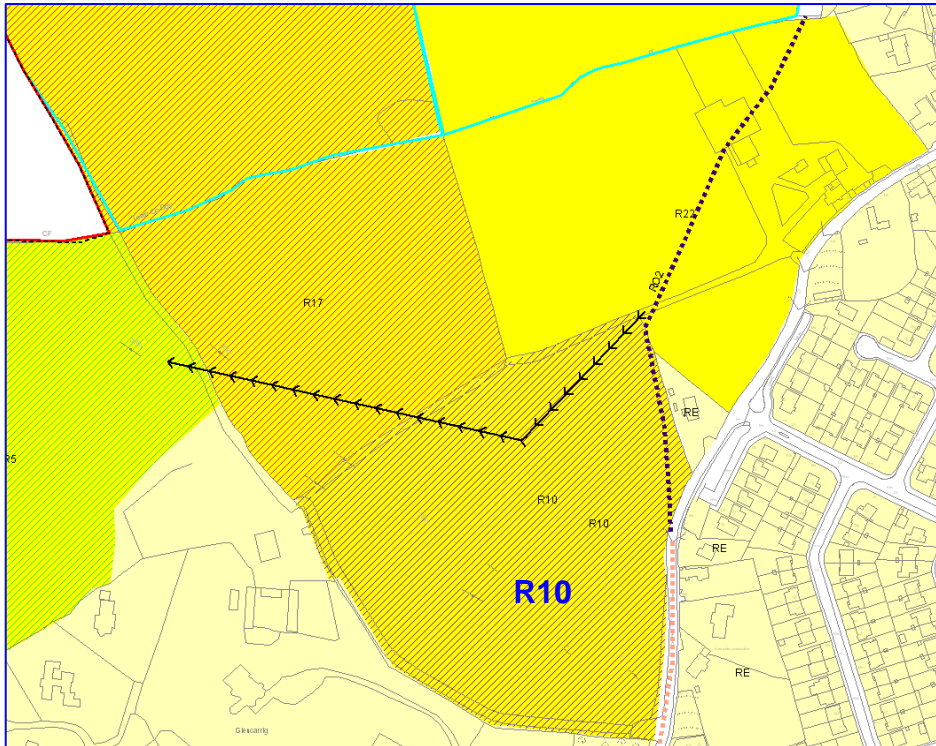
AA screening statement: The Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 33

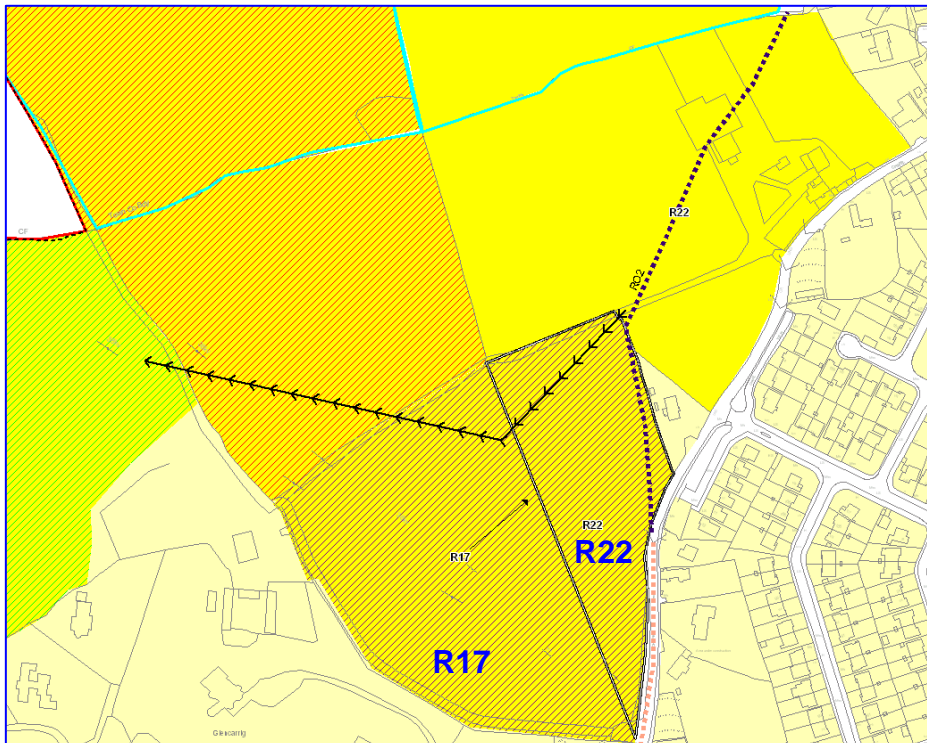
On Map A rezone lands at Kindlestown Upper from R10 to R22 and R17 as follows

(Note: This alteration should be considered in conjunction with Alteration No. 23 and No.2):

From:



To:



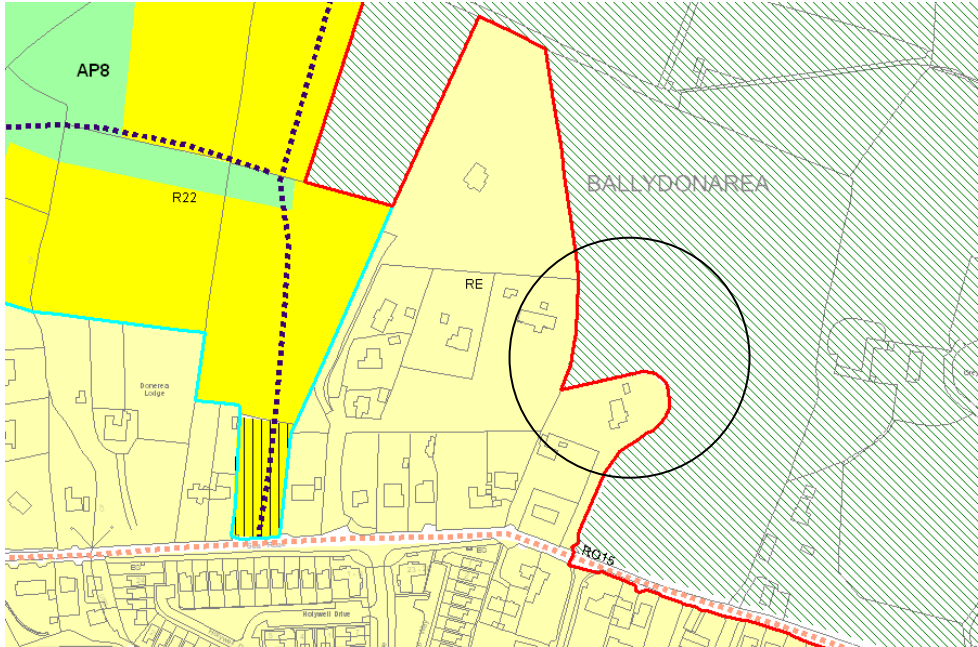
AA screening statement: This amendment involves amendments to density provisions. Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 34

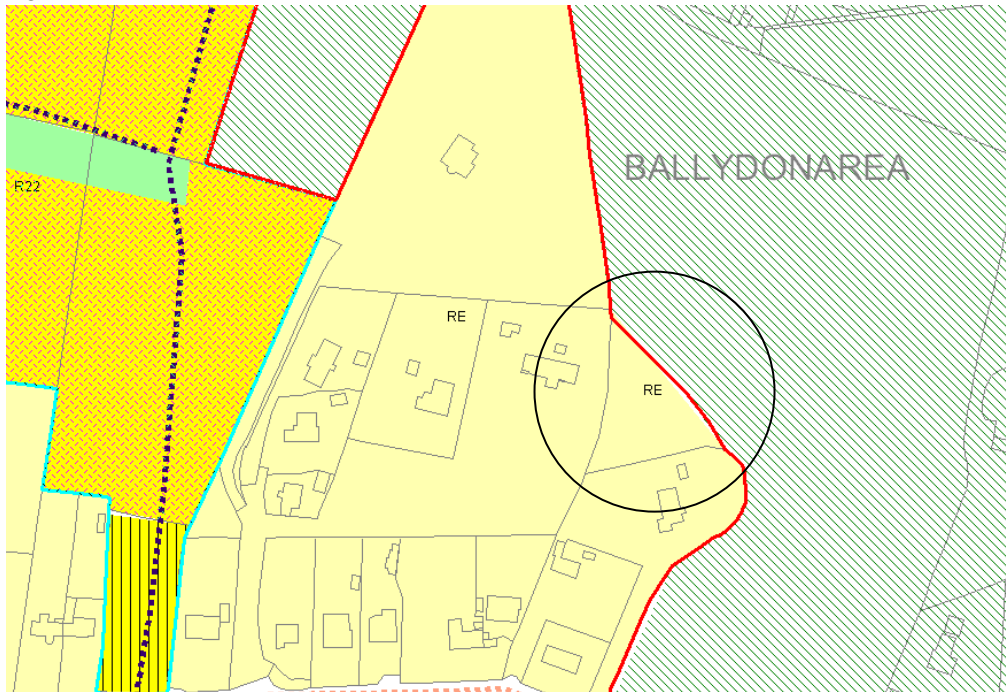
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:



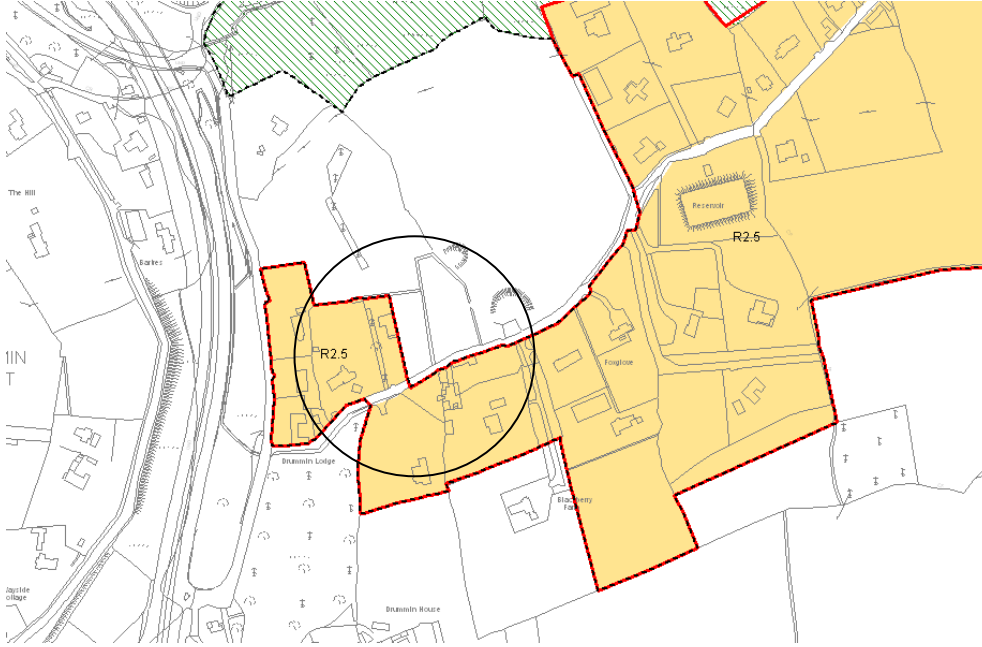
AA screening statement: This amendment involves a revised zoning. Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 35

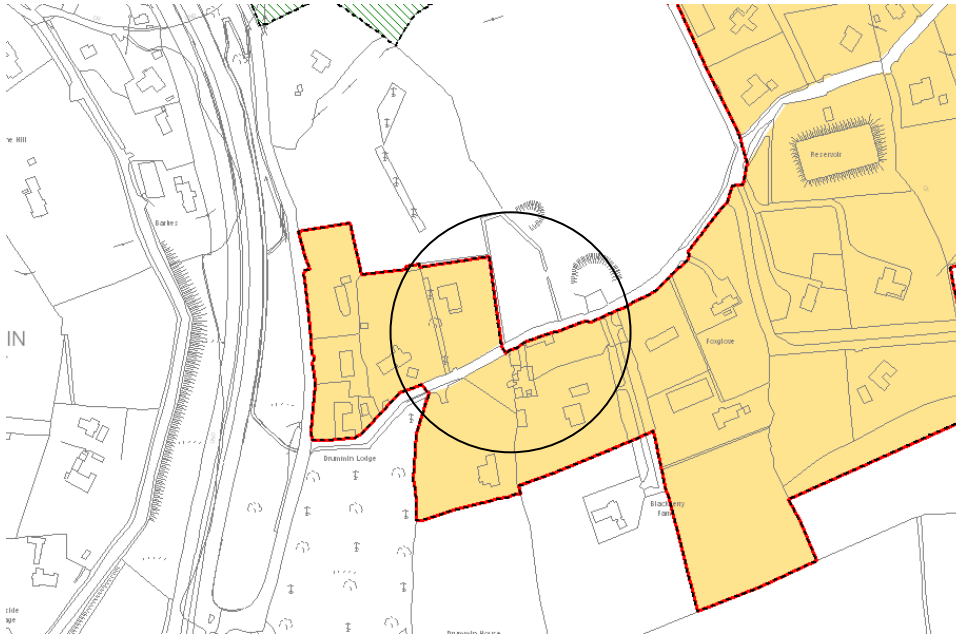
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:

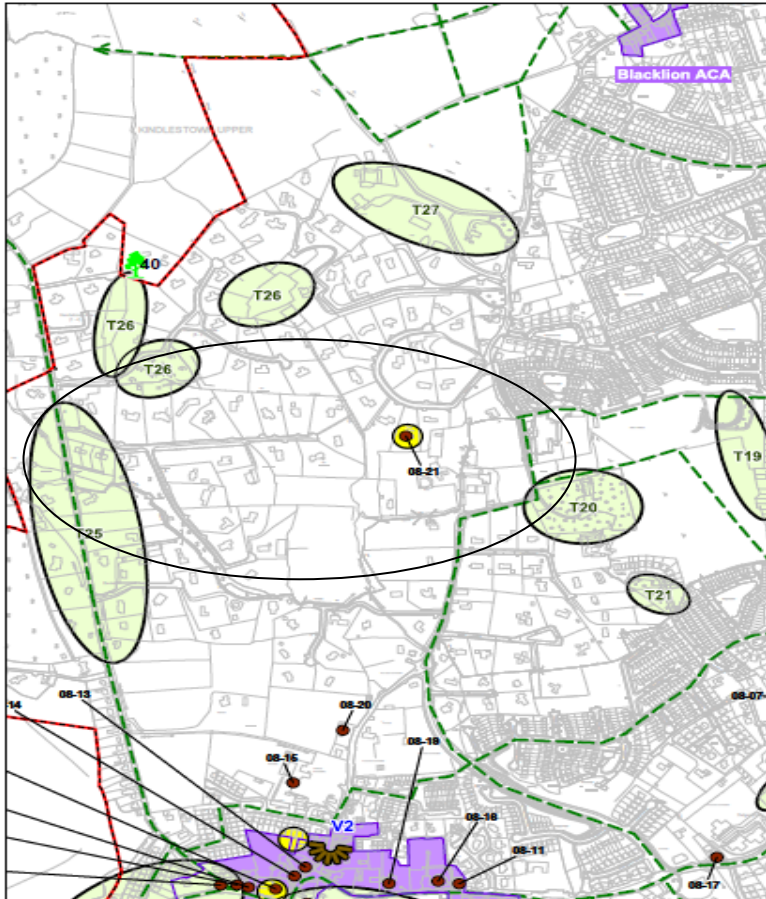


AA screening statement: This amendment involves a revised zoning. Plan has adequate safeguards in place to control development and mitigate against negative impacts. No negative impacts on Natura sites are likely to result from this amendment

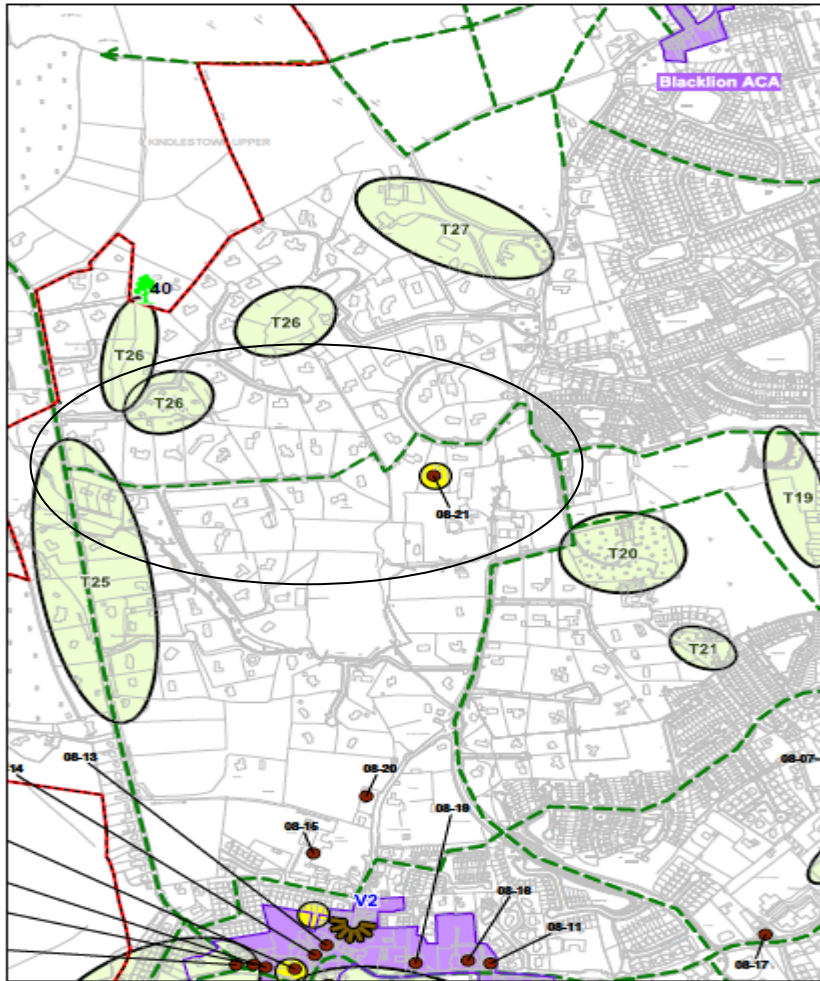
PROPOSED MATERIAL ALTERATION NO. 36

Amend 'Map B: Heritage Map' as follows:

From



To:



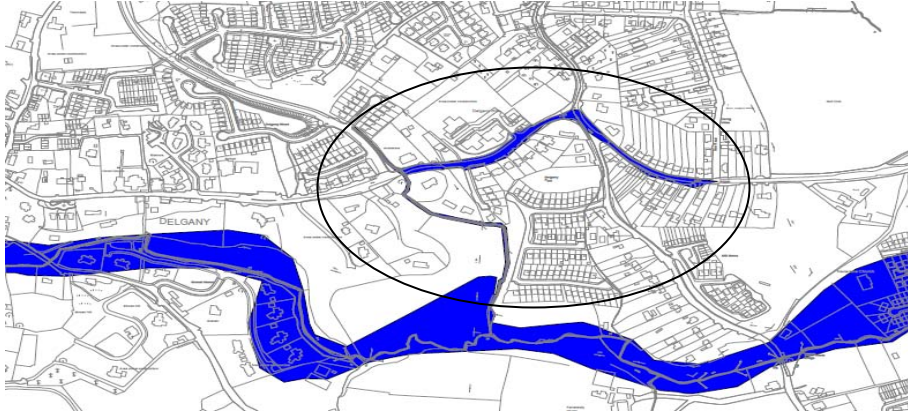
AA screening statement: This amendment seeks to display on a map the route of an existing Right of Way / Heritage Trail. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 37

Amend Map C: Indicative Flood Zones, as follows:

(a) R762 at Delgany Wood

From:



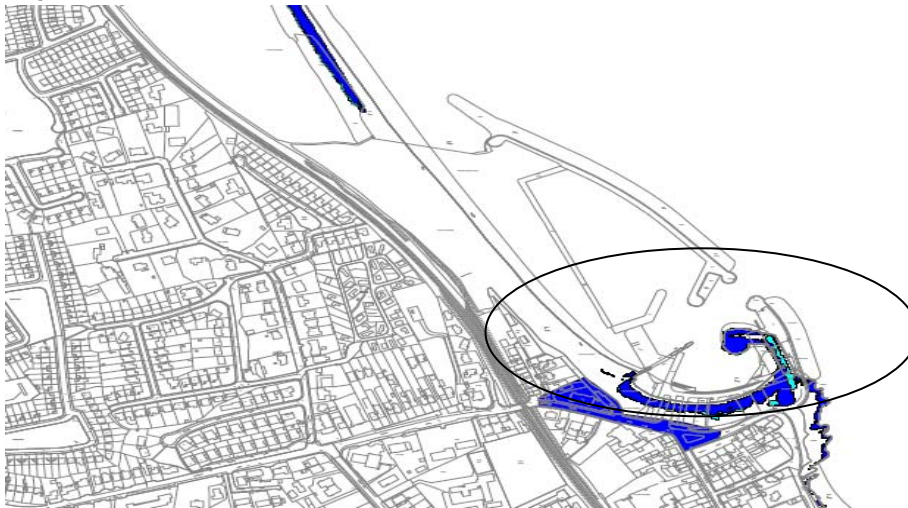
To:



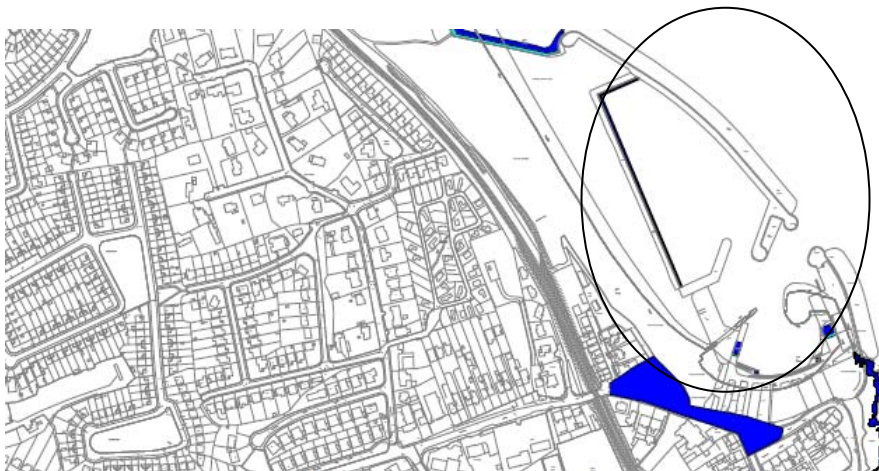
AA screening statement: This proposed amendment clarifies that this watercourse is not a flood zone, but rather that localised flooding in this area has arisen as a result of blockages in the surface water system. No negative impacts on Natura sites are likely to result from this amendment

(b) Greystones Harbour

From:



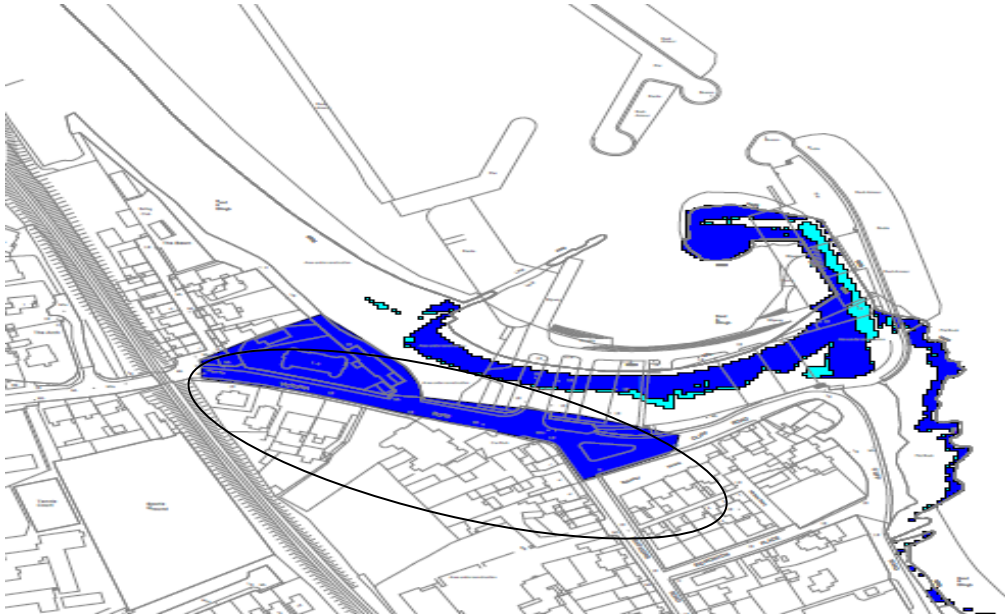
To:



AA screening statement: This proposed amendment updates the map to reflect revised flooding information, including the flood zone map contained in Appendix C, Part 10 of the Greystones Harbour Development (2011). No negative impacts on Natura sites are likely to result from this amendment

(c) Victoria Road

From:



To:



AA screening statement: This proposed amendment updates the map to reflect revised flooding information. No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 38

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

AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment*

Appropriate Assessment Screening Report of the Proposed Material Alterations of Proposed Variation No.3 of Wicklow County Development Plan (CDP) 2010-2016

Section 1

1.1 Introduction

Proposed Variation No. 3 of the Wicklow County Development Plan (CDP) 2010-2016 went on public display between 19 December 2012 and 08 February 2013. As the proposed variation was placed on public display with the draft Greystones – Delgany and Kilcoole Local Area Plan 2013, a number of observers made a combined submission for both proposals.

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 alterations to the proposed variation.

The Manager did not recommend any alterations to the proposed variation on foot of the submissions received; however, as the elected members resolved to make amendments to the concurrent draft Greystones – Delgany and Kilcoole Local Area Plan, which have consequent effects on the proposed variation, the members also resolved to make any necessary alterations to the proposed variation.

At the meeting the Council resolved that as the amendments draft Greystones – Delgany and Kilcoole Local Area Plan constituted material alterations to the draft LAP, the proposed amendments would be placed on public display in accordance with Section 12(7)(b) of the Planning and Development Act 2000 as amended. Accordingly, the required alterations to the proposed variation are also herewith placed on public display in accordance with Section 13 (5)(ad) for a period of not less than 4 weeks.

Written observations or submissions regarding the proposed alterations to the proposed variation are invited from members of the public and other interested parties. Written submissions or observations must be received between 7th May 2013 and 4th June 2013

1.2 Appropriate Assessment Screening

This report is an assessment of the impact on Natura sites of the proposed material alterations to the proposed variation to the CDP, and forms part of the documentation of the ongoing AA/ Plan making process.

It supplements, and should be read in conjunction with the following:

- AA Screening Report of the Proposed Variation 3 to the Wicklow County Development Plan 2010- 2016 (February 2013);
- The AA Screening Report (Addendum I) of the proposed amendments to the Draft Greystones-Delgany & Kilcoole LAP (March 2013), and
- The AA Screening Report (Addendum II) of the proposed Material Alterations to the Draft Greystones-Delgany & Kilcoole LAP (May 2013)

The proposed alterations to the proposed variation are set out in Section 2. They do not include any changes to the text of the proposed variation, but do include changes to a number of the accompanying maps. The proposed alterations are set out in the order in which they appear in

the proposed variation. A statement of the likely significant effect in the context of Appropriate Assessment is included for each one

1.3 Appropriate Assessment Screening Conclusion

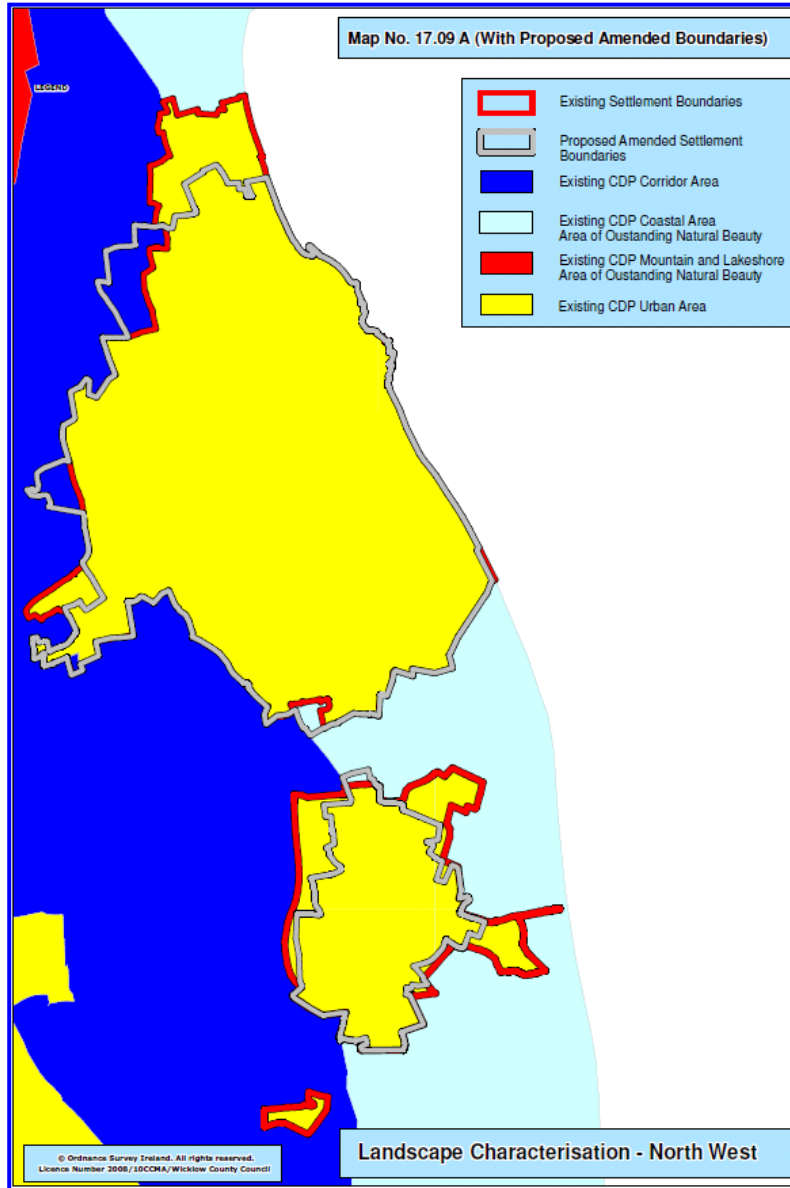
The proposed material alterations to the proposed variation to the Wicklow County Development Plan 2010-2016 have been examined in order to identify whether they would affect the integrity of the Natura 2000 network. The proposed material alterations consist of relatively minor zoning changes which arise on foot of the Greystones- Delgany & Kilcoole LAP process, in order to ensure consistency between the CDP and the LAP. The impact of the Draft LAP, the Proposed Amendments to the LAP, and the Proposed Material Alterations to the LAP have already been screened and found unlikely to give rise to any significant adverse impacts on the integrity of Natura sites. It is the conclusion of this screening process that there will be no significant impacts on the integrity of the Natura 2000 network arising from the proposed material alterations to the proposed variation to the County Development Plan.

Section 2

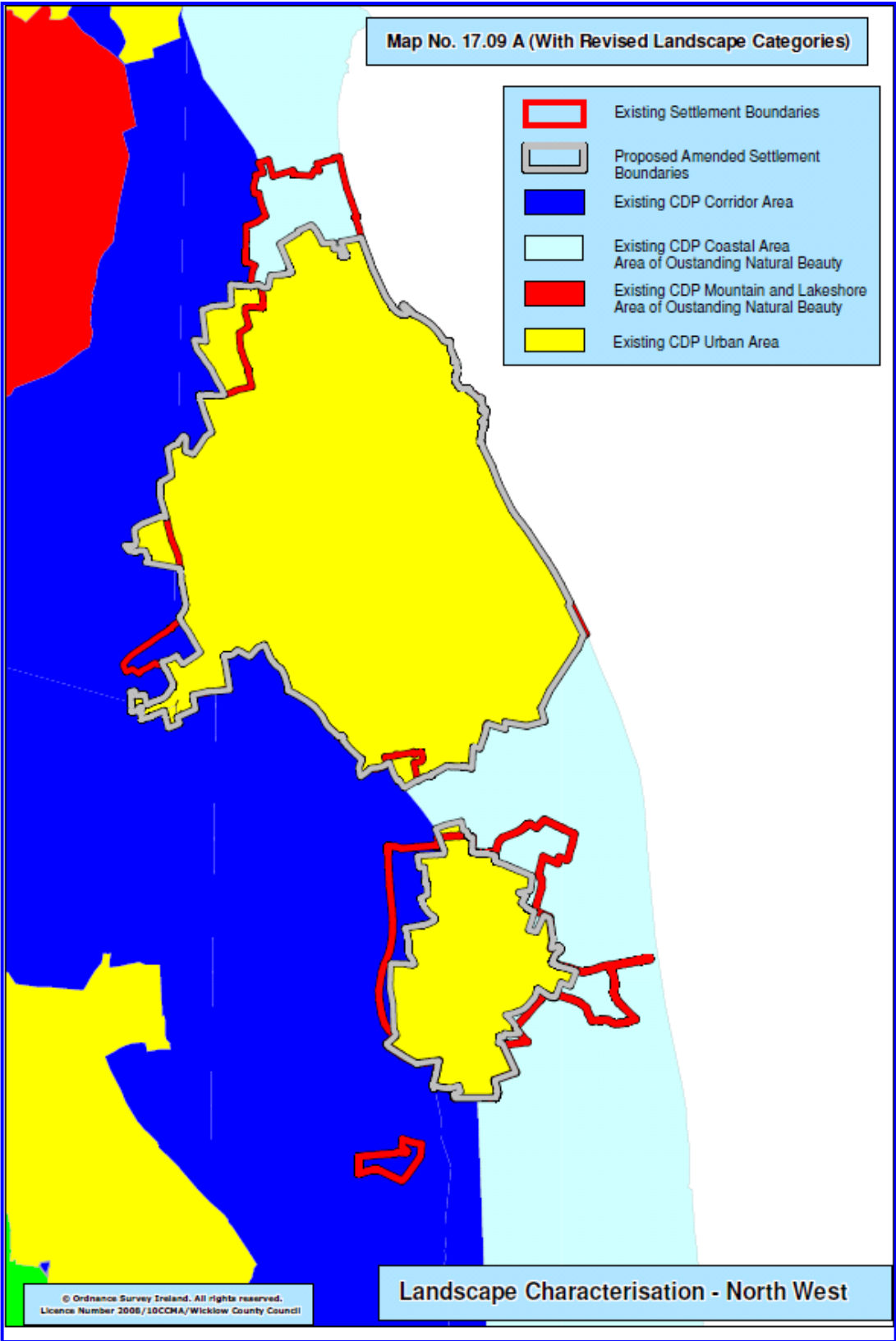
PROPOSED MATERIAL ALTERATIONS

Proposed variation 3.6 Amend Map 17.09B (Landscape Characterisation Map) of the County Development Plan

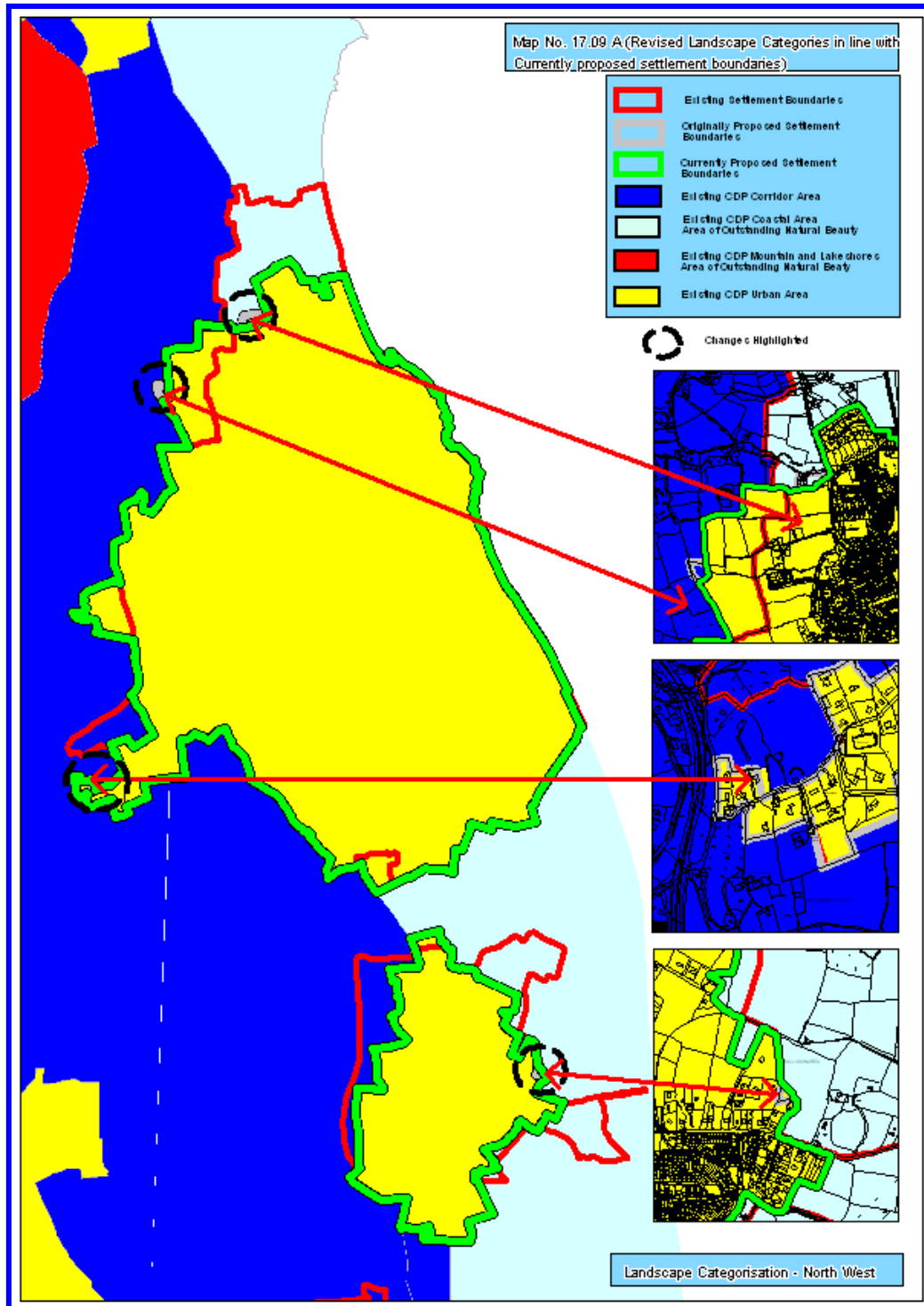
(i) Current County Development Plan:



(ii) Revised landscape zones as set out in Proposed Variation

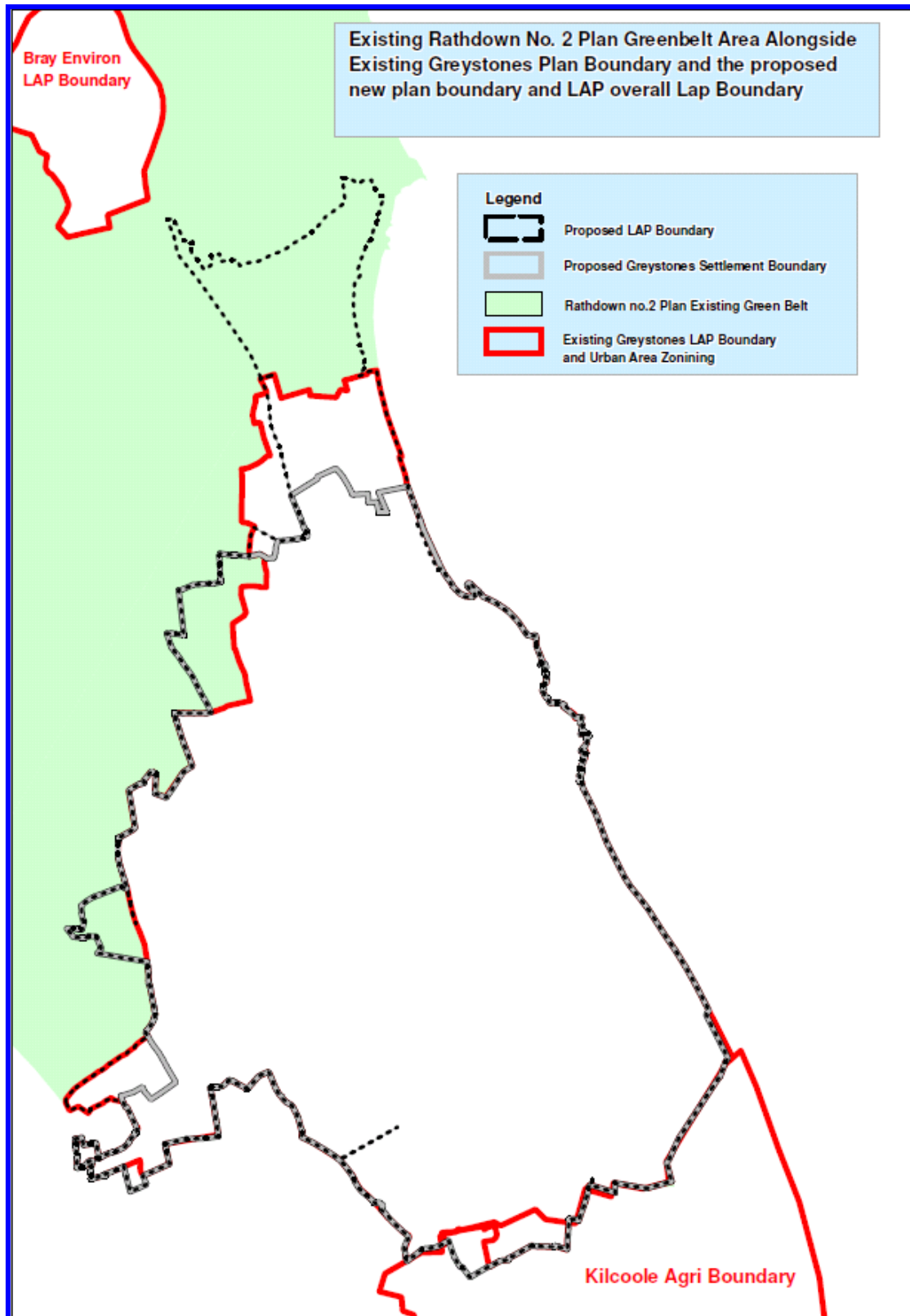


(iii) Revised landscape zones as per the proposed Material Alteration to the variation:

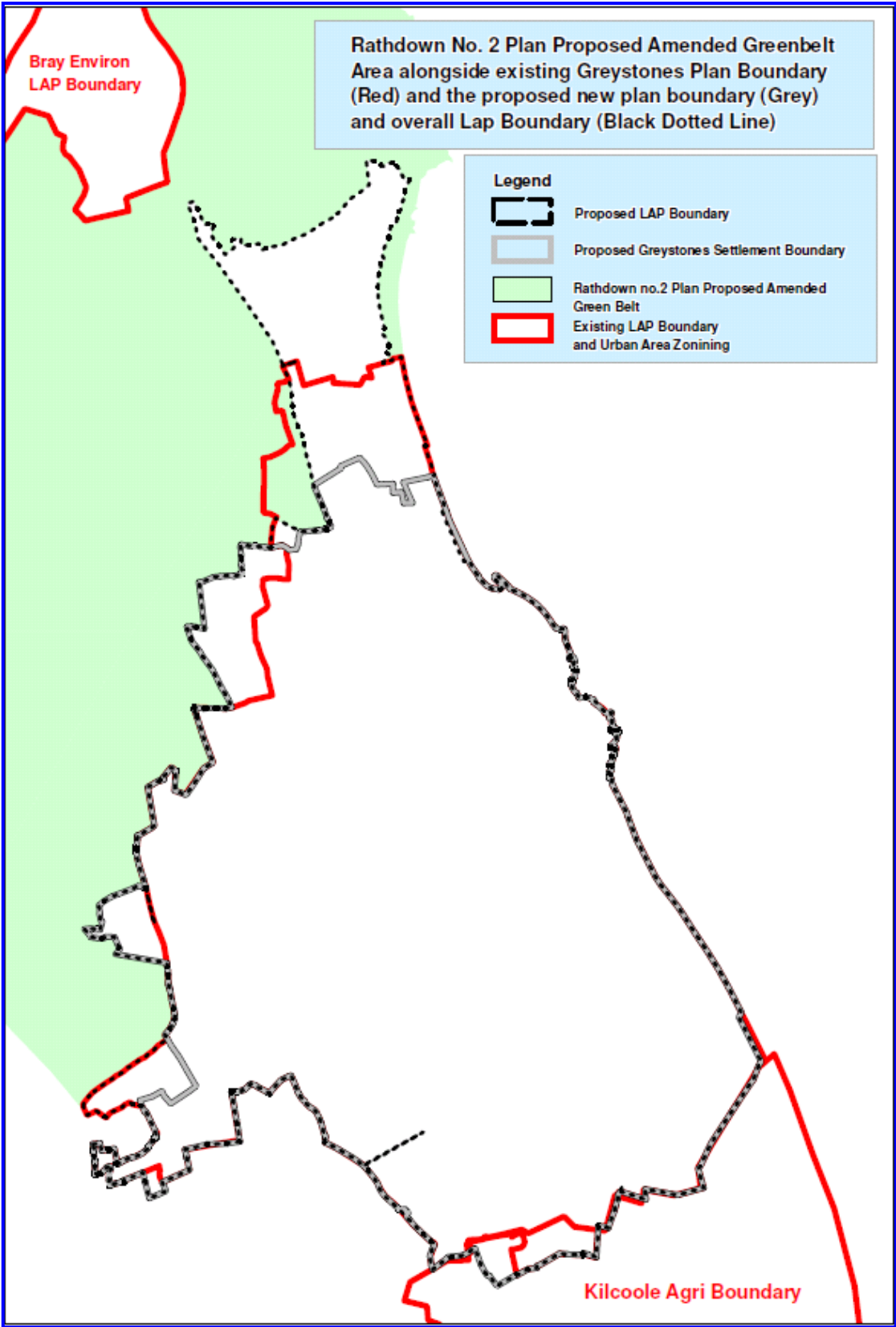


AA screening statement: No negative impacts on Natura sites are likely to result from this amendment.

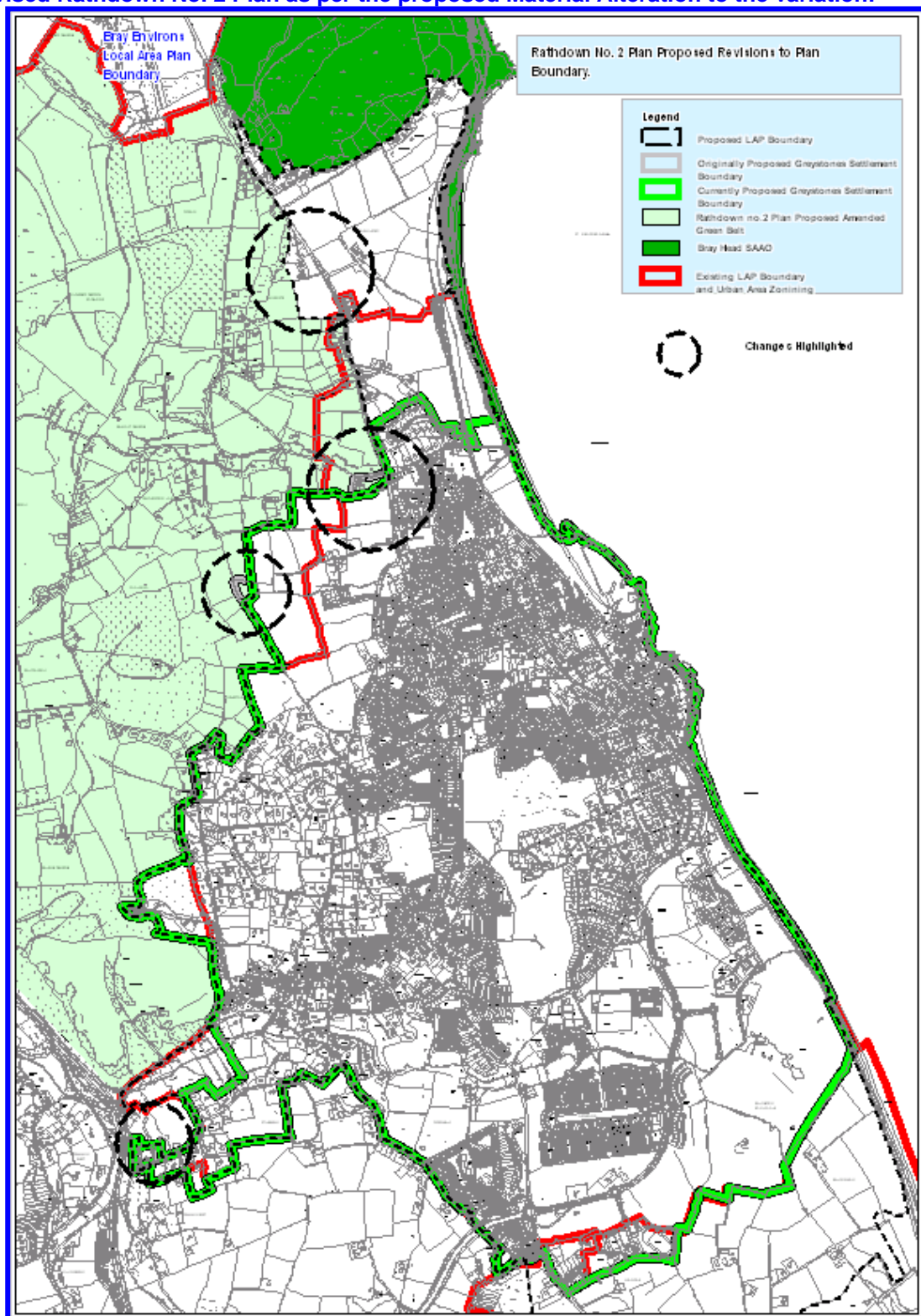
(i) Current Rathdown No. 2 Plan as per County Development Plan 2010:



(ii) Revised Rathdown No. 2 Plan as set out in Proposed Variation



(iii) Revised Rathdown No. 2 Plan as per the proposed Material Alteration to the variation:



AA screening statement: No negative impacts on Natura sites are likely to result from this amendment.

Proposed variation 3.8

- (a) Amend Chapter 18 'Coastal Zone Management'
- (b) Amend Coastal Cells map

(b) Amend Map 18.01 'North Coastal Cells' as follows:

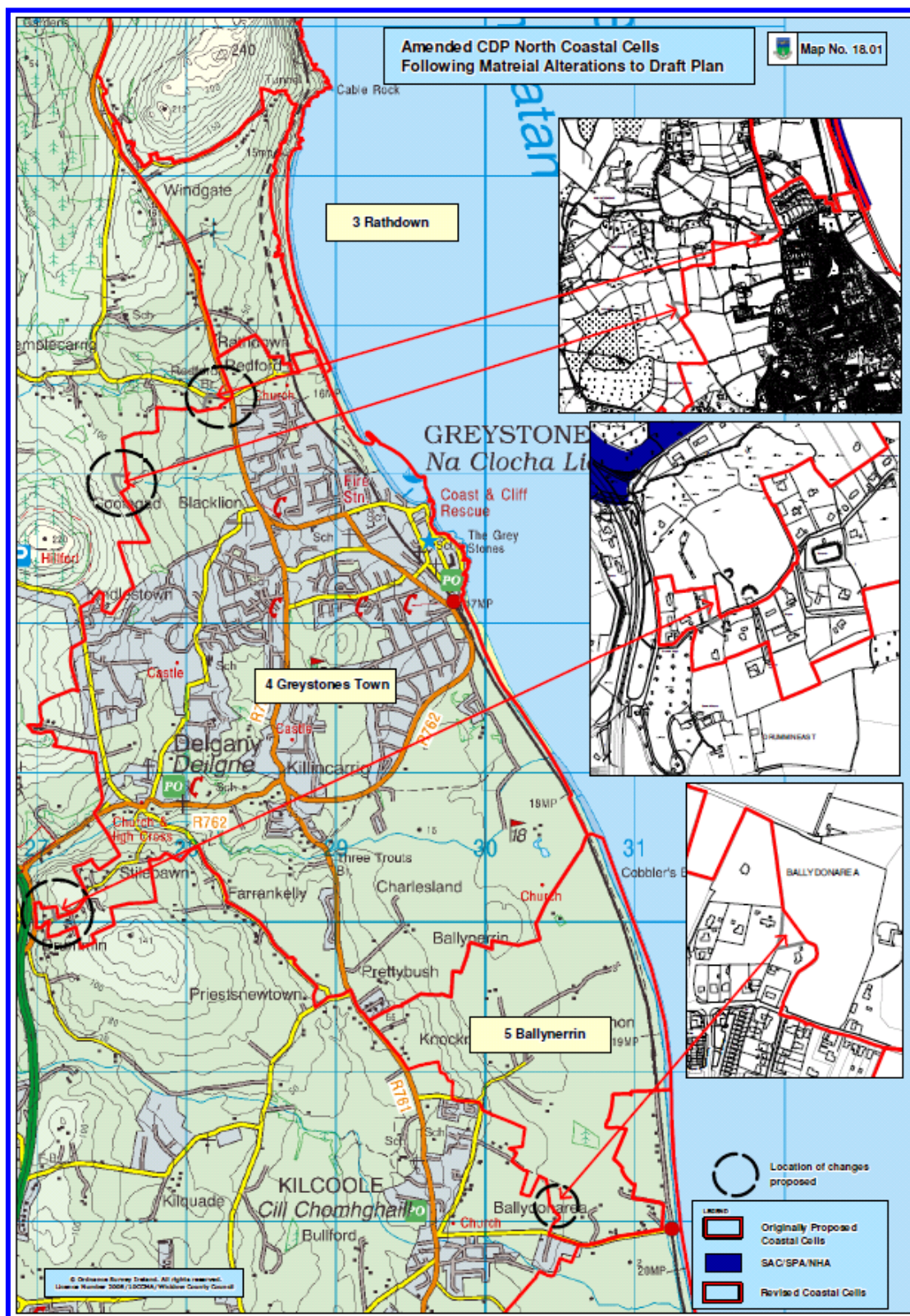
(i) Current Coastal Cell map as per County Development Plan 2010:



(ii) Revised Coastal Cells map as set out in Proposed Variation



(iii) Revised Coastal Cells map as per the proposed Material Alteration to the variation:



AA screening statement: *No negative impacts on Natura sites are likely to result from this amendment.*

Appendix 4

AA Screening Report on Proposed Modifications to the Proposed Material Alterations

Addendum III

(June 2013)

Addendum III to the Appropriate Assessment Screening Report of the Draft Greystones Delgany and Kilcoole Local Area Plan (LAP) 2013-2019 and Proposed Variation No. 3 of Wicklow County Development Plan (CDP) 2010-2016

An assessment of the impacts on Natura Sites of the Proposed
Further Modifications to the Proposed Material Alterations of the Draft
Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019
and Proposed Material Alterations of Proposed Variation No. 3 of
Wicklow County Development Plan (CDP) 2010-2016

July 2013

Forward Planning Section
Wicklow County Council
County Buildings
Wicklow

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PART I Introduction

1.1 The Plan Making Process

The proposed Material Alterations of the draft Local Area Plan (2013-2019) and variation No.3 of Wicklow County Development Plan (CDP) 2010-2016 were on display during the period 7th May 2013 to 4th June 2013. During this public consultation a total of 19 submissions were received. This report relates specifically to the further modifications to the proposed material alterations as a result of the issues raised.

1.2 Appropriate Assessment Screening

This report, Addendum III, is an assessment of the impacts on Natura sites of the further modifications proposed to the proposed material alterations to the Draft Plan and Variation No. 3 to the CDP 2010-2016 and forms part of the documentation of the ongoing AA/ Plan-making process.

It supplements and should be read in conjunction with the Appropriate Assessment Screening Report of the Draft Plan and Proposed CDP Variation issued in December 2012; the Appropriate Assessment Screening Report Addendum I, March 2013; and the Appropriate Assessment Screening Report Addendum II, May 2013.

Section 2 of this report lists each of the four proposed modifications to the proposed material alterations of the Draft LAP. A statement of likely significant effects in the context of Appropriate Assessment is included for each one. There are no proposed modifications in relation to the Proposed Variation No.3 of the Wicklow County Development Plan 2010-2016.

1.4 Appropriate Assessment Screening Conclusion

The proposed modifications to the proposed material alterations to the Draft Greystones Delgany Kilcoole Local Area Plan have been examined in order to identify whether they would affect the integrity of the Natura 2000 network (in accordance with Article 6 of the EU Habitats Directive). It is the conclusion of this screening process that there will be no significant impacts on the integrity of the Natura 2000 network arising from the proposed material alterations. There are no further modifications proposed in relation to Variation No.3 of the Wicklow County Development Plan 2010-2016, therefore the previous conclusion (AA Addendum II, May 2013) of no significant impacts on the integrity of the Natura 2000 remains unchanged.

PART II Manager's Recommended further modifications to the proposed Material Alterations of the Draft Greystones-Delgany and Kilcoole Local Area Plan (LAP) 20113-2019

Proposed material alterations to the written statement of the Draft LAP are indicated as follows: new text in **red**, deleted text in ~~blue strikethrough~~. The proposed amendments are ordered in the sequence of the LAP and should be read in conjunction with the Draft LAP.

Proposed further modifications to the Proposed Material Alterations of the Draft LAP are indicated as follows: new text in **purple**, deleted text in ~~purple strikethrough~~.

PROPOSED MATERIAL ALTERATION NO. 6

Amend Objective RT12 as follows:

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.

Recommendation of Manager

Note: This should be considered in conjunction with Proposed Material Alteration No. 9

Further modify Proposed Material Alteration No. 6 as follows:

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 within ~~E E, E1 and~~ **and** TC zones. It shall not be permitted at any other location.

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment

PROPOSED MATERIAL ALTERATION NO. 9

1. Amend EMP4 as follows:

Zone 1 of E lands at Mill Road

EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:

E1 Zone, Mill / Charlesland Road

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

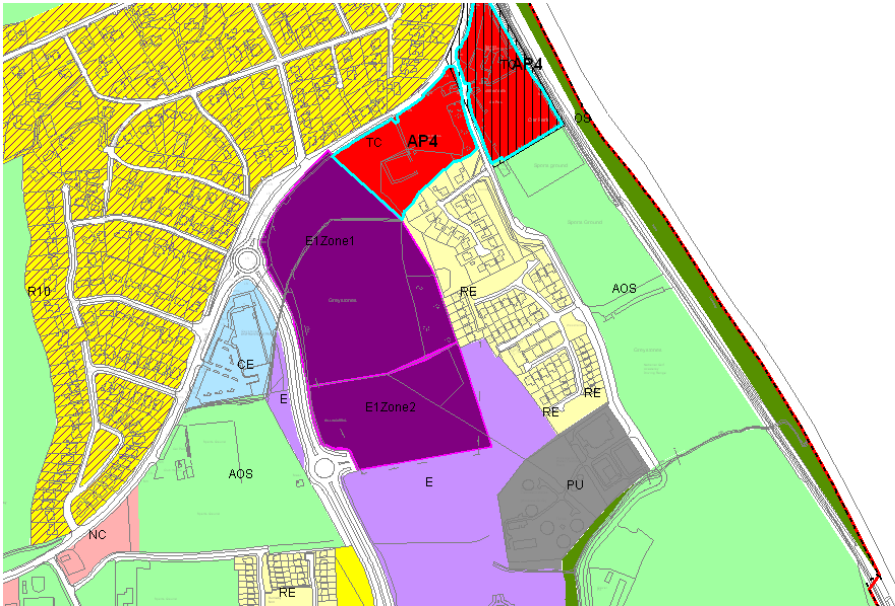
- Zone 1 shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- ~~• Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product based employment facilities.~~
- ~~• The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(c) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(d) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.

~~Development on this land shall be subject to the agreement of a Master Plan⁴.~~

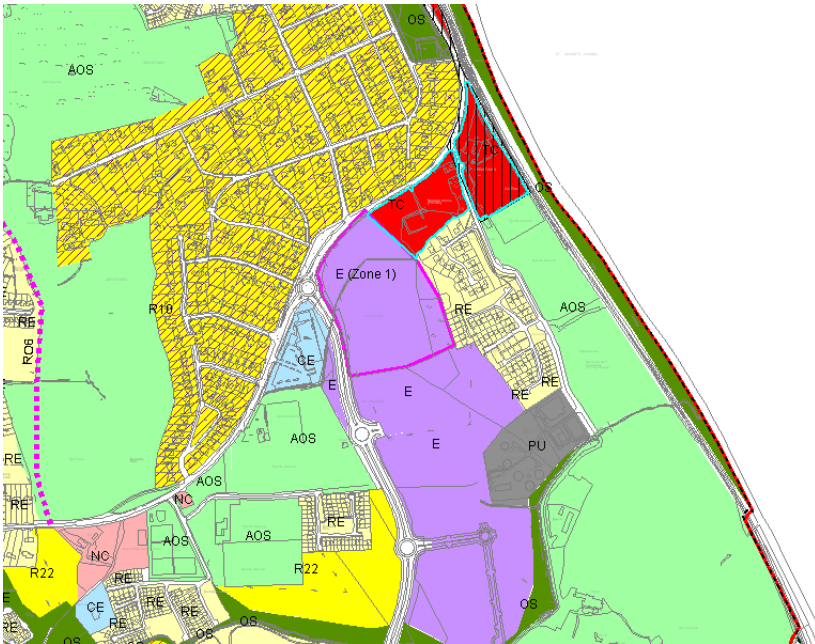
⁴ ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~

2. Amend Map A as follows:

From:



To:



3. Amend 'Table 11.1: Zoning Matrix' as follows:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

Recommendation of Manager

Note: This should be considered in conjunction with Proposed Material Alteration No. 6.

Further Modify Proposed Material Alteration No.9 as follows:

Part 1: Amend EMP4 as follows:

~~Zone 1 of E lands at Mill Road~~

~~EMP4: To promote and facilitate the development of lands zoned for employment development on Zone 1 of E lands at Mill Road as follows:~~

~~E1 Zone, Mill / Charlesland Road~~

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

~~E1 Zone, Mill / Charlesland Road~~

~~EMP4: To promote and facilitate the development of lands zoned for employment development ('E1' zone) adjoining Mill Road / Charlesland Road in accordance with the following requirements:~~

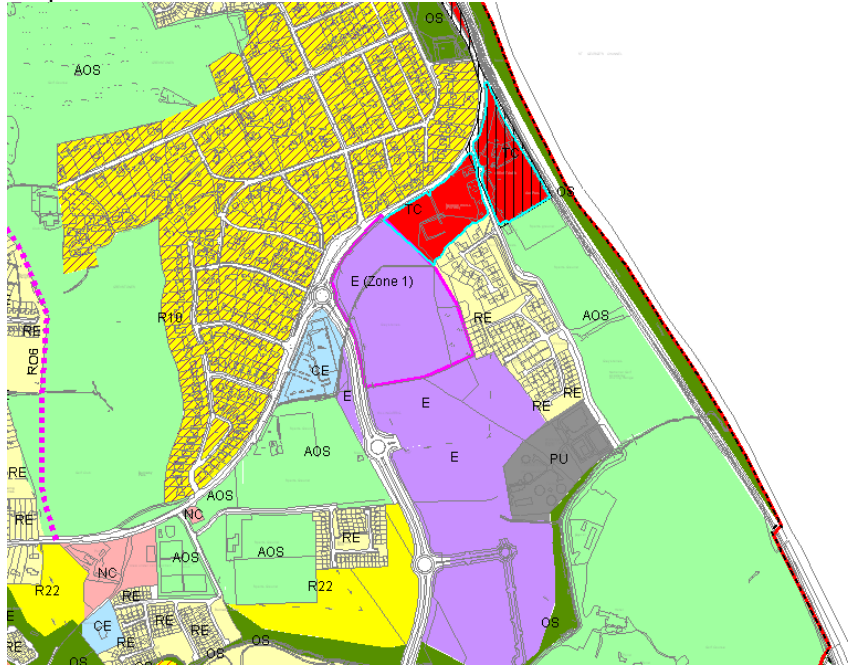
- **~~Zone 1~~ This zone** shall be developed as an extremely high quality, primarily office based employment zone. In this area, a reasonably high intensity of development will be required, and in particular, development should attain a plot ratio of not less than 0.75 and may be up to 3-storeys in height. Given the proximity of the lands to high quality transport links and the town centre, flexibility shall be afforded to the application of car parking standards and the majority of undeveloped lands shall be given over to high quality hard and soft landscaping. The design and format of this area shall address AP4: South Beach Action Plan, such that there is an easy transition between the two areas, with strong pedestrian links. The height, massing and finishes of the development shall be appropriate to the nature and scale of existing and proposed developments in the vicinity, including the Burnaby ACA and the South Beach Action Area. Buildings shall generally be designed around civic spaces / public squares.
- ~~Zone 2 shall be developed for a mix of employment facilities, and may be more appropriate for product-based employment facilities.~~
- ~~The following uses shall not normally be considered but shall be open for consideration, subject first and foremost to compliance with objective RT3 (sequential test) and RT12 (retail warehousing), and to the following~~
 - ~~(e) Retail warehousing may be considered in Zone 2 in conjunction only with the substantial development of Zone 1 (which is taken to mean a minimum of 10,000sqm high employment density floorspace) and in particular, the development of the roadside frontage of Zone 1 along Mill Road and Charlesland Road~~
 - ~~(f) 'Town centre' type retailing i.e. individual shops offering both convenience and comparisons goods and retail services may be considered in Zone 1 strictly only where it forms part of a integrated development proposal with lands zoned TC to the immediate east of the site. In no circumstances will any such retail use be permitted in advance of the commencement of similar development on the adjacent TC lands in order to ensure that development occurs in an orderly and sequential fashion.~~
- Mature trees along the eastern boundary of the site shall be retained, to provide a buffer to the residential area of Woodlands.
- This site is appropriate for the development of hotel.
- **Retail development shall not be permissible within this zone**

~~Development on this land shall be subject to the agreement of a Master Plan⁴.~~

Part 2: Further modify map as set out in the Proposed Material Alteration, i.e. rename 'E (Zone 1)' to 'E1'.

From:

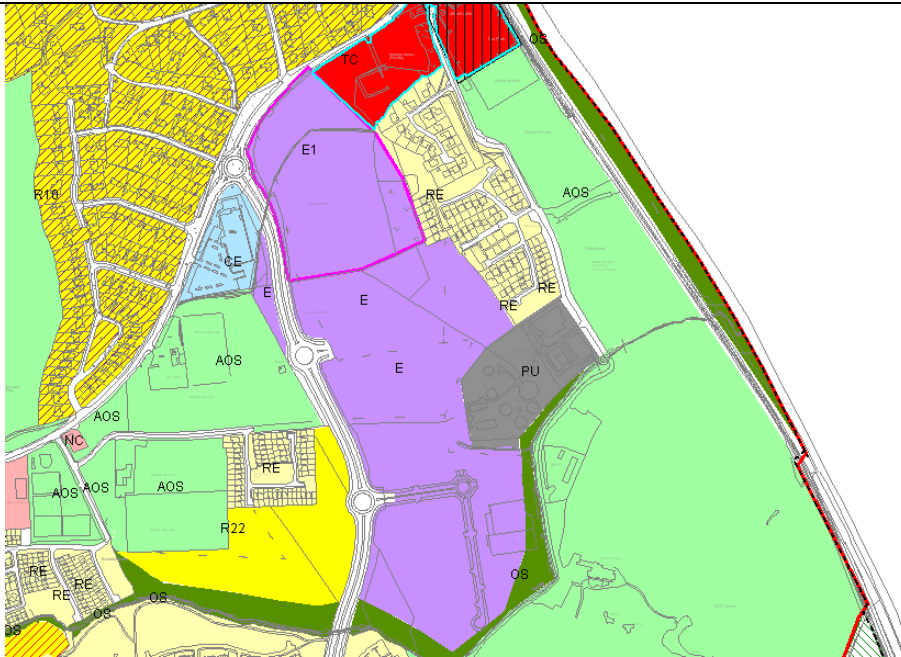
Proposed Material Alteration



To:

Proposed Further Modification

⁴ ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding phasing of the development, and any other matters as required by the planning authority.~~



Part 3: Do not proceed with deletion of zone E1. Further modify as follows:

From:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

To:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
E1: Employment	To provide for a mix of employment creating development, in accordance with objective EMP4 for this area, and subject to the agreement of a Master Plan.

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment.

PROPOSED MATERIAL ALTERATION NO. 22

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 La Touche Hotel is a structure that contributes to the Special Interest of this ACA.**
- 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.

Recommendation of Manager

Modify Proposed Material Alteration No.22 as follows:

- **Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted. The original structure of the La Touche Hotel is a structure that contributes to the Special Interest of this ACA.**

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment.

PROPOSED MATERIAL ALTERATION NO. 27

Amend 'AP9: Bullford Action Plan' as follows:

10.10 AP9: BULLFORD ACTION PLAN

This action plan is located to the west of Main Street, in the townlands of Kilcoole and Bullford, as shown on Map 1. This Action Area measures c. 10ha and includes residential (c. 6.7ha), town centre (c. 2.9ha) **and open space** zonings.

This Action Area shall be developed as a town centre, residential, ~~and~~ community **and open space** zone in accordance with the following criteria:

- Vehicular access shall be provided from the proposed western distributor road, and the east-west linkage to Main Street. Only 50% of development shall be completed before the entire link between Main Street and the Newtownmountkennedy Road has been completed
- Derelict buildings adjoining Main Street shall be removed and a new town square provided. New buildings shall be designed to enclose the new square. An indicative layout of the new town square is indicated in Figure 10.1.
- A town car park shall be provided at an easily accessible and convenient location
- The streetscape south of 'The Breeches' pub shall be reinstated with the provision of a suitable new two-storey development.
- New residential areas shall be developed to the highest standard of design and layout and shall provide for a range of unit types and sizes.
- Denser development may be considered in the area zoned TC, subject to a high quality design and respect for the scale and proportions of existing buildings on the Main Street
- Any development proposals for this Action Area shall include proposals for community uses, as determined through the preparation of a community facilities audit and consultation with the Community and Enterprise Section of the Council
- ~~• A public riverine park shall be provided along the existing stream on the western boundary of the Action Area. This public park shall be designated a public park, not exclusive to the residents of the development and shall be maintained open at all times. The appropriate layout, design and landscaping of this park shall be determined following consultation with the DoEHLG and Eastern Regional Fisheries Board and in particular, landscaping should incorporate native species planting, any proposed paths should be suitably set back from the riverbank and left unmown so as not to interfere with the riparian zone and night lighting shall not be provided.~~
- Land zoned open space can be used as the residential public / private open space associated with housing development on the site.

Recommendation of Manager

Further modify Proposed Alteration No. 27 as follows:

From:

- Land zoned open space can be used as the residential public / private open space associated with housing development on the site

To:

- Land zoned open space can be used as the residential public ~~/ private~~ open space associated with housing development on the site

AA screening statement: No negative impacts on Natura sites are likely to result from this amendment.

PART III: Implications for the Proposed Variation No.3 of the Wicklow County Development Plan 2010-2016

On foot of the submissions received, the Manager has not recommended any proposed further modifications to the proposed material alterations of proposed variation no. 3 of the Wicklow County Development Plan 2010-2016 (refer to Manager's Report).

However, upon consideration of the Manager's Report on the Proposed Material Alterations, the members may make or not make the alterations, with or without further modifications. These decisions may have consequent implications for the variation. Pending these decisions, the planning authority shall determine if further AA assessment is required with respect to the proposed variation.

Due regard shall be paid to the Planning and Development Act 2000 (as amended), which indicates that a further modification to a proposed material alteration may only be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site.