

**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 7<sup>th</sup> May 2013 to 4<sup>th</sup> 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.**

### **1.2 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.

<b>Recommendation of Manager</b>
<p><b>Note: This should be considered in conjunction with Proposed Material Alteration No. 9</b></p> <p><b>Further modify Proposed Material Alteration No. 6 as follows:</b></p> <p>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 <del>E E, E1 and</del> <b>and</b> TC zones. It shall not be permitted at any other location.</p>

**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~~
  - ~~(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.

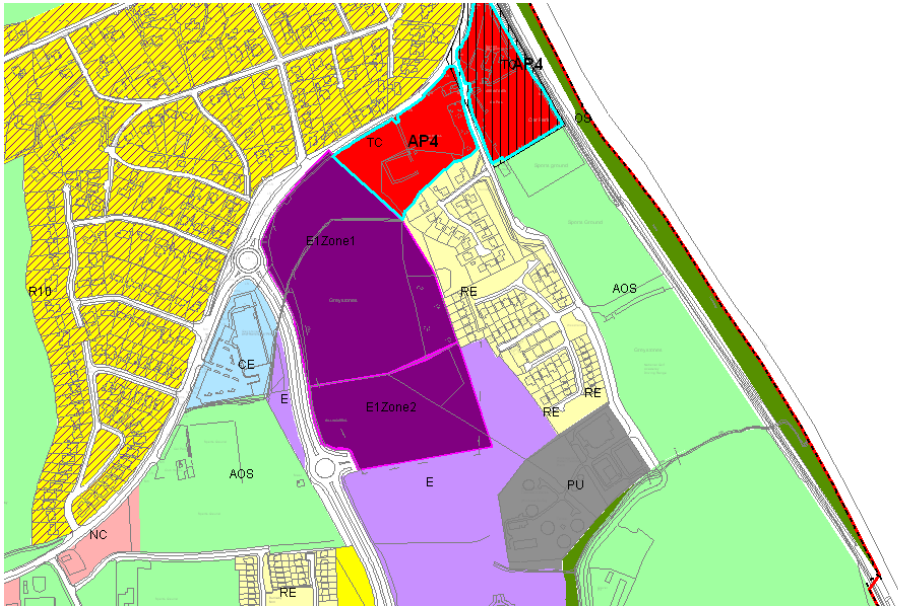
~~Development on this land shall be subject to the agreement of a Master Plan<sup>4</sup>.~~

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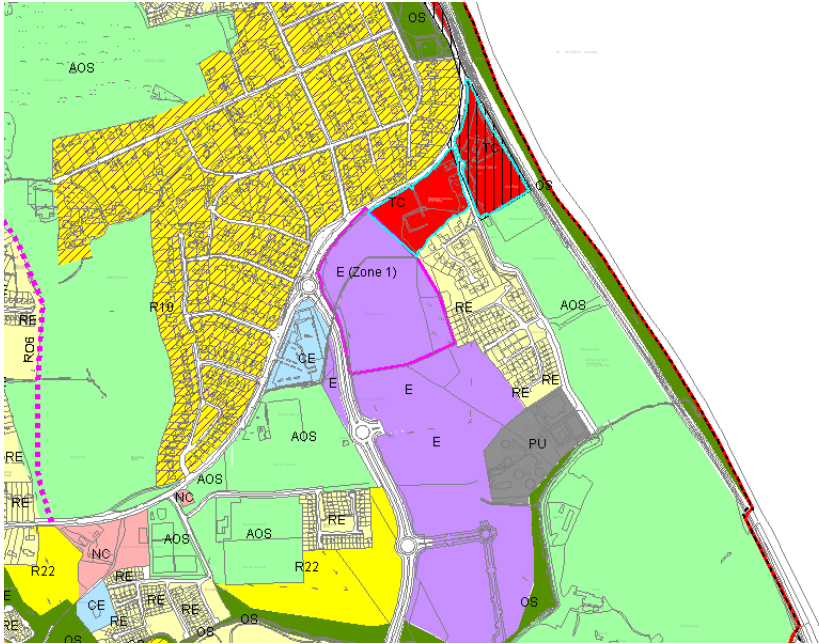
<sup>4</sup> ~~A master plan shall set out details regarding how the objectives of the subject site are to be achieved, including for example, the allocation of uses throughout the site, address principles of design (e.g. heights, mass, materials), transportation links and permeability, details regarding 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	<del>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.</del>

**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~~
  - ~~(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.
- **Retail development shall not be permissible within this zone**

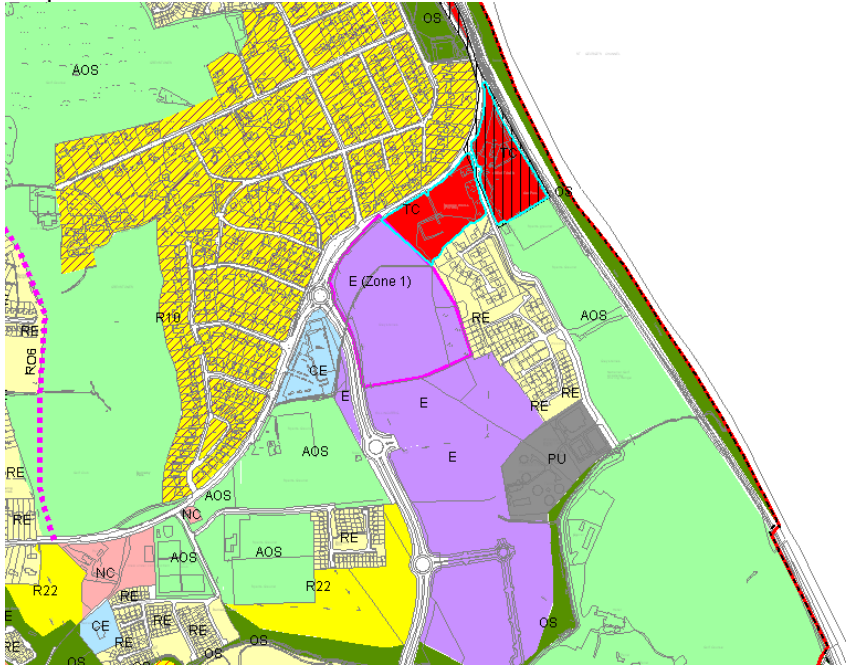


Development on this land shall be subject to the agreement of a Master Plan<sup>2</sup>.

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

From:

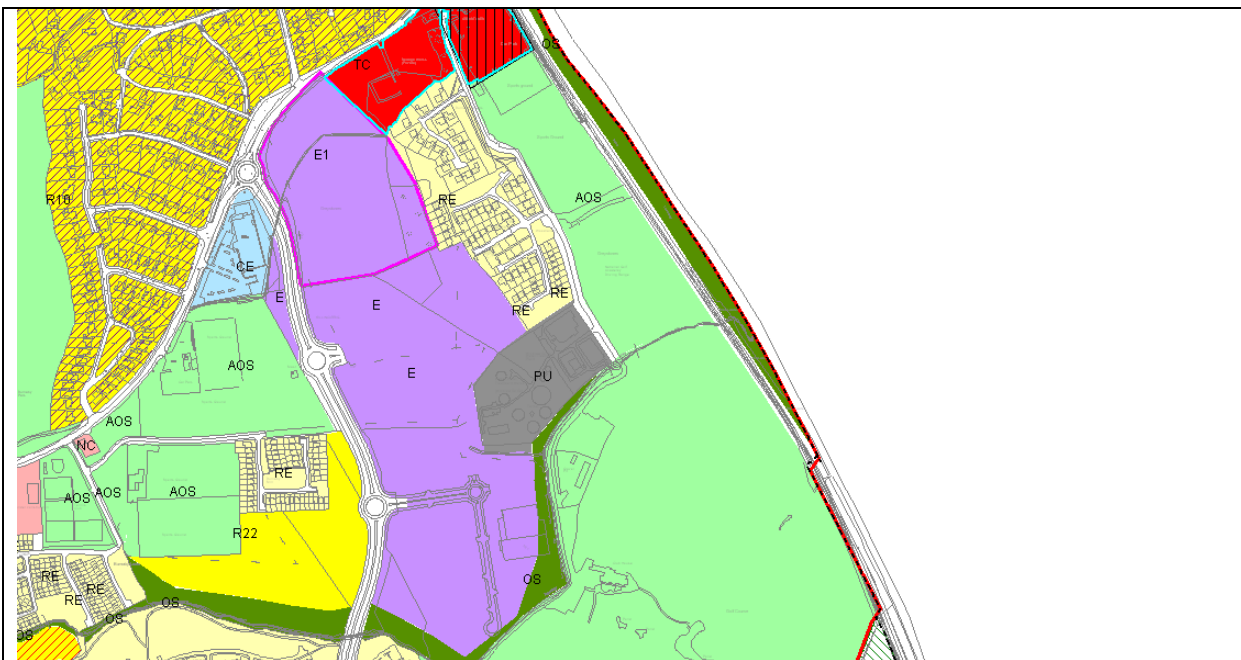
Proposed Material Alteration



To:

Proposed Further Modification

<sup>2</sup> 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.
<del>E1: Employment</del>	<del>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.</del>

To:

E: Employment	To provide for economic development, enterprise, industry, distribution, warehousing and employment.
<b>E1: Employment</b>	<b>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.</b>

**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.