

SEA – Appendix A
(ER) Environmental Report of the Greystones-Delgany and Kilcoole Local Area Plan
2013-2019 and the required subsequent Variation to the Wicklow County Development
Plan 2010-2016 Strategic Environmental Assessment(SEA).

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Section 1 Introduction

1.1 Introduction and Terms of Reference

This document is the Environmental Report detailing the Strategic Environmental Assessment undertaken for the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and the required subsequent Variation to the Wicklow County Development Plan 2010-2016. The purpose of this Environmental Report is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of development and growth within the Plan area.

The SEA is being carried out in order to comply with the provisions of the SEA Regulations and in order to improve planning and environmental management in the plan area. This report should be read in conjunction with the Greystones-Delgany and Kilcoole LAP and the Variation No.3 to the Wicklow County Development Plan 2010-2016.¹

1.2 Local Context – The Greystones–Delgany and Kilcoole Local Area Plan 2013-2019

The Greystones –Delgany and Kilcoole Local Area Plan has been prepared by Wicklow County Council under the provisions of the Planning and Development Act 2000 (as amended). Under Section 19 the Planning Authority must prepare a Local Area Plan for an area that:

- Is designated a town in the most recent census of population, other than a town designated as a suburb or environs in that census;
- Has a population in excess of 5,000, and
- Is situated in the functional area of the Planning Authority.

The Plan will be the guiding statutory document for the proper planning and sustainable development of the plan area. The plan, and any subsequent amendments will remain in place for a period of six years from the date of its adoption, unless otherwise revoked or the preparation of a new Local Area Plan is deferred under the provisions of the Act. The plan will supersede the Greystones-Delgany Local Area Plan 2006-2012 and the Kilcoole Local Area Plan 2008-2014. Even though the Kilcoole plan has another two years to run, the Council has determined that there would be benefits in reviewing the Kilcoole plan now ahead of schedule and preparing a single plan for the wider area which would include all areas encompassed in the two existing plans.

The Plan has two main purposes, first to provide a framework of acceptable uses within the plan area, defining acceptable forms of development and where they should be directed; and secondly to provide a detailed basis for the promotion and management of development. The objectives set out in the plan accord with the objectives set out in each of the higher tier policy documents. The higher tier documents are contained in Appendix 4 of this report.

The Local Area Plan sets out the overall strategy for the proper planning and sustainable development of the area and consists of a written statement and plan indicating the development objectives for the area. The overall strategy for the plan area is set out in Section 2 of the Greystones –Delgany and Kilcoole LAP.

¹ This point forward referred to as the Plan.

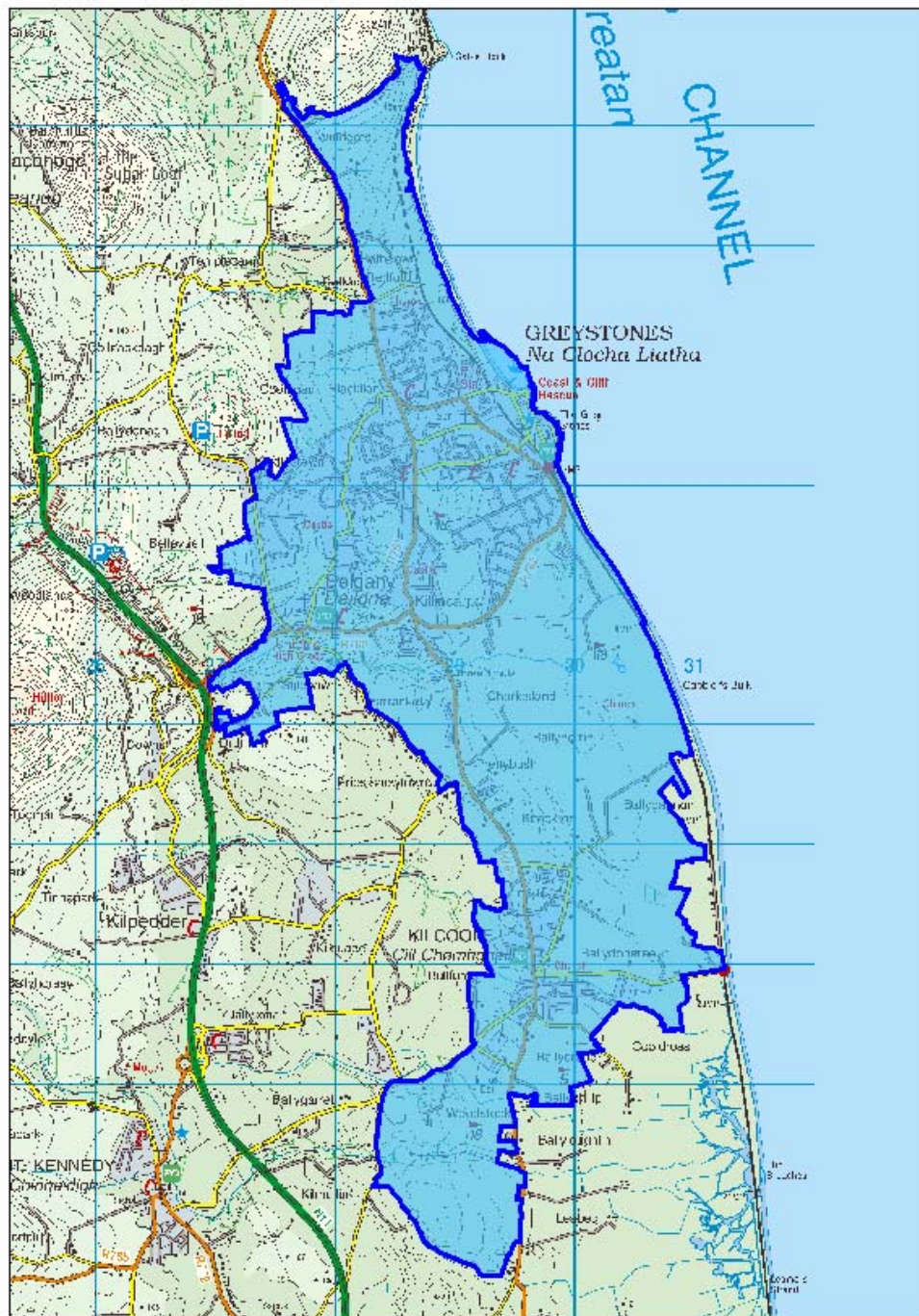


Figure 1.1 Map of Greystones-Delgany and Kilcoole LAP Boundary 2013-2019

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

The knock on effect of the Local Area Plan required a number of minor variations to the Wicklow County Development Plan. These variations ran concurrently with the Local Area Plan and shall be carried out in accordance with Section 13 of the Planning and Development Act 2000 (as amended). The purpose of these variations is to ensure consistency between

the County Development Plan 2010-2016 and the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019.

1.4 SEA Definition

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant effects of implementing a plan or programme. It is undertaken during the preparation period of the plan or programme, and before a decision is made to formally adopt it. The SEA process thereby assists in, and improves the quality of the plan-making process by including the following:

- Facilitating the identification and appraisal of alternative plan strategies;
- Raising awareness of the environmental impacts of the Plan's implementation; and
- Encouraging the inclusion of measurable targets and indicators.

The structure of this Environmental Report which is the result of the Strategic Environmental Assessment is in accordance with Article 1 of the Directive which provides a broad basis for the content of the Environmental Report. This Report therefore identifies, describes and evaluates the likely significant effects on the environment of implementing the Plan's objectives and policies. In accordance with the Directive, this Environmental Report provides the following:

- An outline of the content and main objectives of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and the relationship between these and other relevant plans or programmes;
- The environmental characteristics of the area affected by the Plan;
- Any existing environmental problems which are relevant to the Plan including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Directive for the Conservation of Wild Birds) and 92/43/EEC (Conservation of Natural Habitats and of Wild Fauna and Flora);
- The environmental protection objectives, established at International, Community or Member State level, which are relevant to the Plan and the way those objectives and any environmental considerations have been taken into account during its preparation;
- The likely significant effects on the environment, including issues such as biodiversity, fauna, flora; population and human health; soil and geology; water, air and climatic factors; material assets; cultural heritage including architectural and archaeological heritage; and landscape;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan
- An outline of the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
- A description of the measures envisaged concerning monitoring in accordance with Article 10;
- An Appendix (2) outlining the assessment of the subsequent variation to the Wicklow County Development Plan 2010-2016 within the Environmental Report;
- A non-technical summary of the information provided under the above headings.

Note: Throughout the SEA process all submissions received during consultation were taken into consideration and incorporated into the SEA Environmental Report and the Non-Technical Summary, where appropriate.

1.5 Legislative Context - EU Directive on SEA (Directive 2001/42/EC)

The EU Directive on Strategic Environmental Assessment or SEA (Directive 2001/42/EC) came into force in July 2001 and requires EU Member States to assess the likely significant environmental effects of plans and programmes prior to their adoption.

Article 1 of the SEA Directive states:

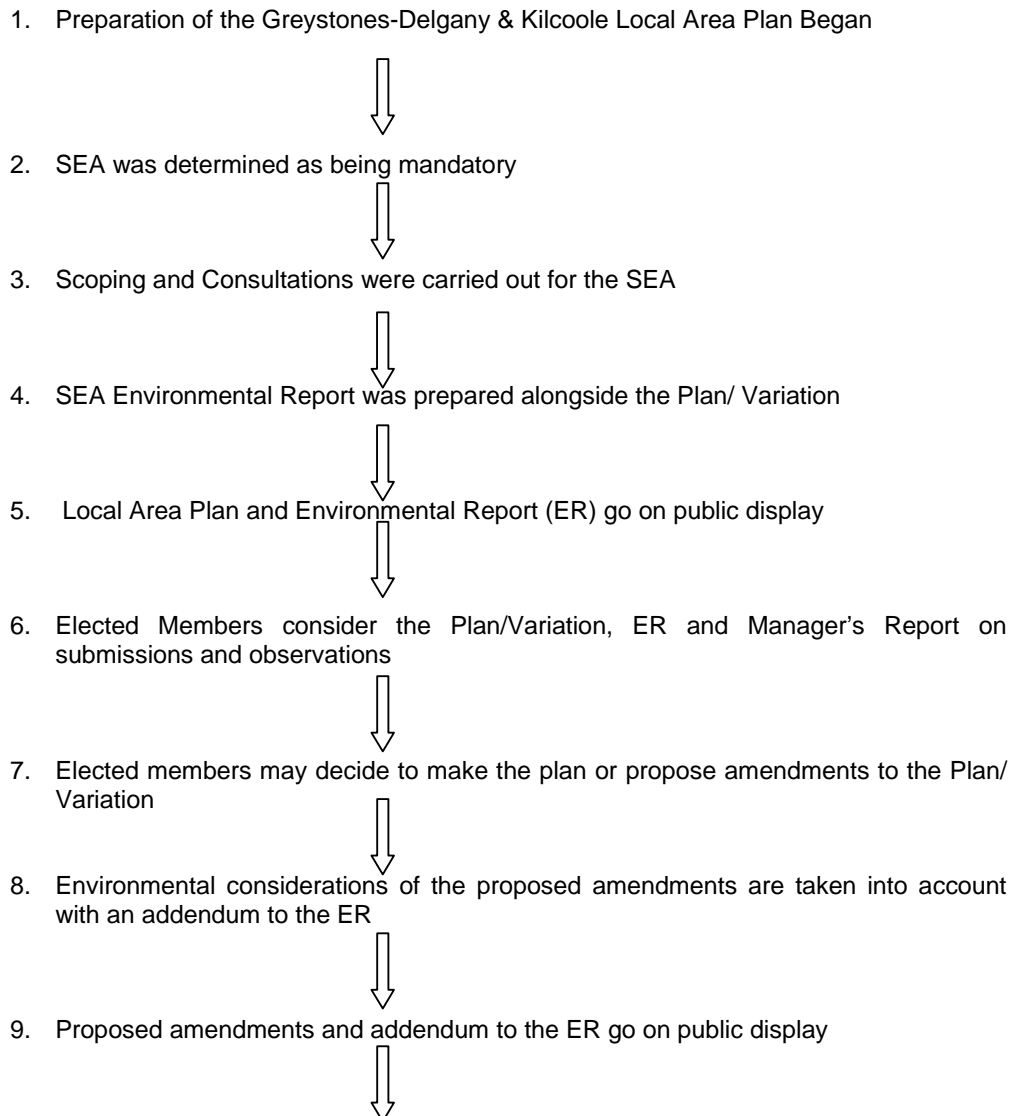
“The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

The Directive came into effect in an Irish context in July 2004 and was subsequently transposed into Irish law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 and the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, S.I. No. 435. A Strategic Environmental Assessment of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 (from hence referred to as “the Plan”) is a mandatory requirement and is being carried out in accordance with the provisions of the SEA Directive and Regulations. While this Environmental Report and the Plan are two separate documents they should be read in conjunction with each other. Additional reference to the potential effects and protection of Natura 2000 sites can be found within the Habitats Directive Assessment for Greystones-Delgany and Kilcoole. This Habitats Directive Assessment has highlighted the potential effects that the Plan’s implementation may have on any Natura 2000 site (designated on ecological grounds and including Special Areas of Conservation and Special Protection Areas). This Report is provided as a separate document titled ‘Habitat Directive Assessment (Natura Impact Assessment) for the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019’.

Section 2 Methodology

2.1 Introduction

The methodology used to carry out the Strategic Environmental Assessment (SEA) of the Plan reflects the requirements of the SEA Directive and other SEA guidance documentation such as *“Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities”* published by the Department of the Environment, Heritage and Local Government and *“Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland – Synthesis Report”* published by the EPA in 2003. Moreover, the Directive was transposed into Irish law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 and the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, S.I. No. 435. This section outlines the key stages in the development of the assessment in accordance with the Directive and the aforementioned Regulations. The process is currently at the fifth stage in the process as indicated in the following steps below.



10. Elected members consider the proposed amendments, addendum to the ER and Manager's Report on submissions and observations



11. Elected members make the plan with or without proposed amendments subject to modifications to the Amendments



12. A final ER is prepared which consolidates the original ER which was placed on public display with the Addendum



13. The SEA Statement is published

2.2 Screening

The screening process is the first stage of the Strategic Environmental Assessment. Screening assesses the need to undertake a Strategic Environmental Assessment of a plan or programme. It was determined that the Plan warranted a Strategic Environmental Assessment due to the extent of the area and the size of the resident population.

2.3 Scoping

Wicklow County Council carried out a scoping exercise to establish the scope and extent of the Environmental Report and to list environmental issues which would require further consideration during the SEA process. Scoping helped the SEA to become focused upon the important issues, such as those relating to existing and potential environmental issues and environmental problems². The scoping exercise was undertaken in June 2012 and the statutory consultees were invited over a four-week period, to make a submission or observation. In line with best practice, a Scoping Report was prepared by the Planning Authority to facilitate the consultation process. The statutory consultees are:

- the Environmental Protection Agency;
- the Department of Agriculture, Marine and Food;
- the Department of Arts, Heritage and the Gaeltacht;
- the Department of Communications, Energy and Natural Resources;
- the Department of the Environment, Community and Local Government;
- the Inland Fisheries Ireland.

Submissions in respect to the scoping process were received from the EPA, Inland Fisheries Ireland and the Department of Arts, Heritage and the Gaeltacht. Key observations made in these submissions include the following:

² Annex 1 of the SEA Directive requires that information is provided on “any existing environmental problems which are relevant to the plan or programme”, thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the offset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.

- Local Area Plan should include objectives which ensure that a safe , reliable and effective water infrastructure is put in place to service the existing future development needs of the settlement
- Local Area Plan should include objectives which contribute to the achievement of objectives as set out in the “Eastern River Basin District Management Plan 2009-2015”.
- Local Area Plan should include a natural heritage section; all designated sites should be listed and mapped.
- Flood risk assessment should be carried out in accordance with the Guidelines for Flood Risk Management(DoEHLG And OPW, 2009)
- An Appropriate Assessment screening exercise should be carried out, and
- The Local Area Plan should include objectives for the protection for the riparian habitats, particularly along the Three Trout River.

The submission from the EPA and the Department of Arts, Heritage and the Gaeltacht also included recommendations regarding the preparation of Strategic Environmental Objectives (SEOs) for the Environmental Report. Key recommendations in this regard include the following:

- Biodiversity SEO should relate to habitats and species both within and outside designated sites and should aim to achieve relevant biodiversity targets; and
- Water SEOs should have regard to the objectives of the “Eastern River Basin District Management Plan 2009-2015” and should ensure the protection of protected species.

In the framing of the Environmental Report the matters raised in the above submissions have been incorporated in the preparation of the LAP and associated Environmental Report. Accordingly, the objectives of the LAP and the SEOs of the Environmental Report have been prepared in accordance with the above recommendations.

2.4 Environmental Baseline Data and other Strategic Actions:

The SEA process is led by the environmental baseline (i.e. the current state of the environment-flora and fauna, soil, water, cultural heritage etc.) to facilitate the identification, evaluation and subsequent monitoring of the effects of the plan area. Data was collected to describe the environmental baseline and its likely evolution without implementation of the local area plan.

The SEA Directive requires that information on the baseline environment be focused upon the relevant aspects of the environmental characteristics which are likely to be affected by the implementation of the plan. The SEA of the Plan focuses on the significant issues, disregarding the less significant ones. In addition, the SEA Directive aims to avoid duplication of the assessment whereby a strategic action forms part of a hierarchy. In order to describe the baseline - the current state of the environment – data was collated from currently available, relevant environmental sources.

2.5 Alternatives

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme) are identified, described and evaluated for their likely significant effects of the environment. Taking into account the objectives and the geographical scope of the plan, alternatives were formulated alongside the plan-making team.

2.6 The Environmental Report

In this Environmental Report, which has been prepared alongside the LAP and Variation No.3 of the Wicklow County Development Plan 2010-2016, the likely environmental effects of the LAP/ Variation and the alternatives are predicted and their significance evaluated while having regard to the environmental baseline. The Environmental Report provides the decision makers, who decide to adopt the plan/ variation, with a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of development within the plan area. Mitigation measures prevent or reduce the significant adverse effects that are posed by the plan/ variation, and in some instances these mitigation measures maximise the benefits that arise from the implementation of the plan.

The Environmental Report will be required to be altered should amendments be proposed to the plan/ variation or should a Plan, which includes elements which have not been evaluated by the SEA and which may be likely to have significant environmental effects, be adopted.

2.7 The SEA Statement

When the Plan is adopted a document referred to as the 'SEA statement' must be made public. This is required to include information on the following:

- How environmental considerations have been integrated into the Plan – highlighting the main changes to the Plan which resulted from the SEA process;
- How the Environmental Report and consultations have been taken into account - summarising the key issues raised in consultations and in the Environmental Report and consultations that have been taken into account ;
- Summarising the key issues raised in consultations and in the Environmental Report indicating what action, if any, was taken in response;

The reasons for choosing the plan in the light of alternatives, identifying the other alternatives considered, commenting on their potential effects and explaining why the Plan was selected.

2.8 Legislative Conformance

This report complies with the provisions of the SEA Regulations and is written in accordance with Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004(SI No.436 of 2004) as amended.

Table 2.1³ (below) is a reproduction of the checklist of the information to be contained in the Environmental Report (DEHLG, 2004) and includes the relevant sections of this report, which deals with the above requirements

2.9 Difficulties Encountered

The lack of a centralised data source in relating to environmental baseline data for the county posed a challenge to the SEA process.

This difficulty is one, which is encountered at local authorities across the country and is being overcome by investing in the collection of data from various sources and through the use of Geographical Information Systems.

³ DEHLG(2004) Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities Dublin: Government of Ireland

Table 2.1: Checklist of information included in this environmental report

Information required to be included in the Environmental Report	Corresponding section of this report
(A) Outline of the contents and main objectives of the plan, and of its relationship with other relevant plans and programmes	Section 5
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the plan	Section 3
(C) Description of the environmental characteristics of areas likely to be significantly affected	Section 3,7 and 8
(D) Identification of any existing environmental problems which are relevant to the plan, particularly those relating to European protected sites	Section 3
(E) List strategic environmental objectives, established at international, EU or national level, which are relevant to the plan and describe how those objectives and any environmental considerations have been taken into account when preparing the plan	Section 4,7 and 8
(F) Describe the likely significant effects on the environment	Section 7 and 8
(G) Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the plan	Section 9
(H) Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken (including any difficulties)	Section 2 and 6
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix 3
(K) Interrelationships between each environmental topic	Addressed as it arises within each section

Section 3 Baseline Environment for the Plan Area

3.1 Introduction

This section will provide a description of the environmental characteristics of the plan area. The baseline, together with the Strategic Environmental Objectives (SEOs), which are outlined in Section 4, is used in order to identify, describe and evaluate the likely significant environmental effects of implementing the Plan and in order to determine appropriate monitoring measures. The purpose of this section is to provide enough environmental baseline data to:

1. Allow for the identification of environmental problems
2. Allow for the process of assessing the environmental effects
3. Provide a baseline against which future monitoring data can be compared

The following sections provide information on the following environmental parameters

- Soil and Geology
- Biodiversity-Flora and Fauna
- Population and Human Health
- Climate and Air Quality
- Material Assets
- Cultural Assets
- Landscape(incl. Landscape category, views, prospects and trees)
- Interrelationship between these parameters.

While the SEA Regulations lists “Water” as a fundamental parameter, it is considered that it has been adequately addressed in the “Material Assets” as outlined above.

Whilst all environmental parameters are described, certain parameters are identified as being of greater significance and maybe subject to greater impacts associated with the implementation of the Plan. In addition, certain parameters and key elements of same were identified in the scoping submissions of meriting particular scrutiny; therefore the focus on this section reflects the comments from the prescribed bodies.

In addition to above an overview of the overall level of environmental sensitivity of the plan area is provided in a Cumulative Environment Assessment. This section also sets out the “do-nothing” scenario, which is an indication of how current environmental conditions would change over time without the implementation of the plan.

3.2 Description of Greystones-Delgany and Kilcoole

Currently there are two separate plans in place for Greystones-Delgany and Kilcoole, however after public consultation it was determined appropriate that the two plans would be amalgamated and that there would be the one plan for the area. The following is a brief synopsis of the two plan areas; a further detailed account of these areas is contained within the LAP.

3.2.1 Geographical location and physical characteristics of Greystones:

Greystones/Delgany is strategically located on the N11 national route which links Dublin to Rosslare Europort and the towns of Wicklow, Arklow, Gorey, Enniscorthy and Wexford. The M50 motorway provides a continuous dual carriageway/motorway link for Greystones/Delgany to Dublin Airport and via the M1 to Dundalk and the N7 to Portlaoise. The R761 county road connects Greystones/Delgany to Bray and to the settlements of Kilcoole and Newcastle to the south. Greystones is the last stop for the DART, and there is a

continuous single track from Greystones to Rosslare for commuter trains. Greystones is a coastal settlement in north County Wicklow, enclosed by higher ground to the north and west - to the north by the backdrop of Bray Head, to the northwest by the Little Sugar Loaf and to the west by the rolling wooded slopes of Bellevue Demesne and Kindlestown Wood. To the south of the settlement, the lands undulate towards Kilcoole and Kilquade. The coastal zone from Bray Head to the harbour (North Beach) is a pebble and shingle beach with crumbling clay cliffs. The South Beach is a sandy pebble beach with a rugged rocky foreshore that begins at the railway station car-park and extends southwards beyond the LAP boundary.

3.2.2 Geographical location and physical characteristics of Kilcoole:

Kilcoole is situated in the north of the County approximately c. 5km south of Greystones. The settlement is located between the national route N11 (c. 3km to the west) and the coast (c. 1.5km east of the Main Street), to which it is linked by local secondary road L-5046 (the "Sea Road"). The single track coastal train route from Dublin to Rosslare has a halt at Kilcoole. The town is also linked to the west to Newtownmountkennedy (4km) by local primary road L-1048. The village of Kilcoole consists of a radial street pattern, radiating from the junction of Main Street, Lott Lane and the Sea Road; with the commercial town centre in linear form along Main Street, which is also the regional road R761 extending to Greystones to the north and Newcastle to the south. The town is surrounded by several housing developments, which have been constructed in the last number of years, Kilcoole is also surrounded by agricultural lands on all sides, with the coast and associated wetlands located c. 1km to the east. The topography of Kilcoole rises towards the north of the village and falls away to the east and is more level to the south of the village.

3.2.3 Relationship of the plan area with the Wicklow County Development Plan 2010-2016

Under the County Wicklow Settlement Hierarchy 2010-2016, Greystones-Delgany is designated a 'Large Growth Town 2' and Kilcoole is designated a 'Small Growth Town'. In accordance with this Hierarchy, a 'Large Growth Town 2' should accommodate a large amount of population growth, and have a high level of infrastructure, services and employment. 'Small Growth Towns' should provide for a lower level of growth and employment, and provide mainly for the local service needs of the settlement and its hinterland

The amalgamation of the two existing Local Area Plans for Greystones and Kilcoole also requires a number of variations to the Wicklow County Development Plan as set out in Variation no. 3 (which should be read in conjunction with the Local Area Plan). The assessment of these variations has run concurrently with the environmental assessment of the Local Area Plan with Appendix 2 of this document highlighting how the knock on effects of the Local Area Plan have been assessed within the environmental report.

3.3 Soil and Geology

A non-renewable resource is a natural resource which cannot be reproduced, grown, generated, or used on a scale which can sustain its consumption rate, once depleted there is no more available for future needs. The natural environment, with soil can be referred to as a renewable resource, as long as it is adequately monitored, protected and conserved.

It is an extremely complex, variable and living medium and performs many vital functions including: food and other biomass production, storage, filtration and transformation of many substances including water, carbon and nitrogen. Impacts on soil can occur through erosion, loss of organic matter, contamination, industrial pollution and agriculture. The distribution and type of soils influences the diversity of flora and fauna as well as the type and extent of agricultural land uses.

Soil composition is influenced greatly by underlying bedrock geology. The Geographical Survey of Ireland (GSI) provides information on bedrock, subsoil, aquifer classifications and vulnerability.

3.3.1 Key environmental problems for Soil and Geology:

The main pressures on soil (as identified nationally by the EPA) include construction, agricultural, and, forestry activities, as well as extractive industries, industrial, commercial and road projects and other major infrastructural projects. The loss of soil through development and its encasement under artificial surfaces impacts upon many of its wider environmental functions, while surface soil erosion impacts on water quality.

Such activities can contribute to soil degradation including loss of organic matter, declining soil fertility, loss of soil stability, soil compaction, contamination, loss of biodiversity and loss of soil to buildings and infrastructure. Due to the complex interrelationship between water, air and soil, declining soil quality can contribute to negative or declining water or air quality and function.

Figure 3.1 illustrates the soil map for the area around the plan area. The principal soil types in the area consist of man-made soils and brown/grey podzolic soils. The area along the coastline consists mainly of beach/sand and gravel alluvium soils. With regard to bedrock, the majority of the Plan area is composed of Greywacke and Quartzite (as illustrated on figure 3.2) with some localised individual bands of quartzite.

3.3.2 Evolution of soil and geology in the absence of the Plan:

The rehabilitation of brown field sites within the plan area would reduce the depletion of greenfield sites. In the absence of a LAP, there would be no framework for the direction of growth towards brownfield sites in the plan area here such direction is appropriate. As a result greenfield development would be likely to occur on an increased basis and would result in the building upon and thereby sealing off the non-renewable subsoil and soil resources. In the absence of policies regarding water management and land use objectives, adequate protection would not be given to groundwater protection and associated impacts on soil quality.

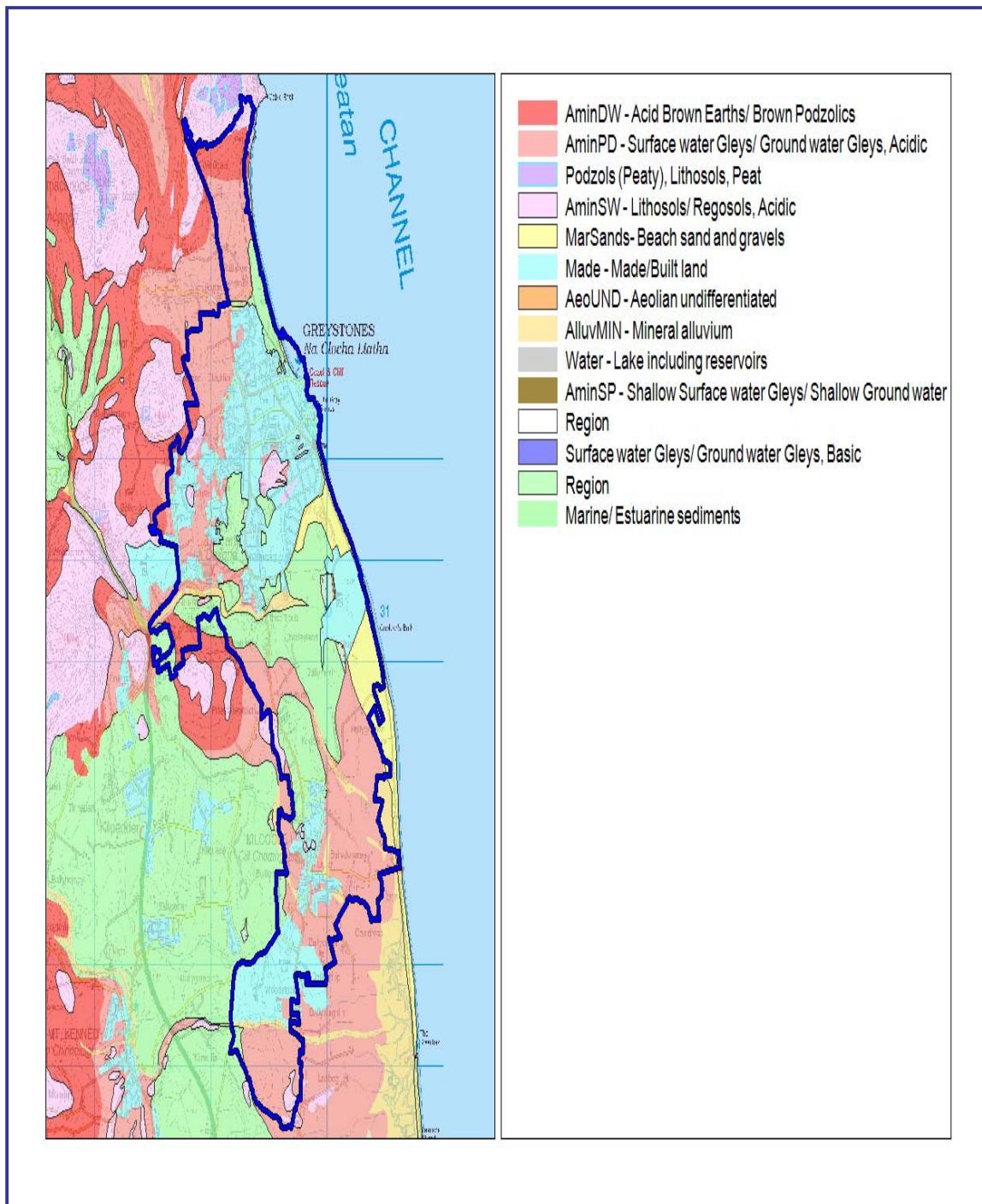


Figure 3.1 Soil Map (Source: EPA)

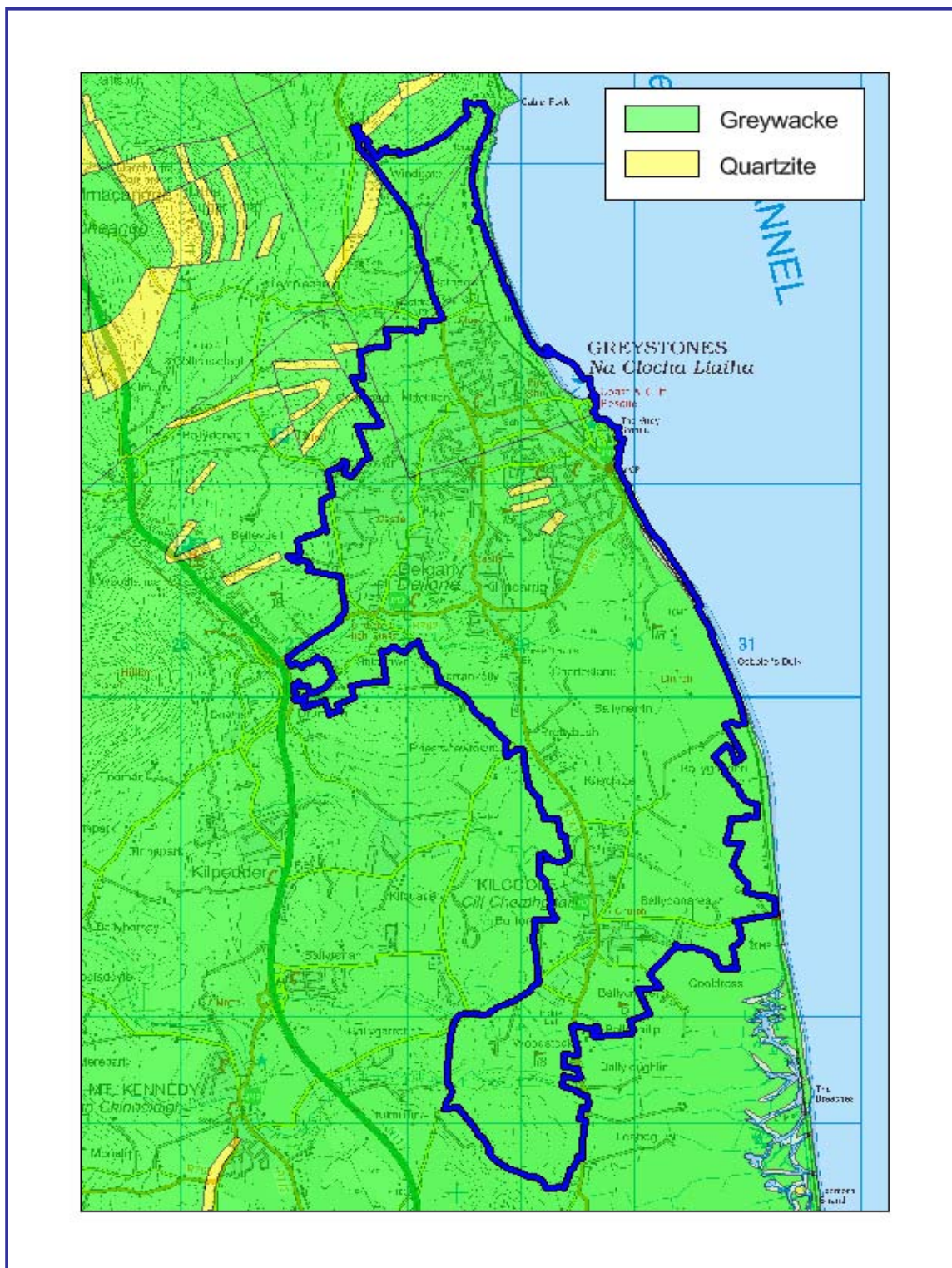


Figure 3.2 Geology (Source WCC Layers)

3.4 Biodiversity, Flora and Fauna

3.4.1 Introduction

The Plan area is located to the east of the county and includes urban settlements, as designated in the Wicklow County Development Plan 2010-2016. The settlement of Greystones extends along the coast while the remaining plan area, including the settlements of Delgany and Kilcoole stretch up to 3 km further inland. The Plan area comprises a mixture of high, medium and low density housing. A Local Biodiversity Study of the Greystones-Delgany Area, carried out in 2006 provides baseline information about the locally important habitats present which includes the Three Trout Stream, the coastal strip and areas of trees, hedgerows and old buildings. Consultation with the Department of Arts, Heritage and the Gaeltacht has advised on the scope of the SEA to include the following:

- All sites with nature conservation designations
- Available information on habitats and habitat indicator mapping
- Ecological networks
- All watercourse, surface water bodies and associated wetlands including floodplains and flood risk areas
- Other sites of high biodiversity value
- Local Biodiversity areas

3.4.2 Natura 2000 Sites

The study area includes one Natura 2000 site (i.e. Bray Head Special Area of Conservation (SACs)⁴; there are a number of Natura 2000 sites outside the plan area (i.e. Murrough Special Protection Area (SPA)⁵/SAC & Glen of Downs SAC). The Habitats Directive Assessment assesses in more detail potential impacts of this Plan on Natura 2000 sites (SACs and SPAs under the EU Habitats Directive). The following two tables identify the Natura 2000 sites within the plan boundaries and the Natura 2000 sites outside the plan boundaries respectively:

⁴ Special Areas of Conservation (SACs) are sites designated under EC Directive 92/42/EEC known as “Habitats Directive”. This requires the conservation of important, rare or threatened habitats and species (not birds, which are protected by Special Protection Areas) across Europe.

⁵ Special Protection Areas (SPAs) are sites designated under the EC Directive 79/409/EEC, known as the “Birds Directive”, to conserve the habitats of certain migratory or rare birds.

Table 3.1: Natura 2000 sites within the Greystones-Delgany and Kilcoole LAP Boundary

Natura 2000 sites within plan boundary	Summary
Bray Head	<p>The southerly extension of the Bray Head SAC extends into the northern aspect of Greystones LAP boundary. This area includes the eroding boulder clay/alluvial deposit cliffs in which sand martins nest each summer. Bray Head is of high conservation importance as it has two habitats listed on Annex I of the EU Habitats Directive (sea cliffs and dry heath). It also supports a number of rare plant species and has ornithological importance.⁶ This coastal site is situated in north-east Co. Wicklow between the towns of Bray and Greystones. Bedrock geology comprises Cambrian quartzites and shales with mudstones and greywackes. Bray Head consists of a plateau of high ground, with five prominent quartzite knolls and has 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 and are calcareous in character. The dominant habitat on this site is a mosaic of dry heath and dry calcareous and neutral grassland. Typical species present are Ling Heather, Bell Heather and both Common and Western Gorse. In between the shrubs, species such as Tormantil, Milkwort, Heath Bedstraw and a variety of grasses (e.g. Early Hair-grass, Common Bent, Wavy Hair-grass) are common.</p> <p>Main Conservation Objectives</p> <ul style="list-style-type: none"> • To maintain the Annex I habitats for which the cSAC has been selected at favourable • conservation status; European dry heaths (54% area of the site) and Vegetated sea cliffs of the Atlantic and Baltic coasts (6% area of the site) • To maintain the extent, biodiversity and species richness of the site • To establish effective liaison and co-operation with landowners, legal users and relevant authorities

⁶ National Parks and Wildlife (2005) *Site Synopsis for Bray Head Special Area of Conservation (000714)*
Dublin: Government of Ireland

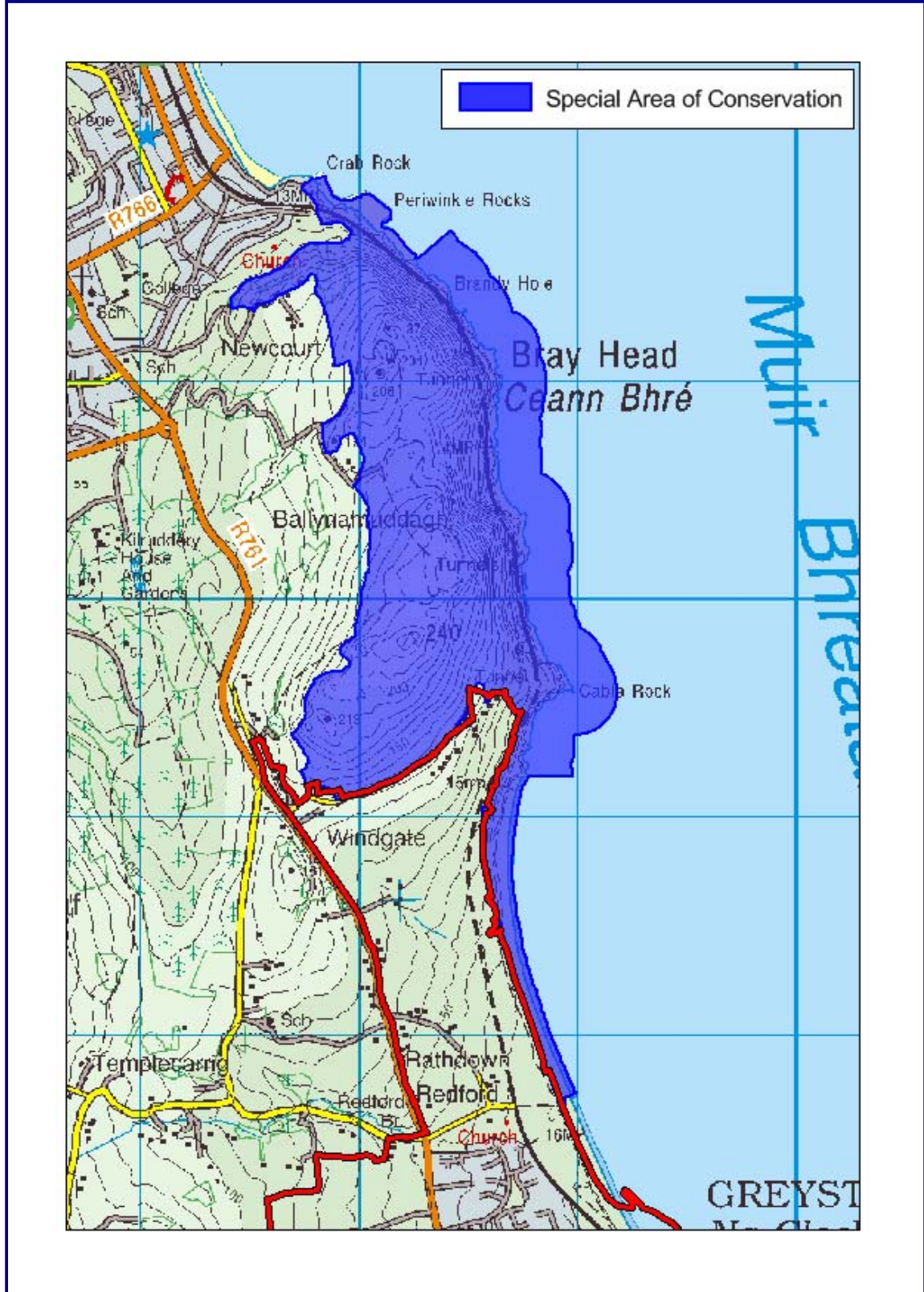


Figure 3.3 Natura 2000 sites within plan boundary

Table 3.2: Natura 2000 sites outside the Greystones-Delgany and Kilcoole LAP Boundaries

Natura 2000 sites outside boundary	Summary
The Murrough SPA	<p>The Murrough SPA is a coastal wetland complex, supporting a number of habitats listed in Annex 1 of the EU Habitats Directive and number of bird species listed in Annex 1 of the EU Habitats Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site. This site is of importance as it is the largest coastal wetland complex on the east coast of Ireland. Although much affected by drainage, it still contains a wide range of coastal and freshwater habitats including five listed on Annex I of the EU Habitats Directive, some of which contain threatened plants. Areas on the site contain a rich invertebrate fauna, including several rarities. It is an important site for both wintering and breeding birds and supports a wide variety of species listed on Annex I of EU Birds Directive. The shingle ridge at Kilcoole is a traditional nesting area for little Tern, and the site now supports one of the largest colonies in the country.</p> <p>The regular occurrence of Red-throated Diver, Little Egret, Whooper Swan, Greenland White-fronted Goose, Golden Plover, Little Tern, Sandwich Tern, Short-eared Owl and Kingfisher is of note as these species are listed on Annex I of the E.U. Birds Directive. The site also supports a typical diversity of birds associated with reed swamp, including Reed Warbler, a much localised species in Ireland.</p>
The Murrough Wetlands SAC	<p>The Murrough is a coastal wetland complex which stretches for 15km from Ballygannon (Kilcoole) to north of Wicklow town, and in parts extends inland for up to 1km. The site supports a number of habitats listed on Annex I of the EU Habitats Directive and a number of bird species listed on Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site. Low sand hills occur at Kilcoole, with Marram (<i>Ammophila arenaria</i>) and Lyme Grass (<i>Leymus arenarius</i>).⁷</p> <p>In other areas and further inland a rich grassy sward, which is most extensive in the south end of the site, has developed. Typical species include Sweet Vernal-grass (<i>Anthoxanthum odoratum</i>), Crested Dog's-tail (<i>Cynosurus cristatus</i>), Common Bird's-foot-trefoil (<i>Lotus corniculatus</i>), Burnet Rose (<i>Rosa pimpinellifolia</i>) and Pyramidal Orchid (<i>Anacamptis pyramidalis</i>). A community dominated by Silverweed (<i>Potentilla anserina</i>) and Strawberry Clover (<i>Trifolium fragiferum</i>) occurs in some of the wetter, grassy areas. In some places, particularly at the south of the site, a Gorse (<i>Ulex</i>) heath has developed on the stony ridge.</p> <p>The Murrough is an important site for wintering waterfowl and breeding birds. Annex I bird species present include Red-throated Diver, Little Egret, Bewick's Swan, Whooper Swan, Greenland White-fronted Goose, Golden Plover, Kingfisher, Sandwich Tern and Little Tern. Average peak winter counts from 1994/95 - 1997/98 showed the site to have an internationally important population of Brent Geese (1,318, which is much higher than it was in the early 90s), nationally important populations of Wigeon (1,518), Teal (772), Common Scoter (103) and Lapwing (3,140) and regionally or locally important populations of Whooper Swan (80), Little Grebe (22), Shelduck (95), Gadwall (9), Mallard (391), Shoveler (22), Golden Plover (615), Curlew (605) and Redshank (181). Greylag Geese numbers were nationally important in the early 90s but these numbers have dropped off. The average peak is now 213. Little Tern breed on the shingle beach near The Breaches and this is the largest colony on the east coast (c.50 pairs in 1993, an average of 37 pairs over the ten year period 1988-1998). Redshank, Oystercatcher, Ringed Plover and Water Rail also breed. The reedbeds at Broad Lough provide habitat for Reed Warbler and the rare Bearded Tit has bred here. Otter has been reported regularly from the Murrough. Recent farming</p>

⁷ National Parks and Wildlife (2005) *Site Synopsis for the Murrough Wetlands Special Area Conservation (002249)*
Dublin: Government of Ireland

	<p>and drainage practices and afforestation have greatly reduced the area and quality of the wetlands habitats - the area between Kilcoole and Newcastle is particularly affected. This site is of importance as it is the largest coastal wetland complex on the east coast of Ireland. Although much affected by drainage, it still contains a wide range of coastal and freshwater habitats including five listed on Annex I of the EU Habitats Directive, some of which contain threatened plants. Areas on the site contain a rich invertebrate fauna, including several rarities. It is an important site for both wintering and breeding birds and supports a wide variety of species listed on Annex I of the EU Birds Directive.</p>
Glen of the Downs SAC	<p>This site is a semi-natural Oak wood situated within an impressive glacial overflow channel. It is located on the Dublin-Wexford road about 7 km south of Bray, Co. Wicklow. The underlying rock is mostly quartzite and it outcrops in a few places. The soil is a sandy loam, Brown Earth to Brown Podzolic, and is very dry over much of the site. Most of the site has been a Nature Reserve since 1980.</p> <p>Much of the site comprises Sessile Oak (<i>Quercus petraea</i>) woodland referable to the Blechno-Quercetum petraeae association. Sessile Oak is especially dominant on the mid to upper slopes. The quality of the Oak-dominated areas is variable – the association is well developed and especially pure on the western side, while in some places it occurs as coppice scrub. The shrub layer is sparse but Holly (<i>Ilex aquilinum</i>) is locally common. On the ground, Great Wood-rush (<i>Luzula sylvatica</i>) forms a dense carpet over much of the area, with other species such as Bilberry (<i>Vaccinium myrtillus</i>), Heather (<i>Calluna vulgaris</i>) and Wood Sage (<i>Teucrium scorodonia</i>) occurring occasionally. Brambles (<i>Rubus fruticosus</i> agg.) and ferns such as Soft Shield-fern (<i>Polystichum setiferum</i>) are abundant in places, especially on the southwestern slopes. The site includes some areas of mixed woodland, in which Beech (<i>Fagus sylvatica</i>), Sycamore (<i>Acer pseudoplatanus</i>), Scot's Pine (<i>Pinus sylvestris</i>) and other exotics occur. Bryophytes are notably scarce within the valley and may reflect the dryness of the site, however, some rare species have been recorded.</p> <p>A narrow band of alluvium associated with a small stream occurs on the valley floor. There, the woodland is dominated by Ash (<i>Fraxinus excelsior</i>) and Hazel (<i>Corylus avellana</i>), with a species-rich herb layer that includes Ramsons (<i>Allium ursinum</i>), Dog Violet (<i>Viola riviniana</i>) and Bluebells (<i>Hyacinthoides non-scripta</i>). A breeding bird census carried out in 1990 recorded a total of 21 species holding territory. Wren, Robin, Blue Tit, Chaffinch and Great Tit were the most abundant species. Blackcap and Jay also breed, and the rare Wood Warbler has been recorded. Grey Wagtail breeds along the stream. The site is notable for the presence of the rare bryophytes, <i>Cephaloziella turneri</i>, <i>Pterigynandrum filiforme</i> and <i>Plagiothecium curvifolium</i>, the last named in its only Irish site, as well as for several rare or scarce Myxomycete fungi, namely <i>Echinostelium colliculosum</i>, <i>Licea marginata</i>, <i>L. perexigua</i>, <i>Perichaena vermicularis</i>, <i>Comatricha ellae</i> (only known Irish site), <i>Diderma chondrioderma</i> and <i>Didymium crustaceum</i>.</p> <p>Glen of the Downs is also notable for some rare invertebrates, including <i>Mycetobia obscura</i> (Diptera) which is found in only one other locality in Britain and Ireland. The glacial overflow channel is the largest example of such a feature in the country. Although exploited heavily in the past, this woodland is well developed, rich in species and one of high conservation significance. The site supports Oak woodland of a type that is listed on Annex II of the EU Habitats Directive.</p>

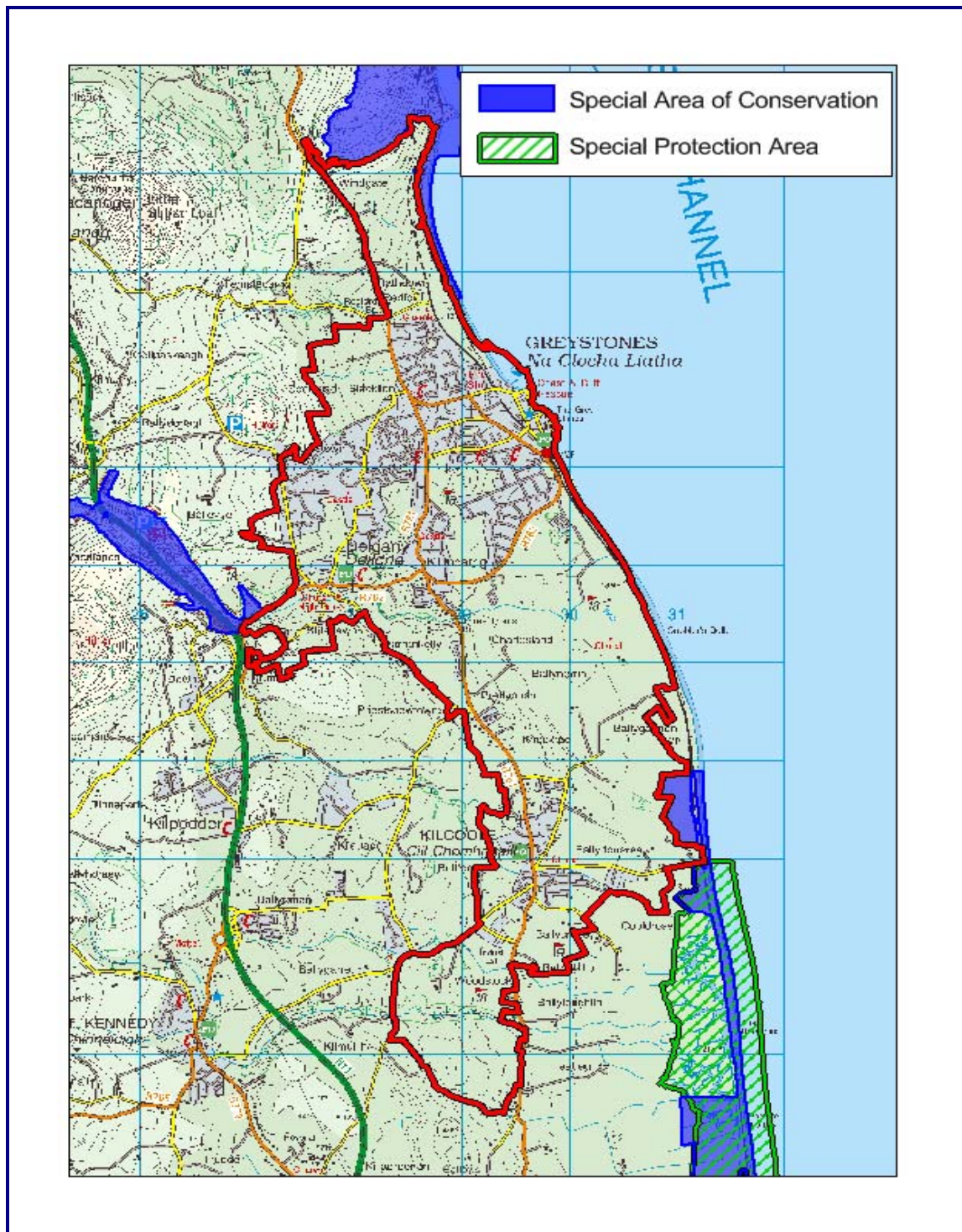


Figure 3.4 Natura 2000 sites outside plan boundary

Natural Heritage Areas (NHAs)

The basic designation for wildlife is the Natural Heritage Area (NHA)⁸. This is an area considered important for the habitats present or which holds species of plants and animals

⁸ All Natural Heritage Areas (NHAs) in County Wicklow are “proposed” and are protected through the planning legislation and the Wildlife Acts.

whose habitat needs protection. NHAs within the county represent a significant biodiversity resource and again, the range of habitats and species found in these sites vary considerably.

Table 3.3: p NHA within the plan boundary:

NHAs within plan boundary	Summary
Bray Head(pNHA)	The NHA designation is the basis for the protection of Irish natural habitats and is a national designation. NHAs include the best of Ireland's remaining natural habitats and encompass 1,246 sites. The NHA designation evolved from the Area of Scientific Interest (ASI) designation. NHAs have statutory protection under The Wildlife (Amendment) Act 2000. The statutory body with responsibility for NHAs is the Department of Environment, Community and Local Government. The southerly extension of the Bray Head SAC extends into the northern aspect of Greystones LAP boundary. The properties of the p NHA are similar to that of the Bray Head SAC as outlined above

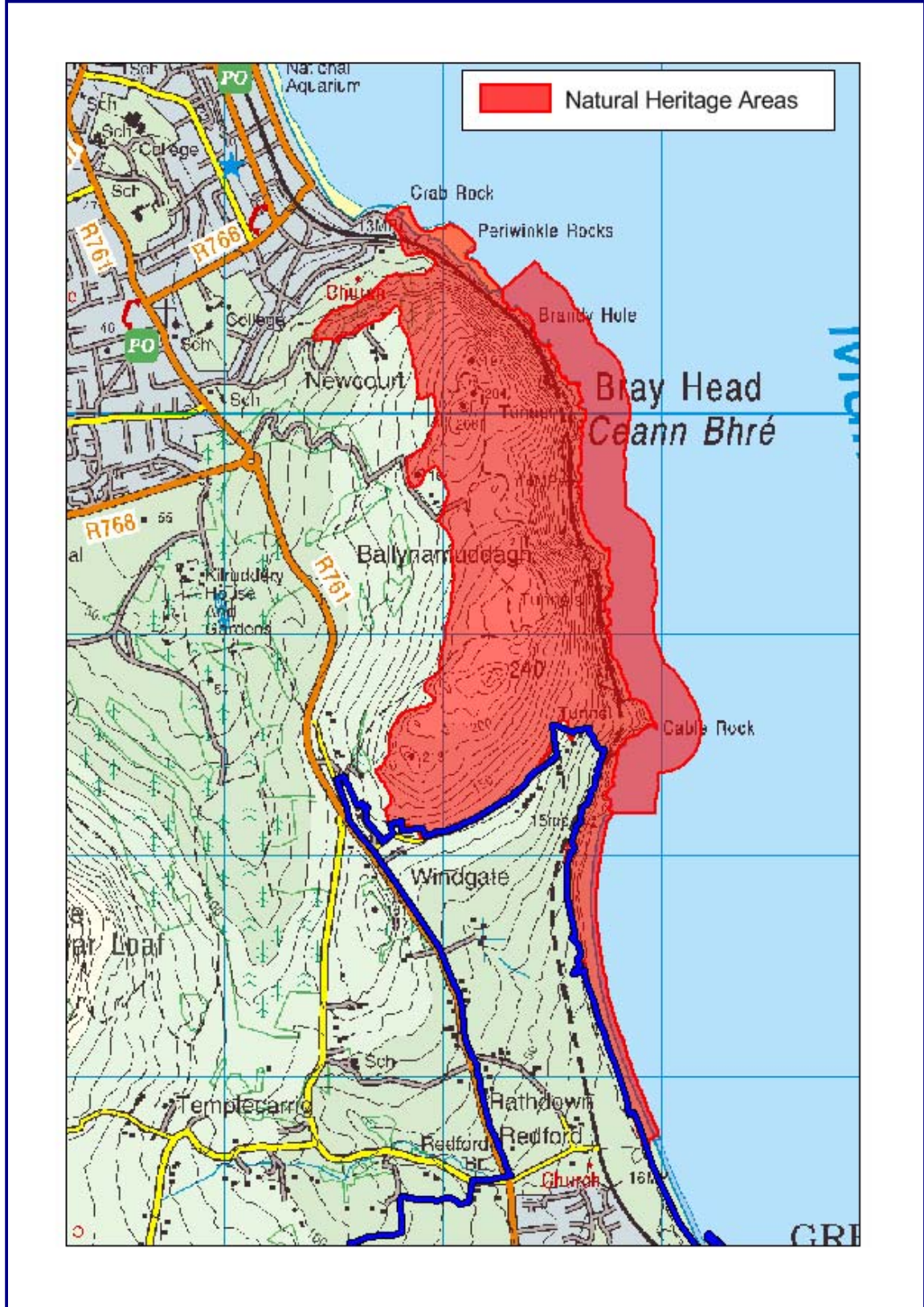


Figure 3.5 NHAs within plan boundary

Table 3.4: p NHA outside the plan boundary

NHAs outside plan boundary	Summary
Murrough (p NHA)	The Murrough Wetlands p NHA runs along the coastline in Kilcoole. The properties of the p NHA are similar to that of the SAC as outlined above. ⁹

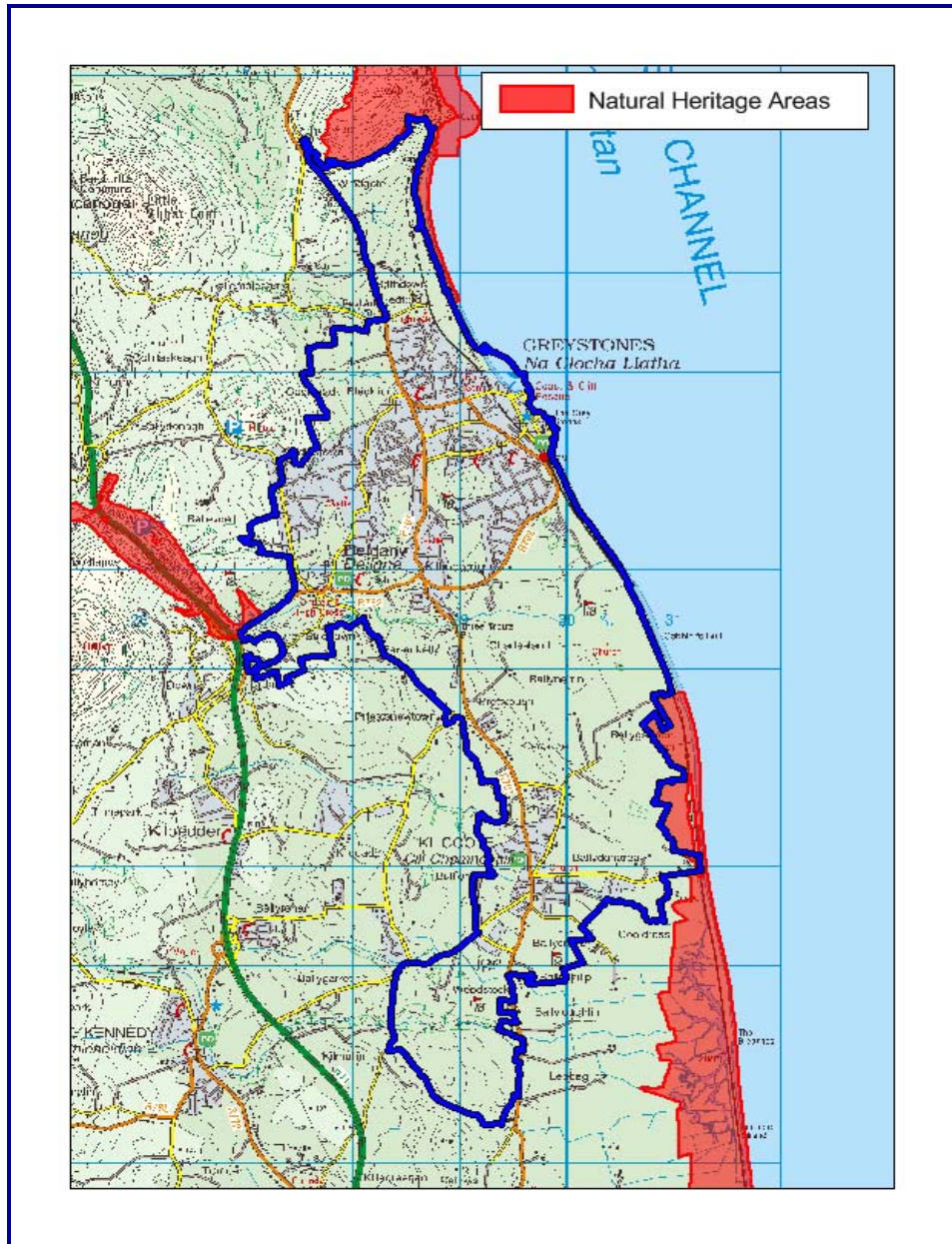


Figure 3.6 NHAs outside plan boundary

⁹ National Parks and Wildlife (2005) *Site Synopsis for the Murrough Wetlands proposed Natural Heritage Area(000730)*
Dublin: Government of Ireland

3.4.3 Habitats, Habitat Indicator Mapping and Ecological Networks

Figure 3.7 illustrates the Corine Land use classification for Greystones-Delgany and Kilcoole. Corine Land Cover mapping classifies land cover under a number of headings. The Local Biodiversity Areas study 2006¹⁰ identifies a number of locally important habitats in the Greystones-Delgany settlement area, while a Countywide Wetland Survey carried out in 2011 further identifies wetland habitats and potential wetland habitats which were based on underlying soil and desk top research.

The key habitat types in the Plan area are outlined as follows:

- **The Coast:** The coastal strip of the plan area stretches from north of Greystones Harbour, south to Charlesland. The boundary of the Greystones-Delgany settlement includes part of Bray Head SAC and finishes approximately 2km north of 'The Murrough' Natura 2000 site. The Kilcoole settlement is connected to the coast and 'The Murrough' via Sea Road. Taken as a whole, the coastal strip in the Plan area provides connectivity between The Murrough and Bray Head Natura 2000 sites. The habitats along the coastal strip include Shingle and Gravel Banks, Sedimentary Cliffs, Dry Siliceous Heath, Exposed Rocky Shores, Sandy Beach, Dry Meadows and Grassy Verges. Seabirds such as Oystercatcher and Turnstones have been recorded here, along with Brent Goose, Sand Martin, Peregrine Falcon and Kestrel, while and Grey Seals are known to frequent the sea in this area. Man made habitats along the coast support less species diversity and include the Sea Walls, Piers and Jetties along with Earth Banks, Stonewalls, Spoil and Bare Ground.
- **The Three Trout River:** This river stretches from the Glen of the Downs cSAC to the sea, making this a very important ecological network. It contains a good variety of habitats including Wet Grassland; Marsh; Scrub; Recolonising Bare Ground; Oak Birch Holly Woodland; Tree lines; Amenity Grassland; Eroding Upland Rivers; Depositing Lowland Rivers; Stone Walls and other Stonework and Hedgerows. The habitats associated with this area support a good species diversity that includes Sea Trout, Common Eel, Common Frog, birds such as Dipper and Heron and trees such as Oak, Birch, Holly, and Willow. The stream is extremely vulnerable to human based pressure and the presence of wet grassland and marsh in areas along the Three Trout River would indicate that areas adjacent to this stream are liable to flooding.
- **Old buildings/ stone walls:** Ruined and older buildings within the Plan area are known to provide habitats for bat species and for Barn Owl. The stone walls associated with the old graveyards and church ruins at Kilcoole and Delgany and the site of St Crispin's Cell, Greystones provide a good habitat for mosses, lichens and a variety of plants and animals. The biodiversity value of these areas is enhanced by having associated trees, scrub and unimproved grassland habitats in their vicinities.
- **Agricultural Fields:** There are areas of agricultural grassland within the Plan area, most notably on the lower slopes of Bray Head and around Kilcoole Convent farm and close to Sea Road. Unimproved grassland can provide a species rich diversity of wild plants. Areas of arable land within the Plan area provide habitats for flora and invertebrates in the field margins. The presence of hedgerows between fields greatly increases the biodiversity value of these areas, providing ecological corridors for migration of plant and animal species throughout the plan area and the wider countryside.
- **Wooded areas:** There are several trees within the Plan area that are included in the Wicklow County Development Plan 2010-2016 as 'worthy of preservation', while mature trees at Kindlestown Rise are subject to a Tree Preservation Orders. Many of the mature trees in the Plan area occur within private gardens and, in the case of

¹⁰ The Local Biodiversity Areas Study 2006, commissioned by Wicklow County Council.

Greystones, as street trees along Church Road. These are generally mixed native and non native species including Oak, Lime, Hornbeam, Horse Chestnut, Beech, Scots Pine and Corsican Pine. Other species such as Ash, Sycamore, Rowan and birch are more common in hedgerows.

- Wetland sites: Wetlands include both natural and man made areas where biogeochemical functions depend on periodic and/or constant inundation or saturation by water. Wetlands provide a variety of essential ecosystem services including flood abatement and control, sequestering and removing pollutants and sediments in water and supporting biodiversity. The Three Trout River, The Redford River, Kilcoole River and the Newtownmountkennedy River along with their associated riparian habitats occur within the Plan area. The Murrough Wetlands is a Natura 2000 site which adjoins the Kilcoole settlement boundary.
- Amenity grassland: This type of species is of poor improved grassland and is used for playing fields and open spaces around the Plan area. These grasslands have been reseeded and are regularly mown to maintain very short swards.

3.4.4 Ecological Networks

The various habitats in the County form part of an “ecological network” that facilitates the movement of species between areas and ensures the effective functioning and survival of the diverse range of habitats and species. As per Article 10 of the Habitats Directive, the Plan has a role to play in improving the ecological coherence of the Natura 2000 network through the management of landscape features which are of major importance for wild flora and fauna. The maintenance and enhancement through land use planning and development policies, of the features and habitats as set out above, has the potential to enhance greatly the ecological coherence of Bray Head, Glen of the Downs and The Murrough Natura 2000 sites.

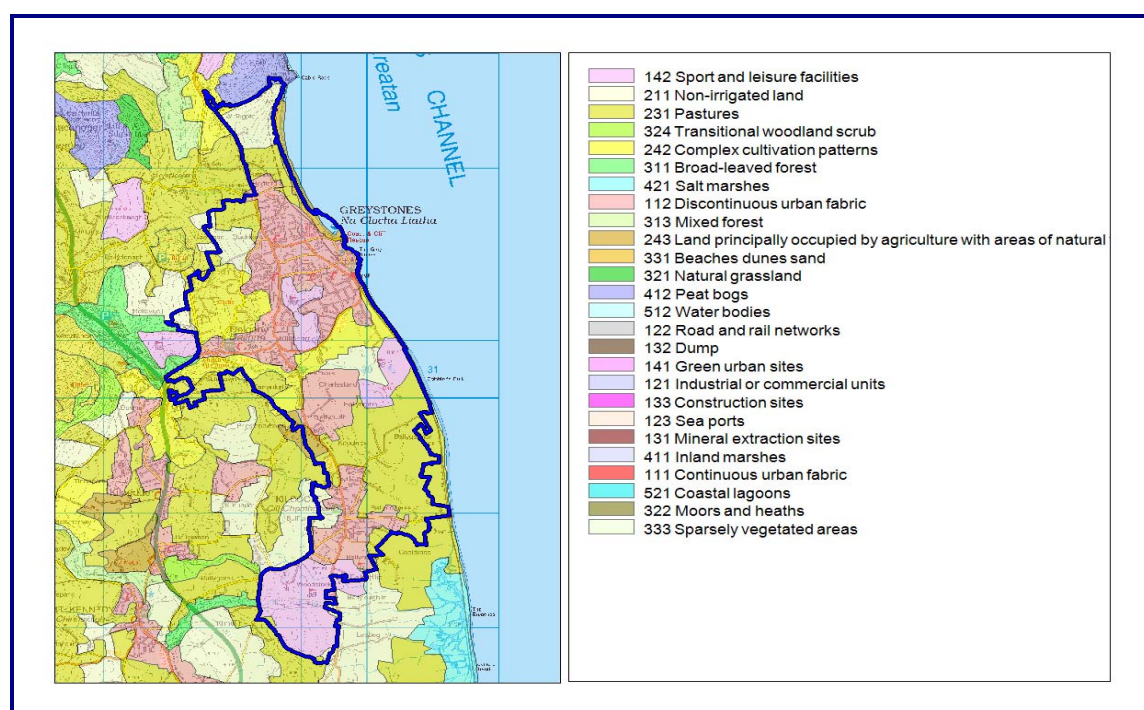


Figure 3.7 Corine Land Cover

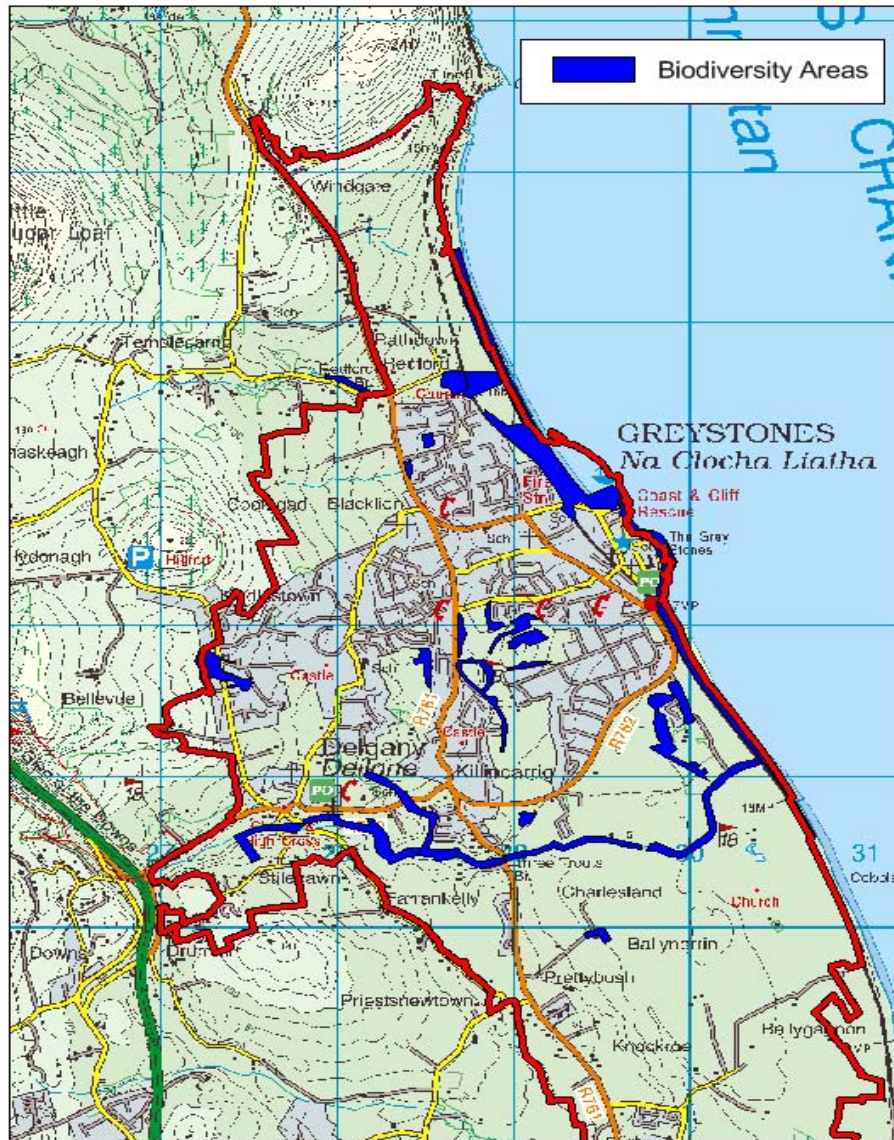


Figure 3.8 Local Biodiversity Area

3.4.5 Existing Environmental Problems

- Designated Sites and Connectivity - as set out above there are a number of ecological networks throughout the plan area. Increased development pressures as a result of the growth projections on the plan areas may result in the development of the town on greenfield lands and / or the removal of trees / hedgerows which may impact on these networks and the integrity of the designated areas. Ecological networks have been adversely impacted upon by the development of infrastructure such as roads which result in the habitat fragmentation as well as development of housing which results in the removal of hedgerows.

- Terrestrial Biodiversity, Flora and Fauna - over time ongoing road and building developments within the study area have impacted upon diversity, flora and fauna with semi-natural habitats replaced by artificial surfaces as indicated by the discontinuous urban fabric shown on Figure 3.8. With regard to terrestrial flora and fauna, all greenfield development in the area causes an impact –the replacement of natural and semi-natural habitats with artificial surfaces results in loss of flora and fauna and therefore adversely impacts upon this environmental component. The significance of the impact of greenfield development depends on whether individual greenfield developments result in the loss of habitats or species of importance together with the cumulative amount of habitats and species lost and fragmented as a result of all greenfield developments. It is noted that development of brownfield sites and re-development can also have impacts on terrestrial flora and fauna.

While data is generally lacking on the presence of invasive species within the Plan area, ongoing vigilance is required in this regard given the potential threat of these species to biodiversity, public health and economic assets. Local authorities and others have an obligation under the European Communities (Birds and Natural Habitats) Regulations 2011 to ensure that these species are not introduced or dispersed, whether intentionally or accidentally through their activities. The transportation and reuse of vector material in the form of soil and spoil which is contaminated by invasive Knotweed species is one of the main causes of dispersal.

3.4.6 Evolution of Biodiversity, Flora & Fauna in the absence of the Plan:

In the absence of a local area plan for Greystones -Delgany and Kilcoole development would have no guidance as to where to be directed and planning applications would be assessed on an individual basis with flora and fauna, habitats and ecological connectivity protected under international, national and county objectives. The evolution of biodiversity and flora would be dependant on the rate and extent of any such developments which would take place and these developments would be considered with regard to the County Development Plan 2010-2016.

3.5 Population and Human Heath

3.5.1 Population

Greystones-Delgany is designated a 'Large Growth Town 2' and Kilcoole is designated a 'Small Growth Town' in the Wicklow County Development Plan 2010-2016.

Table 3.5 and 3.6 sets out below the past population trends and future population targets for the settlements of Greystones-Delgany and Kilcoole. In considering these figures, it should be noted that the boundaries used by the Census differ to the settlement boundaries of the Greystones-Delgany Local Area Plan (LAP) 2006-2012 and the Kilcoole Local Area Plan (LAP) 2008-2014. The table includes a re-calculation of the population of the two settlements, having regard to the boundaries as set out in the current Local Area Plans. This re-calculation indicates that the 2011 population of the Greystones-Delgany and Kilcoole settlements are 17,208 and 4,063 respectively. As per the strategy, the population of Greystones-Delgany is to grow to a target population of 21,000 by 2016 and 24,000 by 2022. Likewise the population of Kilcoole is to grow to a target population of 4,500 by 2016 and 5,000 by 2022.

Table 3.5: Greystones-Delgany & Kilcoole

Year	Source	Greystones-Delgany	Kilcoole
2002	2002 Census	11,913	2,826
2006	2006 Census	14,569	3252
2011	2006 Census	17,468	4,049

Table 3.6: LAP Population Figures

Year	Source	Greystones-Delgany	Kilcoole
2011	2011 Settlement Boundary(Greystones-Delgany LAP 2006-2012,Kilcoole LAP 2008-2014	17,208	4063
2016	CDP Indicative Target Population(CDP 2010-2016)	21,000	4,500
2016	CDP Indicative Target population(CDP 2010-2016	24,000	5,000

As set out in Section 2 of the LAP, there is a need for 3765 residential units in Greystones-Delgany and 775 residential units in Kilcoole up to 2022. Although the new plan will have a lifespan up to 2019 it is considered appropriate to plan for the future growth of the plan area up to 2022.

3.5.2 Employment

In relation to the employment potential of Greystones-Delgany and Kilcoole, from analysis undertaken there is a total requirement within the two plan areas of 7,000 jobs by 2022.

3.5.3 Human Health

As health is influenced by many factors in the social and built environment including housing, employment status and transport, as well as the impacts of air quality, water quality, flooding and access to green space; good planning can play an important role in promoting a healthy society. Greystones-Delgany and Kilcoole has a wide variety of housing types, employment sectors, good transport links, good air quality and water quality and access to green space. In addition, the population has access to a range of health facilities which improve the overall health and well being of the population. Of vital importance to health is the level of green space and access to the natural environment. Open space provision can improve level of exercise in a community which can impact on obesity and can improve social interaction and community activities which can contribute to reducing stress-related problems

These factors have been considered with regard to the description of: the baseline of each environmental component, and; the identification and evaluation of the likely significant environmental effects of implementing the plan and alternatives.

3.5.4 Existing Environmental Problems

While the majority of the residential units in Greystones-Delgany and Kilcoole are connected to the waste water treatment systems there are a number of properties in Delgany that are served by septic tanks. Such systems require continual maintenance in order to avoid pollution of groundwater. Untreated waste water from inefficient septic tanks may have significant negative effects on human health, due to pollution of wells.

3.5.5 Evolution of Populations and Human Health in the absence of the Plan

The County Development Plan Core Strategy has identified a target population growth for Greystones-Delgany and Kilcoole. Given the growth patterns in both plan areas, ensuring appropriate, sustainable settlement patterns including the provision of the necessary planning

framework to accommodate educational, community, leisure and recreational facilities to satisfactorily match the level of population growth is a key planning issue for the future of the plan areas. In the absence of a LAP there would be no framework directing developments to appropriate locations and this would have the potential to result in adverse impacts upon environmental components which would negatively affect human health.

In the absence of a Local Area Plan the provision of transport links and identification of appropriate lands for open space/playgrounds would be limited, which would have a direct impact on the health of the local residents.

3.6 Climate and Air Quality

3.6.1 Introduction

Ireland has an abundance of rainfall with low evapo-transpiration, high humidity, mild winters (4.5 degrees) and cool summers (15.5 degrees) (IFA, 2004). A recent publication from the EPA (2009) "Climate Change-Refining the Impacts for Ireland" outlines predictions in relation to Irish climate and conditions to the end of this century. Climate Change refers to changes in climatic conditions whether through natural variations or as a result of anthropogenic influences. It is expected that temperature in Ireland will rise, with drier summers, wetter winters and more variable precipitation patterns and temperature in the coming years. It is explained that the changes likely to be experienced are due to increasing amounts of CO₂ and other greenhouse gases in the atmosphere which are continually rising. It is estimated that global temperature change by 2100 will be 1.8 degrees-4 degrees. Mean annual temperatures in Ireland rose by 0.7 degrees over the past century. It is expected that mean temperatures will rise by 1.4-1.8 degrees by 2050 and by over 2 degrees by 2100. Summer and autumn temperatures will warm more quickly than winter and spring.

Winter rainfall is projected to increase by 10% by 2050 and 11-17% by 2080. Reductions in summer rainfall of 12-17% by 2050 and 20-28% by 2080 are expected and there will be a likelihood of longer heat waves, fewer days of frost, longer rainfall events

All developments, agriculture, energy generation, industry and commercial activity and waste generation contribute emissions to air and greenhouses gas (GHG) emissions; however the emissions of pollutants from vehicles is one of the main threats to air quality in Ireland and contributes significantly to the increase of green house gases. Under the Kyoto Protocol Ireland agreed to a target of limiting its greenhouse gas emissions to 13% above 1990 levels by the first commitment period 2008-2012 as part of its contributions to the overall EU target. The "National Climate Change Strategy 2007-2012" builds on the Government's commitment to sustainable development as outlined in "Towards 2016" and the "National Development Plan 2007-2013" and is one of a number of inter-related Government initiatives that will address energy and climate change issues. It sets out targets in relation to: energy supply; transport; residential; industry, commercial and services; agriculture, land-use and forestry, waste, public sector; cross sectoral, adaption to climate change; and implementation, reporting and review.

The National Climate Change Strategy states that "Local authorities can have a significant influence over emissions in their local areas, both directly in relation to reducing emissions through their own energy use and procurement activities, in raising awareness and stimulating action in local communities, and indirectly through the exercise of their housing, planning and other statutory functions".

In order to protect human health, vegetation and ecosystems, EU Directives set down air quality standards in Ireland and the other Member States for a wide variety of pollutants. These pollutants are generated through fuel combustion, in space heating, traffic, electricity generation and industry and in sufficient amounts could affect the well being of the areas inhabitants. The EU Directives includes details regarding how ambient air quality should be monitored, assessed and managed.

The principles to this European approach are set out under the Air Quality Framework Directive 1996 as transposed into Irish law under the Environment Protection Agency Act 1992 (Ambient Air Quality Assessment and Management) Regulations 1999 (SI No.33 of 1999).

Four Daughter Directives lay down limits or thresholds for specific pollutants. The first two of these directives cover sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead; and carbon monoxide and benzene. Two further daughter directives deal with ozone; and polyaromatic hydrocarbons, arsenic, nickel, cadmium and mercury in ambient air.

In order to comply with these directives, the EPA measures the levels of a number of atmospheric pollutants. For the purposes of monitoring in Ireland, four zones are defined in the Air Quality Standards Regulations 2002(SI No.271 of 2002). The main areas defined in each zone are:

Zone A:	Dublin Conurbation
Zone B:	Cork Conurbation
Zone C:	Other cities and large town comprising Galway, Limerick, Waterford, Clonmel, Kilkenny, Sligo, Drogheda, Wexford, Athlone, Ennis, Wicklow, Naas, Carlow, Tralee and Dundalk
Zone D:	Rural Ireland, i.e. the remainder of the State - small towns and rural areas of the country - excluding Zones A, B and C.

The Plan area is located in Zone D.

There is currently no ambient air quality monitoring in the plan area with past monitoring stations in Bray.

While Air Quality within the general study area is not considered to be a significant issue it is noted that the traffic generated due to its urban location contributes to higher emission readings.

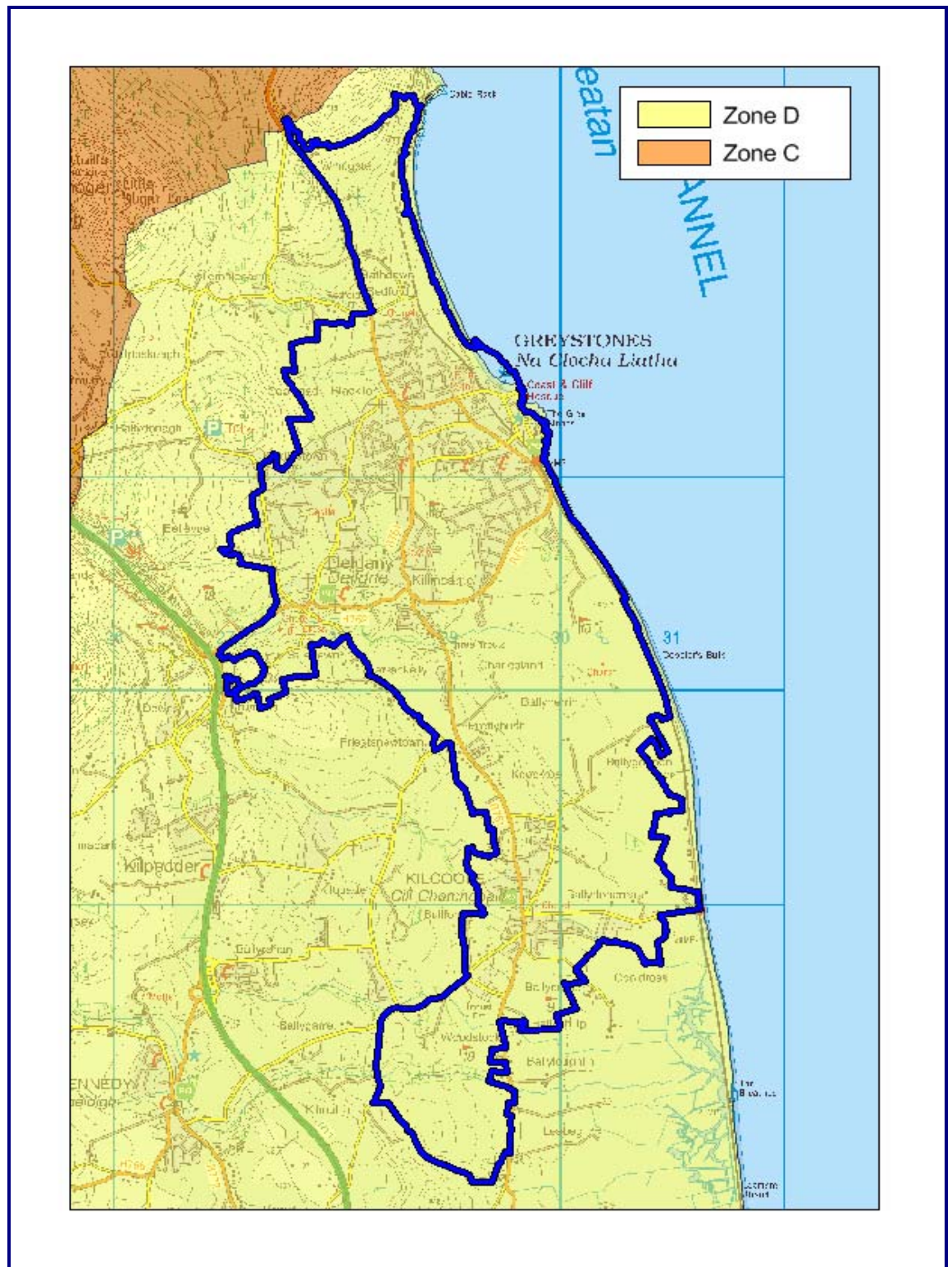


Figure 3.9 Air Quality

3.6.2 Noise

Noise is unwanted sound. It can seriously harm human health and interfere with daily activities at school, at work, at home and during leisure time. The main health risks of noise

identified by the WHO include: pain and hearing fatigue; hearing impairment, annoyance, interferences with social behaviour, interference with speech communication; sleep disturbance and all its consequences; and performance at work and school. Within the plan area the places most commonly affected by noise is within the built up area of the two towns and along the heavy trafficked roadways

The over-riding noise source within the plan area is from traffic. The existing town and village centres within the two plan areas have high traffic counts as well as enclosing main street buildings which are likely to have elevated levels of air pollution and noise due to traffic congestion.

3.6.3 Potential Effects of Climate Change

The EPA's "Climate Change: Regional CLIMATE Model Predictions for Ireland" (2005) report¹¹ provides an analysis of future Irish climate conditions for the period 2012-2060 based on the outputs from a new regional climate modelling facility located in Met Éireann.

As increased temperatures will lead to greater amounts of water vapour in the atmosphere and an accelerated global water cycle, it is reasonable to expect the local river systems will be exposed to a greater risk of flooding. The increase in winter precipitation will be likely to produce a significant increase in the more intense discharge episodes, raising the risk of future flooding.

3.6.4 Existing Air and Climate Problems

The town and village centres of the plan areas are likely to have elevated levels of air pollution and noise due to traffic congestion. Greystones-Delgany and Kilcoole's location within the commuter belt for Dublin results in a large quantity of traffic movements in and around these towns. A positive approach would be to reduce private car trips. Reductions in private car movements will result in a reduction in emission such as PM10 and NOx.

Localised air pollution incidence with regard to PM10 and PM2.5 and noise pollution are both likely to occur when demolition/construction takes place - especially in relation to PM10 if suppression techniques are not introduced.

Ireland's current emissions are exceeding targets agreed in the peer review of Ireland 2006 submission to the United Nations Framework Convention on Climate Change. It would appear that Ireland will not meet these targets and it is likely therefore that financial penalties will be incurred.

Changes in the sea level and/or changes in the occurrence of severe rainfall events as a result of climate change could adversely impact upon the areas human beings, its biodiversity and its economy

3.6.5 Evolution of Climate and Air Factors in the absence of the Plan

In the absence of a LAP there would be no framework for the location of new development and as a consequence development would be likely to occur in a piecemeal fashion, spread out across wider areas than otherwise may be the case. This would result in significant increases in travel related emissions to air.

¹¹ Climate Change: Regional Climate Model Predictions for Ireland ERTDI Report 36 - McGrath et al. An analysis of future Irish climate conditions for 2021–2060, based on outputs from a new regional climate modelling facility in Met Éireann

While increases in the use of catalytic convertors, cleaner fuels, better engine technology and maintenance is generally reducing the pollution emitted per motor vehicle, this reduction is more than likely offset by the increase in the number of cars as well as the increase in the volume and incidences of traffic congestion. Increases in the number of cars as well as the increase in volume and increases of traffic congestion may lead to increases in air and noise pollution in the future.

In the absence of a LAP, the realisation of objectives relating to energy efficiency, renewable energy and a reduction in transport related emissions contained within the Local Area Plan would be made more difficult. If new development or an intensification of existing land uses were to occur in the plan area adverse impacts upon air quality and noise levels, and resultant impacts on human health, would likely to arise if unmitigated.

3.7 Material Assets

3.7.1 Water Resources

The water resources of the region comprise surface waters including rivers, lakes, transitional and coastal water, and ground water. These resources are utilised for a wide range of uses including potable water, industry, amenity, agriculture and in the substance of ecosystems. Consequently water is an extremely important resource and needs to be managed appropriately to ensure that its quality is maintained and its availability is not compromised.

The Plan area falls within the catchment of the Eastern River Basin District (ERBD) and as such, much information regarding this environmental baseline is derived from the Eastern River Basin Management Plan (ERBMP)¹² and from the Environmental Section of Wicklow County Council.

The Eastern RBMP takes into account lakes, rivers, groundwater, transitional and coastal waters. Information on the status and pressures on water bodies can be derived from the ERBD data base.

The following water bodies are of relevance to the plan area-

- The Three Trout River water body (EA_10_1461 - Delgany), which is of "Moderate" ecological status. The RBMP includes an objective to improve this status by 2021.
- There is one coastal water body within in the plan area (south-western Irish Sea - Killiney Bay) which is of "High" ecological status. The RBMP includes an objective to maintain this status.
- There are 2 ground water bodies in the Greystones-Delgany area: Greystones Urban (EA_G_032) – and Wicklow East PP (EA G 004) which is of "Good Status". The RBMP includes an objective to protect this status.
- There are 2 ground water bodies in the Kilcoole area: Kilcoole S&G (IE_EA_G_036) - and the Wicklow East (IE_EA_G_004) - which are of "Good Status". The RBMP includes an objective to protect this status.

¹² The Eastern River Basin District Management Plan 2009-2015 is a plan for the implementation of the EU Water Framework Directive, which commits all member states to preventing deterioration and achieving at least good status in our rivers, lakes, estuaries, coastal and ground waters by the year 2015. The Plan describes actions that are proposed to ensure the necessary protection of waters over the coming years. It sets out how the aims and objectives of improving and protecting water quality and ecology in the waters of each river basin district could be achieved, by means of a Programme of Measures.

- The Kilcoole Marsh (IE_EA_120_0100) is a Transitional (Estuarine) Waterbody¹³. It is at “Moderate Status”. The RBMP includes an objective to improve this status by 2021.

¹³ Transitional waters are bodies of surface waters in the vicinity of river mouths which are partly saline in character as a result of their proximity to coastal waters but which are substantially influenced by freshwater flows.

3.7.2 Groundwater

Groundwater is a significant resource and refers to water stored underground in saturated rock, sand, gravel and soil. Surface and groundwater functions are closely related and form part of the hydrological cycle. The protection of groundwater from land uses is a critical consideration and groundwater vulnerability is becoming an important management tool. The entire island of Ireland has been designated as a Protected Area for Groundwater under the Water Framework Directive (WFD) Groundwater is important as a drinking water supply as well as the supply to surface waters across the Region. Groundwater is exposed to higher concentrations of pollutants that are retained in the layers of rock and soil (Todd, 1980). The exposure to pollutants lasts much longer as groundwater moves at a slower pace through the aquifer. The quality of drinking water supply, fisheries and terrestrial based habitats is intrinsically linked with ground water quality. The Geological Survey of Ireland aquifer categories are based on their vulnerability to pollution i.e. the ease of which it can enter the subsurface layers. Aquifers described with “good development potential” are more sensitive to pollution than aquifers with “poor development potential”. Similarly aquifers of “high or extreme vulnerability” are more sensitive to pollution.

The WFD identifies much of the groundwater within the plan area as ‘Moderate’ to ‘Good’ water status.

3.7.3 Drinking Water Supply

Greystones-Delgany and Kilcoole are served by the Vartry Waterworks at Roundwood (owned and managed by Dublin City Council). Whilst most of Greystones is served by the Drummin Reservoir, the Charlesland area is served from a combination of the Drummin and Priestsnewtown Reservoir, which also serves Kilcoole. The Kindlestown Hill area of Delgany cannot be gravity fed from the Drummin Reservoir due to height constraints and is therefore fed by a direct connection from the Dublin City Council trunk main. There are a number of properties in the Kindelstown area that have their own private water supply. In general it is considered that there is an adequate supply of water to provide for the needs of the targeted population of the area up to 2022.

3.7.4 EPA REMEDIAL Action List

As part of its supervisory role under the 2007 Drinking Water Regulations, the EPA prepares a list of public water supplies where remedial action or management action is required to ensure compliance with the requirements of these Regulations into the future. This list is called the Remedial Action List for Public Drinking Water Supplies (RAL).

The most recent report¹⁴ on the provision and quality of drinking water indicates that the Greystones-Delgany and Kilcoole is included on the Remedial Action List (RAL) due to levels of THMs (trihalomethanes), which are above the limits set out by the EC (Drinking Water) (No.2) Regulations 2007. Trihalomethanes are formed as a by-product predominantly when chlorine is used to disinfect water for drinking.

3.7.5 Drinking Water Conservation

Wicklow County Council is involved in the Dublin Region Water Conservation Project, which aims to conserve the regions scarce water resources through measures focused on reducing leakage in the system.

¹⁴ “The Provision and Quality of Drinking Water in Ireland-A report for the year 2010”(EPA 2011).

3.7.6 Waste Water Treatment and Disposal

Wastewater in the Greystones-Delgany area is currently treated at the Greystones Waste Water Treatment Plant (WWTP) at Woodlands, Greystones. This treatment plant receives wastewater from Greystones and its environs including Delgany, Rathdown, Kilcoole and Newtownmountkennedy. The plant was designed with a nominal wastewater treatment capacity of 30,000 p.e. (population equivalent). Works commenced on the 3rd October 2011 to upgrade the treatment capacity of the plant to 40,020 p.e. These works are due for completion by March 2013. It should be noted that large sections of low density residential areas in the Kindlestown and Blackberry Lane areas of Delgany are served by private wastewater treatment plants. In the future it would be desirable to limit the further development of private wastewater treatment plants and to facilitate the connection of unsewered areas to existing and planned sewer connections, where possible.

The wastewater in the Kilcoole and environs agglomeration is served by a secondary waste water treatment plant located off Sea Road, Kilcoole, to the south-east of Kilcoole village. The plant treats all waste waters arising in the north and middle of the village with all other areas in the village being collected in a separate foul sewer system and conveyed to the Greystones WWTP for treatment as outlined above. This treatment plant is designed to treat a population equivalent of 3,000 p.e. The plant requires upgrading in order to meet the conditions of its licence. Until these upgrades are completed, the ability of the plant to accept the wastewater from any additional development is severely restricted. While it is most desirable that waste waters arising from the north and middle of the village area served by the Kilcoole WWTP, in certain cases, subject to the agreement of the Water Services Section of the Council, waste water from these lands can be pumped to the Greystones WWTP. While it is most desirable that waste waters arising from the north and middle of the village area served by the Kilcoole WWTP, in certain cases, subject to the agreement of the Water Services Section of the Council, waste water from these lands can be pumped to the Greystones WWTP.

Wicklow County Council has developed a proposal for the construction of a new 22,000 p.e WWTP at Leamore, Co. Wicklow (which is south of Kilcoole) and associated sewer network and connections. It is expected that this plant will eventually treat all waste waters arising in the villages of Newcastle, Newtownmountkennedy, Kilpedder and Kilcoole. This proposal shall be completed in phases, with the final phase being the construction of the new WWTP at Leamore and connection of the sewer network. It is not however envisaged that this WWTP will be constructed in the short to medium term.

It is considered that there is sufficient capacity in the wastewater treatment systems in the area to be provide for the needs of the targeted population of the area up to 2022.

3.7.7 Transportation Infrastructure

Greystones/Delgany is strategically located on the N11 national route which links Dublin to Rosslare Europort and the towns of Wicklow, Arklow, Gorey, Enniscorthy and Wexford. With the M50 motorway, the route provides a continuous dual carriageway/motorway link for Greystones/Delgany to Dublin Airport and via the M1 to Dundalk and the N7 to Portlaoise. The interchange of the Farankelly Road from Charlesland to the N11 provides a regional link for Greystones/Delgany and in turn eases congestion in Delgany and other parts of the settlement. The R761 county road connects Greystones/Delgany to Bray and to the settlements of Kilcoole and Newcastle to the south.

Greystones is serviced by the suburban rail and the DART services and in addition the Dublin – Rosslare Europort train stops at Greystones. There are a number of bus routes that operate between Dublin and Greystones with Delgany being served with a number of bus routes which pass on the N11. Kilcoole is also served on a number of bus routes and is a stop for the commuter train along the Dublin –Rosslare line.

3.7.8 Flood and Coastal Defences

In order to 'militate' against risk posed from flooding, alleviation works have been undertaken in the plan area. A number of culverts have been upgraded. As a measure to mitigate against the effects of coastal erosion, rock armour protection has taken place along the Greystones shoreline.

Flooding

In accordance with the Floods Directive 2007/60/EU, the Department of Environment, Heritage and Local Government and the Office of Public Works (OPW) published "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (November 2009). As part of the preparation of the Regional Planning Guidelines 2010-2022, a Regional Flood Risk Appraisal was prepared in order to:

- Identify strategic flood risk and spatial planning issues for the area covered by the RPGs;
- Set out a policy framework for development plans and local area plans of planning authorities to address the flood risk issues arising at a regional level, and
- Outline with due consideration of the national flood risk assessment and management planning programme, any further requirements for flood risk assessments and/or studies.

To comply with the EU Floods Directive introduced in November 2007, and in line with the Guidelines for Planning Authorities "The Planning System and Flood Risk Management" an assessment of flood risk is to be undertaken as part of the preparation the plan, which is to incorporate an approach that aims to avoid development in areas at risk of flooding, and where development on floodplains cannot be avoided., to take a sequential approach to flood risk management based on reduction and mitigation of risk.

The Office of Public Works (OPW) National Flood Hazard mapping project provides information on records of flooding in the area. The following map illustrates the Flood Extents within the Plan Area. In accordance with the Flood Risk Management Guidelines (2009) the two flood extents illustrated in Figure 3.11 are the 1 in 100 and 1 in 1000 year flood event for the plan area.

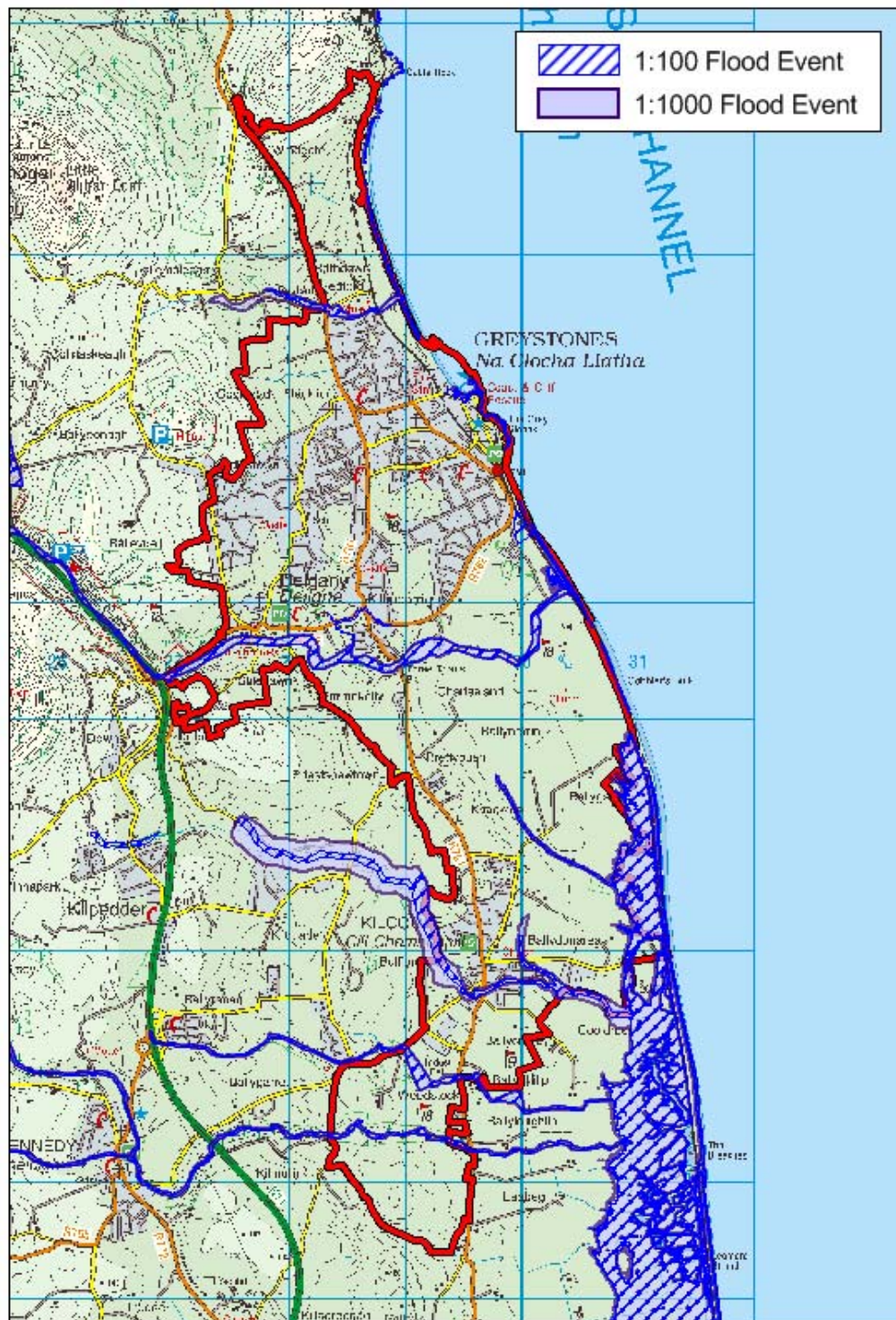


Figure 3.11 Flooding Extents in Greystones-Delgany and Kilcoole

3.8 Key Environmental Problems for Material Assets

Potential issues with regard to material assets within the plan area are centered mainly on the maintenance of water quality and improving ground water supplies. Flooding has been an issue within certain areas of the plan over the years.

3.9 Evolution of Material Assets in the absence of the Plan

In the absence of a LAP there would be no framework directing developments to appropriate locations in and around the plan area. In particular there is need to monitor the wastewater treatment capacity to ensure it is properly managed and controlled and therefore would be much weaker if there was no plan in place. The existing plan area has good public transport links particularly via the railway system, improvements where necessary in the road network and public transport would assist in addressing traffic densities and localised air quality within the town core, therefore in the absence of a LAP this improvement in transport links would be curtailed. In the absence of a LAP, the implementation of the Flood Risk Guidelines would not occur.

3.10 Cultural Assets

3.10.1 Introduction

Heritage by definition, means inherited properties, inherited characteristics and anything transmitted by past ages and ancestors. It covers everything from objects and buildings, to the environment. Cultural Heritage includes physical buildings, structures and objects complete or in part, which have been left on the landscape by previous and indeed current generations.

The Wicklow County Development Plan 2010-2016, in line with the Planning and Development Act 2000 (as amended) and Government policy seeks to protect and conserve buildings, areas, structures and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The most important items of archaeological and architectural heritage in the Greystones-Delgany and Kilcoole plan areas are set out in Chapter 16 of the Wicklow County Development Plan 2010-2016.

3.10.2 Archaeological Heritage

Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment. Archaeological heritage consists of such material remains (whether in the form of sites and monuments or artefacts in the sense of moveable objects) and environmental evidence. As archaeological heritage can be used to gain knowledge and understanding of the past it is of great cultural and scientific importance.

Archaeological sites and monuments vary greatly in form and date; examples include earthworks of different types and periods, (e.g. early historic ring forts and prehistoric burial mounds), megalithic tombs from the prehistoric period, medieval buildings, urban archaeological deposits and underwater features such as wrecks. Archaeological sites may have no visible surface features; the surface features of an archaeological site may have decayed completely or deliberately removed but archaeological deposits and features may survive beneath the surface. Such sites may sometimes be detected as crop-marks visible from the air or have their presence indicated by the occurrence of artefact scatters in ploughed land, but in other cases may remain invisible unless uncovered through ground disturbance.

Archaeology in Ireland is protected under the National Monuments Acts 1930 to 2004. The following table indicates the sites on the Sites and Monuments Recorded for the functional area of the plan and Figure 3.12 illustrate the location of these sites.

Table 3.7: Site and Monuments Recorded for the Plan Area

National Monument Number	Entity ID	Structure	Location
61	WI02147	Burnt spread	KILLINCARRIG
401	WI00598	Enclosure	BALLYNERRIN (Newcastle By., Kilcoole ED)
861	WI00372	Redundant record	RATHDOWN UPPER
870	WI00393	Redundant record	RATHDOWN LOWER
871	WI00394	Redundant record	RATHDOWN LOWER
894	WI00376	Castle – unclassified	RATHDOWN UPPER
895	WI00377	Field system	RATHDOWN UPPER
896	WI00378	Church	RATHDOWN UPPER
897	WI00379	Graveyard	RATHDOWN UPPER
906	WI00391	Castle - hall-house	KINDLESTOWN UPPER
907	WI00392	Ringfort – unclassified	RATHDOWN LOWER
1055	WI00587	Church	DELGANY
1056	WI00588	Graveyard	DELGANY
1057	WI00589	Cross - High cross	DELGANY
1058	WI00590	Font	DELGANY
1060	WI00591	House - 16th/17th century	KILLINCARRIG
1061	WI00599	Church	BALLYNERRIN (Newcastle By., Kilcoole ED)
1062	WI00600	Stone sculpture	BALLYNERRIN (Newcastle By., Kilcoole ED)
1065	WI00592	Enclosure	CHARLES LAND
1068	WI00593	Enclosure	CHARLES LAND
1069	WI00627	Redundant record	WOODSTOCK DEMESNE
1070	WI00594	Enclosure	CHARLES LAND
1074	WI00595	Enclosure	CHARLES LAND
1075	WI00596	Redundant record	KILLINCARRIG
1076	WI00597	Enclosure	BALLYNERRIN (Newcastle By., Kilcoole ED)
1094	WI00613	Redundant record	CHARLES LAND
1097	WI00614	Redundant record	CHARLES LAND
1104	WI00621	Church	KILCOOLE
1106	WI00622	Graveyard	KILCOOLE
1107	WI00623	Font	KILCOOLE
1108	WI00624	Ritual site - holy well	KILCOOLE
1926	WI02080	Bullaun stone	DELGANY
2193	WI02077	Enclosure	COOLAGAD
2330	WI02031	Burial (present location)	KILCOOLE

2331	WI02032	Redundant record	KILCOOLE
2332	WI02033	Redundant record	KILCOOLE
2333	WI02034	Redundant record	KILCOOLE
2337	WI02040	Redundant record	KILCOOLE
2338	WI02041	Redundant record	KILCOOLE
2355	WI02085	Fulacht fia	RATHDOWN UPPER
2361	WI02107	Moated site	RATHDOWN UPPER
2363	WI02110	Bawn	KINDLESTOWN UPPER
2377	WI02144	Cross-slab	KILCOOLE
2379	WI02146	Burnt spread	KILLINCARRIG
2649	WI02641	Fulacht fia	KILLINCARRIG
2656	WI02649	Excavation miscellaneous –	RATHDOWN UPPER
2659	WI02652	Fulacht fia	CHARLESLAND
2660	WI02653	Enclosure	CHARLESLAND
2661	WI02654	Excavation miscellaneous –	KILLINCARRIG
2662	WI02655	Habitation site	FARRANKELLY
2663	WI02656	Fulacht fia	KILLINCARRIG
2665	WI02657	Habitation site	CHARLESLAND
2666	WI02658	Habitation site	CHARLESLAND
2667	WI02659	Ring-ditch	CHARLESLAND
2668	WI02660	Habitation site	CHARLESLAND
2673	WI02661	Fulacht fia	CHARLESLAND
2674	WI02662	Habitation site	CHARLESLAND
2690	WI02668	Road - hollow-way	DELGANY
2696	WI02694	Burnt mound	KILLINCARRIG
2697	WI02695	Burnt mound	CHARLESLAND
2698	WI02696	Burial	CHARLESLAND
2749	WI02797	Fulacht fia	KILLINCARRIG
2750	WI02798	Burnt mound	KILLINCARRIG
2760	WI02806	Furnace	KILCOOLE
2768	WI02817	Fulacht fia	KILLINCARRIG
2769	WI02818	Excavation miscellaneous –	KILLINCARRIG
2771	WI02819	Excavation miscellaneous –	KILLINCARRIG

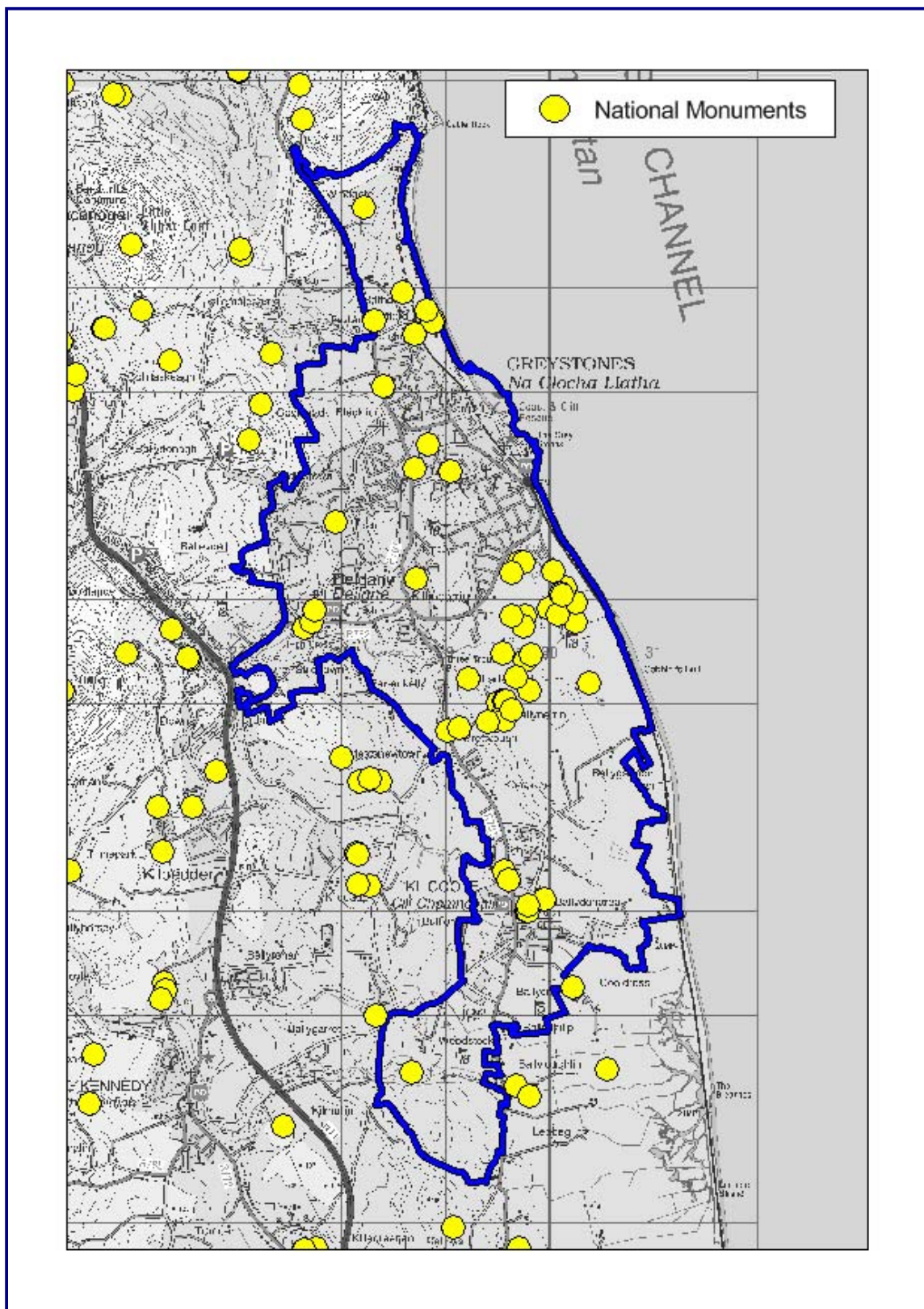


Figure 3.12 Recorded Monuments in Greystones-Delgany and Kilcoole

3.10.3 Architectural Heritage

The Planning and Development Act 2000(as amended) allows for the listing of important structures in the County Development Plan in order to provide protection to these structures which must be of special architectural, historical, archaeological, artistic, social or technical interest.

Details of the protected structures are entered by the authority in its Record of Protected Structures which is part of the Development Plan. Figure 3.13 illustrates the protected structures within the plan area. There is wealth of protected structures located within the plan area.

Table 3.8: Record of Protected Structures

RPS Number	Structure	Location
08-03	Entrance gates	Bellevue
08-07	Dwelling House	Cherry House Killincarrig Delgany
08-08	Ruined church and graveyard	Delgany Old Graveyard
08-09	Dwelling house	Delgany Health Centre
08-10	Public house	Delgany Inn
08-11	School	Delgany Old School House
08-12	Hand pump	Delgany
08-13	Public house	Delgany Main Street Wicklow Arms
08-14	House	Delgany Main Street Arts and Crafts house
08-15	House and monastery	Delgany Carmelite Monastery
08-16	Church	Delgany, Christchurch Church of Ireland
08-18	Dwelling House	Delgany, Old Rectory,
08-19	Dwelling House	Malvern, Delgany.
08-20	Thatched house	Thatched house, Delgany (On the West side of the road up the East side of the Bellevue demesne)
08-21	17th century house	Kindlestown Castle
08-22	Pillar Box	Greystones. Whitshed Road
08-23	Dwelling House	Greystones Pavilion Road The Shrubberies
08-24	Library	Greystones Public library
08-25	Pillar box	Greystones Portland Road
08-26	House and shopfront	Greystones Killincarrig Road 'Nature's Gold'
08-27	House and shopfront	Greystones Killincarrig Road 'Ireton'
08-28	Dwelling house	Greystones. Whiteshed Road Moorlands
08-29	17th century house	Killincarrig Castle Greystones
08-30	Mill buildings	Killincarrig Farm House Greystones
08-31	Post box	Rath Delgany Road
08-32	Pillar box	Greystones Killincarrig Road Letter box
08-35	Church	Greystones, Blacklion

		St.Kilian's Catholic church
08-36	Pillar box	Greystones Blacklion
08-37	Terrace House	Greystones Bayswater Terrace Harbour Lodge
08-38	Semi-detached house	Greystones, Victoria Road, Duncairn
08-39	Cottage	Greystones Trafalgar Road Emily Lodge
08-40	Semi-detached house	Greystones Trafalgar Road No 1 Emily House
08-41	Semi-detached house	GreystonesTrafalgar Road No 2 Emily House
08-42	Semi-detached house	Greystones Trafalgar No 3 Emily House
08-43	Terrace House	Greystones Cliff Road Cliff House
08-44	Dwelling house	Greystones Cliff Road Carrig House
08-45	Coastguard station	Greystones Lifeboat houses
08-46	Church	Greystones Trafalgar Road Presbyterian church
08-47	Church	Greystones La Touche Road Catholic church
08-48	Semi-detached House and shop	Greystones Trafalgar Road 'R.J.Mooney'
08-49	Semi-detached House and shop	Greystones Trafalgar Road 'Sommerville' formerly 'S.Ferns'
08-51	Public House	Greystones, Harbour, 'The Beach House'.
08-52	Semi-detached house	Greystones, Trafalgar Road No1 (Triton House)
08-53	Semi-detached house	Greystones, Trafalgar Road No 2 (Triton House)
08-54	House	Greystones, Trafalgar Road No 3 Bethel
08-55	Terrace house	Greystones, Bayswater Terrace, Sharavogue
08-56	Terrace House	Greystones, Bayswater Terrace, Slievemore
08-57	Terrace House	Greystones, Bayswater Terrace Bayview
08-58	Terrace House	Greystones, Cliff Road Wavecrest
08-59	Letter box	Greystones, Victoria Road, Letter Box
08-60	Semi-detached house	Greystones, Victoria Road, Burlington
08-61	Coastguard station	Greystones. Garda Station and former Coastguard cottages.
08-62	Church	Greystones. Church Lane Church of Ireland
08-63	Railway station	Greystones. Church Road Railway Station
08-64	Dwelling House	Greystones, Cliff Road,

		Nutley
08-65	Terrace House	Greystones. Cliff Road Wavecrest
08-66	Dwelling house.	Greystones
08-67	Ruined church	Greystones, Cell of St Crispin
08-68	House and farm buildings	Greystones Captain Tarrant's Farmhouse
08-73	House	Stylebawn, Delgany
08-74	House	"Mancos", New Road., Greystones
Kilcoole		
13-06	Cottage	Kilcoole Main Street
13-07	Terrace	Kilcoole Terrace of Council Houses
13-08	Country House	Kilcoole Holy Faith Convent
13-21	Country House	Ballydonera House, Newcastle

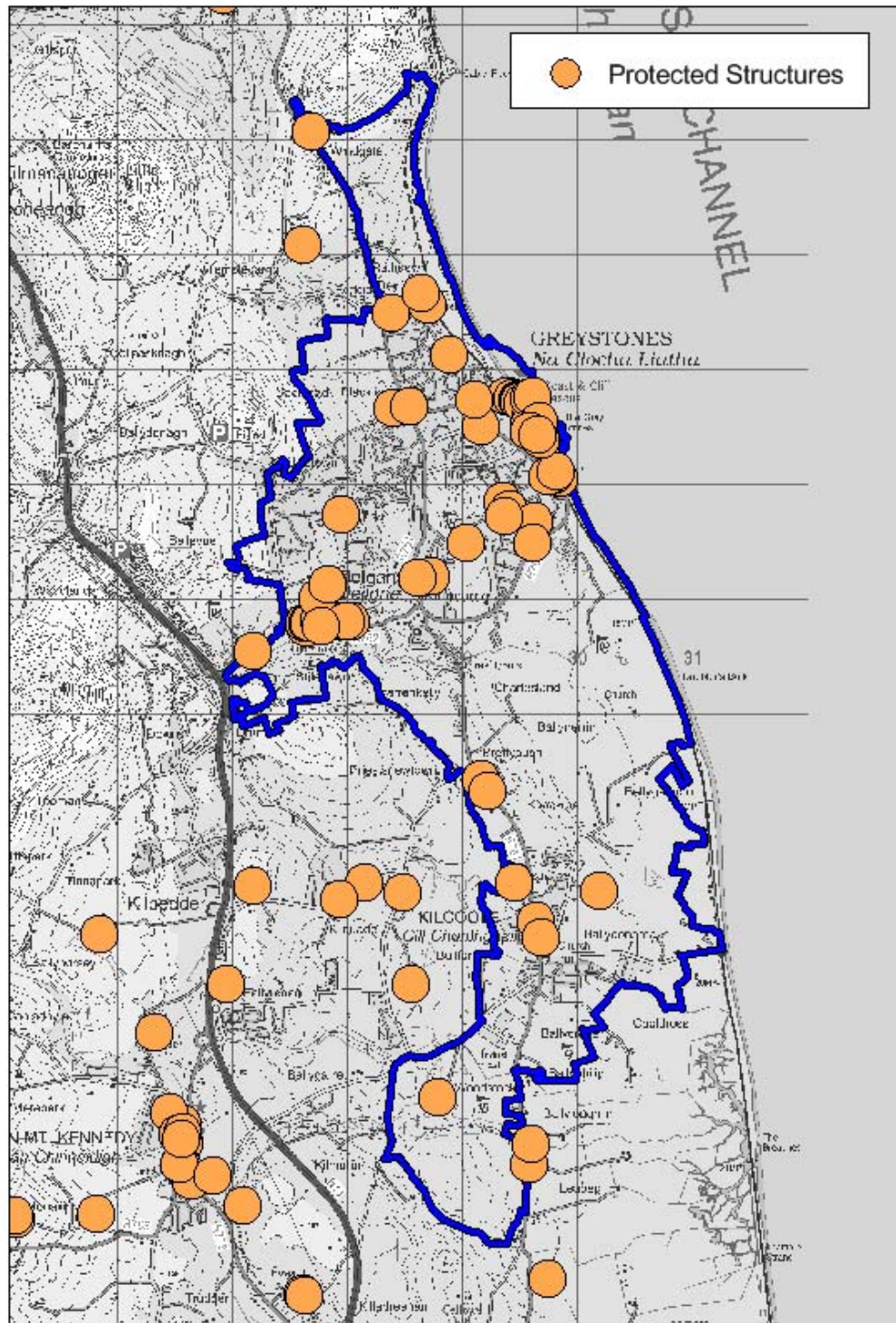


Figure 3.13 Protected Structures Greystones-Delgany and Kilcoole

3.10.4 Architectural Conservation Areas (ACA)

Legislation is provided for Architectural Conservation Areas (ACA). Figure 3.14 illustrates the ACAs within the plan area. ACAs may be used to protect the following:

- Groups of structures of distinctiveness or visual richness or historical importance;
- The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection
- The setting of a Protected Structure which in some instances can be greater than its curtilage
- Designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains
- Groups of structures which form dispersed but unified entries but which are not within the attendant grounds of a single dominant Protected Structure.

There are already five designated areas of architectural conservation within the Greystones/Delgany area and there are currently no conservation areas within the Kilcoole plan area. Works materially affecting the character of a protected structure or to the exterior of a building/structure within an ACA require planning permission



Figure 3.14 ACA-The Burnaby ACA, Killincarrig ACA, Delgany ACA, Church Road ACA, Blacklion ACA and the Harbour ACA

3.10.5 Key Environmental Problems

Archeology

The archaeological of the area is afforded protection through legislation. However the cultural heritage of the plan area can still be impacted upon through development. Development on sites or land adjacent to protected sites can impact upon the context, if not mitigated. Previously unknown archaeology can be damaged as a result of development.

Architectural Heritage

The setting of ACAs and protected structures is another consideration and insensitive or inappropriate developments that negatively impact on these resources may be another potential threat.

3.10.6 Evolution of Cultural Heritage in the absence of the Plan

In the absence of a LAP, development would have no guidance as to where to be directed and planning applications would continue to be assessed on an individual basis with cultural heritage protected under a number of strategic actions relating to archaeological and architectural protection. Cultural heritage would be impacted upon by the nature of permitted applications.

3.11 Landscapes

Landscapes are made up of a number of layers: landform, which results from geological; and geomorphological history; landcover, which includes vegetation, water, human settlements, and; human values which are a result of historical, cultural, religious and other understandings and interactions with landform and land cover.

Greystones-Delgany and Kilcoole are located in the north-east of the county, this area of the county is a particularly vulnerable to development pressure, which has the potential to threaten its intrinsic character. Within the Wicklow County Development Plan 2010-2016 there are various landscape categories with an associated vulnerability rating. The settlement area of Greystones-Delgany and is defined as "Urban Area" and the settlement area of Kilcoole is defined as Urban Area, Corridor Area and Coastal Area of Outstanding Natural Beauty. South of this point to the northern boundary of the Kilcoole settlement plan the landscape is defined as an area of Corridor Area and Coastal Area of AONB.

Within the hinterland of the plan area the Great and Little Sugar Loaf and the coastline along the plan area are categorised as Areas of Outstanding Natural Beauty. The Area of Outstanding Natural Beauty designation encompasses areas that are seen to be vulnerable, sensitive and of greatest scenic value. The coastal area category covers for the most part, the area of land between the sea and the road nearest the coastline.

The lands located in Corridor Area, are recognised as being under intensive pressure from residential and other sporadic development, and are attributed a medium vulnerability rating.

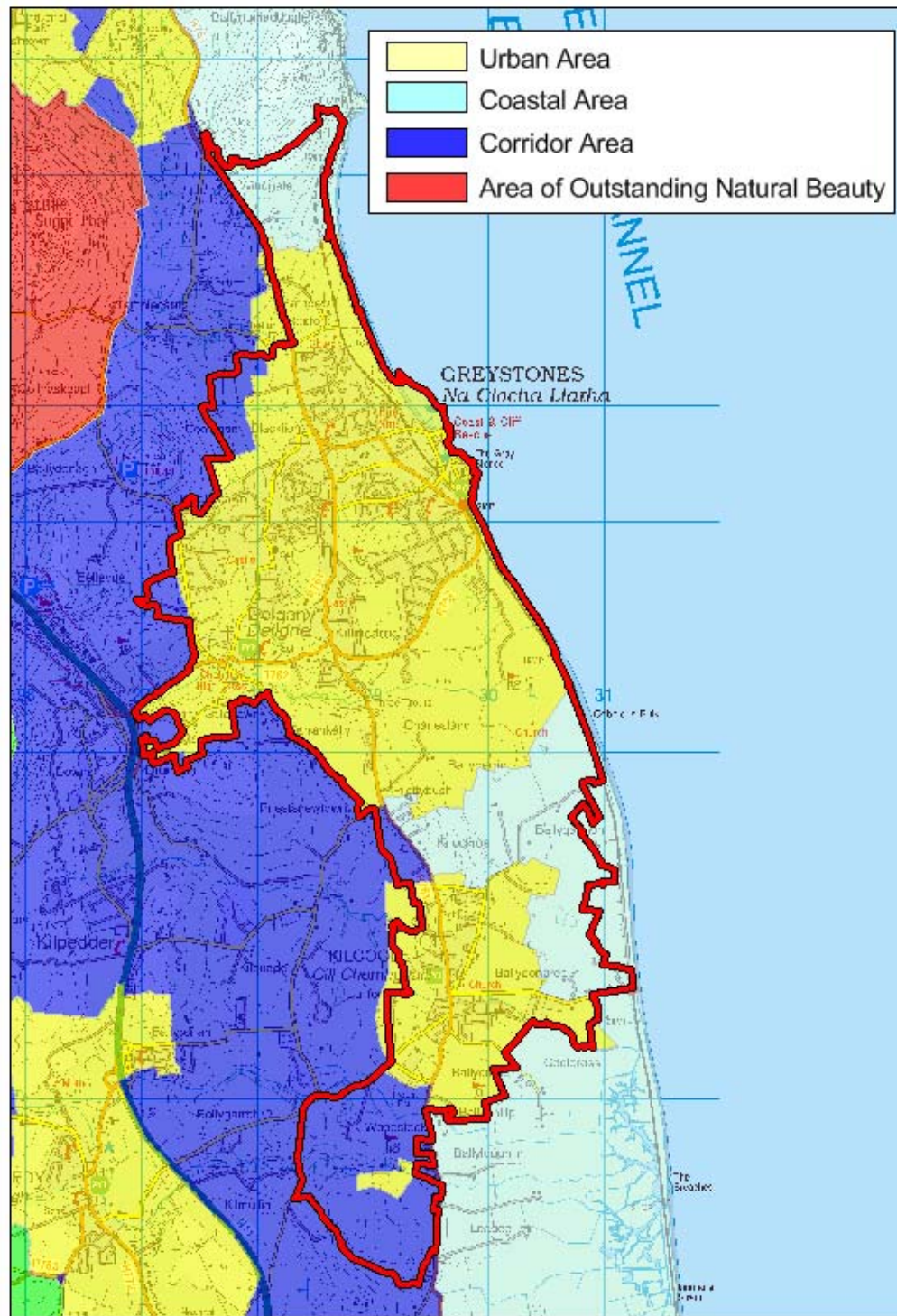


Figure 3.15 Landscape Category

3.11.1 Coastal Zone Management

There are Coastal Management objectives which set out objectives for the proper planning and development of the coastal “cells” along the coast.

There are four cells that are relevant to the plan area, these cells are as follows:

Cell 3 Bray Head to Greystones (Rathdown)

This cell is bounded by the Bray Head SAAO to the north and partially to the east, the R761 to the west and the northern boundary of the Greystones - Delgany Local Area Plan 2006 - 2012 to the south.

Cell 4 Greystones Town

This coastal cell comprises the coastal area between the northern and southern boundaries of the Greystones - Delgany Local Area Plan 2006. This zone is not uniform, with farmlands bounded by cliffs to the north, the harbour and north beach action plan area and the Victorian seafront area in the central area and the south beach and Charlesland golf club area to the south.

Cell 5 Greystones to Kilcoole (Ballynerrin)

This cell consists of the coastal strip between the R761 and the coast between the southern boundary of the Greystones-Delgany LAP and the northern boundary of the Kilcoole LAP (excluding those lands designated “The Murrough” c SAC). This area is intensively used for agricultural purposes and includes three principal pockets of rural housing – at Knockroe, near the Greystones boundary, at Ballygannon near Glenroe Open Farm and near the train station.

This area is characterised by a soft shore line, which has implications for both the existing railway line and the development of new dwellings. Coastal protection works have been carried out by Iarnrod Eireann to protect the railway line, particularly the installation of rock armour on the seaward side of the line.

Cell 6 Kilcoole - Wicklow Town

The cell consists of the coastal area between the R761 and the coast from the southern boundary of the Kilcoole LAP and the northern boundary of the Wicklow-Rathnew LAP, excluding the settlement of Newcastle (as defined by the boundaries of the adopted town plan for Newcastle). This is by far the largest single definable cell along the coast being 1,925 hectares in extent. This cell is dominated by The Murrough cSAC, which occupies 25% of the area.

3.11.2 Views and Prospects

There are six listed views and four listed prospects within the plan area. There is one prospect extending the entire length of the coastline from Greystones to Wicklow which takes in the extremities of the Kilcoole LAP boundary. These views/prospects are considered to be of the highest amenity value within the plan area. Some views/prospects will form a cohesive set, such as the coastal drive along the Greystones and Kilcoole coastline. Some of the views and prospects are intermittent in nature and appear through gaps in vegetation or buildings. Figures 3.17 illustrate the views and prospects within the plan area.

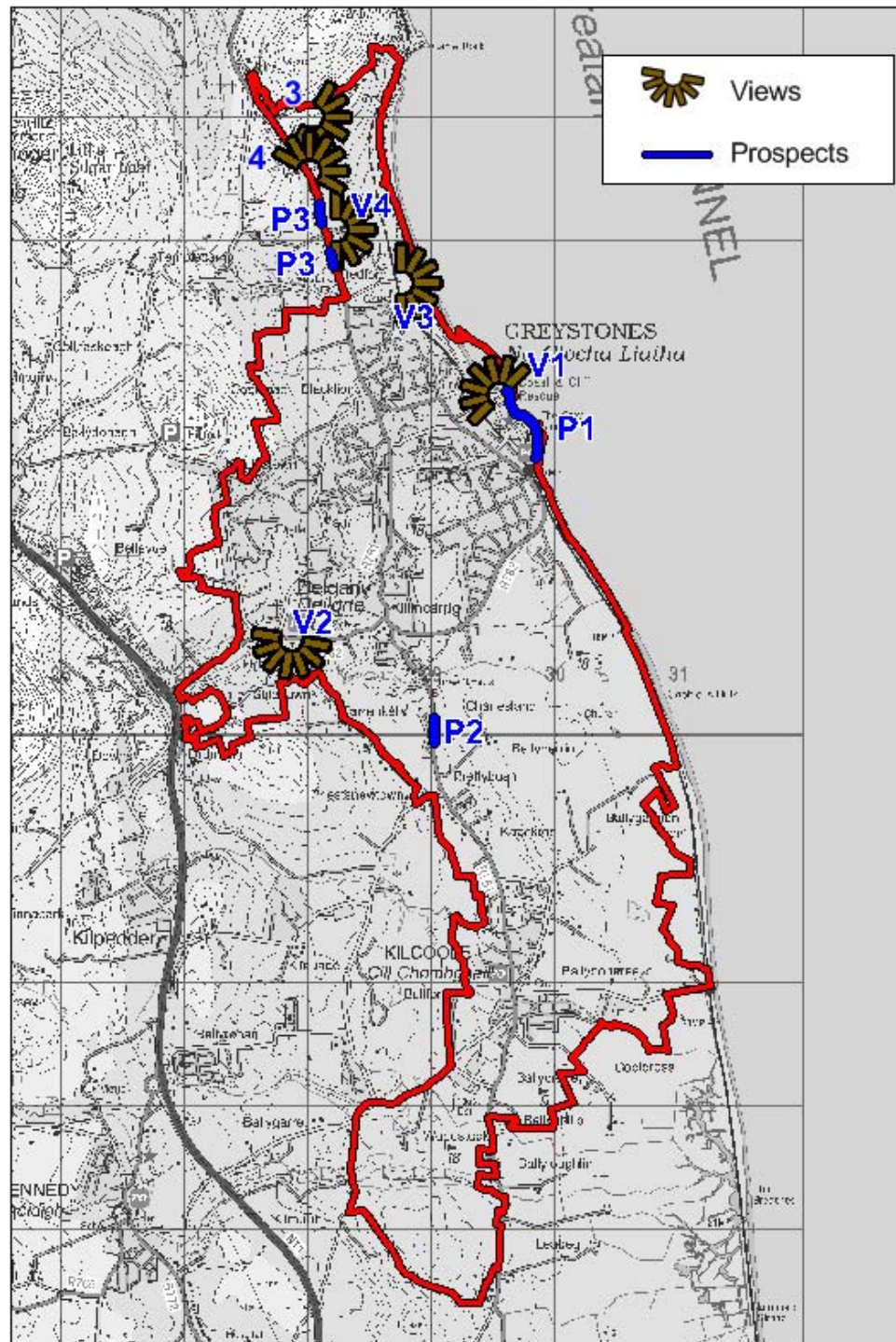


Figure 3.17 Views and Prospects

3.11.3 Tree Protection

Woodlands, trees and hedgerows are important natural habitats and groups and lines of trees/hedgerows are important wildlife corridors. Woodlands and trees have an amenity function, providing not only important recreational areas but also adding to the overall beauty of the settlement. Trees provide a rich source of an amenity value. The following table depicts the different categories of trees that are within the plan area:

Table 3.9: Tree Protection Orders(CDP2010-2016):

TPO1	The Oak trees at Quarry Road, Killincarrig, Greystones.
TPO2	Oak, Pine Ornamental, and boundary trees at Kindlestown Rise, Kindlestown Upper, Delgany.
TPO3	Roadside Beech trees at Holy Faith Convent

Table 3.10: Tree Objectives

T01	Coolagad, Trees in vicinity of farmstead
T02	Delgany, Bellevue Demesne
T03	Delgany Village, western end of village, including Stylebawn House and Hillside House
T04	Delgany Village, trees on ground of 'Glenair'
T05	Delgany Village, the Old Rectory
T06	Delgany, Farrankelly, line of Scots Pine trees
T07	Delgany, Stilebawn
T08	Greystones, Burnaby Park
T09	Greystones, Church Road, trees in soft verge
T10	Greystones, Church Lane; mature conifers in large private gardens
T11	Greystones, The Mill, Mill Road
T12	Greystones, Mill Road, group of Scots Pine in vicinity of GAA grounds
T13	Greystones, Mill Road, group of Scots Pine on grounds of Rugby Club
T14	Greystones, Portland Road
T15	Greystones, Quarry Road
T16	Greystones, St. Vincent Road
T17	Greystones, Whitshed Road
T18	Greystones, Burnaby, group of mature trees in private garden
T19	Killincarrig, Treeline of Scots Pine
T20	Killincarrig, trees on grounds of private dwelling
T21	Killincarrig, group of trees to edge of open space
T22	Killincarrig Village, trees on grounds of private dwelling
T23	Killincarrig, group of Scot's Pine to the west of the park and ride facility
T24	Killincarrig, treeline of Scots Pine and Ash; running from Mill Road southwards to the Sewage Treatment Works
T25	Kindlestown Road, hedgerows and trees lining edges of road
T26	Kendalstown Rise, clumps of mature mixed woodland in open space and on private gardens
T27	Kindlestown, Glencarrig, groups of mature broadleaf trees on the grounds of private dwellings.
T28	Greystones Golf Club, group of mature Beech, Chestnut
T29	Line of trees, Drummin East
T30	Line of Scots pine on hill east of Drummin

Table 3.11: Trees Considered For Preservation (CDP 2010-2016)

TCP01	Mature deciduous trees to the rear and side of convent ground Kilcoole
TCP02	Mature deciduous trees to the front of the Catholic church, Kilcoole

3.12 Key Environmental Problems for Landscape

Potential issues with regard to the landscape in the settlement plan include developments which may not reflect the local landscape character and the relationship of the ACAs with the surrounding area. Uncoordinated expansion of urban fringe could result in declining landscape quality.

3.13 Evolution of Landscape in the absence of the Plan

In the absence of a LAP there would be no framework directing development to appropriate locations in and around the settlement area. In addition, the policies around cultural heritage, landuse and urban design in the new LAP contribute to an overall enhancement and stronger protection of the landscape resources around the plan area.

3.14 Cumulative Environmental Assessment

In order to identify where most sensitivities in the plan area occur, the environmental sensitivities described above were weighed and mapped overlaying each other. Where the mapping shows a concentration of environmental sensitivities there is an increased likelihood that development will conflict with these sensitivities and cause environmental deterioration.

A Risk weighting system applied through Geographical Information Systems (GIS) software was used in order to calculate the sensitivity of all parts of the study area. The following table sets out the values placed on the landscape categories within and surrounding the plan area.

Table 3.12: Landscape Category Weightings

Landscape Category	Sensitivity/vulnerability	Risk Weighting
Urban Area	Low	5
AONB	High	9
Corridor Area	Medium	5

Table 3.13 below provides details of further risk weighting applied to relevant environmental components located within the plan area such as ecological designations, surface waters at significant risk, groundwater, entries to the Record of Protected Structures and Architectural Conservation Areas. While there are elements of unavoidable subjectivity inherent to the selection and weighting of environmental sensitivities, the SEA and plan making team worked closely in order to minimise such subjectivity. The map was created using Geographical Information Systems (GIS), in layering the environmental sensitivities; regard was paid to the degree of vulnerability attributed to the varying environmental characteristics. The more sensitive the environmental component was deemed to be the higher the risk weighting that was applied e.g. SACs are given a risk weighting of 10 as these habitats would be highly sensitive to development and therefore at a higher risk. After all layers were overlain, each site was attributed with a cumulative score, reflecting the combined total of all weightings of the site. This combined weighting indicates the overall level of sensitivity of a particular parameter within the plan area.

Table 3.13: Environmental Baseline Weighting

Weightings Range from 1-10 1 = Low 10 = high	
Environmental Baseline Greystones-Delgany	Weighting
Designated Site Bray Head SAC	10
Bray Head pNHA	8
Local Biodiversity Areas	4
Bray Head SAAO	7
Monuments	6
Landscape Category-Urban Area	5
Protected Structures	6

Flood Risk Areas (from OPW)	5
TPOs	4
Trees considered for preservation	3
Views and Prospects	6
Architectural Conservation Area	4
National Inventory of Architectural Heritage	3
Data from Eastern River Basin Management Plan /EPA/WCC	
All rivers	5
Three Trout River - Moderate Status	5
Southwestern Irish Sea - Killiney Bay Coastal Water body with High Status	2
Greystones Urban (EA_G_032) Ground Water body with Good Status	3
Wicklow East PP(EA_G_004)Ground Water body with Good Status	3
Water Framework Directive Register of Protected Areas	
- Greystones Urban (EA G O 32) Ground Water body with Good Status	3
-Wicklow East(EA_G_004) Ground Water body with Good Status	3
-SAC-Bray Head	5
- Recreational Beach	5
Environmental Baseline Kilcoole	Weighting
Designated Sites(SPA/SAC-Murrough)	10
Natural Heritage Area-Murrough	8
Monuments and Places	6
Landscape Category-Coastal	6
Landscape Category-Corridor Area	4
Protected Structures	6
Flood Risk Area's from OPW	5
TPO's	4
Trees considered for preservation	3
Views and Prospects	6
National Inventory of Architectural Heritage	3
Data from Eastern River Basin Management Plan/EPA/WCC	
All Rivers	5
Ballyronan River with Poor Status	7
Newtown River(EA-10-1575) with Moderate Status	5
Kilcoole River	5
Kilcoole S & G Groundwater body (EA -G-036) with Good Status	3
Wicklow East Groundwater body (EA -G-004) with Good Status	3
Southwestern Irish Sea - Killiney Bay Coastal Water body with High Status	2
Kilcoole Marsh(EA 120-0100)(Transitional (Estaurine Waterbody) with Moderate Status	5
Water Framework Directive Register of Protected Areas	
Newtown River(EA-10-1575) with Moderate	5

Status	
Kilcoole S & G Groundwater body (EA –G-036) with Good Status	5
Wicklow East Groundwater body (EA –G-004) with Good Status	5
Kilcoole Marsh(EA 120-0100)(Transitional (Estaurine Waterbody) with Moderate Status	5
-SPA(The Murrough)	5
-SAC(The Murrough Wetlands)	5

3.15 Limitations

It should be noted that the map created on the basis of this assessment is based on certain assumptions regarding vulnerability and levels of risk, and assumes the reliability of spatial data. It is recommended that this assessment should be used for strategic level and general guidance purposes only.

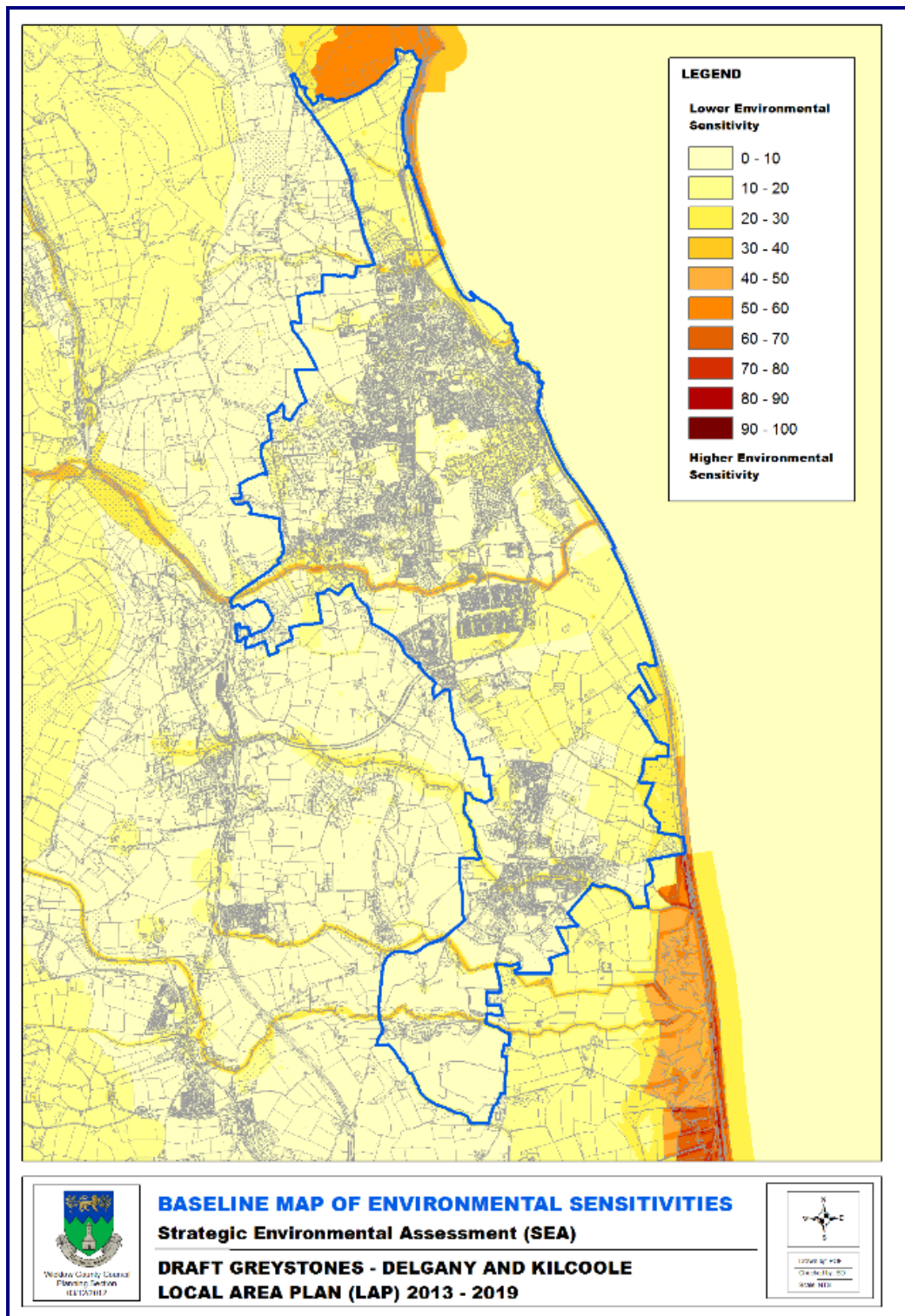


Figure 3.19 Environmental Baseline Mapping

Figure 3.19 overleaf indicates that the following areas have environmental characteristics that are particularly vulnerable:

- Lands adjoining the Bray Head are highly sensitive in recognition of a number of environmental designations in this area, including Natura 2000 sites, SAAO, pNHAs, listed prospects/views and national monuments.
- Greystones-Delgany and Kilcoole town centres have a higher sensitivity rating which can be attributed to the designations including the Architectural Conservation Area and protected structures/archaeological monuments within the plan area
- Lands in proximity to rivers have a higher sensitivity rating which can be attributed to the vulnerability of the water bodies and risk posed by flooding. Lands adjoining the Three Trouts River are sensitive due to its recognition of a number of environmental sensitivities in the area.
- Lands to the west of Kilcoole are identified as being vulnerable, having regard to the close proximity to the Murrough SAC and pNHA

As a result of the above sensitivities regard is to be paid to the above areas and the reasons affecting their vulnerability, in the preparation of the local area plan.

3.16 Evolution of Environmental Baseline in the absence of the Plan

This would represent a continuation of present trends, without any policy changes or infrastructural improvements, which may be in the local area plan. It forms the basis of comparison against the environmental effects of the local area plan which can be measured. It is important to note that the “do –Nothing” scenario is not reasonable alternative, which is required to be considered under the SEA Directive, nor would it necessarily be in keeping with the fundamental principle of sustainable development.

Section 4 Strategic Environmental Objectives

4.1 Introduction

SEA uses a combination of objectives, targets and indicators to predict impacts, and describe and monitor change resulting from proposed plans and programmes on the environment (Therivel, 2004). Strategic Environmental Objectives (SEOs) and targets set aims and thresholds that should be taken into account when assessing the impact of plans and programmes on the environment. Allied to the development of the SEOs are environmental indicators and targets. Indicators facilitate the monitoring aspect of the SEA, while targets provide a realistic and achievable target to which the local authority can work towards. Indicators are used to illustrate and communicate impacts in a simple and effective manner. Indicators can also be used to form the basis of a monitoring programme for the Plan, the results of which will inform the next Plan review and other studies.

4.2 Objective of the Environmental Report

The primary objective of this report is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of the Local Area Plan. It will do this by assessing the Plan in terms of its overall environmental impact and following this indicating where necessary how improvements can be incorporated into the plan to improve its environmental performance and/or mitigation and monitoring.

The SEA Directive and Regulations require that evaluation be focused upon relevant aspects of environmental parameters likely to be significantly affected. In compliance with this requirement, SEOs have been developed for the environment parameters which are likely to be impacted as a result of the implementation of the plan.

Furthermore monitoring is based upon the indicators which allow for quantitative measure of progress over time relating to the SEOs used in the evaluation. Focus is given to indicators which are relevant to the likely significant environmental effects of implementing the plan and existing monitoring arrangements will be used to monitor the selected indicators. Each indicator to be monitored will be accompanied by the relevant target(s). The indicators and targets are discussed in more detail in Section 9 on Monitoring.

4.3 Development of Strategic Environmental Objectives for Greystones-Delgany and Kilcoole

Strategic Environmental Objectives (SEOs) are methodological measures against which the environmental effects of the plan can be tested. If complied in full, SEOs would result in an environmentally neutral impact from implementation of the plan. The SEOs are set out under a range of topics and are used as standards against which the provisions of the plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated.

SEOs are distinct from the objectives of the Plan - although they will often overlap - and are developed from international, national and regional policies, which generally govern environmentally protection objectives. Such policies include those of various European Directives, which have been transposed into Irish law, all of which are intended to be implemented at a local level within the plan area. The information provided in the fourth column, relating to "responsible authority/information source", pertains to details required for the monitoring of the final Development Plan. The monitoring programme is set out in section 9.

Table 4.1: Soils: Maintain quality of soils

Environmental Objectives	Target	Indicator	Responsible Authority
SEO SOIL1: Maximise the sustainable re-use of brownfield sites and maximise the use of the existing built environment	Development of brownfield sites during lifetime of the plan	Number of new developments on brownfield sites	Geological Survey of Ireland/EPA & WCC
SEO SOIL2: To prevent pollution and/or contamination of soil within the plan area	No significant instances of pollution and/or contamination of soil	Number of instances of pollution and/or contamination	Geological Survey of Ireland/EPA & WCC

Table 4.2: Biodiversity, Flora and Fauna: Maintain and enhance biodiversity

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

Table 4.3: Population and Human Health: To provide for population growth on appropriate lands within a healthy, high quality environment

Environmental Objectives	Target	Indicator	Responsible Authority
SEO PHH1: Create a healthy environment	No spatial concentrations of health problems arising from environmental factors as a result of implementing the plan.	Occurrence of a spatially concentrated deterioration in human health arising from environmental factors as identified by the Health Service Executive(HSE) and Environmental Protection Agency(EPA)	WCC/HSE
SEO PHH2: Promote a high quality living environment	Create a settlement pattern/sustainable mixed use development pattern Increase modal shift to public transport, walking and cycling Access to health and education facilities Access to employment	Amount of mixed use developments Amount of cycleways and pathways Regularity of trains The number of schools and health care facilities Amount of jobs	WCC/CSO/Department of Education and Skills/HSE/Department of Jobs, Enterprise and Innovation/Live Register/NTA

Table 4.4: Climatic and Air Factors: To achieve good air quality and

Environmental Objectives	Target	Indicator	Responsible Authority
SEO AQ1: To reduce travel related greenhouse emissions and other noxious emissions to air	An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means	Percentage of population within the plan area travelling to work or school by public transport or non-mechanical means	NTA/WCC & EPA
	AQ1(2) A decrease in the average distance travelled to work to work or by school by the population of the plan area	AQ1(2) Average distance travelled to work or school by the population of the plan area	
SEO AQ2: Achieve Environmentally friendly building designs	Compliance with Part L(Amendment) of the Building Energy Regulations S.I.No.259 of 2008	Amount of properties meeting targets.	WCC

Table 4.5: Water Resources: Achieve a Good Quality status in all water bodies within the plan area, in line with the target dates set out in the Eastern River Basin Management Plan 2009-2015.

Environmental Objectives	Target	Indicator	Responsible Authority
SEO W-S: To maintain and improve, where possible, the quality of Streams, Rivers, Lakes and other surface waters within and adjoining the plan area in line with the target dates set out in the Eastern River Basin Management Plan 2009-2015.	To achieve/maintain good status in all bodies of surface waters by 2015 and to not knowingly allow deterioration in the status of any surface water.	Classification of Overall Status (comprised of ecological and chemical status under the European Communities Environmental Objectives (Surface Waters) Regulations 2009(SI No.272 of 2009).	EPA, WCC, Eastern River Basin District Protect
SEO W-G: To prevent pollution and contamination of ground waters	Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	Groundwater Quality standards and Threshold Values under Directive 2006/11/ec	EPA, WCC, Eastern River Basin District Protect
SEO W-F: To prevent development on lands which pose –or are likely to pose in the future- a significant flood risk	(1). Minimize developments granted permission on lands which pose-or are likely to pose in the future –a significant flood risk in compliance with the Planning System And Flood Risk Management Guidelines for Planning Authorities. (2). All new developments to incorporate SUDS design	(1). Number of developments granted planning permission on lands which pose or are likely to pose in the future a significant flood risk. (2). Provision of SUDS Compliant drainage plans for proposed developments in study area	(1). EPA, WCC, Eastern River Basin District Protect. (2). OPW/WCC

Table 4.6: Material Assets: Make most efficient use of the existing Infrastructure, Wastewater and Water Infrastructure

Environmental Objectives	Target	Indicator	Responsible Authority
SEO MAT 1: To make best use of existing water services infrastructure and to provide/maintain a safe and secure drinking water supply.	Promoting development at locations served by existing water services infrastructure	The percentage of houses connected to the main infrastructure systems and the percentage of houses served by septic tank.	WCC/Department of Environment, Community and Local Government
SEO MAT 2: Make the best use of existing road and transportation infrastructure	Promoting development at locations served by existing road and transportation infrastructure	Amount of new developments located along existing roads and located within reach of high quality public transport links.	WCC/NTA

Table 4.7: Cultural Heritage-Protection and conservation of architectural and archaeological heritage

Environmental Objectives	Target	Indicator	Responsible Authority
SEO AH1: To protect the archaeological heritage of Greystones-Delgany and Kilcoole including entries to the Record of Monuments and Places and in the context of their surrounding landscapes where relevant	Protect entries to the Record of Monuments and Places (and in the context of their surrounding landscapes where relevant)	The number of deletions from the RMP during the plan period.	WCC/Department of Arts, Heritage and the Gaeltacht
SEO AH2: To preserve and protect the special interest and character of Greystones-Delgany and Kilcoole architectural heritage including entries to the Record of Protected Structures and their context within the surrounding landscape where relevant	Protect entries to the Record of Protected Structures and/or their context within the surrounding landscapes where relevant.	The number of deletions from the RPS during the plan period.	WCC/Department of Arts, Heritage and the Gaeltacht

Table 4.8: Protect scenic landscapes

Environmental Objectives	Target	Indicator	Responsible Authority
SEO L1: To protect and avoid significant adverse impacts on the landscape of the plan area	No significant disruption of the landscape resulting from development which is granted permission under the plan.	Number of complaints received from statutory consultees regarding avoidable impacts on the landscape resulting from development which is granted planning permission under the plan	WCC
SEO L2 The protection of listed views and prospects	No significant disruption of designated views and prospects	Number of developments permitted located within the designated views and prospects	WCC

Section 5 Context for the Local Area Plan

5.1 Legislative Context

The Greystones-Delgany and Kilcoole Local Area Plan will be made in accordance with the requirements for Local Area Plans as set out within the Planning and Development Act 2000 (as amended). The Act introduced a tiered and plan led system, setting out the framework for the provision of Local Area Plans to give more detailed and localised effect to the policies and objectives of the County Development Plan.

Section 19(2) of the Planning and Development Act 2000(as amended) sets out that:

“a local area plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the Plan and shall consist of a written statement and a plan or plans which may include:

- (a) Objectives for the zoning of land for the use or primarily of particular areas for particular purposes*
- or*
- (b) Such other objectives in such detail as maybe determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective if development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures”.*

In addition to compliance with the Planning and Development Acts and the Wicklow County Development Plan 2010-2016; the Greystones-Delgany and Kilcoole Local Area Plan 2012-2019 is also prepared in compliance with the objectives of the Regional Planning Guidelines for the Greater Dublin Area 2010-2022¹⁵, in particular relating to its assigned population targets as well as with relevant national legislation and planning guidelines with regard to the proper planning and sustainable development of the plan area.

This LAP complies with the requirements of the Strategic Environmental Assessment, Habitats, Water Framework and Floods Directive as appropriate. All developments proposals must be consistent with the objectives of these higher level plans, programmes, strategic plans and guidelines.

5.2 Structure of the Plan

The Local Area Plan consists of written statement and an Appendix (as detailed below), with accompanying maps. The maps give a graphic representation of the objectives of the Plan, indicating the land use and other control standards together of the Council.

The written statement comprises of 11 sections and an appendix providing details of the calculations for the plan, the content of which are briefly outlined below:

1. Statutory & Contextual Background

This section sets out the legislative background to the plan, the overall context of the plan area and the vision of the plan.

2. Overall Vision and Development Strategy

¹⁵ Implementation of Regional Planning Guidelines: Best Practice Guidnace(DoEHLG,2010).

Sets out the vision for the plan area in line with the parameters of the two settlements as set out in the Wicklow County Development Plan 2010-2016

3. Population & Housing

This chapter sets out the settlement the population, housing and objectives for the plan area.

4. Retail

This section sets out the strategy for retailing within the plan area and also identifies key opportunities sites with the plan area.

5. Employment & Economic Development

This sets out the economic strategy for the plan area relating to the location of employment and types of employment to be permitted etc.

6. Tourism

This chapter sets out the strategy for tourism within the plan area

7. Social Infrastructure

This chapter sets out the educational, open space and recreational needs of the projected population is set out in this chapter

8. Transport & Service Infrastructure

This section relates to Transport, Water and Sewage, telecommunication, energy infrastructure within the plan area.

9. Natural & Built Heritage

This section relates to all aspects of the Natural environment all living and non-living things occurring naturally and are not primarily or solely of human creation, in contrast to the built environment individual or group of buildings, structures, monuments, or installations, or remains which are associated with architectural, cultural, social, political, economic, or military history.

10. Action Area Plans

Action plan areas are areas that are designated for comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the area during the plan period.

11. Zoning

This chapter sets out the zoning objectives for the plan area outlining the council's intentions for all land within the plan area.

5.3 Vision Statement

Following a public consultation process a number of key themes emerged regarding the future development of the plan area. These themes have been amalgamated and expressed in the vision below

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 maximize the potential opportunities associated with its strategic location at the edge of the Dublin Metropolitan Area

The key elements of the vision for Greystones-Delgany and Kilcoole are to:

- *Improve the quality of life of the resident population of Greystones-Delgany and Kilcoole by planning for and encouraging the provision of high quality housing and employment, social and community facilities and a range of recreational options, in a quality environment;*
- *Regulate pressures from urban and rural development, in particular sporadic development in rural areas and development pressure emanating within the plan area and from south Dublin by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of the plan area.*

This will be achieved by:

- *The retention of a suitable greenbelt buffer between Greystones-Delgany and Kilcoole.*
- *Reinforcing and improving the visual appearance of the central area of the town with particular attention on the Architectural Conservation Areas*
- *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 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*
- *The role of Delgany as a village, to serve the day-to-day service and social needs of its local population, shall be strengthened.*

5.4 Interactions of the Plan with other relevant planning policy

The Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 sits within a hierarchy of International, European, National and local planning policies and statutory instruments. These policies and instruments are required to be taken into account in the development of objectives for the local area plan and Environmental Strategic Objectives for the Environmental Report.

It is not intended to provide an exhaustive list of these policies and instruments given the local planning level of this plan which is required to be consistent with the objectives of the County Development Plan, its Core Strategy and any Regional Planning Guidelines. In this regard the following sets out the relationship of the plan at a Regional and County level.

5.4.1 Regional Planning Guidelines for the Greater Dublin Area 2010-2022

The Greater Dublin Area incorporates the Dublin Regional Authority and the Mid-East Regional Authority being the geographical and administrative areas of Dublin City, Dun Laoghaire-Rathdown, Fingal, South Dublin, Wicklow, Meath and Kildare. The Regional Planning Guidelines (RPG) is a policy document which aims to direct the future growth of the Greater Dublin Area over the medium to long term and works to implement the strategic planning framework as set out in the National Spatial Strategy (NSS) published in 2002. The RPGs inform and direct the City and County Development Plans for each of the Councils in the Greater Dublin Area. They provide a clear policy link between national policies –the National Development Plan and the National Spatial Strategy and other national policy documents and guidance; and local Authority planning policies and decisions.

5.4.2 Local Framework

The Wicklow County Development Plan 2010-2016

The Wicklow County Development Plan addresses the issue set out in Section 10 of the Planning and Development Act 2000. Under the County Wicklow Settlement Hierarchy 2010-2016, Greystones-Delgany is designated a 'Large Growth Town 2' and Kilcoole is designated a 'Small Growth Town'. In accordance with this hierarchy, a 'Large Growth Town 2' should

accommodate a large amount of population growth, and have a high level of infrastructure, services and employment. 'Small Growth Towns' should provide for a lower level of growth and employment, and provide mainly for the local service needs of the settlement and its hinterland.

5.5 Strategic Environmental Objectives

The LAP is subject to a number of high level national, international and regional environmental protection policies and objectives, including those, which have been identified as Strategic Environmental Objectives in section 4.

Examples of SEO objectives include the aim of the EU Habitats Directive – which is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of Member States - and the purpose of the Water Framework Directive - which is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which, among other things, prevents deterioration in status of all water bodies and protects, enhances and restores all waters with the aim of maintaining and achieving a good status by 2015.

5.6 Alternatives

Section 6 & 7 of this report identifies and evaluates the 3 alternative development scenarios for the Plan, taking into account the relevant land use strategic actions, the SEOs identified in section 4 as well as the geographical scope of the functional area of the plan area. The evaluation of the alternatives results in the identification of potential environmental effects. These environmental effects are considered alongside planning –social and economic-effects leading to the emergence of the preferred alternative.

Section 6 Consideration of Development Plan Alternatives

6.1 Introduction

One of the critical roles of a SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative strategies for accommodating the future development of the plan area within the constraints imposed by intrinsic environmental conditions. The alternatives arose during the early stages of the plan making.

The SEA Directive requires that reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated for their likely significant effects on the environment. Alternatives were formulated through consultation with the plan making team of Wicklow County Council.

Later sections of this report identify, describe and evaluate different alternatives how to achieve the overall strategy-taking into account the relevant land use strategic actions and the SEOs identified previously, as well as the geographical scope of the Local Area Plan. The evaluation of alternatives results in the identification of a preferred alternative which will be submitted to the Elected Members of Wicklow County Council along with this report for consideration.

6.2 Identification and Description of Alternative Plan Scenarios:

A range of three potential scenarios for the types of planning strategies that could be adopted are described in this section, they represent increasingly intensive and extensive development. A number of features are core to all scenarios, namely the location, extent and use of lands adjoining the Natura 2000 sites and the identification of suitable lands for housing. As a result, the following are the key components of the alternatives:

- It is estimated that there is a need for 3765 residential units in the Greystones-Delgany area up to 2022 and 775 residential units in the Kilcoole area up to 2022;
- The retention of a suitable greenbelt buffer between Greystones-Delgany and Kilcoole;
- The retention of "Open Space" lands within established residential areas;
- Sufficient employment lands to be provided to allow Greystones to function as a "Large Growth Town 2" and Kilcoole to function 'Small Growth Town' in accordance with the Wicklow County Development Plan 2010-2016;
- Sufficient retail lands to be provided to allow Greystones function as a "Level 3 Town/District Centre" and Kilcoole to function as a "Level 4 Small Town" in accordance with the Wicklow County Development Plan 2010-2016;
- New residential development to be located in proximity to community facilities, educational facilities and local services;
- The natural and built heritage of the plan area should be protected and enhanced where possible;
- The identity of Kilcoole as a stand alone entity within the plan shall be reinforced;
- The residential requirements of the plan area shall be carried out in a coordinated approach with the necessary infrastructure-roads, water and waste water services being provided in tandem with the residential development.

6.2.1 Alternative 1: Most Environmental Friendly Option

This alternative sets out a development strategy that aims to achieve a high level of protection to the environment. This alternative is illustrated in Figure 6.1 and key components of it are:

- The greenbelt has been expanded on lands at the edges of the plan area. These greenbelt areas reflect land of which are elevated in the landscape, land of key importance in the protection of listed prospects/views, lands with rivers and flood prone areas, lands that act as buffer to Natura 2000 sites and lands that act as a buffer from the edge of the settlement plan to virgin/rural lands;
- In order to protect riparian habitats a 50metre buffer has been introduced along all rivers where possible, a 60m buffer is introduced along the Three Trouts River to reflect the fact that this area is an important habitat system and an area rich in biodiversity as outlined in the Local Biodiversity Study 2006. These buffers have been zoned "Open Space";
- In order to protect urban biodiversity and to preserve public open space areas, the green areas within established residential areas have been zoned "open space";
- The existing Local Character Area in Greystones is designated a ACA;
- Lands that are undeveloped and that are affected by views and prospects are zoned "open space" where possible;
- The lands north and south of the Charlesland Estate are identified as "Parkland", a walking route will be created linking these parklands and will be further expanded into the Kilcoole plan area;
- Lands zoned for high density residential development are centrally located and in close proximity to the town centre of Greystones and Kilcoole;
- Lands zoned medium density residential development are centrally located and in close proximity to neighbourhood centres.

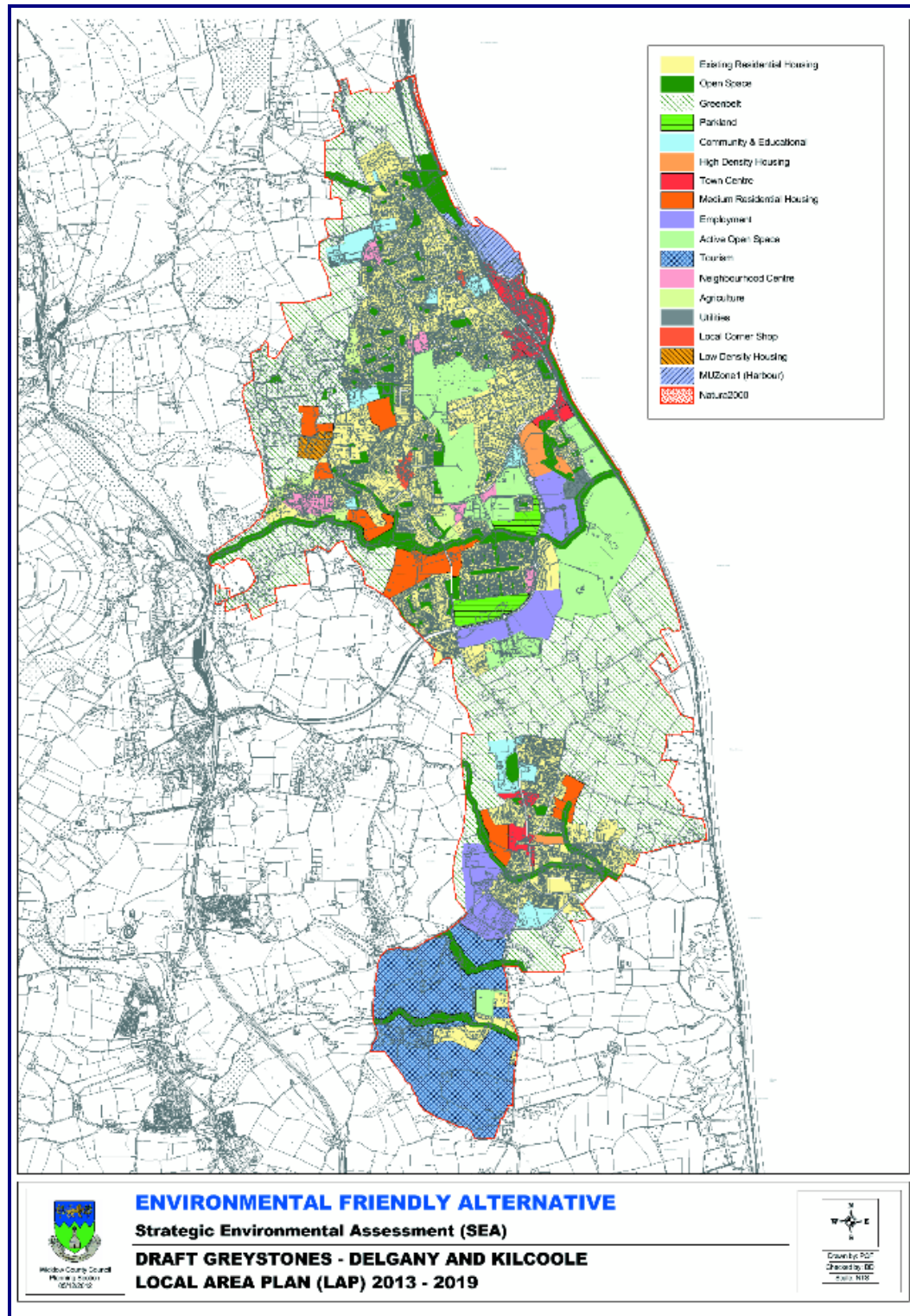


Figure 6.1 Environmental Friendly Option

6.2.2 Alternative 2: Concentric & Compact Option

This alternative sets out a development strategy that aims to achieve a concentric and compact settlement form. This alternative is illustrated in Figure 6.2 and its key components are:

- The concentric model is based on urban form whereby urban expansion extends in a radial pattern outwardly from the centre;
- In order to protect riparian habitats a 30metre buffer has been introduced along all rivers where possible. A 40m buffer was introduced along the Three Trouts River to reflect the fact that this area is an important habitat system and an area rich in biodiversity as outlined in the Local Biodiversity Study 2006. These buffers are indicated as “Open Space” zone;
- The Greystones Golf Club lands have been zoned a mixture of high density residential development and medium density residential development
- Lands zoned for high density residential development are centrally located in close proximity to the town centre and transport links;
- Infill Residential Development to be encouraged on underutilised lands in established residential areas;
- In order to protect urban biodiversity and to preserve public open space areas, public open space in housing estates has been zoned “open space”;
- Lands at the outer edges of the boundaries of the plan area are considered to be less suitable for development and the majority of these areas have been zoned agriculture to further protect the lands along the edge of the plan areas;
- This alternative consolidates the land use pattern of the settlement, resulting in a more compact form which encourages the efficient use of land, the development of mixed use and walkable neighbourhoods and a reduction in the need for additional infrastructure.

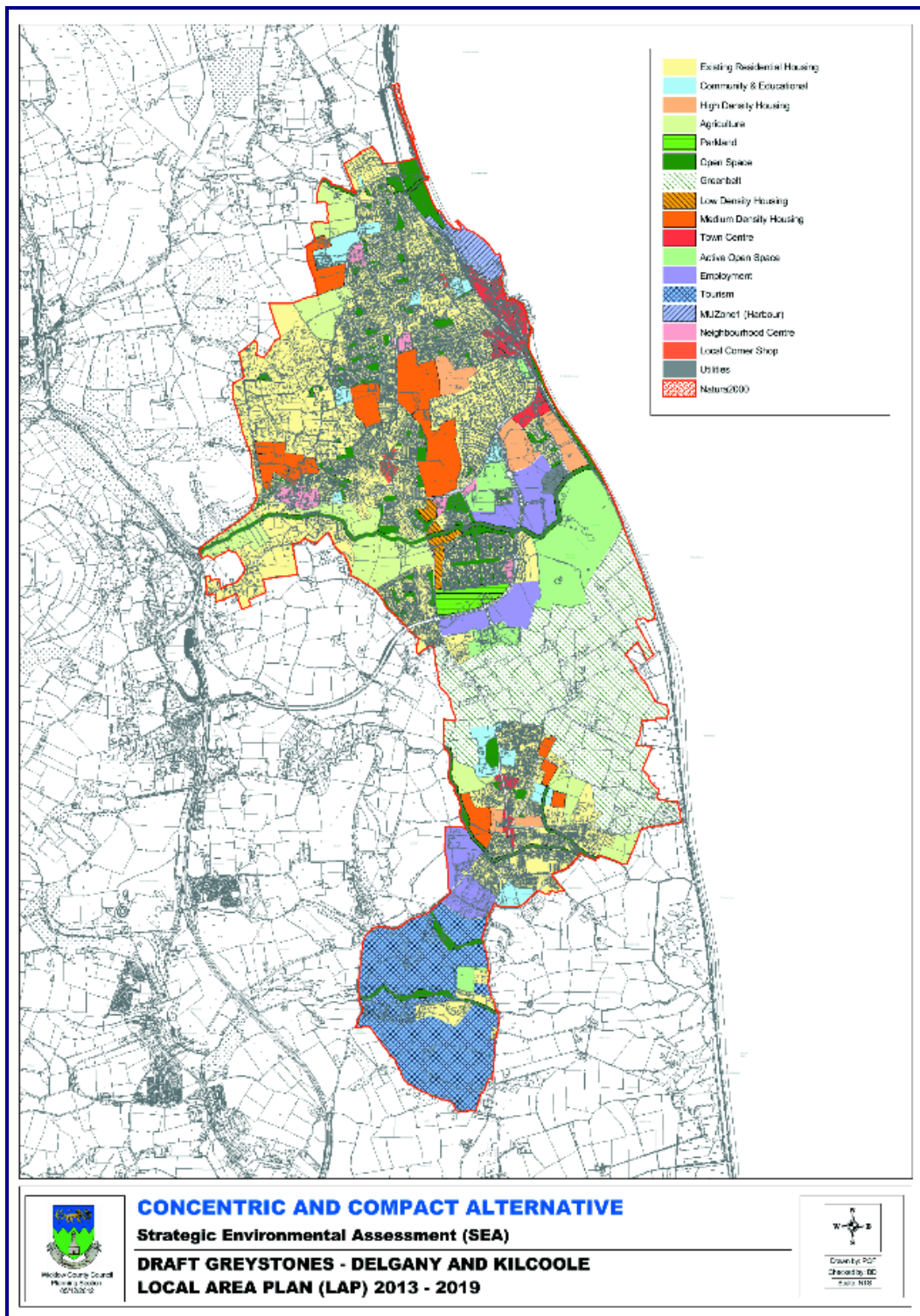


Figure 6.2 Concentric and Compact Option

6.2.3 Alternative 3: Expansion Option

This alternative sets out a development strategy that results in an urban sprawl. This alternative is illustrated in Figure 6.3 and its key components are:

- The vast majority of new development required in this option is occurring outside of the existing “built envelope” of the towns i.e. new housing proposed occurring at low-medium densities on greenfield lands rather than on brownfield or infill sites;
- In this option there is minimal new residential development in the two centres;
- In order to protect riparian habitats a 20metre buffer has been introduced along all rivers where possible, a 30m buffer has been introduced along the Three Trouts River to reflect the fact that this area is an important habitat system and an area rich in biodiversity as outlined in the Local Biodiversity Study 2006. These buffers are indicated as “Open Space” zone;
- New residential developments occurring on the periphery of the towns are located where infrastructural services can be accessed and accommodated;
- This alternative allows for the expansion of the plan area which results in a more sporadic pattern of development with the least sustainable transport pattern.

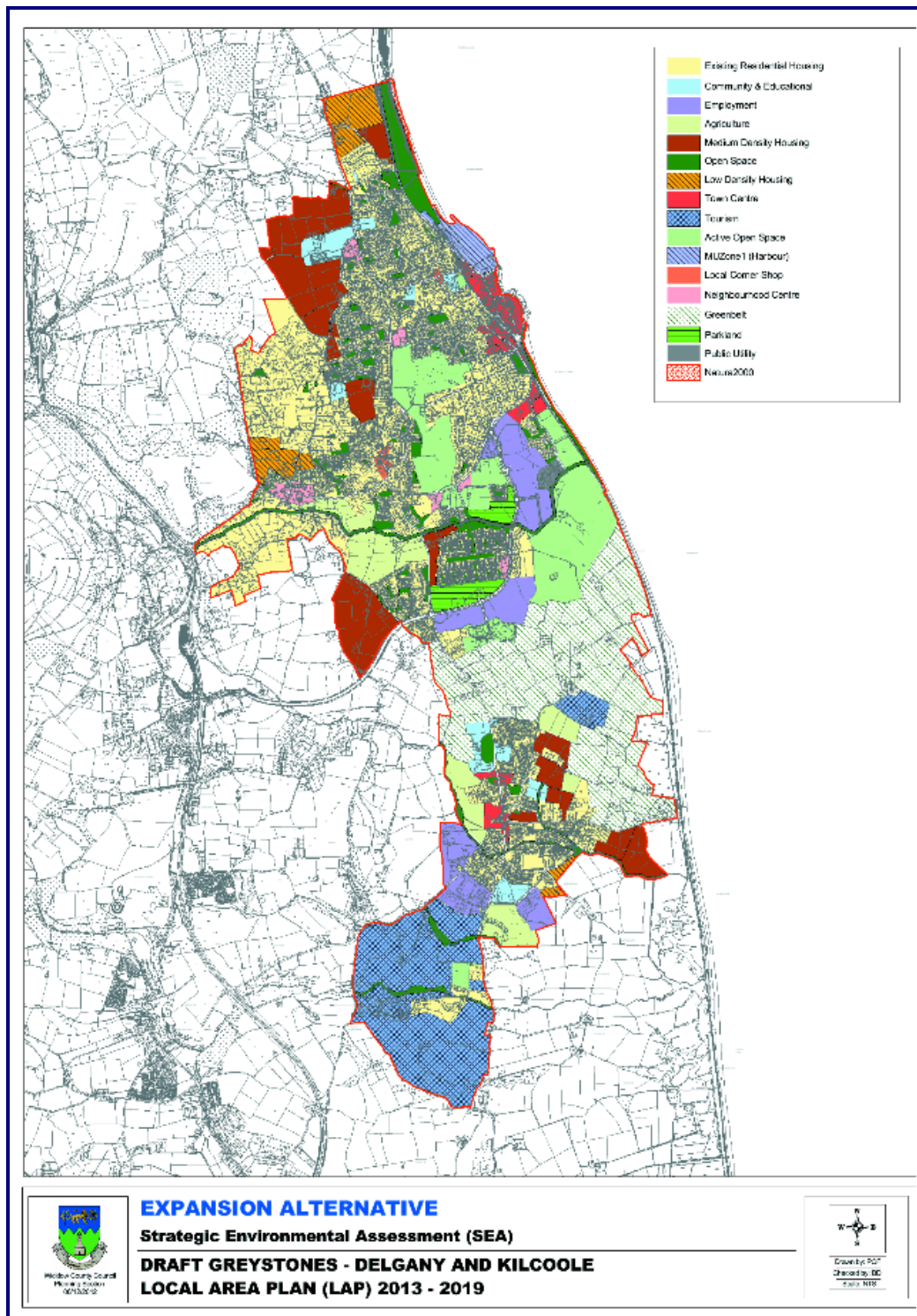


Figure 6.3 Expansion Option

Section 7 Evaluation of Alternative Plan Scenarios

7.1 Introduction

The objective of this section is to determine the relative merits of a range of alternative scenarios under a range of types of plan regimes. This determination seeks to understand whether each alternative is likely to improve conflict or have a neutral interaction with the provisions of the plan. A series of Strategic Environmental Objectives were developed based on an understanding of the existing and emerging environmental conditions facing the plan area. The SEOs and the Scenarios are then arrayed against each other to identify which interactions if any could result in impacts on specific components of the environment.

7.1.1 Evaluation of Alternatives

The alternatives as outlined in Section 6 have been evaluated at a strategic level, through an assessment that measures the compatibility of each alternative with the environmental goals. The findings of this assessment are summarised in Table 7.1 and is described as follows:

Table 7.1: Compatibility of Alternatives with SEA Environmental Goals

Alternative	Soil	Biodiversity, Flora and Fauna	Population and Human Health	Climatic and Air Factors	Water Resources	Material Assets	Cultural Assets	Landscapes
1. The Environmental Option								
2. The Concentric and Compact Option								
3. The Expansion Option								

	Alternative is consistent with environment goal
	Alternative is in conflict with environmental goal
	Neutral/Uncertain

From a strategic environmental perspective, Alternative 1-“The Environmental Option” and Alternative 2 “The Concentric and Compact Option” are considered to be most beneficial to the protection of the environmental integrity of the plan area.

As such the “preferred strategy” for the Local Area Plan is likely to reflect a combination of the different segments of the alternatives, rather than strict adherence to one.

The preparation of a local area plan with the most beneficial effect on the environment should incorporate the best aspects of the three alternatives. In order to achieve the environmental goals, the local area plan should incorporate the following combinations of the various alternatives:

7.1.2 Soil

Alternative 1 and 2 have a positive impact in terms of maintaining the quality of soils in the area, these alternatives make the maximum use of brownfield/infill areas and has the least environmental impact on greenfield lands. Alternative 1 is the Environmental option which makes a significant contribution to the protection and enhancement of soils, in this alternative there is a high level of protection that conserves biodiversity which consequently impacts positively on the quality of soils.

Alternative 2 promotes a compact urban form and sustainable land use pattern. This approach maximises the use of the existing built environment and in combination with objectives that protect designated and non-designated sites it has an overall effect of positively contributing to the quality of soils in the plan area.

The Expansion Option (Alternative 3) promotes the spread of development on undeveloped lands which compromises the soil quality and uses up this non-renewable resource. This option has also an impact on the levels of run-off/flooding etc when the lands are developed.

7.1.3 Biodiversity, Flora and Fauna

Although each alternative would result in a sufficient degree of maintenance and enhancement of biodiversity, the environmental option has been prepared in strict adherence to environmental goals and as such results in the highest degree of environmental protection. This alternative affords strict protection to designated and non-designated sites, including Natura 2000 sites, urban habitats and riparian habitats and introduces green belt along the fringes of the plan area. In the three alternatives the green areas within established residential areas are designated public open spaces. In relation to the third alternative the Expansion Option it is clear that this alternative would have a negative impact on the biodiversity of the plan area mainly due to the expansion of development into rural/virgin lands.

In relation to the three alternatives the Environmental Option would provide for better achievement of this environment goal, and as far as possible, the proposals in this alternative for the protection of biodiversity, flora and fauna should be carried forward to the local area plan.

7.1.4 Population and Human Health

To achieve the goal to provide for population growth on appropriate lands within a healthy and high quality environment, the strategy proposed in any one of the alternatives could be adopted. In strategic terms, each of the alternatives provides sufficient land to provide for the future growth of the settlement but option 3 is most unhealthy with regard to dependency on the car for access with resulting less use of healthy movement options.

7.1.5 Climatic and Air Factors

Alternatives 1 and 2 provide measures which aim to minimize greenhouse gas emissions. The Environmental option maintains and enhances biodiversity within the settlement. Having regard to the neutralising effects that trees and plants have on CO₂ emissions, it is likely that this alternative would make a positive contribution to the reduction of CO₂ levels, which is a significant contributor to green house gas levels. There is a significant link between the goal to achieve good air quality and the goal to minimize greenhouse gases. The Concentric and Compact settlement form promotes a compact urban form which reduces the need for vehicular travel, thereby resulting in a reduction of harmful vehicle based emissions. The measures which contribute to the achievement of this goal should, where possible, be incorporated in the local area plan.

7.1.6 Water Resources

All of the three alternatives contain measures to achieve and maintain "Good" quality status in water bodies in accordance with the Eastern River Basin Management Plan 2009-2015. These measures include the introduction of a buffer area along all river systems; these areas are zoned "Open Space". Depending on the alternative there is a wider buffer provided for the environmental option to that provided for the Expansion option. Where possible a high level of protection should be carried forward to the local area plan. The alternatives have regard to the Planning System and Flood Risk Guidelines 2009. In certain instances lands likely to pose a flood risk have been designated for open space purposes. Where possible the local area plan should be prepared in accordance with the elements of this alternative which aim to reduce and mitigate flood risk.

7.1.7 Material Assets

A goal of this local area plan is to maximise the use of existing infrastructure, particularly transportation and services infrastructure. Alternatives 1 and 2 have been prepared in strict accordance with this goal in that future development is centered in close proximity to town centres and neighbourhood centres. Alternative 3 promotes development on the fringes of the plan area which would result in greater car journey with increased emissions which would have a negative environmental impact. The LAP should be prepared in accordance with the elements of the Alternatives which would contribute to the achievement of this goal, namely the zoning of land which can be supplied by waste water services and public transport links.

7.1.8 Cultural Assets

There is no significant difference between alternatives in terms of the degree to which architectural and archaeological heritage is protected and conserved. As such, the adoption of any alternative could achieve this goal, subject to objectives being included in the written statement for the protection and conservation of architectural and archaeological heritage.

7.1.9 Landscapes

There is a significant variation between the alternatives in terms of the degree to which landscapes are protected and conserved. The environmental option promotes a high level of protection to the scenic landscape and the concentric and compact option has a neutral effect. In the environmental option lands have been further zoned greenbelt on the fringes of the plan area which provides a greater protection of the landscape. In the case of the concentric and compact option this alternative is neutral in that there is not a significant impact on the landscape. In the case of Alternative 3 due to the expansion of lands into the rural area this option would be in conflict with the environmental SEOs of protecting landscapes.

7.1.10 Cumulative Environmental Assessment of Alternatives

In order to aid in the assessment of how the alternatives may impact on the environment of the plan area, a cumulative environmental assessment has been undertaken using Geographical Information Systems. The cumulative environmental assessment is a measure of the likely effect on the environmental sensitivity of a particular site multiplied by the likely effect of the type of development permitted by virtue of a zoning objective. The assessment is a useful tool for undertaking comparisons between the environmental effects of alternatives and in highlighting areas that require mitigation measures.

To carry out this assessment, it is necessary to assign each land use type with a weighting. This weighting system is outlined in Table 7.2 below and is based on the level of potential impact that each type of land use is perceived to generally have on the receiving environment. As shown on the below table, zonings with a weighting of 1 include land uses with objective that aim to prevent interferences with the natural landscapes while zonings with a weighting of 6 include land uses that are intense in nature and which are likely to have the highest impact on the environment.

Table 7.2: Weighting According to Perceived Impact on Environment of Zoning

Zoning	Weighting
Active Open Space	2
Agriculture	2
Community & Educational	3
Employment	5
Existing Residential Development	4
Greenbelt	2
High Density Housing	4
Local Corner Shop	6
Low Density Housing	4
Medium Residential Development	4
MUZone1	6
Natura2000	1
Neighbourhood Centre	6
Open Space	2
Parkland	2
Tourism	5
Town Centre	6
Public Utilities	4

1- Low Impact
6- High Impact

In addition to the weightings attached to the zonings, the assessment involves the use of the baseline map of environmental sensitivities. This map attached a weighting ranging from 0 to 100 to each piece of land in the plan area, whereby 0 represents a low environmental sensitivity and 100 represents a high environmental sensitivity.

A Geographical Information System (GIS) application was then used to overlay the land use maps set out in the alternative on top of the baseline map of environmental sensitivities. For each pixel of land in the plan area, the GIS system multiplied the weighting attached to the baseline map by the weighting attached to the zoning map. The final score represents the likely impact on the environment of implementing a plan alternative. The results of this cumulative assessment are graphically illustrated on the maps set out in Figures 7.1, 7.2 & 7.3.

The cumulative environmental assessment is based on assumptions regarding the impact on the environment with a low or medium level of mitigation. This ensures an extremely high level of environmental protection within the plan area. As the cumulative environmental assessment is based on assumptions regarding impact on the environment it should be noted that this assessment should only be used to enable a strategic overview of the environmental impact of the varying alternatives rather than a definitive assessment.

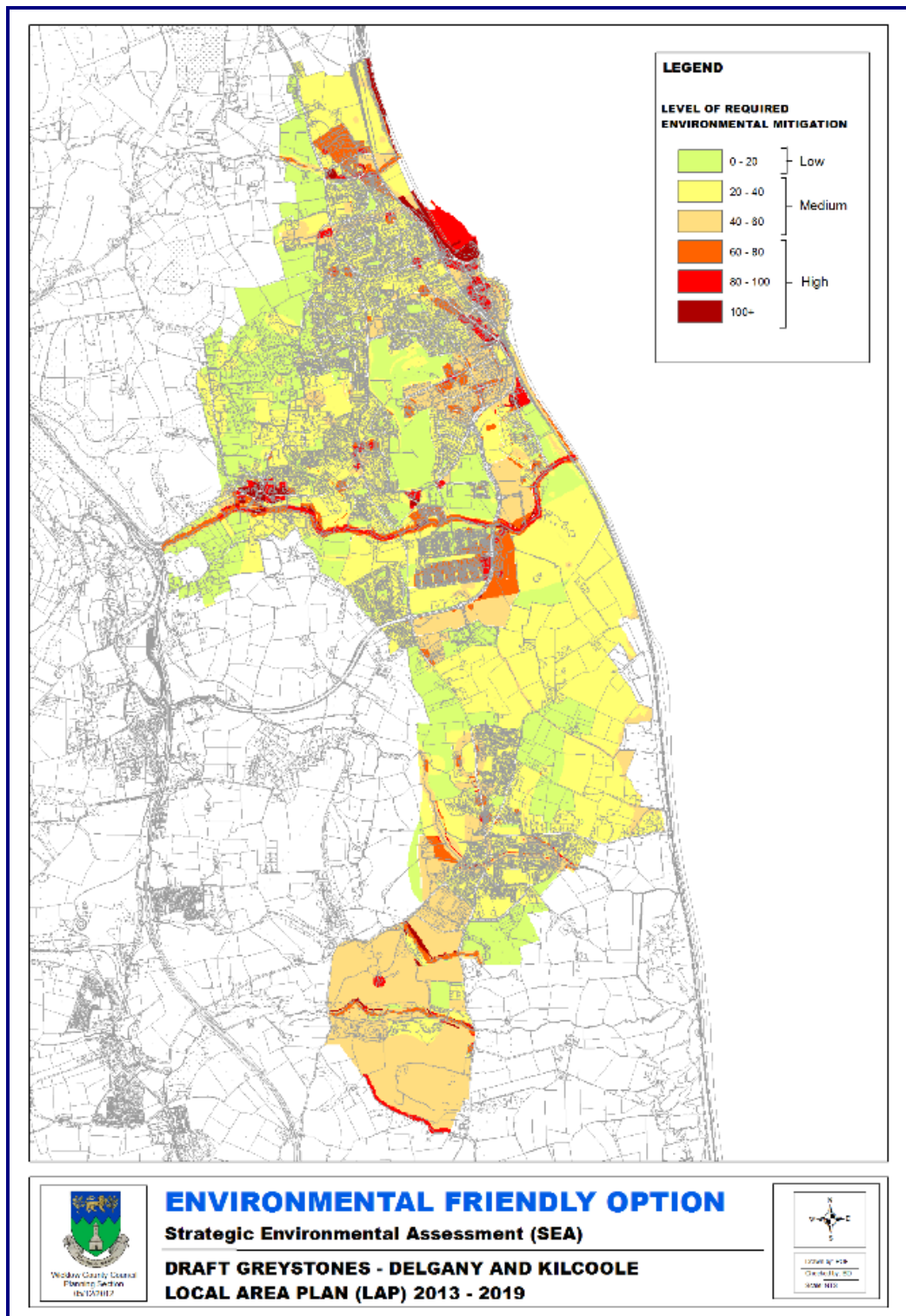


Figure 7.1 Environmental Friendly Option

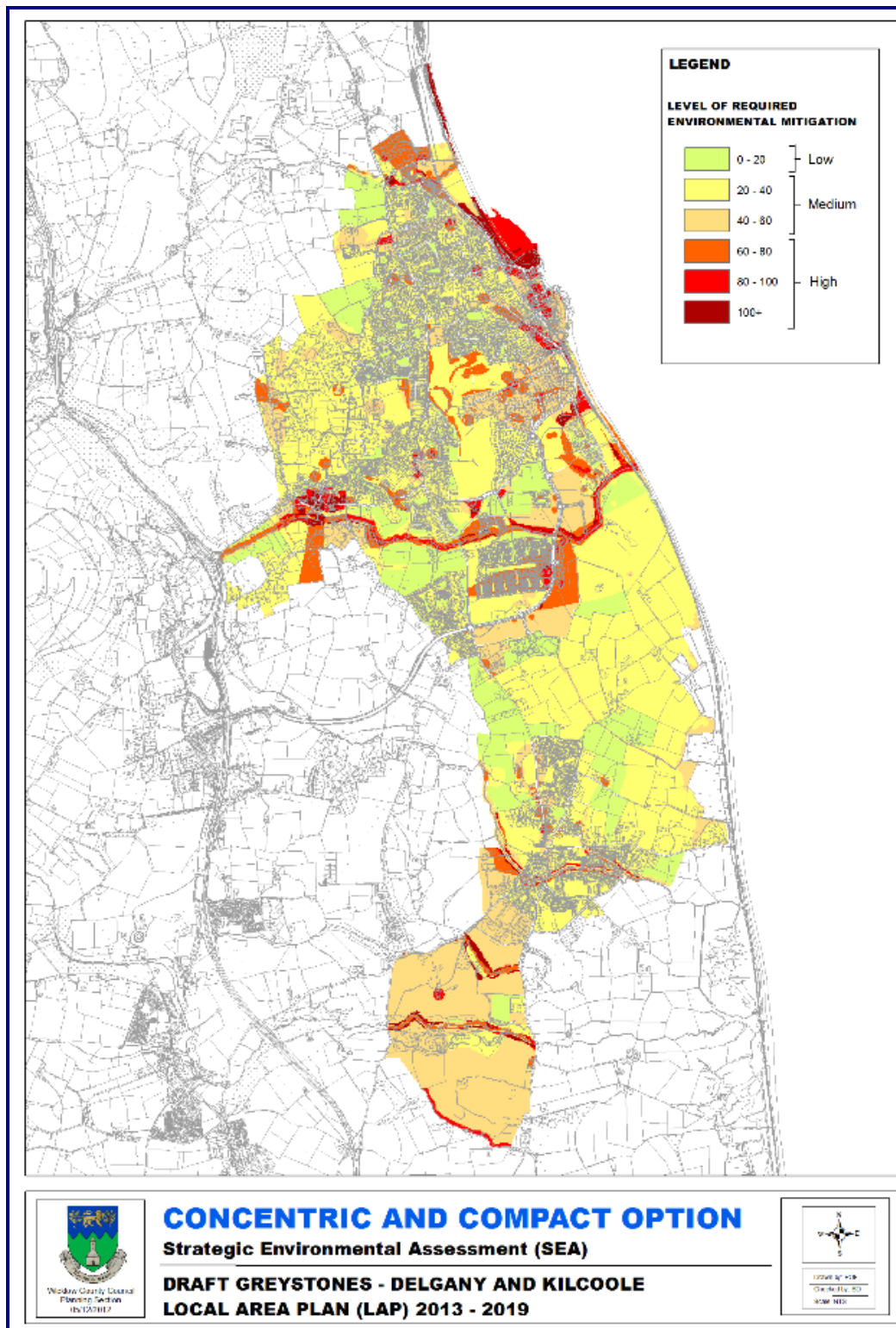


Figure 7.2 Concentric and Compact Option

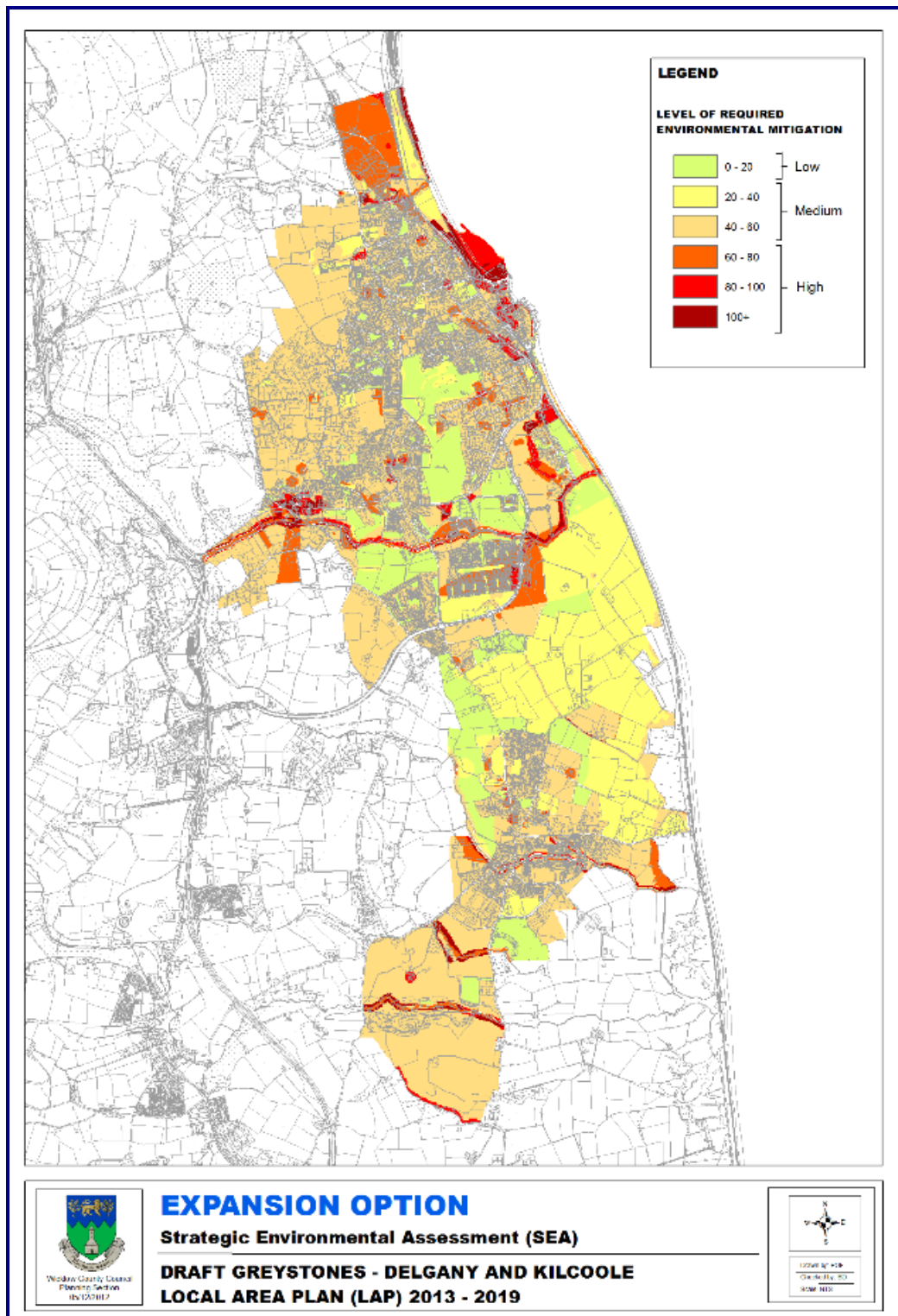


Figure 7.3 Expansion Option

The results of the assessment indicate that subject to minor variations, there is no significant difference between the site specific environmental impacts of the alternatives. The results indicate a degree of conformity across the alternatives whereby each alternative highlighted

the same sites that have characteristics and proposed zonings that are likely to result in higher environmental consequences. At these locations it is essential that mitigation policies are introduced to avoid offset or reduce any potential negative effects on the environment. A description of these locations is included below:

Greystones and Kilcoole Town Centre

On each alternative the core retail area of the plan area is shown to be an area that requires a high level of environmental mitigation. This is a consequence of the intensive nature of town centre zoning objective and the large number of environmental sensitivities in this area, namely the ACA and protected structures. The harbour area (Action Area Plan 1) due to the level of intensification of development would require mitigation measures to be implemented. It should however be noted that the AAP1, plan and the CDP 2010-2016 contains objectives that have included appropriate mitigation measures in order to facilitate the Harbour development. Alternative 2 promotes compact urban form and sustainable transportation and land use pattern, which reduces the need to travel and which provides access to housing, employment, health, educational and amenity space. This development pattern consequently promotes a healthy and high quality living environment.

Rivers

In all alternatives, the river systems of the area are shown to require a higher level of mitigation. Where possible, it is essential that the LAP includes open space/river buffers in order to safeguard as much as possible these systems from possible sources of pollution arising from run off and discharges from developments located in close proximity. In existing built up areas, mitigation objectives are required to be included to appropriately deal with run off. The introduction of objectives to promote Sustainable Urban Drainage Systems (SUDS) is particularly important in this regard.

Flooding

In all of the alternatives, areas which are prone to flood risk require a high level of mitigation. In this regard all of the alternatives have regard to the "Guidelines on the Planning System and Flood Risk Management" (DoEHLG/OPW, 2009).

Lands affected by Listed Prospects and Views

The Environmental option aims to prohibit development in the immediate foreground of the view and prospects through the introduction of an Open Space/Greenbelt zoning objectives. In the remaining two options there is not the same level of protection afforded hence higher level of mitigation is required. It is essential that the LAP includes objectives to ensure that listed prospects and views are protected.

Housing

In all of the alternatives there is a requirement to zone enough land to accommodate the expected growth of the plan area as a result there are lands zoned on the peripheral of the plan area to accommodate the necessary growth (Blacklion, East Kilcoole, North Greystones). It is essential that the LAP includes objectives that ensure the protection of the lands required to accommodate this growth.

Built and Natural Heritage

In all of the alternatives, the built and natural heritage requires a high level of mitigation. The harbour area of Greystones has been designated an Architectural Conservation Area (ACA) which increases its protection. With all three alternatives there is a clear recognition of the importance of archaeological sites, record of protected structures, trees and local biodiversity areas. It is essential that LAP includes objectives to ensure that the built and natural heritage is protected

7.2 Difficulties encountered in the consideration of alternatives

The SEA Regulations require a consideration of the difficulties encountered in the consideration of alternatives. There were no significant difficulties faced in the compilation of information required to undertake the SEA assessment, or in the technical expertise of the

review team. Notwithstanding this, the lack of local level spatial quantitative data for some baseline indicators, including for example, population, health, climate and air, has reduced the reliability and validity of results relating to the assessment.

7.3 The preferred Alternative:

On the basis of the above analysis Scenario 1 and Scenario 2 would be likely to improve the status of a number of the SEOs and as a result these two alternatives emerge as the most environmentally sustainable options. If unmitigated, Scenario 3 would be likely to result in a number of adverse environmental impacts. Having regard to the aspiration of providing a balanced approach between Social, Economic and Environmental considerations, it was deemed necessary to integrate some of the elements of these alternatives in the framing of the plan. For example the plan provides for the zoning of residential development to the north of the plan area (Blacklion) although the zoning of these lands conflicts with a number of SEOs however the environmental objectives can largely be offset by appropriate mitigation measures as indicated in section 9 to follow. Taking into consideration the requirements of higher order plans (RPG's 2010 – 2022 and CDP population targets) it was considered appropriate to zone these lands as they were situated in close proximity to existing community and educational facilities.

The key areas identified as requiring mitigation relate to lands adjoining the Tree Trouts Stream, Lands zoned for Employment to the south of the plan, Local Biodiversity Areas within the plan area, the town centre area which includes the Architectural Conservation Area and the existing protected buildings structures and monuments within this area.

The Local Area Plan for Greystones Delgany and Kilcoole: The Local Area Plan that has emerged from the Plan preparation corresponds most closely to the concentric and compact settlement pattern but also includes key sections of the other alternatives assessed

Section 8 Summary of Evaluation of the Development Plan Objectives:

8.1 Introduction

This section of the Environmental Report is an assessment of the “likely significant” effects of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019/ Variation on the environment. This assessment has been undertaken through a determination of the “likely significant” impact of the objectives of the local area plan on the Strategic Environmental Objective (SEOs) set out in the Environmental Report. The interactions between the SEOs and the provisions of the plan determine the likely significant effects of implementing the plan. These effects include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects.

The assessment carried out was primarily qualitative in nature, based on the expert judgment of the SEA/AA and plan-making team. A precautionary approach was adopted in undertaking the assessment, whereby, in the absence of scientific certainty, a prudent approach to be taken in the protection of the environment. The methodology for the carrying out of this assessment is in accordance with the ‘Implementation of SEA Directive: Assessment of the Effects of Certain Plans and Programmes on the Environment: Guidelines for Planning Authorities’ (DoEHLG, 2004). An SEA Assessment Matrix is set out in the attached Appendix (1), on which the local area plan’s development objectives are listed on one axis and the Strategic Environmental Objectives (SEOs) are listed on the other axis. Potential effects of the local area plan on the SEOs are determined as follows:

	Significance of Impact
	Positive ¹⁶
	Negative ¹⁷
	Negative Impact mitigated
	No significance relationship/neutral/uncertain
C	Cumulative ¹⁸ –Impact that is ameliorated by other impacts

The SEA Assessment Matrix includes a column headed “comments”, which describes the reasons why a negative impact has been identified and an additional column to identify the environmental objectives that mitigate the negative impacts.

A summary of the findings of the SEA Assessment Matrix is set out in the following section. While the majority of impacts were found to be either positive or neutral, particular attention has been paid to the identification of the local area plan objectives that conflict with some of the SEOs of the Environmental Report and the measures that have been adopted to mitigate or offset these effects.

8.2 Soil

Overall the SEA matrix indicates that the plan has a neutral or beneficial impact on the SEO to maintain the quality of soils. The LAP promotes a compact urban form and sustainable land use pattern. This approach maximises the use of the existing built environment and in combination with objectives that protect designated and non-designated sites it has an overall

¹⁶ A positive impact improves the quality of the environment

¹⁷ A negative impact diminishes the quality of the environment

¹⁸ Cumulative impacts are considered to be any impacts that expand and compound over time, e.g. the improvement of water quality over time would have a cumulative and positive impact on biodiversity as ecosystems improve which could also have a cumulative effect on landscape.

effect of positively contributing to the quality of soils in the plan area. Objective EMP3 encourages the redevelopment of already developed or brownfield lands which would have a positive impact on the protection of soils.

The SEA assessment did identify the following objectives could be detrimental to the achievement of the SEO:

- Objectives for the development of new and improved road infrastructure can result in the compaction of soil which reduces soil quality
- Development of greenfield sites is likely to result in the development of virgin greenfield sites, which may compromise soil quality

The above potentially harmful effects are mitigated by the environmental objectives SG1-6 and Chapter 17 of the County Development Plan 2012-2016.

8.3 Biodiversity, Flora and Fauna

One of the most important Environmental Protection Objective is that which relates to the protection of biodiversity. Overall the SEA matrix indicates that the plan has a positive or neutral impact on the SEO B1. The following objectives of the local area plan are particularly important in the achievement of this objective:

- The greenbelt zoning to the north of Greystones provides a buffer to the Bray Head SAC. The greenbelt zoning between the settlements of Greystones-Delgany and Kilcoole provides a greater protection of the rural area between the two settlement areas. Objective HER10 ensures the protection of these areas.
- Non-designated sites, including urban habitats and public open space areas have been zoned Open Space, where possible
- Objectives are included to protect other natural heritage features including trees, wildlife corridors, hedgerows, natural boundaries etc.
- New protection in the form of a buffer zone has been provided for riparian habitats along the main water bodies within the plan area. The main water bodies within the plan area include, Three Trout Stream, the Newtown River from Newtown to Murrough SAC, Kilcoole Stream (from Kilpedder to Kilcoole feeding to Murrough SAC). These buffer areas have been zoned "open space" where possible which will provide greater protection and enhancement of the quality of the water entering the Murrough SAC.

Notwithstanding the above, it should be noted that a significant number of the LAP objectives were found to conflict with the SEO B1 to maintain and enhance biodiversity. These effects and the mitigation measure introduced the SEA processes are described below:

- Section 5 of the LAP sets out objectives for the promotion of employment and economic development. In general industrial activities can result in emissions which can have an adverse impact on air, water and land, which can have a cumulative impact on biodiversity. Employment Objectives conflict with SEO objective B1, however it is considered that these effects can be successfully mitigated through the environmental objective.
- Objectives for the promotion of tourism and recreation activities (coastal walkway) and for the promotion of sustainable energy forms could have damaging effects on natural heritage. However these effects can be successfully mitigated through the environmental objectives set out in the local area plan and CDP 2010-2016.
- Objectives for the development of new roads can be detrimental to natural heritage, both in a direct and cumulative manner (whereby increased car usage results in emissions harmful to natural heritage.) It is difficult to mitigate the harmful effect of new roads on non-designated sites; however the requirements of the Habitats Directive will safeguard the protection of Natura 2000 sites.

The LAP includes a significant number of environmental protection objectives that mitigate successfully any potential harmful effects. These objectives include the following:
HER1-HER14, Chapter 17 of the County Development Plan 2010-2016

8.4 Population and Human Health

Overall, the SEA matrix indicates that the plan has a positive or neutral impact on the SEO to provide for population growth on appropriate lands within a healthy and high quality environment. Of key importance to the achievement of this objective is the fact that the Local Area Plan provides enough zoned land to meet the needs of projected population targets for the lifetime of the current plan and these lands can be easily served with the necessary services infrastructure (water and wastes infrastructure). The lands projected for development are in close proximity to the town centre or neighbourhood centres and are also located within close proximity to public transport links (The Dart, Commuter train line and buses) and the road network. In addition, the strategic location of Greystones and Kilcoole within close proximity to the Dublin metropolitan area and the key public transport links would support the expected growth levels in the population/housing which have been outlined in the LAP. The land-use pattern that is proposed within the LAP results in the promotion of a compact urban form and sustainable transportation and land use pattern, which reduces the need to travel and which provides access to housing, employment, health, educational, amenity space and greenbelts. This development pattern consequently promotes a healthy and high quality living environment.

Any negative impacts on the SEOs relate to the development of new roads within the plan area, however the improvement of the road networks are necessary for the sustainable development of the area and will enhance the quality of the environment within the plan area. The development of roads infrastructure generally promotes car based travel. This conflicts with the target to promote a modal shift to public transport, walking and cycling and is likely to increase noise and air pollution which maybe contrary to the objective to create a healthy environment. Notwithstanding this, it is noted that the these potential adverse effects are offset by the fact the LAP includes a large number of objectives for the development of walking and cycling routes, the creation of walkable neighbourhoods and the greater use of public transport. These objectives include the following:
TOUR 2-TOUR3, TS7-TS12.

8.5 Climatic and Air Factors

Overall the SEA matrix indicates that the plan has a positive or neutral impact on the SEOs to minimize greenhouse gas emissions. Notwithstanding this, the SEA assessment did identify that objectives for the development of new roads and transportation infrastructure is likely to have combined effects of increasing private vehicular use which consequently increases greenhouse gas emissions. No environmental objective can mitigate these effects. The LAP promotes a compact urban form which facilitates mixed use neighbourhoods with increased promotion of public transport, walking and cycling facilities. This land use pattern reduces dependency on private vehicular use and contributes to the reduction in greenhouse gases

Notwithstanding the above, objectives for the development of employment and enterprise (EMP1-EMP4) promotes industrial activities that could result in noxious emissions. The development of roads can result in increased level of car based journeys which results in higher levels of greenhouse emissions which has a negative impact on the quality of air. It is difficult to mitigate against the construction/improvements of the road network where it is required however the Local Area Plan is promoting a sustainable land use pattern with compact urban form and walkable neighbourhoods.

The LAP includes environmental objectives which successfully mitigate potentially damaging effects on the environment. Key objectives in this regard include:
AE 1-3, Chapter 13 of the Wicklow County Development Plan 2010-2016

8.6 Water Resources

Overall the SEA matrix indicates that the plan has a positive or neutral impact on the SEOs to achieve and maintain a “good” quality status in all water bodies within the plan area, in line with the target dates set out in the Eastern River Basin Management Plan 2009-2015. In relation to flooding the SEA matrix indicates that the LAP has a positive or neutral impact on the SEO to reduce and mitigate flood risk. In accordance with the “Flood Risk Management Guidelines for Planning Authorities” (DOEHLG, OPW, 2009), a Flood Risk Assessment (FRA) of the LAP has been prepared. This assessment has ensured that inappropriate development has been avoided in areas that are at risk of flooding.

The following objectives of the LAP are particularly important in the achievement of the SEOs:

- Strong protection is afforded to the Three Trouts River through the designation of an Open Space area that provides a buffer along the length of the river system that is within the plan area;
- Land adjoining the remaining rivers systems within the plan area has been re-zoned open space where possible providing an ecological buffer to these river systems
- The groundwater bodies are a protected drinking water supply. It is considered that the greatest threat to this groundwater body is the development of private on-site wastewater treatment and disposal systems. Having regard to the fact that the plan area is served by the public mains system, objectives have been included in the local area plan through the SEA process to ensure that the use of the public mains is prioritised with permission for private on-site waste water and disposal systems restricted to exceptional circumstances only. Likewise the integrity of groundwater can be compromised by private water abstractions. Objectives have been introduced to the local area plan through the SEA process to ensure that the use of the public mains system is prioritised (TS2), with permission for private abstractions systems restricted to exceptional circumstances only;
- The zoning of “open space” along the rivers which feed into the coastal water bodies will improve the water quality to ensure the retention of the “Blue flag status” of the south beach in Greystones;
- Undeveloped land adjoining the Kilcoole river system south of Kilcoole town has been rezoned from residential to open space;
- Employment lands situated in the Bulford Business Park south of the Kilcoole Stream have been rezoned from employment to open space;
- Lands to the north of the Kilcoole Stream and located in AP9 have been rezoned to open space;
- Lands to the east of AP10 have been rezoned open space;
- Flood Risk areas in the town centre and harbour area have passed the justification test for flooding.

The following local area plan objectives were found to conflict with the SEOs to achieve and maintain a “good water quality status” in all water bodies within the plan area, in line with the targets set out in the Eastern River Basin Management Plan 2009-2015:

- The promotion of employment and economic uses could result in pollution risk to the water bodies within the plan area;
- Objectives for tourism and recreation generally promotes greater use and access to rivers, ports harbour and coastal areas, thereby increasing the potential for pollution of these water bodies;
- Objective R13 for the improvement to the existing road network over the Three Trouts River could have potential harmful effects;
- Objectives RES9 & RES10 promote residential development some of which may require private waste water treatment systems which could potentially have a negative effect to the quality of the groundwater.

All of the above potentially negative effects are mitigated by the following key environmental objectives:

TS1-TS3, HER 5, Chapter 12 & 17 of the Wicklow County Development Plan 2010-2016

8.7 Material Assets

Overall, the SEA matrix indicates that the plan has a positive or neutral impact on the SEOs to make the most efficient use of existing water services and transportation infrastructure. A particularly significant SEO is to make the most efficient use of existing water services infrastructure.

All of the LAP objectives have an either neutral or beneficial impact on the SEOs to make the best use of the existing road and transportation infrastructure. In this regard the local area plan is successful in directing development to locations served by existing road and transportation infrastructure. It is noted that the LAP includes objectives for new roads within the plan area and the upgrade of certain roads. It is considered that these new roads will enhance the efficiency of existing roads, through the provision of important links to the key through roads in the area.

The objectives relating to the construction of new roads are materially inconsistent with SEO MAT 2 which promotes the best use of the existing road network notwithstanding this the plan promotes the concept of sustainable land-use patterns which conforms to sustainable planning and development of the area. The plan promotes the best use of the road infrastructure by appropriately zoning land for a range of land uses located along the main transport routes and promotes the “walkable neighbourhoods” concept.

8.8 Cultural Assets

Overall the SEA matrix indicates that the plan has a positive or neutral impact on the SEOs to protect and conserve architectural and archaeological heritage.

The following objectives of the LAP are particularly important in the achievement of the SEOs:

- The designation of a new Architectural Conservation Area within the Greystones Harbour Area;
- The designation of a “Local Character Area” in Kilcoole;
- The protection of the built and natural heritage of the Rathdown Heritage area which facilitates the development of this area as a heritage park.

Notwithstanding this the SEA assessment did identify that the following objectives that could be detrimental to the achievement of the SEOs:

- Objectives that relate to the Greystones and Kilcoole town centre that encourages infill and backland development of properties that could be detrimental to the integrity of archaeological sites;
- Objectives for the promotion of increased tourism and recreation can result in damaging effects on natural and built heritage;
- The development of the Charlesland Action Plan(AP7) may compromise archaeological heritage at this location;
- Objectives that relate to employment uses can result in potential damage to built heritage. The development of the E1 lands at Charlesland (EMP 4) may compromise the integrity of archaeological sites.

All of the above potentially negative effects are mitigated by the following key environmental objectives:

HER 1-14 Chapter 16 of the Wicklow County Development Plan 2010-2016.

8.9 Landscapes

Overall, the SEA matrix indicates that the plan has a positive or neutral impact on the SEOs to protect scenic landscapes. It should be noted that the landscape of the Bray Head area is considered to be adequately protected by virtue of the strong environmental objectives in the area and the green belt zoning of the said landscapes.

It should be noted that the length of prospect no.2 has been reduced slightly to ensure no conflict with the development of zoned land at Charlesland occurs. The development of these lands is regarded as sustainable as it is considered that these lands are a natural expansion of the Charlesland development and are located in close proximity to community facilities. The amended prospect is reflective of the most scenic part of the original prospect, ensuring that the visual amenity of this area is safeguarded.

The amended prospect is reflective of the most scenic part of the original prospect, ensuring that the visual amenity of this area is safeguarded.

The SEA process identified that the following objectives of the LAP required mitigation in order to ensure achievement of the SEOs:

- Increased levels of tourism may compromise the landscape quality of the plan area
- The promotion of the coastal walkway (TOUR3) may compromise the landscape quality of the plan area
- The construction of roads may have a significant impact on the landscape quality of the plan area.

All of the above potentially negative effects are mitigated by the following key environmental objectives:

HER 1-14 Chapter 16 of the Wicklow County Development Plan 2010-2016

8.10 Assessment of the likely Environmental Effect of the Plan

Taking account of the above assessment, it is concluded that the overall effect of the Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 on the environment is likely to be beneficial or neutral. Any likely significant adverse effects on the environment have been prevented, reduced or offset.

Section 9 Mitigation

9.1 Introduction

Mitigation measures include environmental objectives that aim to prevent or reduce, as fully as possible, the significant adverse impacts on the environment of implementing the Greystones-Delgany and Kilcoole LAP 2013-2019.

The environmental assessment process was completely iterative between the plan making team and the environmental team (SEA/ Appropriate Assessment screening). As a consequence, policies and recommendations were re-worded and changed where necessary to accommodate mitigation of environmental impacts. All mitigation objectives are highlighted in light green in the SEA Assessment Matrix.

The following sections set out the environmental objectives that are key objectives for the mitigation of the potential significant adverse effects on the environment of the plan area:

9.2 Population

RES1: To adhere to the objectives of the Wicklow County Development Plan 2010-2016 in regard to population and housing as are applicable to the plan area. In the assessment of development proposals, regard shall be paid to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), (DoEHLG, 2009).

RES2: Notwithstanding the zoning of land for residential purposes, the development management process shall monitor and implement the population targets for Greystones-Delgany and Kilcoole as set out in the Wicklow County Development Plan 2010-2016, and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.

RES3: The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from centres with undeveloped land closest to the core and public transport routes being give preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning proposal.

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. Having regard to these type of constraints, 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.

9.3 Tourism

TOUR1: To promote and facilitate the development of tourism and recreational related development within the overall plan area. 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.

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. It is an objective of the Council to particularly promote tourism and recreational related developments that are associated with/ which provides access to/ which increase awareness of the following tourism products or themes: (i) the area's coastal amenity, including the existing cliff walk, Greystones harbour and marina, the former medieval settlement at Rathdown, and Kilcoole marshes linking the Murrough and the East Coast Nature Reserve near Newcastle, (ii) Kindlestown Wood and local recreational trails linking it with Glen of the Downs Nature Reserve, (iii) Delgany Heritage Trail, (iv) early Christian, Medieval, Victorian and Edwardian built heritage, (v) golfing, and (vi) entertainment/ cultural venues, e.g. restaurants, craft shops, art galleries, family entertainment venues etc.

9.4 Social Infrastructure

SOC1: Social infrastructure shall be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land and/or facilities for the former.

SOC8: Protect and improve public and private open space and recreation provision.

SOC9: Public open space within residential housing estates shall be preserved and enhanced. No development shall be permitted that would compromise the integrity of these spaces. In particular, residential development shall not be permitted on designated public open space within these areas.

SOC10: To provide for the development of active open space to meet the needs of the current and future population of the plan area.

SOC11: The redevelopment for alternative uses of recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Council unless suitable alternative recreational facilities can be provided in a convenient location.

9.5 Services

TS1: Ensure that a reliable and effective water services, drainage, energy, waste management, recycling and communications infrastructure is put in place to service the existing and future development needs of the settlement, in a manner that protects the quality of the environment, and to allow for the improvement of public services and public utility installations.

TS2: All new development shall be required to connect to the public mains systems for water supply and waste water collection and disposal. Permission for the connection of single houses to private waste water systems and water supply systems will only be granted in exceptional circumstances, where there is no adverse effect on the environmental integrity of the area and in accordance with the proper planning and sustainable development of the area.

TS3: To encourage and facilitate the connection of unsewered areas, including individual properties serviced by septic tanks, to existing and planned public mains systems.

9.6 Flooding

TS4: To implement flood management objectives as set out in the Wicklow County Development Plan 2010-2016 and to implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).

TS5: To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG/OPW, 2009). Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the Guidelines, will not be permitted, except where a proposal complies with the Justification Test for Development Managements, as set out in Box 5.1 of the Guidelines. Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines.

TS6: Notwithstanding the identification of an area as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission.

9.7 Roads and Transportation

TS7: Promote the development of safe and accessible pedestrian and traffic routes.

TS9: To facilitate the introduction of traffic management, calming and reduction measures throughout the plan area.

TS10: Development of any road, with the exception of minor access roads, over the lower slopes of Bray Head within the LAP boundary will not be permitted.

TS11: To provide for the development of sustainable modes of transportation within the plan area including public transport, walking and cycling, in particular to provide high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities. The Council will facilitate the following:

- Any works required to upgrade the frequency and capacity of existing DART services.
- Any works required to upgrade Kilcoole Train Station.
- The continued operation of Greystones park and ride.

TS12: To develop the 'greenroute' network for pedestrian and/or cycling facilities. The proposed indicative 'greenroute' network is indicated on Map B. Green routes should be developed with a common scheme of signage and/or markings. Where feasible, proposals for development should provide for the development of these green routes.

While certain parts of the 'greenroute' network are likely to be implemented in the short term, certain parts are considered to be a more long term aspiration. Implementation of 'green routes' is subject to the available funding and further design and feasibility studies. Some sections may also be delivered as part of proposals for the development of zoned land.

9.8 Heritage

HER1: Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan 2010-2016.

HER2: To preserve and improve the integrity of Natura 2000 sites and to prohibit development that adversely affects the integrity of any Natura 2000 site, in light of the site's conservation objectives. Development proposals shall comply with the following:

- Any proposed development with potential to impact upon a Natura 2000 site shall be subject to the requirements relating to Appropriate Assessment as set out in the Part XAB of the Planning and Development Act 2000 (as amended) and in accordance with 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).
- Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following consultation with NPWS or other relevant body.
- Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site, in consultation with National Parks and Wildlife Service (NPWS).

In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

HER3: To protect wherever possible wildlife habitats that are located outside protected and designated areas, including the coast, cliffs, dunes, trees, hedgerows, drainage ditches, scrub, woodland, rock outcrops, watercourses, stone walls and other features of the natural landscape that provide wildlife corridors and which contribute to the biodiversity of the area. In the assessment of planning applications, the Council may require that such features are retained and incorporated into future development. In considering proposals for development, regard shall be paid to the Greystones-Delgany Local Biodiversity Area Study (2006). Recommendations set out in this study shall be implemented, as deemed appropriate, by the planning authority.

HER4: To protect and retain trees which contribute to the biodiversity value and the character and amenity of the area. This objective applies to the list of trees indicated in Appendix C and Map B. The list includes trees that are protected under this plan and the Wicklow CDP 2010-2016 including trees that are the subject of Tree Preservation Orders and Trees Considered for Preservation.

HER5: To protect the biodiversity value and associated habitats of water bodies within the plan area in accordance with the objectives as set out in the Wicklow County Development Plan 2010-2016 and Eastern River Basin District Management Plan 2009-2015. In considering proposals for development, regard shall be paid to the recommendations set out in Greystones-Delgany Local Biodiversity Area Study (2006). In particular, recommendations relating to the Three Trouts Stream shall be implemented, as deemed appropriate, by the planning authority. Water bodies within the plan area include the Three Trouts Stream, the Newtown River from Newtown to Kilcoole Marsh via Druids Glen Golf Course, Kilcoole Stream (from Kilpedder to Kilcoole feeding to Kilcoole Marsh), Kilcoole Marsh (a transitional estuarine water body), the Southwestern Irish Sea-Killiney Bay (coastal water body) and a number of groundwater bodies.

HER6: To maintain and protect the coastal and marine character of the area and to provide for its enjoyment as a recreational and natural asset.

HER7: To support the implementation of Bray Head as a Special Amenity Area Order (SAAO).

HER8: To maintain and enhance the 'cliff walk' from Bray to Greystones, including the development of services and facilities for visitors such as car parking, signage, information boards, footpath surfaces, and public toilets, while preserving its rugged and natural character and its biodiversity value. It is a particular objective of the Council to provide for the development of public toilet facilities at the harbour end of the 'cliff walk'.

HER9: To facilitate the undertaking of works required for (i) the protection of the coastline from erosion and (ii) the maintenance of the 'Blue Flag' status on South Beach, Greystones

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

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

HER11: To protect the views and prospects as set out in the Wicklow County Development Plan 2010-2016 and this plan. Protected views and prospects within the plan area are indicated in Appendix B and Map B.

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.
- 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.
- Planning permission will be required for extensions to residential dwellings within an ACA.
- 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.

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.

HER13: It is Council policy to protect the historic and traditional rural character of the 'Kilcoole Town Centre Character Area'.

The Main Street of Kilcoole retains a traditional provincial town character that is worthy of conservation. This character is represented by the presence simple shop fronts and a good mixture of nineteenth century houses all fronting onto the main street.

The objective relating to the Kilcoole Town Centre Character Area aims to promote the protection of the distinct identity of Kilcoole as a unique and differentiated settlement within the plan area. This 'Kilcoole Town Centre Character Area' is indicated on Map B.

The following objectives shall apply within this area:

- Provide a high standard of urban design that is reflective of its historic and traditional rural character. Particular attention shall be paid to ensuring that the character and setting of the terrace of protected structures along Main Street is protected.
- In order to maximise the efficient use of town centre zoned lands, buildings in Kilcoole should be generally aim to be approximately two storeys in height, subject to the proper planning and sustainable development of the area.
- To reinforce and improve the visual appearance of this area, in particular the west side of Main Street and encourage development that will enhance the vitality and vibrancy of this area.

In determining future planning applications, the Council will carefully consider to what degree proposals for development are sympathetic to the character of this area and the setting of protected structures. In assessing proposals for development the planning authority will have careful regard to the impacts on non-protected structures that contribute to the character of this area.

It should be noted that the designation of the Kilcoole Town Centre Character Area does not prejudice innovative and contemporary design, nor does it prejudice the demolition/improvement or replacement of buildings, as determined appropriate, by the planning authority.

HER14: To protect the natural and built heritage of the Rathdown Heritage Area and to facilitate the development of this area as a heritage park for public amenity and education purposes, in accordance with the objectives for Zone 3 of AP3: Greystones Harbour and North Beach Action Plan.

9.9 Wicklow CDP 2010-2016

As all objectives of the Wicklow County Development Plan 2010-2016 apply to the plan area, the following mitigation objectives as set out in the CDP apply in addition to objectives set out above:

Wicklow County Development Plan 2010-2016 Mitigation Measures

Mitigation Topic	Measure	Provisions Integrating Considerations into the Plan
Designated Sites	Ecological	Objectives: BD1, BD2, BD8 and BD7
Ecological Connectivity		Objectives: BD3, BD4, BD5, BD6 and BD9
Human Health		Objectives: AE1, AE2, AE3, NP1, NP2, NP3, NP4 and EMP 14 Also see measures related to water quality, flooding, waste water treatment and drinking water supply and quality.
Brownfield Development		Provisions of Chapter 4 Population, Housing and Settlement, Provisions of Chapter 5 Urban Development and Objectives EMP8, RUR4 and RW4
Status of Surface and Groundwaters		Objectives: RH3, AGR1, AGR4, FTY2, FSH1, WW3, WT1, WT2, WT3, WT4, WT5 and WT6
Flooding		Goals 7 and 10 and Objectives FL1, FL2, FL3, FL4, FL5 and FL6
Water Services (Waste Water and Drinking Water)		Objectives: WS1, WS2, WS3, WS4, WS5, WW1, WW2, WW3, WW5, WW7 and WW8
Greenhouse gas emissions and car dependency		Objectives: PT1, PT2, PT3, PT4, PT5, PT6, PT7, PT8, PT9, CW1, CW2, CW3, CW4, CW5, TE1 and TE2
Archaeological Heritage		Objectives: AR1, AR2, AR3, AR4, AR5 and AR6
Architectural Heritage		Objectives: AH1, RPS1, RPS2, RPS3, RPS4, RPS5, VA1, VA2, VA3, ACA1, ACA2, ACA3, ACA4 and ACA5
Landscape		Objectives: LA1, LA2, LA3 and VP1

Source: Table 2.1: Mitigation Measures, SEA Statement of the Wicklow County Development Plan 2010-2016

WW2 of Chapter 12 of CDP 2010-2016: "To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance documents. The Planning Authority will continue to monitor the cumulative effect of grants of planning permission on available waste water treatment capacity under the terms of the relevant Waste Water Discharge Licence. Where there is inadequate capacity within a Waste Water Treatment Plant to accommodate new development or where the Waste Water Treatment Plant does not meet the terms of the relevant Waste Water Discharge License to the Planning Authority will:

- (a) Refuse planning permission for the development, or
- (b) Consider granting permission with conditions limiting the commencement of development until facilities are suitably upgraded, so long as this is planned to occur within a reasonable timeframe (not more than 3 years) in accordance with the Local Authority's Water Services Investment Programme."

WT1 of Chapter 17 of CDP 2010-2016: "To implement the *EU Water Framework Directive* and associated River Basin and Sub-Basin Management Plans and the EU Groundwater Directive to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality."

WT3 of Chapter 17 of CDP 2010-2016: "To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent disposal systems in the vicinity of water bodies that provide drinking water or development that would exacerbate existing underlying water contamination."

WT4 of Chapter 17 of CDP 2010-2016: "To minimise alterations or interference with river/stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board 'Requirements for the protection of fisheries habitat during the construction and development works at river sites'."

FL7 of Chapter 12 of CDP: "To require all new developments to include proposals to deal with rain and surface water collected on site and where deemed necessary, to integrate attenuation and SUDS measures."

FL9 of Chapter 12 of CDP 2010-2016: "For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance/vegetation. A minimum setback of up to 10-15m will be required either side depending on the width of the watercourse"

AE1-AE3 of Chapter 13 of CDP:

AE1: To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).

AE2: To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have approved by the Local Authority construction and/or operation management plans to control such emissions.

AE3: To require activities likely to give rise to air emissions to implement measures to control such emissions, to install air quality monitors and to provide an annual air quality audit.

SG1-SG6 of Chapter 17 of CDP:

SG1 Geological and soil mapping where available shall be utilised to inform planning decisions relating to settlement, excavation, flooding, food production value and carbon sequestration, to identify prime agricultural lands (for food production), degraded/contaminated lands (which may have implications for water quality, health, fauna), lands with unstable soils / geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.

SG2 'Sites of Geological Importance' will be protected from inappropriate development at or in the vicinity of the site, such that would adversely affect their existence, or interpretation

SG3 The Council will consult with the Geological Survey of Ireland as it deems necessary, when dealing with any proposals for major developments, which will entail 'significant' ground excavation, such as quarrying, road cuttings, tunnels, major drainage works, and foundations for industrial or large buildings and complexes.

SG4 To facilitate public access to 'Sites of Geological Importance', on the principle of "agreed access" subject to appropriate measures being put in place to ensure public health and safety

SG5 The Council will support efforts by the Geological Survey of Ireland, and other interested bodies regarding promotion of the interpretation of geological heritage in Wicklow, and will encourage the development of a "Wicklow Rock Trail", Geopark or other similar geo-tourism initiatives.

SG6 To facilitate the exploitation of mineral resources, in an environmentally sensitive manner, in accordance with the policies and control measures set out in Chapter 8.

Section 10-Monitoring

10.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of Local Area Plans are monitored. Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition, monitoring can also play an important role in assessing whether the LAP is achieving its environmental objectives and targets – measures which the LAP can help work towards – whether these need to be re-examined and whether the proposed mitigation measures are being implemented. Monitoring is based on the SEO indicators and targets. These indicators enable quantitative measurement of trends over time.

10.2 Indicators and Targets

Monitoring is based around the indicators, which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus will be given to indicators, which are relevant to the likely significant environmental effects of implementing the LAP and primarily to existing monitoring arrangements in order to monitor the selected indicators. Each indicator to be monitored will be accompanied by the relevant target(s) - measures which the LAP can help work towards - which were identified with regard to the relevant legislation.

10.3 Sources

In compliance with the SEA Directive and the DEHLG Guidelines, measurements for indicators come from existing monitoring sources and no new monitoring should be required to take place. Existing monitoring sources exist for many of the indicators and include those maintained by the Greystones Area Office and Wicklow County Council and the relevant authorities e.g. the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office. The Development Management Process in Wicklow County Council will provide additional monitoring of certain indicators and targets on an application by application basis. Where significant adverse effects - including positive, negative, cumulative and indirect - are likely to occur upon, for example, entries to the RMP, entries to the RPS or ecological networks as a result of the undertaking of individual projects or multiple individual projects such instances will be identified and recorded and will feed into the monitoring evaluation.

10.4 Reporting

The ongoing monitoring of the Greystones-Delgany and Kilcoole Local Area Plan and its implications on the environment is paramount to ensure that the environment of the Plan area is not adversely affected by the implementation of the Plan. A coordinated approach from all relevant sections within Wicklow County Council will be used to gather data for future plan reviews and the associated SEA process. Indicators, targets and corrective and remedial actions will be reviewed during the preparation of the preliminary monitoring evaluation report.

10.5 Responsibility

Wicklow County Council are responsible for collating existing relevant monitored data, the preparation of a monitoring report, the publication of this report and, if necessary, the carrying out of corrective action.

10.6 Thresholds

Thresholds at which corrective action will be considered by the relevant authority are as follows:

- _ Fish kills;

- _ Court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places; and,
- _ Complaints received from statutory consultees regarding avoidable impacts resulting from development, which is granted permission under the CDP.
- _ Boil notices on drinking water;

**Greystones-Delgany
and Kilcoole Local Area Plan
2013-2019 and Variation No. 3
of Wicklow County
Development Plan 2010-2016**

SEA Assessment Matrix

	Environmental Protection Objective																	
	Soils		Biodiversity, Flora and Fauna	Population and Human Health		Climatic and Air Factors		Water Resources			Material Assets		Cultural Heritage		Protect Scenic Landscapes		Comment	Key Mitigation Objectives
	SOIL1: Maximise the sustainable re-use of Brownfield sites and maximise the use of the existing built environment	SOIL2: To prevent pollution and/or contamination of soil within the plan area	B1: To ensure compliance with the Habitats Directive and National Biodiversity Plan with regard to protected species and habitats both within and outside of designated sites in accordance with the provisions of Articles 6 and 10 of the Habitats Directive	PHH1: Create a healthy environment	PHH2: Promote a high quality living environment	AQ1: To reduce travel related greenhouse emissions and other noxious emissions to air	AQ2: Achieve Environmentally friendly building designs	W-S: To maintain and improve, where possible, the quality of Streams, Rivers, Lakes and other surface waters within and adjoining the plan area	W-G: To prevent pollution and contamination of ground waters	W-F: To prevent development on lands which pose –or are likely to pose in the future-a significant flood risk	MAT 1:To make best use of existing water services infrastructure and to provide/maintain a safe and secure drinking water supply	MAT 2: Make the best use of existing road and transportation infrastructure	AH1: To protect the archaeological heritage of Greystones-Delgany and Kilcoole including entries to the Record of Monuments and Places-and in the context of their surrounding landscapes where relevant	AH2: To preserve and protect the special interest and character of Greystones-Delgany and Kilcoole architectural heritage including entries to the Record of Protected Structures and ACAs and their context within the surrounding landscape where relevant	L1: To protect and avoid significant adverse impacts on the landscape of the plan area	L2:The protection of listed views and prospects		
SEA ASSESSMENT MATRIX GREYSTONES-DELGANY AND KILCOOLE LAP 2013-2019																		
Section 3: Population and Housing																		
RES1: To adhere to the objectives of the Wicklow County Development Plan 2010-2016 in regard to population and housing as are applicable to the plan area. In the assessment of development proposals, regard shall be paid to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), (DoEHLG, 2009).																		
RES2: Notwithstanding the zoning of land for residential purposes, the development management process shall monitor and implement the population targets for Greystones-Delgany and Kilcoole as set out in the Wicklow County Development Plan 2010-2016, and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.																		
RES3: The development of zoned land should generally be phased in accordance with the sequential approach:• Development should extend outwards from centres with undeveloped land closest to the core and public transport routes being give preference, i.e. 'leapfrogging' to peripheral areas should be avoided;• A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and• Areas to be developed should be contiguous to existing developed areas. Only in exceptional circumstances should be above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning proposal.																		
RES4: Where a housing development is adjoining future development lands or provides the only possible access route to other lands, new roads will be required to be designed to ensure that future access to other lands can be facilitated. This objective shall be applied to zoned lands at Kindlestown Upper. An indicative through access route is indicated on Map A.																		
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 is appropriate to 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 distance of Greystones DART station. Within existing residential areas, regard shall																		
RES6: Purpose built apartments will not be permitted in the Old Burnaby.																		
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, typographical 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. In particular, the planning authority will limit growth in the amount of housing, on lands zoned 'R2.5: Residential (2.5/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 devel																		
RES8: No upward limit on housing density is set out for centres. The quantum of development on any site will be guided by adherence to appropriate standards set out in the Wicklow County Development Plan 2010-2016, i.e. standards relating to massing, height, design, fit with fabric of the area, plot ratio, car parking, open space etc., and the protection of residential amenity.																		
RES9: To provide for residential development for a maximum of 3 additional units, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned 'Special R-A' on Map A), subject to all matters pertaining to the proper planning and sustainable development of the site/ area being satisfied.																		Development at this location likely to require septic tank - potentially damaging to groundwater quality.
RES10: To provide for residential development for a maximum of 4 additional units, with no restrictions on purchasing and occupation at the grounds of Delgany Golf Club, Bellevue Demesne (as zoned 'Special R-B' on Map A), subject to all matters pertaining to the proper planning and sustainable development of the site/ area being satisfied.																		TS1-TS3,CH 12 CDP
RES11: To provide for an especially high quality, discreetly designed, 40 unit low density golf resort related residential development on lands zoned 'Special R-C' on Map A. Development on this site shall be effectively and permanently screened from an early date from public view (including from the R761 on the east side and from Kilmullin Lane on the west).																		TS1-TS3,CH 12 CDP

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RES12: There is a particular need to ensure that there is a mix in the type, size and tenure of housing available in Kilcoole. As such, the planning authority shall ensure that all developments include an appropriate mix of units to cater for all sectors of the population, and in particular to ensure an appropriate balance between the amount of social, affordable and private tenure.																			
RES13: There is a shortfall of affordable family-type homes (e.g. three to four bedroom houses on small to medium sized plots, generally semi-detached in nature, typically not more than 125m² in floor area) within the Greystones-Delgany area. As such, there shall be a preference for the development of these types of housing units within this plan area.																			
RES14: To facilitate the development of housing options for older people within the plan area.																			
RES15: To provide for a mixed housing development, including a range of tenure types (e.g. social, affordable and private housing) and community facilities (as determined by the planning authority, in conjunction with the Community and Enterprise section of the Council) in the MU mixed use zone, subject to the agreement of a Master Plan for the entire zone. An equipped playground of c.200m² shall be provided within this zone. This land may also be suitable for the development of a community building.												C	C						
Section 4: Retail																			
RT1: To ensure that all new applications for retail development accord with the provisions of the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012), the County Wicklow Retail Strategy, the Retail Strategy for the Greater Dublin Area 2008-2016 and the strategy as set out in this plan.																			
RT2: To provide for the development of a mix of uses within Greystones town centre, including retail, service and commercial outlets, and complementary leisure, entertainment, cultural and community facilities, to a degree that is akin to its designation as a Level 3 town centre.					C		C					C	C						
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'.					C		C					C	C						
RT4: To provide for the development of a mix of uses within Kilcoole town centre, including retail, service and commercial outlets and leisure and community facilities, to a degree that is akin to its designation as a Level 4 Small Town Centre status, so that the centre provides for the day-to-day needs of its population and its hinterland.					C		C					C	C						
RT5: To promote the vitality and viability of Kilcoole's town centre and to promote retailing as the core function of the town centre. Retail uses shall include a range of lower order comparison and super market retail formats.																			
RT6: New town centre developments, in particular developments on the west side of Main Street, shall incorporate new 'streets' where possible, and developers of new town centre areas shall co-operate with each other in order to provide a new network of street and squares and to minimize duplication of car parks and vehicular access points on the Main Street.																			
RT7: A new 'town square' shall be provided west of the Main Street – Sea Road junction, in accordance with the criteria set out for 'AP9: Bullford Action Plan'.																			
RT8: To provide for the development of a mix of uses within Delgany village centre, which provide for the day-to-day needs of its local community, including local retail, service and commercial outlets and leisure and community facilities, to a degree that is akin to its designation as a Level 4 Centre.					C		C					C	C						
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 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 of the neighbourhood centre and the impact on the viability and vibrancy of the town centre and other neighbourhood centres in the locality.					C		C					C	C						
RT10: To provide for the development of a mix of uses within the small local centres of Killincarrig village, Victoria Road and Eden Gate, which provide for the day-to-day needs of the local community, to a degree that is akin to their designation as a small Level 4 Centre (normally between approximately three and five retail / retail service units), subject to no supermarkets or premises with gross floor area greater than approximately 150m² being permitted on these sites.					C		C					C	C						

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RT11: To give consideration to the development of local corner shops on residential zoned land, where there is a clear deficiency of retail provision and subject to the protection of residential amenity. The planning authority shall not permit the development of a local corner shop unless it is satisfied that there will be no adverse effect on the vitality and viability of any of the designated centres. When evaluating proposals for such a use, the Council will have regard to the distance from the proposed development to existing shopping facilities and to its impact on the amenity of adjoining dwellings. Local corner shops shall not have a floorspace greater than 100m² net and new local corner shops shall not be permitted within a 5 minute walking catchment of a designated centre.					C		C												
RT12: It is 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 only be open for consideration in the E and TC zones of the plan and in no other zones, with the exception that retail warehousing shall not be permitted on lands zoned E in Killincarrig townland.																			
RT13: To encourage and facilitate the sustainable re-use and regeneration of brownfield land and buildings in all centres and to promote the development of opportunity sites in accordance with the specific criteria set out for each area as set out in 'Section 4.3: Opportunity Sites'.																			
RT14: Within all designated centres, it is the policy of the Council to:• generally restrict the development of non-retail uses at ground floor level in the principal shopping areas, and• provide for the development of residential uses within all centres, in 'Living over the Shop' schemes and on backland sites.							C												
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 palate 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 plan area.																			
• 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.																			
Section 5: Employment and Economic Development																			
EMP1: To facilitate the development of employment generating activities on suitably zoned lands within Greystones-Delgany and Kilcoole, in accordance with the employment strategy of this local area plan and in accordance with the objectives and development standards set out in the Wicklow County Development Plan.																		Industrial activities can result in emissions with significant adverse environmental impacts on air, water and land.	HER1-HER5, TS1-TS3, Chapter 12, 13,14, 17 CDP
EMP2: To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.																		Industrial activities can result in emissions with significant adverse environmental impacts on air, water and land.	HER1-HER5, TS1-TS3, Chapter 12, 13,14, 17 CDP
EMP3: To encourage the redevelopment of already developed or brownfield employment / mixed use lands for enterprise and employment creation throughout the settlement, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan.																		Industrial activities can result in emissions with significant adverse environmental impacts on air, water and land.	HER1-HER5, TS1-TS3, Chapter 12, 13,14, 17 CDP
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: 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. 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																		Industrial activities can result in emissions with significant adverse environmental impacts on air, water and land. Development on E1 site may compromise integrity of archaeological sites.	HER1-HER5, TS1-TS3, Chapter 12, 13,14, 16, 17 CDP

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Retail development shall not be permissible within this zone.																			
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 2000) to ensure that the entire development, including all buildings and land, shall be held in single ownership and shall not be used as a permanent residence.																The construction of the healthcare centre and hotel on this site is not utilising available brownfield sites within the plan area. Detrimental to biodiversity. Facilitates increase in car trips/ greenhouse gases and its location is remote from the centre of the plan area and public transport facilities. There is greater risk to groundwater pollution as the proposed area is currently unsewered. The development may compromise the quality of the environment and the landscape.	Bodiversity HER1, HER3,HER10,Chp 17 CDP,Air AE1-3,Chp 13 CDP,Water:TS1-TS3,Chp 12 & 17 CDP		
Section 6: Tourism																			
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, 2, and in particular, TR4 of the County Development Plan.																			
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. It is an objective of the Council to particularly promote tourism and recreational related developments that are associated with/ which provides access to/ which increase awareness of the following tourism products or themes: (i) the area's coastal amenity, including the existing cliff walk, Greystones harbour and marina, the former medieval settlement at Rathdown, and Kilcoole marshes linking the Murrough and the East Coast Nature Reserve near Newcastle, (ii) Kindlestown Wood and local recreational trails linking it with Glen of the Downs Nature Reserve, (iii) Delgany Heritage Trail, (iv) early Christian, Medieval, Victorian and Edwardian built heritage, (v) golfing, and (vi) entertainment/ cultural venues, e.g. restaurants, craft shops, art galleries, family entertainment venues etc.																		Increased tourism may compromise the quality of the natural environment, water, built heritage and landscapes.	HER1-HER14, TS1-TS3, Chapter 9,12, 13,14, 16, 17, 18 CDP
TOUR3: To support and facilitate, in co-operation and consultation with the relevant bodies such as Nation Parks and Wildlife Services, 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.																		Coastal walkway may compromise integrity of Natura 2000 sites and landscape quality.	HER1-HER11 Chapter 17, 18 CDP
TOUR4: To improve tourist accommodation offer within this area and in particular to facilitate the development of a hotel in the plan area, particularly within the settlement of Greystones/Delgany.																			
TOUR5: To provide for the development of agri-tourism uses at Glenroe Open Farm.																		Increased tourism may compromise the quality of the natural environment, water and landscapes.	HER1-11, Chp 12,13,14,16,17,18, 9
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.																		Increased tourism may compromise the quality of the natural environment, water, built heritage and landscapes.	HER1-HER14, TS1-TS3, Chapter 9,12, 13,14, 16, 17, 18 CDP
Section 7: Social Infrastructure																			
SOC1: Social infrastructure shall be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land and/or facilities for the former.																			
SOC2: To co-operate with the Department of Education and Skills, the Vocational Education Committee for County Wicklow and school management boards in the provision of school places where a need is identified.																			
SOC3: One new site (suitable for a 16-classroom school) shall be reserved for primary school development – to the north of the Holy Faith Convent, Kilcoole. The development of a school on this site shall not prejudice the long term objective for the reservation of a link road at this location as shown on Map A.																			
SOC4: Land of c.1.6ha shall be reserved adjacent to Colaiste Chraobh Abhann for future school expansion. In the event that it is determined that this land is not needed for this school, this site shall be reserved as an alternative primary school location (suitable for 16-classroom school).																			
SOC5: A minimum of 18 acres (7.28ha) shall be provided at Blacklion, in accordance with the agreed Blacklion Action Plan, for the development of education facilities including primary and post-primary schools.																			
SOC6: To provide for the development of a 16-classroom primary school and one post-primary secondary school on lands at Charlesland, to be provided as part of AP7: Charlesland Action Plan.																		Development on this site may compromise integrity of archaeological heritage.	HER1,Chp16 CDP

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SOC7: To provide for the extension of all existing schools, subject to the proper planning and sustainable development of areas.																			
SOC8: Protect and improve public and private open space and recreation provision.									c	c	c								
SOC9: Public open space within residential housing estates shall be preserved and enhanced. No development shall be permitted that would compromise the integrity of these spaces. In particular, residential development shall not be permitted on designated public open space within these areas.									c	c	c								
SOC10: To provide for the development of active open space to meet the needs of the current and future population of the plan area.									c	c	c								
SOC11: The redevelopment for alternative uses of recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Council unless suitable alternative recreational facilities can be provided in a convenient location.									c	c	c								
SOC12: It is a long term objective of the Council to provide for the development of a neighbourhood park at an appropriate location within the plan area.									c	c	c								
SOC13: Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches, Garda station, health centre etc. on suitably zoned lands. A site shall be reserved at Charlesland for a new Garda station (see AP7: Charlesland Action Plan).																			
SOC14: Any large scale developments in Kilcoole town centre shall be required to provide appropriate community facilities, which can be determined by the planning authority, in consultation with the Community and Enterprise Section of Wicklow County Council.																			
SOC15: Any development in AP9: Bullford Action Plan shall make provision for the development of appropriate community facilities, as determined by the planning authority, in consultation with the Community and Enterprise Section of the Council.																			
SOC16: A new community building/ facility shall be provided within AP1: Coolagad Action Plan. The size/configuration shall be determined in consultation with the Community and Enterprise Section of the Council.																			
SOC17: To facilitate the development of allotments / community gardens in all locations within the plan area subject to:• such development not undermining the zoning objective for that land use zone,• the development not being located on lands permitted or identified as public open space, and• normal planning and safety considerations.									c	c									
Section 8: Transport and Service Infrastructure																			
TS1: Ensure that a reliable and effective water services, drainage, energy, waste management, recycling and communications infrastructure is put in place to service the existing and future development needs of the settlement, in a manner that protects the quality of the environment, and to allow for the improvement of public services and public utility installations.				c															
TS2: All new development shall be required to connect to the public mains systems for water supply and waste water collection and disposal. Permission for the connection of single houses to private waste water systems and water supply systems will only be granted in exceptional circumstances, where there is no adverse effect on the environmental integrity of the area and in accordance with the proper planning and sustainable development of the area.				c															
TS3: To encourage and facilitate the connection of unsewered areas, including individual properties serviced by septic tanks, to existing and planned public mains systems.				c															
TS4: To implement flood management objectives as set out in the Wicklow County Development Plan 2010-2016 and to implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).				c															
TS5: To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG/OPW, 2009). Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the Guidelines, will not be permitted, except where a proposal complies with the Justification Test for Development Managements, as set out in Box 5.1 of the Guidelines. Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines.				c															
TS6: Notwithstanding the identification of an area as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission.				c															
TS7: Promote the development of safe and accessible pedestrian and traffic routes.																			
TS8: To implement the objectives as set out in Table 7.1, for: (i) the development of new roads within the lifetime of the plan (indicated in purple on Map A), (ii) the development of new roads beyond the lifetime of the plan (indicated in pink on Map A), and (iii) the improvement/upgrading of existing roads, including for example new footpaths/cycleways, public lighting, road realignments/ widening, re-surfacing etc., within the lifetime of the plan (indicated in peach on Map A)																			
RO1: 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 a feasibility, need and design, in the long term provide a northern access route from Greystones to the N11.																		Road Construction causes significant compaction of soil. May interfere with ecological quality. Facilitates increase in car trips/greenhouse gases. May comprise landscape quality. Significant new road materially inconsistent with SEO to utilise existing infrastructure.	Soil:SG1-6CH 17CDP;Biodiversity:HER 1-HER5,Chp 17 CDP.

SEA ASSESSMENT MATRIX GREYSTONES-DELGANY AND KILCOOLE LAP 2013-2019	SOIL1: Maximise the sustainable re-use of Brownfield sites and maximise the use of the existing built environment	SOIL2: To prevent pollution and/or contamination of soil within the plan area	B1: To ensure compliance with the Habitats Directive and National Biodiversity Plan with regard to protected species and habitats both within and outside of designated sites in accordance with the provisions of Articles 6 and 10 of the Habitats Directive	PHH1: Create a healthy environment	PHH2: Promote a high quality living environment	AQ1: To reduce travel related greenhouse emissions and other noxious emissions to air	AQ2: Achieve Environmentally friendly building designs	W-S: To maintain and improve, where possible, the quality of Streams, Rivers, Lakes and other surface waters within and adjoining the plan area	W-G: To prevent pollution and contamination of ground waters	W-F: To prevent development on lands which pose –or are likely to pose in the future– a significant flood risk	MAT 1: To make best use of existing water services infrastructure and to provide/maintain a safe and secure drinking water supply	MAT 2: Make the best use of existing road and transportation infrastructure	AH1: To protect the archaeological heritage of Greystones-Delgany and Kilcoole including entries to the Record of Monuments and Places and in the context of their surrounding landscapes where relevant	AH2: To preserve and protect the special interest and character of Greystones-Delgany and Kilcoole architectural heritage including entries to the Record of Protected Structures and ACAs and their context within the surrounding landscape where relevant	L1: To protect and avoid significant adverse impacts on the landscape of the plan area	L2: The protection of listed views and prospects		
RO2: Completion of the new road from the R761 at Blacklion to Chapel Road, with an upgraded road continuing southwards to link up with the alignment of road objective RO3.																	Road Construction causes significant compaction of soil. Detrimental to soil quality/biodiversity. Facilitates increase in	Soil: SG1-6CH 17CDP; Biodiversity: HER 1-HER5, Chp 17 CDP.
RO3: Realignment of Chapel Road in the vicinity of St. Laurence's School as necessary, to provide a more direct and efficient route to Blacklion from Delgany.																	Facilitates increase in car trips/ greenhouse gases.	
RO4: Road improvements to facilitate the development of AP5: Killincarrig Action Plan and improvements as required to Convent Road.																	Facilitates increase in car trips/ greenhouse gases.	
RO5: Improve the pedestrian and traffic safety of the R761 junction and the entrance to Burnaby Heights																	Facilitates increase in car trips/ greenhouse gases.	
RO6: Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.																		
RO7: 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																	Road Construction causes significant compaction of soil. Detrimental to soil quality/biodiversity. Facilitates increase in car trips/ greenhouse gases.	Soil: SG1-6CH 17CDP; Biodiversity: HER 1-HER5, Chp 17 CDP.
RO8: To provide for the development of a Western Distributor Road to bypass Kilcoole. The northern section of the route shall be developed in the long term, with linkage to the R744. It is a long term objective to develop an additional link between R761 intersection with Lott Lane and the Western Distributor Road.																	Road Construction causes significant compaction of soil. Detrimental to soil quality/biodiversity. Facilitates increase in car trips/ greenhouse gases. May comprise landscape quality. Significant new road materially inconsistent with SEO to utilise existing infrastructure.	
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.																		Soil: SG1-6CH 17CDP; Biodiversity: HER 1-HER5, Chp 17 CDP.
RO9: Provision of a local access road to facilitate the development of zoned lands at AP8: Ballydonarea Action Plan, in the form of a link road between Sea Road and Lott Lane																	Detrimental to soil quality/biodiversity. Facilitates increase in car trips/ greenhouse gases.	
RO10: Improvement of Bellevue Hill Road, to include a footpath.																		
RO11: Upgrading of Priory Road, including the development of a footpath																		
RO12: Upgrading of Three Trouts Bridge, including widening of bridge and development of footpath.																		
RO13: Upgrading of Lott Lane, Kilcoole																		
RO14: Improvement of Sea Road, Kilcoole, including the development of a footpath from Main Street to Kilcoole Train Station.																		
RO15: Improvement of the R761, from Kilcoole GAA Club to Kilcoole town centre, to include a footpath.																		
RO16: To improve, subject to further feasibility studies, detail design and traffic impact assessment, the capacity of the R761/new Blacklion junction.																		
RO17: The development of lands zoned R2.5 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.																	Facilitates increase in car journeys	
TS9: To facilitate the introduction of traffic management, calming and reduction measures throughout the plan area.																	Works at Three Trouts Stream could comprise water quality. Detrimental to biodiversity	Biodiversity HER1.HER3, HER 10, Water: HER5, Chp12, 17 CDP
TS10: Development of any road, with the exception of minor access roads, over the lower slopes of Bray Head within the LAP boundary will not be permitted. Any proposal for a minor access road is subject to normal 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.																		
TS11: To provide for the development of sustainable modes of transportation within the plan area including public transport, walking and cycling, in particular to provide high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities. The Council will facilitate the following:• Any works required to upgrade the frequency and capacity of existing DART services. • Any works required to upgrade Kilcoole Train Station. • The continued operation of Greystones park and ride.																		

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TS12: To develop the 'greenroute' network for pedestrian and/or cycling facilities. The proposed indicative 'greenroute' network is indicated on Map B. Greenroutes should be developed with a common scheme of signage and/or markings. Where feasible, proposals for development should provide for the development of these greenroutes. While certain parts of the 'greenroute' network are likely to be implemented in the short term, certain parts are considered to be a more long term aspiration. Implementation of 'greenroutes' is subject to the available funding and further design and feasibility studies. Some sections may also be delivered as part of proposals for the development of zoned land.																	Greenroutes in proximity to Natura 2000 sites may compromise integrity	Biodiversity: HER1-HER5, Chp 14CDP, TS12
TS13: Lands being developed at the periphery of the developed part of zoned lands should provide for corridors, to ensure lands that could be required to facilitate future population increases in future LAPs are not landlocked and can be effectively and efficiently accessed.																		
Section 9: Natural and Built Heritage																		
HER1: Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan 2010-2016.								c	c	c								
HER2: To preserve and improve the integrity of Natura 2000 sites and to prohibit development that adversely affects the integrity of any Natura 2000 site, in light of the site's conservation objectives. Development proposals shall comply with the following:• Any proposed development with potential to impact upon a Natura 2000 site shall be subject to the requirements relating to 'Appropriate Assessment as set out in the Part XAB of the Planning and Development Act 2000 (as amended)' and in accordance with 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).• Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following consultation with NPWS or other relevant body. • Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site, in consultation with National Parks and Wildlife Service (NPWS). In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement a								c	c	c								
HER3: To protect wherever possible wildlife habitats that are located outside protected and designated areas, including the coast, cliffs, dunes, trees, hedgerows, drainage ditches, scrub, woodland, rock outcrops, watercourses, stone walls and other features of the natural landscape that provide wildlife corridors and which contribute to the biodiversity of the area. In the assessment of planning applications, the Council may require that such features are retained and incorporated into future development. In considering proposals for development, regard shall be paid to the Greystones-Delgany Local Biodiversity Area Study (2006). Recommendations set out in this study shall be implemented, as deemed appropriate, by the planning authority.								c	c	c								
HER4: To protect and retain trees which contribute to the biodiversity value and the character and amenity of the area. This objective applies to the list of trees indicated in Appendix B and Map B.								c	c	c								
HER5: To protect the biodiversity value and associated habitats of water bodies within the plan area in accordance with the objectives as set out in the Wicklow County Development Plan 2010-2016 and Eastern River Basin District Management Plan 2009-2015. In considering proposals for development, regard shall be paid to the recommendations set out in Greystones-Delgany Local Biodiversity Area Study (2006). In particular, recommendations relating to the Three Trouts Stream shall be implemented, as deemed appropriate, by the planning authority. Water bodies within the plan area include the Three Trouts Stream, the Newtown River from Newtown to Kilcoole Marsh via Druids Glen Golf Course, Kilcoole Stream (from Kilpedder to Kilcoole feeding to Kilcoole Marsh), Kilcoole Marsh (a transitional estuarine water body), the Southwestern Irish Sea-Killiney Bay (coastal water body) and a number of groundwater bodies.								c	c	c								
HER6: To maintain and protect the coastal and marine character of the area and to provide for its enjoyment as a recreational and natural asset.																		
HER7: To support the implementation of Bray Head as a Special Amenity Area Order (SAAO).								c	c	c								
HER8: To maintain and enhance the 'cliff walk' from Bray to Greystones, including the development of services and facilities for visitors such as car parking, signage, information boards, footpath surfaces, and public toilets, while preserving its rugged and natural character and its biodiversity value. It is a particular objective of the Council to provide for the development of public toilet facilities at the harbour end of the 'cliff walk'.																		
HER9: To facilitate the undertaking of works required for (i) the protection of the coastline from erosion and (ii) the maintenance of the 'Blue Flag' status on South Beach, Greystones			c															

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HER10: Within Agriculture/Greenbelt areas, it is the objective of the Council to generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes. The following objectives shall apply to the agriculture/greenbelt areas:• Agriculture/Greenbelt areas form part of the rural area. As such, the rural development objectives and standards of the Wicklow County Development Plan 2010-2016 shall apply as appropriate. Rural housing may be permitted subject to compliance with the rural development objectives and standards of the CDP. The Coastal Zone Management Plan objectives, as set out in Chapter 18 of the CDP shall apply to areas designated a 'coastal cell'. • Protect the integrity of Natura 2000 sites in accordance with objective HER2. • Protect listed views/prospects and other features of natural and built heritage • Provide for the development of greenroutes in the area. In particular, facilitate the development of (i) a pedestrian/cycling route between Lott Lane, Kilcoole and Shoreline Sports Park, Charlesland, and (ii) a coastal walk, having regard to the objectives of the CDP.									c	c	c									
HER11: To protect the views and prospects as set out in the Wicklow County Development Plan 2010-2016 and this plan. Protected views and prospects within the plan area are indicated in Appendix B and Map B.																				
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. 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 contributes to the Special Interest of this ACA. • 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. 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. Planning permission will be required for extensions to residential dwellings within an ACA. 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. Town Centre Character Area'.The Main Street of Kilcoole retains a traditional provincial town character that is worthy of conservation. This character is represented by the presence of simple shopfronts and a good mixture of nineteenth century houses all fronting onto the main street. The objective relating to the Kilcoole Town Centre Character Area aims to promote the protection of the character and appearance of the area. HER14: To protect the natural and built heritage of the Rathdown Heritage Area and to facilitate the development of this area as a heritage park for public amenity and education purposes, in accordance with the objectives for Zone 3 of AP3: Greystones Harbour and North Beach Action Plan.																				
Section 10: Action Plans																				
AP1: Coolagad Action Plan																				
This Action Area is located at Templecarrig Lower, Coolagad and Kindlestown Upper, on a site approximately 34ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following: c.29ha for the development of residential units.							c													
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.									c	c	c									
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.									c	c	c									

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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.																		Road Construction casues significant compaction of soil. May interfere with ecological quality.Facilitates increase in car trips/greenhouse gases. May comprise landscape quality. Significant new road materially inconsistent with SEO to utilise existing infrastructure.	Soil:SG1-6 Chp 1-6 Chp 17 CDP;Biodiversity:HER1-HER5,Chp17CDP
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.																			
AP2: Blacklion Action Plan This Action Area is located at Blacklion on a site approximately 16.5ha in size. The Action Plan, dated 26 th March 2007, has been agreed by Wicklow County Council. The agreed Action Plan provides for the development of a mix of private and social and affordable housing and schools. In summary, this action plan provides for the following:																			
<ul style="list-style-type: none">18 acre (7.4ha) site for the development of primary and secondary schools.11.5 (4.65ha) acre site for private housing development																			
<ul style="list-style-type: none">3 acre (1.21ha) site for social and affordable housing development																			
<ul style="list-style-type: none">7.4 acre (3ha) in existing residential useDevelopment in two phasesThe development of the Blacklion Link Road from R761 to the southern boundary of the site.The development of a green corridor/ greenroute through the site.																			
Current development on site includes two primary schools – Gaelscoil na gCloch Liath and Greystones Educate Together.Development on this site shall be in accordance with the agreed action plan for this area, dated 26th March 2007.																			
AP3: Greystones Harbour and North Beach Action Plan																			
To provide a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. Optimisation of the use of natural daylight and views, conservation of energy and environmental sustainability should be key elements of the conceptual proposals for the development. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.In relation to the development, due regard shall be given to the general development standards and other general provisions of this plan. However, in the event of inconsistency between these general provisions and the objectives of the Greystones Harbour and North Beach Action Plan, the latter shall take precedence, in order to facilitate its successful implementation.																			
Zone 1 – Development Area																			
<i>Harbour and Marina</i>																			
Integrated harbour and marina comprising:																			
Marina basin with potential for circa 230 yachting berths																			
Leisure harbour with easy access to the sea																			
Harbour entrance with wave absorbing basin																			
Rubble mound groyne to create sheltered sandy beach																			
The provision of marine based community clubs and facilities in a waterside location with direct access to a launching beach and slipways. The facilities should provide appropriate clubhouse and boatyard facilities.																			
Provision of the harbour and marina would involve marine construction, dredging and land reclamation works above and below high water mark.																			
<i>Residential and Non-Residential</i>																			
Provide for mixed residential, commercial, recreational, cultural and social development subject to the following standards and limitations:																			
Provision of a good built environment which is responsive to the site and its setting																			
Utilisation of sound design principles and variety in built form to create a sense of place with its own identity																			

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Contemporary architecture and layout with mixed tenure and appropriate urban design principles																		
Public walkways, plazas and open spaces with continuity, ease of movement, legibility and where appropriate enclosure to promote permeability through the development.																		
Minimisation of impact of development on coastal views towards Bray Head and Little Sugar Loaf from Greystones harbour																		
Up to 375 residential units																		
Variety and choice of residential unit type to meet a wide range of social and living needs																		
No more than 6,500m2 mixed use commercial, cultural, community and tourist residential waterfront space																		
Building density to conform with contemporary urban planning design principles and where appropriate, the Residential Density Guidelines published by the Department of the Environment, Heritage and Local Government.																		
Maximum height for waterfront buildings around the harbour and marina to be restricted to 3 storeys over 1 storey (ground floor).																		
Elsewhere, maximum storey height is limited to 2 storeys, except for buildings directly overlooking the sea which should be no more than 3-storey.																		
Good vehicular access with adequate public and private car parking having regard to the relevant standards.																		
Throughout the development, public use and access will be encouraged.																		
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, 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.								c	c	c								
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.								c	c	c								
The park is to be of contemporary design which will attract wide public use. It is intended to be an integral part of the development design concept to form a natural transition between the harbour development, the possible future heritage park, and the outstanding beauty of the natural coastal landscape up to Bray Head.																		
Zone 3 – Heritage Park																		
Preservation of land and natural landscape for future archaeological study.																		
Promotion by the Council of future development of a Heritage Park at the site of medieval Rathdown.								c	c	c								
AP4: South Beach Action Plan																		
An Action Plan is proposed for an area in the vicinity of South Beach. The lands are zoned for town centre uses. The objective of the Action Plan will be to generate a framework for the re-development of the area, incorporating the transport interchange function and 'park and ride' facilities. Key considerations in preparing the Action Plan will be:																		
• Development of lands as an extension to the established town centre with a mix of retail, offices and public buildings, with residential uses interspersed to command public spaces and the South Beach.																		
• Provision of active frontage to Mill Road.																		
• Maximise views from the development of the coast and sea.																		
• Improvements of the security and amenity of pedestrian access to South Beach																		
• Provision of the majority of car-parking in underground or part underground, under podium or multi-storey format.																		
• Provision of a 'park-and-ride' site of an appropriate scale.																		
• Any development proposal shall include a public playground and adult gymnasium, of appropriate size, in consultation with the Community and Enterprise Section of the Council. These facilities shall be located within reasonable access of South Beach.																		
Any proposal shall have regard to the objectives set out for the adjoining E1 site and shall include proposals for pedestrian/transportation linkages between the sites, and share a common design principle in terms of mass, bulk, orientation etc of buildings.																		

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AP5: Killincarrig Action Plan																			
An Action Plan is proposed for an 11.5 hectare site in Killincarrig, incorporating a backland site, St. Laurence's School and an area of public open space. The site is bounded by residential development to the north namely Kenmare Heights and Kindlestown Park. The eastern boundary is defined by the rear gardens of dwellings fronting the R761. To the south and west the site backs onto Delgany Glen housing development. To the west the site adjoins a collection of single dwellings on large plots.																			
Having regard to the location of the site between the built up parts of Delgany and Killincarrig, improved road links in this area, the availability of services and the potential planning gain to the community through the delivery of the improved educational and community sports facilities in conjunction with the delivery of residential units, residential development at reasonably high density is considered appropriate and consistent with the principles of sustainable development.																			
This action area shall be developed as a phased residential, public open space, community and recreational facilities zone in accordance with the following criteria and indicative layout / phasing map:																			
<ul style="list-style-type: none">Provide for enhancement and expansion of St. Laurence's School and associated facilities inclusive of childcare, in particular to provide a new car park of at least 60 spaces and provide direct access from the school grounds to the community sports facilities;																			
<ul style="list-style-type: none">Deliver expanded and improved sports and recreational facilities and public green space. Sports facilities proposed shall be available for use by the general public and St. Laurence's School. Sports facilities shall at a minimum consist of an all weather pitch (suitable for soccer / hockey etc) and a Mixed Use Games Area (MUGA) and a public car parking area (unless the required new school car park can be shown to be suitable / available for this function).																			
<ul style="list-style-type: none">Provide greenroutes across the site, linking Killincarrig, Kindlestown and Delgany.																			
<ul style="list-style-type: none">Protect existing treeline of mature Scots Pine and provide for enhancement of tree planting insofar as is consistent with providing maximum passive surveillance of the open areas from surrounding residences.																			
<ul style="list-style-type: none">Suitably re-contour and landscape the lands at the north-east part of the site to render these lands open to maximum passive supervision from surrounding residential areas, or other alternatives that would achieve similar objectives.																			
<ul style="list-style-type: none">Allow for new residential development on a maximum area of 6ha (average density of 22/ha), including single storey dwellings. Such units shall be so located within the Action Area to maximize overlooking of public green spaces, greenroutes and sports facilities.																			
<ul style="list-style-type: none">Access to a limited number of units to be provided via Delgany Glen. The number of units allowable shall be determined following detailed traffic and junction analysis taking into account other zoned lands that may be accessed through this route.																			
<ul style="list-style-type: none">Access to the remainder of the Action Area to be provided from Local Primary Road L-1027 (Delgany – Blacklion), through the provision of new junction south of St. Laurence's NS, accompanied by associated road improvements (including widening and traffic calming measures) either side of the new junction, in particular linking the new junction to the Delgany Wood by-pass.																			
<ul style="list-style-type: none">To make a special contribution to recent existing road improvements in the area																			
<ul style="list-style-type: none">The development of this Action Area shall be phased such that the improved educational / community / open space facilities and special contribution to recent existing road improvements in the area shall be delivered in Phase 1, with a maximum of 60 residential units.																			
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 RO7, Section 7 of this plan.																			
Provide for the development of a "greenroute" for the provision of pedestrian and cycling facilities linking the RO7 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																			

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AP7: Charlesland Action Plan																			
This action plan is located at Charlesland, on a site approximately 29ha in size. This are 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.						C												Development may comprise archaeological heritage at this location.	HER1,Chp16 CDP
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.																		Development may comprise archaeological heritage at this location.	HER1,Chp16 CDP
At least 6.61ha to be provided for employment uses.																		Development may comprise archaeological heritage at this location.	Biodiversity: HER1-HER5,Chp17 CDP;Air AE1-3;Chp13CDP;Water: TS1-TS3,HER5,Chp12,17CDP;HER1,Chp 16 CDP
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.																		Development may comprise archaeological heritage at this location.	HER1,Chp16 CDP
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.																		Development may comprise archaeological heritage at this location.	HER1,Chp16 CDP
Provide public transport facilities, including bus/coach parking facilities at an appropriate lcoation																		Development may comprise archaeological heritage at this location.	HER1,Chp16 CDP
AP8: Ballydonarea Action Plan																			
This action plan is located on a site of c.12ha, on lands east of Lott Lane, immediately north of Wellfield housing development, within the townland of Ballydonarea, as shown on Map A. The action plan for this area was agreed on 14 th January 2010. This agreed action plan provides for a mixed use development including residential, community and open space uses. In summary, this action plan provides for the following:																			
• c.7.8ha of residential zoning, with approximately 2ha reserved for medium density development (c.10/15/ha).																			
• c.1.2ha of community and education and institutional zoning																			
• c. 3ha of active open space								C	C	C									
• Development in three phases																			
• Development of link road between Sea Road and Lott Lane.																		Road constructioncauses significant	Soil:SG1-6
Development on this site shall be in accordance with the action plan for this area, agreed on 14 th January 2010, unless an alternative plan is agreed with the planning authority and landowners.																			
Apartments/duplexes shall not be permitted in this area. Dwellings shall be positioned and oriented to provide maximum passive surveillance of open space. Development proposals shall have regard to the setting and curtilage of Ballydonarea House, a protected structure.																			
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,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 Newtownmountkenedy Road has been completed																		Road construction causes significant compaction of soil.Detrimental to biodiversity. Facilitates increase in car trips/greenhouse gases. May comprise	Soil:SG1-6 CHP17CDP;Biodiversity:HER1-HER5,Chp17CDP
• 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.																		May compromise integrity of streetscape	HER13 Chp1 6 CDP
• A town car park shall be provided at an easily accessible and convenient location																		Facilitates increase in car trips/greenhouse gases.	
• 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																			

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Land zoned open sapce can be used as the residential public open space associated with housing development on the site. AP10: Sea Road Action Plan								c	c	c								
This action plan area is located east of Lott Lane and south of the Wellfield housing development, in the townland of Kilcoole, as shown on Map A. This Action Area measures c. 2ha. The action plan for this area was agreed on 8 th November 2012. In summary, this action plan provides for the following:																		
• A public park of not less than 0.4ha shall be provided. This park shall be located on the northern side of the action area. This public park shall include a playground area. These lands shall be transferred to Wicklow County Council) for use as a public park, prior to the construction of any dwelling (s) within the action area lands.								c	c	c								
• The remainder may be developed for housing. The optimal location and configuration of this housing area shall be determined following an archaeological assessment of the action area. Furthermore, the design and orientation of the houses shall reflect the setting of the existing church ruin and the future park and in particular, houses shall not back onto the church site, the park or Sea Road.																		
• Lands at risk of flooding can be used as private open space.			c															
• Access to be provided from Lott Lane and/or Sea Road																		
• A buffer zone shall be maintained around the existing church site and this area shall be designated a heritage park.								c	c	c								