

**SEA – Appendix B**  
**(ER) Non-Technical Summary Report of the 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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### **1.1 Introduction:**

This is the Non-Technical Summary of the 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). The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences of implementing a particular development strategy for the area.

### **1.2 What is an SEA?**

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

### **1.3 Why is it needed?**

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 within the Plan area. The output of the process will be an Environmental Report, which should be read in conjunction with the plan.

### **1.4 How does it work?**

All of the main environmental issues within Greystones-Delgany and Kilcoole are assembled and presented to the team who are preparing the new Plan. This helps them to devise a plan that protects whatever is sensitive in the environment. It also helps to identify wherever there are environmental problems in the area - so that these won't get any worse - and ideally the plan tries to improve these.

To decide how best to make a plan that protects the environment as much as possible the planners examined possible alternative versions of the plan. This helps to determine what plan strategy is least likely to harm the environment.

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

The knock on effect of the Local Area Plan requires 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.

### **1.6 What is included in the Environmental Report, which accompanies the Local Area Plan?**

The Environmental Report contains the following information:

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Plan;
- An assessment of the plan and its policies and objectives; and,
- Mitigation measures which will aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will avoid/reduce the environmental effects of implementing the Plan,
- An Appendix outlining the assessment of the subsequent variation to the Wicklow County Development Plan 2010-2016 within the Environmental Report.

### **1.7 What happens at the end of the process?**

When the Local Area Plan/variation is adopted a document must be made public, referred to as the SEA Statement. The SEA Statement must include information on how environmental considerations have been integrated into the plan/variation and why the preferred alternative was chosen for the plan in light of the other alternatives, this introduces accountability, credibility and transparency into the plan making process.

## 2.0 The Greystones-Delgany and Kilcoole Local Area Plan

### 2.1 Introduction

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

### 2.2 Hierarchy of Plans

The Greystones-Delgany and Kilcoole Local Area Plan exists in a hierarchy of plans flowing from national level (National Spatial Strategy 2002-2020) to regional level (Regional Planning Guidelines for the Greater Dublin Area 2010-2022), to County level (Wicklow County Development Plan 2010-2016). It is through the County Development Plan that these higher order strategies, as well as other national and regional policies (e.g. relating to transportation and the environment) are translated to a 'local level'.

### 2.3 Vision for Greystones-Delgany and Kilcoole

A key aim of the Local Area Plan is to set out a vision and overall strategy for the future development of the settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision.

*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.*

The above vision must be implemented in a manner capable of achieving the projected growth in residential units for the plan area of 3765 residential units in Greystones-Delgany and 775 residential units in Kilcoole up to 2022.

### **3.0 Summary of Baseline Environment/Existing Environmental Problems facing the plan area**

#### **3.1 Introduction**

The Environmental Report contains a range of baseline information under key environmental headings relevant to the plan area such as Soil and Geology, Biodiversity (Flora and Fauna), Population and Human Health, Climate and Air Quality, Material Assets, Cultural Assets and Landscape.

Each of the above key environmental headings was assessed in the context of the plan area in order to establish an overall picture of the current state of the environment. This information was collated and Geographical Information Systems were used in order to produce a baseline environment map which highlighted areas within the plan boundary that would be most sensitive. In order to produce this map all relevant components of the baseline environment were assigned a weighting based on their status e.g. Natura 2000 sites were given a weighting of 10 while the Architectural Conservation Area within the Town Centre was assigned a weighting of 4. This Baseline Map is reproduced in Figure 3.1 below.

#### **3.2 Description of the Baseline Map Produced**

The baseline map below in figure 3.1 helped identify the key areas within the plan boundary that were most sensitive to development. As can be seen from this map the most sensitive area identified to future development was to the north of Greystones due to the designation of the Bray Head SAC and SAAO and to the east of the Kilcoole plan area due to the designation of the Murrough SAC/pNHA.

The other most notably sensitive areas included the area along the Three Trouts River and local biodiversity areas. The sensitivity of the town centres are also noted in recognition of the designation as an Architectural Conservation Area, this is particular the case in Greystones, the existing protected buildings within this area and the level of intensification of development within the town centres. Issues relating to flooding were also highlighted along the main river systems within the plan area, namely the Three Trouts Stream, the Newtown River and the Kilcoole Stream.

#### **3.3 Summary of Environmental Problems identified**

The most prominent environmental problems facing the plan area were identified as being:

- 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 the recognition of the number of environmental sensitivities in the area.
- Lands to the East of Kilcoole are identified as being vulnerable, having regard to the close proximity to the Murrough SAC and p NHAs

Page 66 of the Environmental Reports provides a detailed description of the findings of the Baseline Map as shown below in figure 3.1. The areas of land and issues identified as being problematic within the plan area were then used in order to identify the most suitable lands for the required land uses of the plan. Where land uses were proposed that had the potential to conflict with the protection of sensitive lands, mitigation measures were developed in order to protect these lands or guide development on these lands in an appropriate manner. This was carried out through the introduction of a number of objectives/mitigation measures as set out in section 9 of the plan.

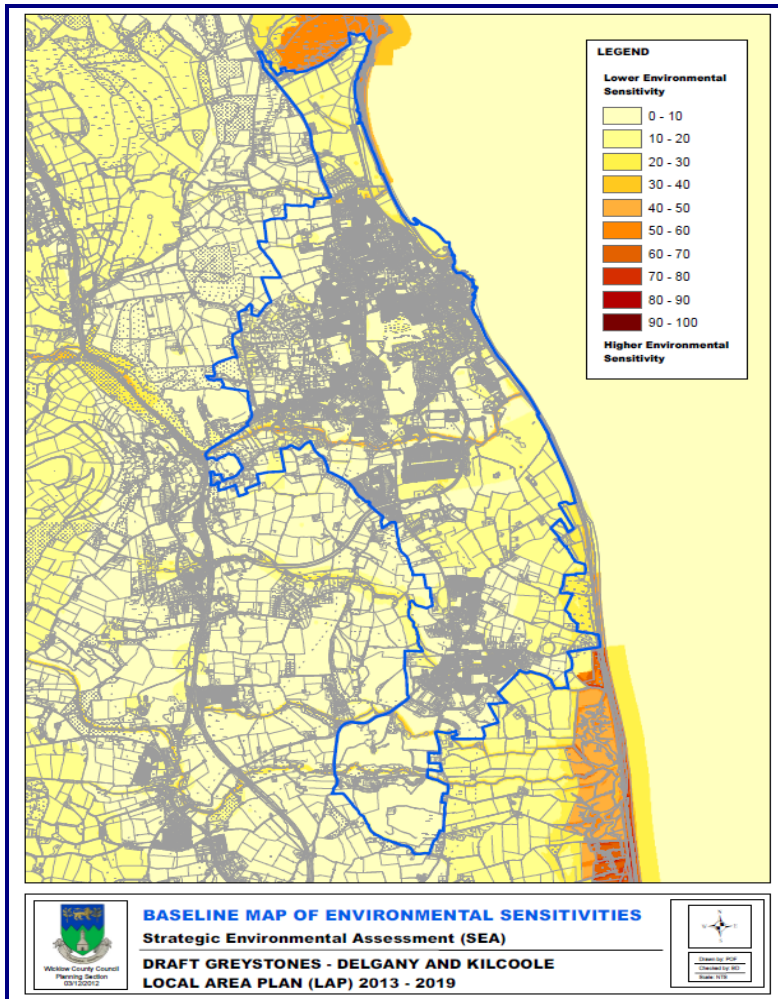


Figure 3.1: Environmental Baseline Mapping

#### 4.0 Strategic Environmental Objectives

The Local Area Plan is subject to a number of high level national, international and regional environmental protection policies and objectives. A series of Strategic Environmental Objectives (SEOs), see table below, have been derived from these sources, which cover the range of environmental aspects and reflect a local dimension.

Examples of Strategic Environmental Objectives include the aim of the EU Habitats Directive - which is to contribute towards ensuring bio-diversity 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. The strategy and policies in the Local Area Plan must be consistent with these objectives and the Plan must be capable of implementing these objectives at a local level for the plan area.

<b>SOIL1</b>	Maximise the sustainable re-use of brownfield sites and maximise the use of the existing built environment
<b>SOIL2</b>	To prevent pollution and/or contamination of soil within the plan area
<b>B1</b>	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
<b>PHH1</b>	Create a healthy environment
<b>PHH2</b>	Promote a high quality living environment
<b>AQ1</b>	To reduce travel related greenhouse emissions and other noxious emissions to air
<b>AQ2</b>	Achieve Environmentally friendly building designs
<b>W-S</b>	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.
<b>W-G</b>	To prevent pollution and contamination of ground waters
<b>W-F</b>	To prevent development on lands which pose –or are likely to pose in the future-a significant flood risk
<b>MAT1</b>	To make best use of existing water services infrastructure and to provide/maintain a safe and secure drinking water supply.
<b>MAT 2</b>	Make the best use of existing road and transportation infrastructure
<b>AH1</b>	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
<b>AH2</b>	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
<b>L1</b>	To protect and avoid significant adverse impacts on the landscape of the plan area
<b>L2</b>	The protection of listed views and prospects

Based on these objectives a range of environmental targets and indicators was devised. Targets set aims and thresholds which should be taken into consideration to effectively assess the impact of the Plan on the environment, and indicators are measures used to track the achievements of the environmental protection objectives in the Local Area Plan and to monitor the impact of the Local Area Plan on the environment. The targets and indicators are set out in Section 4 of the Environmental Report.

## 5.0 Alternative Plan Scenarios

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 facilitating the future development of the Greystones-Delgany & Kilcoole area within the constraints imposed by intrinsic environmental conditions. 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. For the purposes of the environmental assessment of the Greystones-Delgany and Kilcoole Local Area, three alternative Plan scenarios were developed.

## 5.1 Key Characteristics of the Alternative Plan Scenarios developed

### 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.

### Alternative 2: Concentric & Compact Option

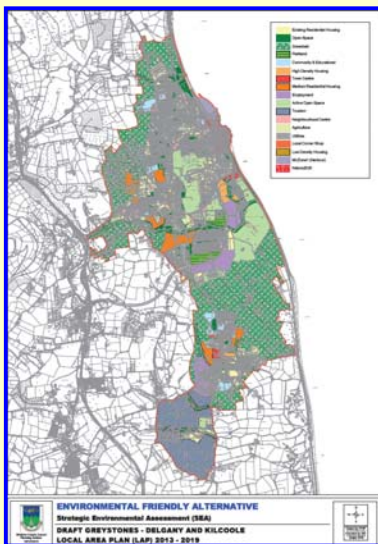
This alternative sets out a development strategy that aims to achieve a concentric and compact settlement form. This alternative is illustrated in Figure 6.2 and its key components are:

- 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

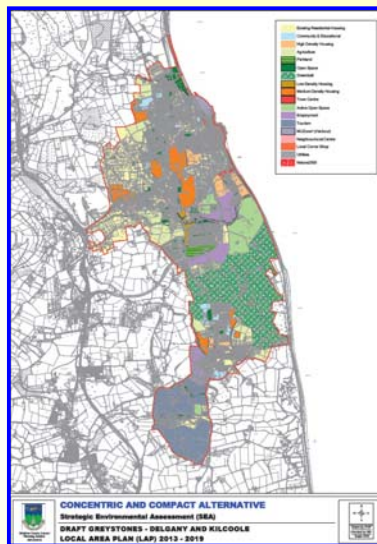
**Alternative 3: Expansion Option**

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

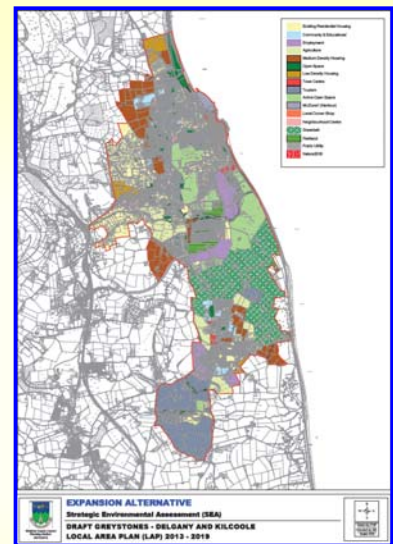
- The vast majority of new development required in this option is occurring outside of the existing “built envelope” of the towns i.e. new housing proposed occurring at low-medium densities on greenfield lands rather than on brownfield or infill sites;
- In this option there is minimal new residential 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 5.1 Environmental Friendly Alternative**



**Figure 5.2 Concentric and Compact Alternative**



**Figure 5.3 Expansion Alternative**



## 5.2 Evaluation of Alternative Plan Scenarios

In order to identify the extent to which environmental sensitivities are likely to be impacted upon by implementation of the Plan alternatives, each plan scenario was measured against the Strategic Environmental Objectives detailed in Section 4 above and illustrated on the table below.

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	Green	Green	Green	Yellow	Green	Green	Green	Green
2. The Concentric and Compact Option	Green	Green	Green	Green	Yellow	Green	Green	Yellow
3. The Expansion Option	Red	Red	Red	Red	Red	Red	Green	Red

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

### 5.3 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.

### 5.4 Evolution of the Plan Area in the absence of the Plan

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

## **6.0 Assessment of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019:**

### **6.1 Introduction**

The Environmental Report is required to include information on the likely significant effects on the environment of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019. Matrices were used to evaluate each of the Plan aims and objectives once the preferred strategy had been identified.

This section of the Environmental Report evaluated the Local Area Plan provisions. Strategic Environmental Objectives (SEOs) are used for this purpose as outlined under section 4 above. Use has also been made of the environmental baseline descriptions and the maps of the individual environmental components and the overlay of environmental sensitivities provided in section 3 above. The interactions between the SEOs and the provisions of the Plan determine the likely significant effects of implementing the Plan.

A summary of the findings of this assessment is set out below based on the impact of the overall plan on the receiving environment. While the majority of impacts were found to be either positive or neutral, particular attention has been paid to the identification of the Plan objectives that conflict with the SEOs of the Environmental Report, and the measures that have been adopted to mitigate or offset these effects.

### **6.2 Likely significant effects of the Greystones-Delgany & Kilcoole Local Area Plan**

#### **6.2.1 Soils**

Overall, the SEA indicates that the Plan has a neutral or beneficial impact on the SEO (S1 & S2) to maximise the sustainable re-use of brownfield sites and to prevent pollution or contamination of soil within the plan area. Key to the achievement of this objective is the promotion of a compact settlement form maximising the use of the existing built environment. This, in combination with objectives that protect designated and non-designated natural heritage areas, has an overall 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 which 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.

#### **6.2.2 Biodiversity Flora and Fauna**

One of the most important SEOs is that which relates to the protection of biodiversity (SEO B1). Overall, the evaluation of the Plan objectives is deemed to have a positive or neutral impact on the SEOs to maintain and enhance biodiversity.

Notwithstanding the above, it should be noted that a number of Plan objectives were found to potentially conflict if unmitigated with the SEOs to maintain and enhance biodiversity. These effects 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.

While the objectives of the Wicklow County Development Plan 2010-2016 are applicable to the Greystones-Delgany and Kilcoole Local Area Plan in this regard additional objectives of the plan namely the objectives HER1-HER14, Chapter 17 of the County Development Plan 2010-2016.

### 6.2.3 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 waste infrastructure).

The zonings are located on lands that can be easily serviced and which are closest to the town centre. This 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 and amenity space. This development pattern consequently promotes a healthy and high quality living environment.

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.

### 6.2.4 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.

The following local area plan objectives were found to conflict if unmitigated 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 promotes residential development some of which may require private waster 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

#### 6.2.5 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.

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

#### Cultural Heritage

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.

#### 6.2.6 Landscape

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 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

### **6.3 Assessment of Likely Environmental Effect of Greystones-Delgany and Kilcoole Local Area Plan 2013-2019/Variation No.3 of the Wicklow County Development Plan 2010-2016**

Taking account of the above assessment, it is concluded that the overall effect of the Greystones-Delgany and Kilcoole Local Area Plan 2013 – 2019/Variation no.3 of the CDP on the environment is likely to be beneficial or neutral. Any likely significant adverse effects on the environment have been prevented, reduced or offset.

### **7.0 Monitoring**

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. The Environmental Report puts forward proposals for monitoring the Plan, which are adopted alongside the Plan. Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Local Area Plan is achieving its environmental objectives and targets - measures which the Local Area Plan can help work towards - whether these need to be re-examined and whether the mitigation measures are being implemented.

The Environmental Report identifies indicators - which allow quantitative measures of trends and progress in the environment over time. Measurements for indicators come from a range of existing monitoring sources and from a series of meaningful indicators that could be derived from the Development Management system. A preliminary monitoring evaluation report on the effects of implementing the Local Area Plan will be prepared within two years of the making of the plan. The Council is 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.