

# **PROPOSED VARIATION TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016**

## **PROPOSED LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM PLAN STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING REPORT**

### **1.0 INTRODUCTION**

Wicklow County Council intends to make the Laragh-Glendalough Settlement and Tourism Plan (STP). The Plan is to be made as a variation to the current Wicklow County Development Plan 2010-2016, under Section 13 of the Local Government (Planning and Development) Acts 2000-2010. The purpose of this report is to consider whether the Laragh-Glendalough STP will have any likely significant environmental effects, which would require Strategic Environmental Assessment (SEA).

### **2.0 OBJECTIVES OF THE SETTLEMENT PLAN**

The preparation of the Laragh-Glendalough STP will consider the following:

- Review relevant policy documents
- Undertake land use survey
- Review existing settlement boundary, as set out in County Development Plan
- Include a new development zone for the management of tourism in the area and include development objectives
- Review land bank
- Review supply of residential units in the context of growth projections
- Review retail and commercial activities
- Review community facilities and amenities
- Identify appropriate land uses at appropriate locations

Figure 1 attached is the settlement boundary of Laragh-Glendalough, as set out in the Wicklow County Development Plan, 2010-2016. Maps 1-4 includes information pertaining to the Laragh-Glendalough Heritage and Environmental Features. The proposed Laragh-Glendalough Settlement and Tourism Plan is attached for your information.

### **3.0 MANDATORY REQUIREMENTS**

The EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Assessment - SEA) are given effect by the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

Article 13K of the Regulations state that where a planning authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A.

Consequently, SEA is not mandatory, however screening is required.

#### **4.0. CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF ENVIRONMENTAL EFFECTS**

##### **4.1. Characteristics of the Plan**

**(i) The degree, to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.**

The purpose of the Laragh-Glendalough Settlement and Tourism Plan is to provide a framework to deliver development projects within the area including location, nature, and size and operating conditions and allocating the necessary resources. It is a land use plan within the terms of the Planning and Development Act 2000-2010 which will seek to provide guidance using policies and objectives for the development of social, physical and environmental infrastructure in a sustainable manner for Avoca.

**(ii) The degree to which the Plan influences other plans, including those in a hierarchy.**

This Plan forms part of the Wicklow County Development Plan 2010-2016, and all development proposals shall comply with the objectives of the CDP.

**(iii) The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.**

The Laragh-Glendalough Settlement and Tourism Plan is to be adopted as a variation to the current Wicklow County Development Plan. The plan is prepared under the Planning and Development Act 2000-2010 and therefore must confine itself to the proper planning and sustainable development of the area. All policies and objectives must be informed by the principles of sustainable development.

The preparation of the plan is also guided by the overall objectives and goals of the Wicklow County Development Plan which seek:

- To implement the overarching guidance offered by the National Spatial Strategy 2002-2020, the National Development Plan 2007-2013, the Regional Planning Guidelines for the Greater Dublin Area, and manage the spatial organisation of the county in an efficient sustainable manner.
- To facilitate and encourage the growth of employment, enterprise and economic activity in the county, across all economic sectors and in all areas
- To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.
- To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.
- To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.
- To protect and enhance the county's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas.

- To protect and improve the county's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural resources.
- To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating, community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.
- To protect and enhance the diversity of the county's natural and built heritage.
- To address climate change challenge, as a plan dynamic, throughout the county plan, directly in the areas of flooding and renewable energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.

#### **(iv) Environmental problems relevant to the plan**

Heritage and environmental features relevant to the Laragh-Glendalough STP are shown on the Laragh-Glendalough Heritage and Environmental Features maps, attached hereto. Initial analysis of the environmental issues relevant to the area indicate that there are the following environmentally sensitive considerations that are relevant to the plan:

- Wicklow Mountains Special Area of Conservation (SAC)
- Wicklow Mountains Special Protection Area (SPA)
- Wicklow Mountains proposed Natural Heritage Area (pNHA)
- Record of Monuments and Places
- Wicklow Mountains National Park
- Glenealo Valley Nature Reserve
- Waterbodies and watercourses
- Protected prospect of the area around the Wicklow Mountains extending from Laragh to Slievecorragh
- Glendalough site of Geological Interest
- Glendalough Area of Archaeological potential or significance
- There are a number of protected structures within the plan area
- Trees considered for preservation

The following infrastructural issues in the area should also be considered in assessing the impact of the plan on environmentally sensitive receptors:

- Laragh is served by the Laragh Wastewater Treatment Plant, which is located at Brockagh. The plant provides preliminary, primary and secondary treatment. Treated effluent is of good quality and discharges to the Avonmore River. The plant is currently the subject of a Waste Water Discharge Licence that was granted in December 2009. However, this Waste Water Treatment Plant does not have sufficient capacity to provide for current peak demand levels or levels of projected growth. Developments in the vicinity of Glendalough are mainly served by private waste water treatment plants.
- Water supply to the Laragh Water Supply Scheme is sourced from the following two sources: (i) a groundwater source at Raheen, Roundwood is fed by gravity to the Annamoe Reservoir and then on to Laragh Reservoir, which is located north of Laragh on the Lough Dan road, and (ii) a surface water source at Glenmacnass is fed to the Laragh Reservoir by gravity from the Glenmacnass Treatment Works. The Laragh distribution system extends to Glendalough in the west. The yield from the Raheen borehole is not satisfactory, especially in times of dry weather in the summer when demand is at its highest. At present, the supply is able to meet demand but in times of dry weather and high demand, such as the tourist season, the supply is insufficient.

- The area is at risk of flooding. A flood risk assessment has been prepared as part of the plan. The assessment identifies 'flood zones' that are at a high and moderate risk of flooding. As set out in the Flood Risk Assessment, the Justification test has been applied to the plan in order to examine proposals for the use of land against proper planning and sustainable development criteria and against flood risk criteria in order to ensure that risks are reduced to an acceptable level.
- The Laragh village and Glendalough area suffer from traffic congestion during periods of peak demand, which has the effect of reducing the amenity and safety of the area.

The environmental impact of the plan results from the provision of policies and land use designations, to accommodate a target maximum of 180 residential units by 2016 and 205 residential units by 2022. It should be noted that growth targets and a description of the future role of the settlement are included in the Settlement Hierarchy of the Wicklow County Development Plan 2010-2016. This settlement hierarchy indicates that the settlement of 'Laragh-Glendalough' has a growth target of 180 residential units by 2016. Although the Settlement Hierarchy includes no specific 2022 target for 'Laragh-Glendalough', it does indicate that the population of 'large villages' (including Laragh-Glendalough) is to grow by 500 people between 2016-2022. This equates to approximately 195 houses, which has been allocated in accordance with the current ratio of allocations for the period 2006-2010. As a result, Laragh-Glendalough is to accommodate approximately a further 25 houses for the period up to 2022. As such, the Laragh-Glendalough STP includes a target for 205 residential units by 2022.

The Environmental Report of the Wicklow County Development Plan 2010-2016 Strategic Environmental Assessment (SEA) has already considered the likely environmental consequences of decisions regarding the future accommodation of growth in certain areas of Wicklow, including the projected growth targets and role for the settlement of Laragh-Glendalough and growth targets for 'large villages' up to 2022. This Assessment concluded that, subject to the integration of mitigation measures<sup>1</sup> included in the CDP, the potential adverse environmental effects which could arise as a result of implementing the plan are likely to be avoided, reduced or offset. As per that evaluation, it is considered that the maximum growth targets for the settlement of Laragh-Glendalough will have no significant effect, subject to the mitigation policies as included in the CDP. As stated above, the Laragh-Glendalough TSP forms part of the Wicklow CDP 2010-2016 and as such all CDP objectives apply to the area of the STP.

The environmental impact of the plan results from the provision of land use designations and objectives which aim to accommodate future growth targets. These objectives provide for the planning and management of land for a variety of uses including residential, tourism, retail, employment, community and recreational uses and incorporate conservation objectives to protect the integrity of the environment and to guard it from significant adverse effects. Subject to adequate inclusion of appropriate policies and objectives which will result in the optimum location, layout and design of any new development resulting from this plan, it is considered that no significant environmental issues can be identified in relation to the target populations and associated designation of lands for particular uses.

**(v) The relevance of the Plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)**

These plans and programmes are considered under the Wicklow County Development Plan 2010-2016 and will not be specifically addressed in this Plan. The Laragh-Glendalough STP will

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<sup>1</sup> List of objectives that comprise the mitigation measures are included in Appendix I attached.

therefore be guided and informed by waste management and water protection policies and objectives set out within the County Development Plan 2010-2016.

#### **4.2. Characteristics of the Effects and of the Area Likely to be affected**

##### **(i) The probability, duration, frequency and reversibility of effects**

In the case of the Laragh-Glendalough STP, any environmental effects generally result from the land use designation and development of land. The plan includes the following land use designations:

- Primary lands – *"Vision: To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, social service and activity needs of the local population and its hinterland; and to promote this settlement centre as a tourism hub which is the prime gathering place for visitors to stay the night, to dine, shop and to organise visits to Glendalough and the other attractions of the area. These lands should have some residential use and should have an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area."*
- Secondary lands – *"Vision: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement, and to promote this area as a location for the gathering of visitors to the area."*
- Laragh Glendalough Tourism Corridor – *"Vision: To provide facilities and infrastructure that contribute to the improvement of the visitor experience to Glendalough and to promote the movement of visitors from the area in the vicinity of Laragh towards the attractions at Glendalough through a range of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner."*
- The Tourist Attractions 'Glendalough' – *"Vision: To enhance the visitor experience at Monastic City and Wicklow Mountains National Park, whilst also ensuring that the integrity of the heritage of the area is maintained and improved."*
- Natura 2000 Site – *On lands designated a 'Natura 2000 Site' it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of the Natura 2000 site, in light of the site's conservation objectives. Land designated a 'Natura 2000 Site' comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).*

It should be noted that all areas within the plan area are mixed development areas with primary uses, but not excluding all other types of uses. The table set out below summarises the probable effects according to the overall objectives of the plan and the objectives for the different land uses promoted within the designated areas.

It should be noted that this plan forms part of the current Wicklow County Development Plan 2010-2016 and as such where policies are not directly covered by this plan, the objectives and policies of the CDP apply. All development proposals shall comply with the qualitative and quantitative development objectives of the CDP. The environmental effect of these objectives has been considered in the Environmental Report of the Wicklow CDP 2010-2016 SEA and, subject to the integration of the mitigation objectives (set out in Appendix I attached) of the CDP, it was

concluded that any potential adverse environmental effects resulting from the implementing the plan are likely to be avoided, reduced or offset.

<b>Development Objective/Land uses</b>	<b>Summary of Policies/Objectives Proposed</b>	<b>Effect on Environment</b>
Amendment of settlement boundary	<p>The Laragh-Glendalough settlement boundary has been amended at the following locations in order to better reflect the spatial organisation of the settlement, the functionality of lands and significant planning permissions:</p> <ul style="list-style-type: none"> <li>(i) boundary extension to include the GAA grounds,</li> <li>(ii) boundary extension to include tourist accommodation providers to the east of GAA grounds,</li> <li>(iii) boundary extension along Laragh-Rathdrum road to include site of Blarney Woolen Mills planning permission (PRR 03/9792, 10/2727),</li> <li>(iv) minor revision of eastern boundary to reflect boundary of Wicklow Mountains SAC.</li> </ul>	<p>No significant effect.</p> <p>Amendments to the boundary in order to reflect the boundary of the Wicklow Mountains SAC is positive.</p> <p>The effect resulting from any future land use type that may be developed on these lands is considered in the below sections.</p>
Development boundary	<p>The development boundary for Laragh-Glendalough comprises all lands identified on the land use designation map. It includes all lands within the settlement boundary and lands that are designated for the 'Tourism Corridor' and the 'Tourist Attractions'</p>	<p>No significant effect.</p> <p>The effect resulting from any future land use type that may be developed on these lands is considered in the below sections.</p>
Natura 2000 sites	<p>On lands designated as a 'Natura 2000 Site' it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of a Natura 2000 site, in light of a site's conservation objectives. Land designated 'Natura 2000 Site' comprises Natura 2000 sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Objectives included in LG14 aims to ensure that the above overarching objective is achieved.</p>	<p>Positive and durable</p>
Archaeological Heritage	<p>Objectives LG11 and LG15 ensure that the special archaeological heritage of Glendalough is protected.</p>	<p>Positive and durable subject to the integration of mitigation measures* included in the CDP 2010-2016 and the</p>

	Objectives set out under 16.3: Archaeology of Chapter 16 of the CDP ensure the protection of archaeological heritage.	Laragh-Glendalough STP.
Residential	<p>The population targets require an additional 59 units up to 2016 and 85 units (inclusive of 59 fore mentioned) up to 2022, giving a total additional number of housing units required between 2010 and 2022 of 85.</p> <p>The development of residential units is promoted within both the primary and secondary lands.</p>	<p>Environmental effect of growth targets is considered in the Environmental Report of the Wicklow CDP 2010-2016 SEA. This Assessment concluded that, subject to the integration of mitigation measures* included in the CDP, the potential adverse environmental effects which could arise as a result of implementing the targets is likely to be avoided, reduced or offset.</p> <p>The development of units at particular sites within the boundary will have no significant effect on the environment, subject to compliance with the development management policies* of the CDP.</p>
Employment	<p>There is a total jobs requirement of 206. The objectives of the plan promote (i) c.75 jobs in a range of existing and future retail, services and tourism activities, mainly within the primary lands, (ii) c.70 additional jobs in retail, service and tourist industries throughout the plan area, and (iii) c.61 new jobs in industrial/enterprise developments on sites within the primary and secondary lands</p>	<p>No significant effect on the environment, subject to compliance with development management policies* as set out in the CDP.</p>
Retail	<p>Promote a range of retail uses so that the village includes a range of retail outlets that provide for the day to day convenience needs of the local population and the needs of tourists.</p>	<p>No significant effect on the environment, subject to compliance with development management policies* as set out in the CDP.</p>
Tourism	<p>Promote tourist developments at suitable locations on all lands, that are of an appropriate scale and design and to promote a range of particular tourist products.</p> <p>The plan particularly promotes tourist developments at the following protected structures: Laragh castle Derrybawn House Old Mill Building</p>	<p>No significant effect on the environment, subject to compliance with development management policies* as set out in the CDP.</p> <p>Objectives LG33, 44, 52 ensure that no development will be permitted that is detrimental to the character or setting of the protected structures or to the archaeological heritage of the sites.</p>
Community	<p>Facilitate the development of community facilities within the primary and secondary lands</p>	<p>Positive and durable, subject to compliance with development management policies* as set out in the CDP.</p>

Recreation	Preserve and improve public and private open space and recreation provision in all areas, including Laragh GAA grounds and open space located within the village.	Positive and durable
Infrastructure	Ensure that a reliable and effective sewerage, water, drainage, energy, waste management 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. It is a particular objective of the planning authority to ensure that the Waste Water Treatment Plant and water infrastructure is upgraded to meet the requirements of the future population.	Positive and durable – improve human health and safety, reduce risk of accidents and accidental emission of pollutants, reduce demand for vehicular travel thereby reducing CO2 emissions, improve operation of Laragh WWTP and water works.
Water Quality	<p>The Settlement Plan sets out targets for increasing the population of Laragh-Glendalough. Under the Eastern River Basin District River Basin Management Plan (2009-2015) Laragh-Glendalough is located within the Avoca Water Management Unit. This plan includes details on the ecological status of all waterbodies in the area and includes a programme of measures to meet environmental objectives. There are a number of waterbodies in the area (details set out in Appendix II). The general physiochemical water quality is very good in all waterbodies (i.e. no nutrients causing problems).</p> <p>The plan includes objectives to ensure that the Waste Water Treatment Plant and water infrastructure is upgraded to meet the requirements of the future population (LG17) and to ensure the phasing of development with water and wastewater infrastructure where this is necessary to safeguard the environmental quality of the environment.</p>	<p>It is considered the policies of the Settlement and Tourism Plan and CDP will have a positive contribution in the achievement of a 'Good' ecological status for waterbodies in the Avoca Water Management Unit by 2027.</p> <p>LG17 and WW2* will ensure that no extra loading is put on the Laragh Glendalough WWTP until the plant is upgraded to meet the requirements of the future population.</p>



	<p>In addition, WW2* of the CDP ensures that no development will be undertaken if there is inadequate capacity within a WWTP.</p> <p>WT1* of the CDP aims to implement the EU Water Framework Directive and to restrict development likely to lead to a deterioration in water quality.</p> <p>WT4* of the CDP minimises interference with river/stream beds, banks and channels.</p> <p>WT3* prevents developments that pollute water bodies with particular focus on protecting water bodies that provide drinking water.</p>	
Built & Natural Heritage	Continued protection of all identified buildings, features and sites of heritage value. Protection of the setting of the village centre, promotion of traditional shop fronts.	Positive and durable effect subject to compliance with development management policies* as set out in the CDP. In addition, the following objectives included in the STP ensures the protection of heritage features: LG2, 11, 12, 13, 14, 15, 32, 33, 44, 48, 52, 54.
Flood Risk	Appropriately control development on flood prone areas.	<p>As part of the plan preparation process, a flood risk assessment has been carried out. It is considered that the plan will have a neutral effect, subject to objectives which are included to mitigate risks from flooding.</p> <p>In addition to the development management policies* as set out in the CDP, it is considered that the following objectives will ensure that any development on flood risk land will have no significant effect on the environment: LG16 of the STP, and FL7*, FL9*, WT4* and WT1* of the CDP.</p>
Regeneration	Encourage the redevelopment/ regeneration of vacant, derelict underutilised sites.	Positive and durable effect subject to the development management policies* as set out in the CDP.

\*List of mitigation measures is set out in Appendix I attached hereto.

## **(ii) The cumulative nature of the effects**

The cumulative effects of the implementation of the above development objectives / land uses has been considered and it is concluded that the preparation of the proposed Laragh Glendalough STP will overall have a positive environmental effect, as it will enable the development of the area to proceed in an orderly and sustainable manner, whereby potential

adverse environmental effects can be avoided, reduced or offset through the introduction of mitigation measures.

**(iii) The transboundary nature of the effects**

Wicklow County Council is preparing this plan. The plan has no national, regional or inter-county transboundary effects.

**(iv) The risk to human health or the environment (e.g. due to accidents)**

There are no designated SEVESO sites within the plan area.

**(v) The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected)**

This plan relates to 2 areas:

- (i) the plan includes c.60ha of land that is within the settlement boundary for Laragh-Glendalough.
- (ii) The plan includes a total of c.267ha (including land within the settlement boundary) that is within the development boundary for Laragh-Glendalough.

Approximately 367 people live in the area (2010 An Post Geodirectory). The total maximum indicative population of the town, as calculated on the basis of the Wicklow County Development Plan 2010-2016 growth targets is 461 people by 2016 and 472 people by 2022.

**(vi) The value and vulnerability of the area likely to be affected due to:**

**- Special natural characteristics or cultural heritage,**

The Wicklow County Development Plan 2010-2016 identifies the following protected areas/elements of heritage value that affect the settlement:

- (a) Wicklow Mountains Special Area of Conservation (SAC) as set out in Schedule 17.1/Map17.01 of the Wicklow CDP 2010-2016
- (b) Wicklow Mountains Special Protection Area (SPA) as set out in Schedule 17.3/Map17.03 of the Wicklow CDP2010-2016
- (c) Wicklow Mountains proposed Natural Heritage Area (pNHA), as set out in Schedule 17.2/Map17.02 of Wicklow CDP2010-2016
- (d) Wicklow Mountains National Park – refer BD6 of Chapter 17, which states '*The Council recognises the natural heritage and amenity value of the Wicklow Mountains National Park and shall consult at all times with National Park management regarding any developments likely to impact upon the conservation value of the park, or on issues regarding visitor areas.*'
- (e) The Glendalough Nature Reserve, as set out in Schedule 17.4/Map17.04 of Wicklow CDP2010-2016
- (f) Prospect No.23 'From R756 Wicklow Gap road' – prospect of area around the Wicklow Mountains extending from Laragh to Slievecorragh, as set out in Schedule 17.9/Map17.11 of Wicklow CDP2010-2016.

(g) The 'Glendalough – Monastic Settlement' area of archaeological potential and significance, as set out in Schedule 16.1/Map16.1 of the CDP 2010-2016.

(h) The following major site of archaeological importance:

ID	Monument	Town land	Monument Number	Status
12	Glendalough (Cathedral, round tower, churches, priory, stone crosses, ringfort, hut site and cave (St.Kevin's))	Brockagh, Camaderry, Derrybawn, Lugduff	134	State ownership

(i) National monuments as identified on the 'Heritage and Environmental Features' maps attached hereto.

(j) The following areas and sites of geological and geomorphological interest, as set out in Schedule 17.7/Map17.07 of Wicklow CDP 2010-2016:

	Site Name	Location		Summary description
18	Glendalough valley	311000	196000	Delta, hanging valley, u-shaped valley
51	Glendalough	308957	196248	Lead-zinc mineralization in Leinster Granite
52	Glendalough	309250	196150	Leinster Granite contact with Ordovician sediments
55	Camaderry Appinite	310400	196900	Appinite (igneous intrusion)
56	Glendalough	311000	196000	Pollanass waterfall, glacial mountain erosional inheritance

(k) The following trees or groups of trees considered for preservation, as per Schedule 17.6/Map17.06 of Wicklow CDP2010-2016:

ID	Description	Location
14	Woodlands, mainly oak	Derrybawn townland and Glendalough

(l) The following protected structures, as set out in the 'Record of Protected Structures Wicklow County Council Area'/Map16.02 of Wicklow CDP2010-2016:

Ref	Building Address	Structure
23-05	Laragh Castle former military barracks	Barracks/house
23-01	Laragh Church of Ireland Church	Church
23-02	Laragh former constabulary barracks	House
23-03	Laragh mill building	Mill

23-04	Laragh Bridge	Bridge
23-07	Derrybawn Bridge	Bridge
23-06	Bookey's Bridge	Bridge
23-08	Derrybawn House	Country house
23-09	Laragh Catholic Church	church
23-10	Glendalough Hotel	Letter box
23-11	Glendalough Mines	mines

These heritage features are considered to be of high cultural and heritage value. It is considered that subject to compliance with the mitigation measures that are included in the Laragh-Glendalough Settlement and Tourism Plan and the Wicklow County Development Plan 2010-2016, that there will be no significant effect on these features. A detailed assessment regarding the probability of environmental effects arising from the Laragh-Glendalough STP is set out in 4.2(i) above.

**- Exceeded environmental quality standards or limit values**

It is not expected that certain environmental quality standards will be exceeded or that the value of vulnerable areas limited as a result of the plan.

**- Intensive Land Use**

It is not expected that existing land uses in the plan will be significantly intensified, such that vulnerable areas will be significantly affected.

**(vii) The effects on areas or landscapes, which have recognised national, European Union or international protection status**

The following sites have International protection status.

- Wicklow Mountains National Park
- It should be noted that the DoEHLG has approved Ireland's new Tentative List of potential nominees to the UNESCO World Heritage List and Glendalough is included on the new Tentative List as part of the Early Medieval Monastic Sites series.

The following sites have European Union protection status:

- Wicklow Mountains Special Area of Conservation (SAC)
- Wicklow Mountain Special Protection Area (SPA)

The following sites have national protection status:

- Wicklow Mountains proposed Natural Heritage Area (pNHA)<sup>2</sup>
- National Monuments, as protected under the National Monuments Acts

These heritage features are considered to be of high heritage value. It is considered that subject to compliance with the mitigation measures that are included in the Laragh-Glendalough Settlement and Tourism Plan and the Wicklow County Development Plan 2010-2016, that there will be no significant effect on these features. A detailed assessment regarding the probability of environmental effects arising from the Laragh-Glendalough STP is set out in 4.2(i) above.

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<sup>2</sup> All Natural Heritage Areas (NHAs) in County Wicklow are 'proposed' and are protected through the planning legislation and the Wildlife Acts

## **5.0 CONCLUSION**

SEA is not mandatory for this plan as it is a variation of the Wicklow County Development Plan 2010-2016.

The plan will accommodate growth of the settlement to 180 residential units by 2016 and 205 residential units by 2022. Targets for the growth of settlements up to 2022 are already included in the Settlement Hierarchy of the Wicklow County Development 2010-2016. The County Development Plan 2010-2016 has been the subject of a Strategic Environmental Assessment. This SEA concluded that, subject to the integration of mitigation measures that have been included in the CDP, any potential adverse environmental effects arising from these growth targets can be avoided, reduced or offset.

A settlement boundary for Laragh-Glendalough is included in the Wicklow CDP 2010-2016. The Laragh-Glendalough Settlement and Tourism Plan proposes to extend this boundary at a number of locations. It is considered that this extension is likely to have no significant environmental effect, subject to the integration of mitigation measures.

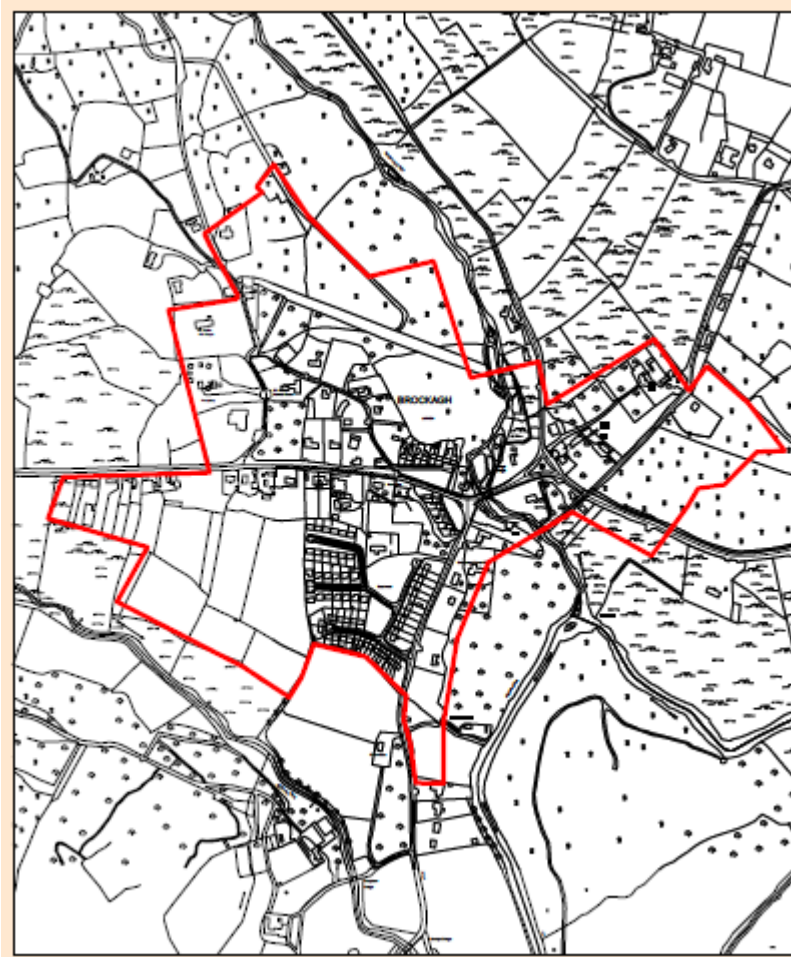
A development boundary for Laragh-Glendalough is included in the Laragh-Glendalough Settlement and Tourism Plan. It is considered that this new boundary and designated lands within, is not likely to have a significant environmental effect, subject to the integration of mitigation measures.

The likely significant environmental effect of the proposed land use designations and objectives has been considered, and it is concluded that subject to the integration of mitigation measures, any potential adverse environmental effect that could arise as a result of implementing the plan can be avoided, reduced or offset.

### **Recommendation**

Based on the above Wicklow County Council considers that the Strategic Environmental Assessment is not required for the plan.

**Figure 1: Laragh-Glendalough Settlement Boundary in Wicklow CDP 2010-2016**



Source: Volume 2, Wicklow CDP 2010-2016

## Appendix I

### Wicklow County Development Plan 2010-2016 SEA 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'."

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"

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."

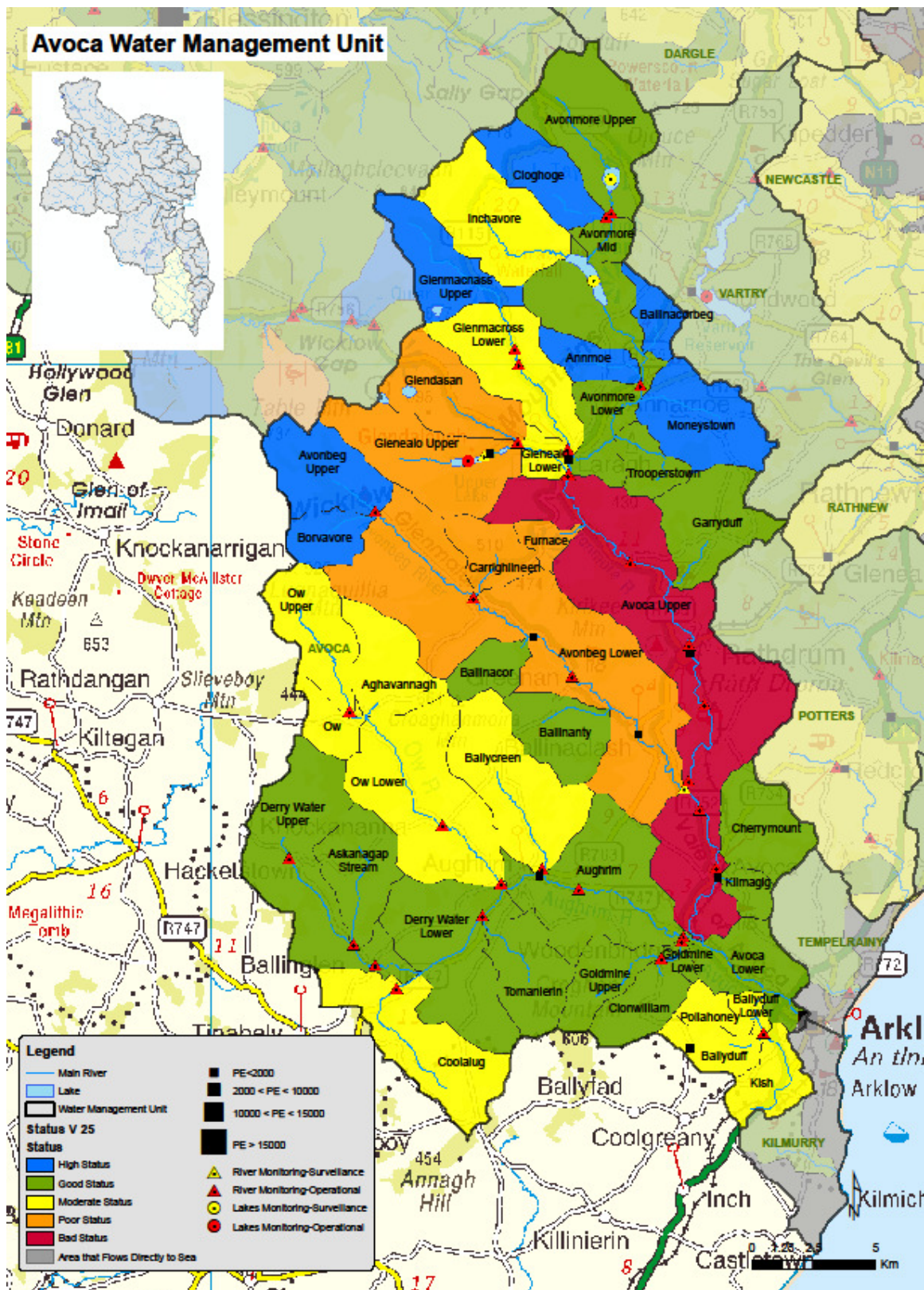


## Appendix II

### Eastern River Basin District – River Basin Management Plan 2009-2015 Summary of Avoca River Basin Management System Report

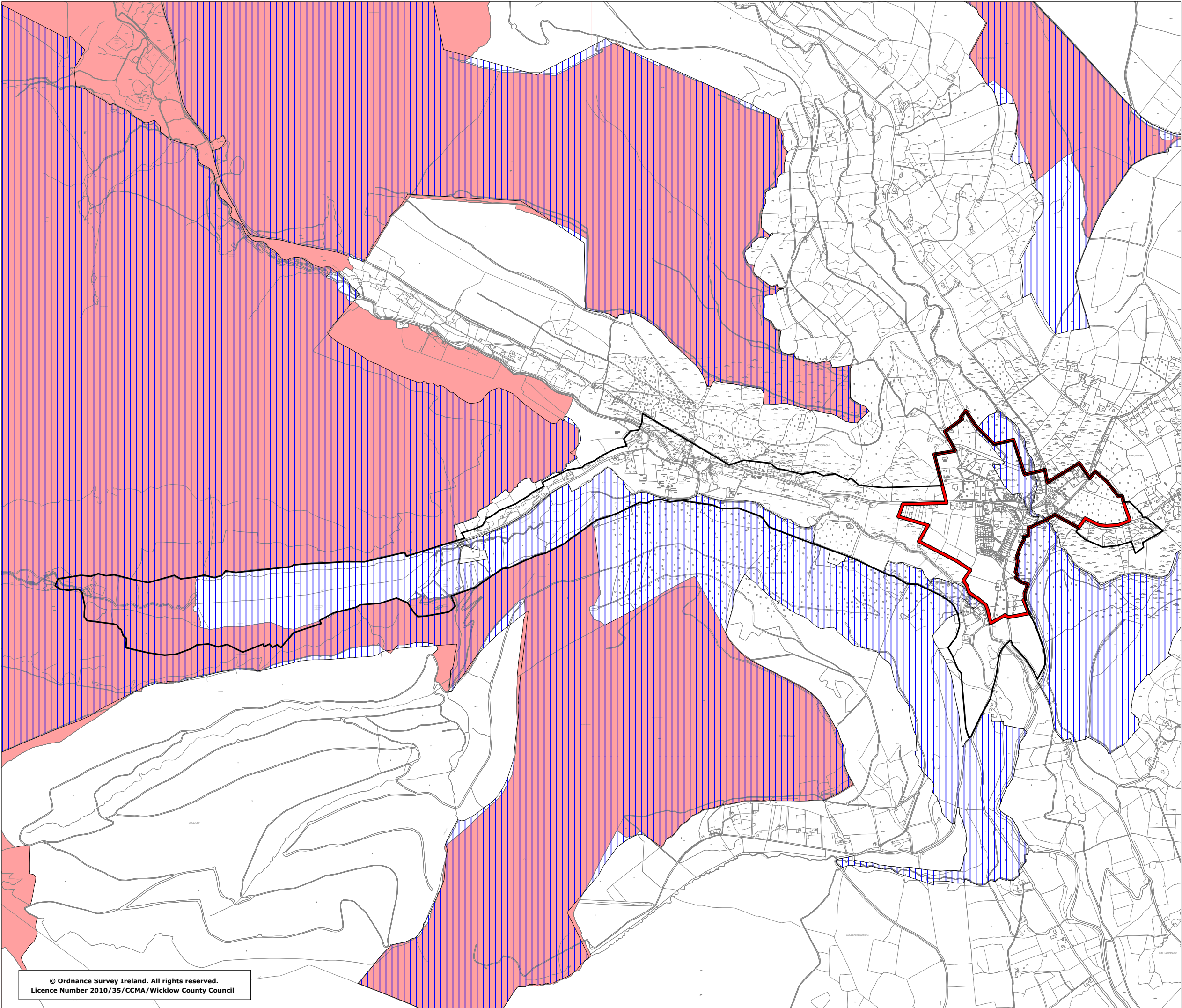
Water Body	Status	Target Date for 'Good' Ecological Status for Water Management Unit
Glenealo Upper	Poor	2027
Glenealo Lower	Moderate	2027
Glendasan	Poor	2027
Glenmacnass Lower	Moderate	2027
Avonmore Lower	Good	Protect status
Avoca Upper	Bad	2027
Ballinacorbeg	High	Protect status
Glendalough Upper Lake	high	Protect status
Glendalough Lower Lake	Good	Protect status
Groundwater: Wicklow Central (Avoca Mine)	Poor	2027

Source: Eastern River Basin District – River Basin Management Plan 2009-2015:  
Programme of Measures



Source: Eastern River Basin District – River Basin Management Plan 2009-2015: Programme of Measures





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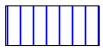
**MAP 1**

**LARAGH-GLENDALOUGH HERITAGE  
AND ENVIRONMENTAL FEATURES**

**PROPOSED LARAGH-GLENDALOUGH  
SETTLEMENT AND TOURISM PLAN**

**PROPOSED VARIATION TO WICKLOW  
COUNTY DEVELOPMENT PLAN 2010 - 2016**

**LEGEND**



Wicklow Mountains  
Special Area of Conservation



Wicklow Mountains  
Special Protection Area



Special Area of Conservation  
and Special Protection Area

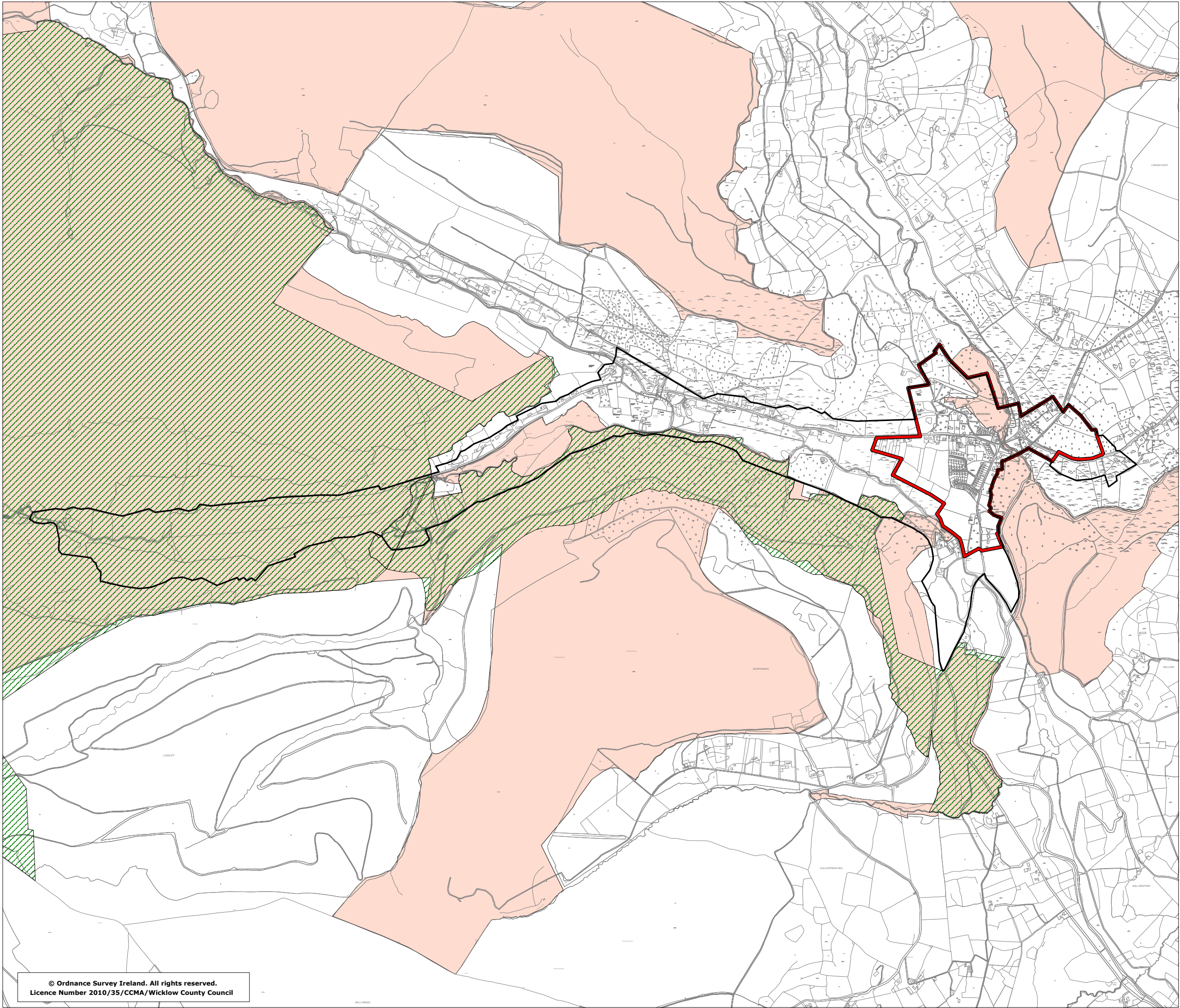


Laragh-Glendalough  
Development Boundary



Laragh-Glendalough  
Settlement Boundary





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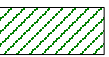
**MAP 2**

**LARAGH-GLENDALOUGH HERITAGE  
AND ENVIRONMENTAL FEATURES**

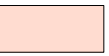
**PROPOSED LARAGH-GLENDALOUGH  
SETTLEMENT AND TOURISM PLAN**

**PROPOSED VARIATION TO WICKLOW  
COUNTY DEVELOPMENT PLAN 2010 - 2016**

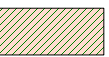
**LEGEND**



Glendalough  
Nature Reserve



Wicklow Mountains Proposed  
Natural Heritage Area



Natural Heritage Area  
and Nature Reserve

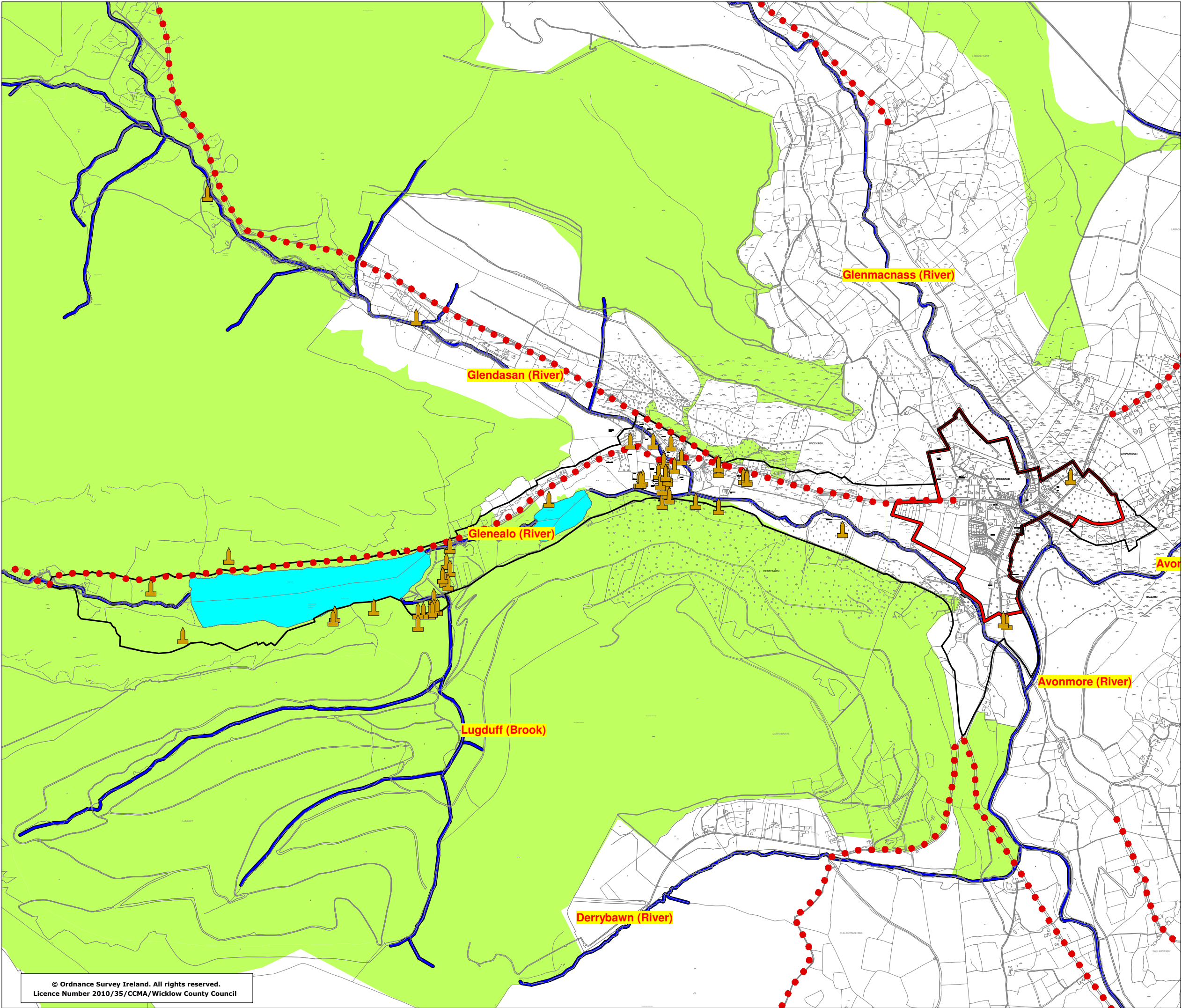


Laragh-Glendalough  
Development Boundary



Laragh-Glendalough  
Settlement Boundary





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COUNTY  
COUNCIL



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**MAP 3**

**LARAGH-GLENDALOUGH HERITAGE  
AND ENVIRONMENTAL FEATURES**

**PROPOSED LARAGH-GLENDALOUGH  
SETTLEMENT AND TOURISM PLAN**

**PROPOSED VARIATION TO WICKLOW  
COUNTY DEVELOPMENT PLAN 2010 - 2016**

**LEGEND**

-  National Monuments
-  Prospects
-  Rivers
-  Lakes
-  Wicklow Mountains National Park
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary





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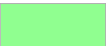


## MAP 4

### LARAGH-GLENDALOUGH HERITAGE AND ENVIRONMENTAL FEATURES

### PROPOSED LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM PLAN

### PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

#### LEGEND

-  Areas of Geological Interest
-  Trees Considered for Preservation
-  Protected Structures
-  Prospects
-  Rivers
-  Lakes
-  Area of Archaeological Potential and Significance
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary

