

WICKLOW ENVIRONS AND RATHNEW LOCAL AREA PLAN, 2008-2014

The adopted Wicklow Environs and Rathnew Local Area Plan, 2008-2014 is set out attached:

- ❖ This plan comprises of a written document, which sets out the development strategy for the sustainable future growth of the town of Wicklow Town and Rathnew. The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Wicklow Environs and Rathnew and to enhance and facilitate the balance of economic, social and environmental infrastructure in the interests of the community.

- ❖ A Strategic Environmental Assessment (SEA) was also carried in the preparation of this plan. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed 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. The full SEA, Non-Technical Summary, SEA Statement and Appropriate Assessment are available alongside the adopted plan.

- ❖ A background information document is also available which consists of a description of the process involved in the preparation and making of the Plan, including the statutory basis, details of the consultation process, as well as the basis of and calculations for zoning. This document is available in order to enable an understanding of the basis of the assumptions and recommendations made in the Plan. This section will not form part of the final published Plan.

**WICKLOW ENVIRONS AND RATHNEW
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1. PURPOSE OF THE PLAN

The Wicklow Environs and Rathnew Local Area Plan sets out the development strategy for the sustainable future growth of the town of Wicklow Town and Rathnew. The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Wicklow Environs and Rathnew and to enhance and facilitate the balance of economic, social and environmental infrastructure in the interests of the community.

The Plan is being prepared under Part II, Section 19 of the Local Government (Planning and Development) Act, 2000.

The Plan will be in place until 2014. However, all objectives have been prepared so as to account for the needs of the area up until 2016. It replaces the 2001 Local Area Plan for the Wicklow Environs and Rathnew.

The purpose of the Plan is to allow for the development of Wicklow Town in a complementary manner while not competing with it. This Plan recognises that the heart of Wicklow is the existing commercial area and harbour, and this Plan while allowing Wicklow to grow to the County Development Plan target population of 22500 by the year 2016, complete with necessary physical, employment and social infrastructure, must do so in a manner to consolidate and strengthen the historic core of the town.

2. CONTEXT

2.1 CURRENT DESIGNATIONS

This Plan is being prepared in the context of strategic planning objectives which are set out in the 'National Spatial Strategy' (2002), the 'Regional Planning Guidelines for the 'Greater Dublin Area, 2004-2016' and the 'Wicklow County Development Plan, 2004-2010'. In summary, these documents define the strategic role of Wicklow Town and Rathnew as follows:

The Regional Planning Guidelines categorise Wicklow as a 'Large Growth Town I'. The classification of 'Large Growth Town' is largely synonymous with the centres identified in the NSS as 'Primary Development Centre'. Such settlement types are defined as most likely to be successful in attracting a concentration of major employment generating investment, should have the greatest accessibility/connectivity and will therefore require a location on a main radial/orbital intersection and high quality rail service. These centres should be economically self sustaining, with a population, including its catchment, which is able to support facilities such as a high quality secondary education service, a small hospital or polyclinic-type facility of sufficient size to provide non-specialised medical care, and a comparison retail centre. This is the highest category settlement type in the 'hinterland' area of the county. The County Development Plan

2.2 URBAN FORM

The current urban form of the environs area has followed the strategy of the 2001 Local Area Plan, which was based on the primary role of the Wicklow town centre, radiating generally 2.25 km from Fitzwilliam Square (but excluding the elevated high amenity Ballyguile Hill), and the secondary role of Rathnew, radiating some 1 km from the village centre. This plan acknowledges this form and newly designated land reinforces this morphology.

3. OVERALL STRATEGY OF THE WICKLOW ENVIRONS AND RATHNEW LOCAL AREA PLAN, 2008-2014

3.1 STRATEGIC VISION

Ensure that the environs of Wicklow Town and Rathnew develop so as to integrate fully with the existing built area of Wicklow Town, so that the area functions as one entity, while preserving the character of each of the existing areas. The area shall perform a function that is consistent with its regional role as a 'Primary Development Centre' within the Greater Dublin Area, and develop to enhance its status as the County Town, and the key service centre for east Co. Wicklow.

3.2 STRATEGIC POLICY OBJECTIVES

It is the policy of Wicklow County Council to:

- Allow for the development of Wicklow Environs and Rathnew in an orderly manner.
- Provide for the expansion of Wicklow Environs and Rathnew on lands close to the town centre zonings, which may be developed with least infrastructural expenditure, which generate the shortest journeys and which provide good access to the range of social, educational and economic facilities available in the town.
- Provide for the protection from development of areas of high visual amenity, special interest and scientific interest.
- Use its powers, including powers of compulsory acquisition, to facilitate the achievement of the objectives, including zoning objectives, of this Plan.

4. DEVELOPMENT CONTROL OBJECTIVES OF THE WICKLOW ENVIRONS AND RATHNEW LOCAL AREA PLAN, 2008-2014

It is the policy of the Council to ensure that all development is regulated through the statutory process, in the public's interest, by means of proven planning principles. The process will ensure that development takes place in a suitable location, is sustainable, and enhances the physical environment of the plan area.

The Council is required to control development in accordance with the policies and objectives set out in the County Development Plan and this Local Area Plan. This section of the plan is concerned specifically with development control objectives.

The policy and development control standards of the County Development Plan 2004-2010, and its successor, apply to this Local Area Plan as appropriate, unless otherwise stated.

4.1 GENERAL OBJECTIVES

GEN1

It is the objective of the Council that high standards of building and urban design should be employed in all new developments and that all public open spaces should enjoy high standards of landscaping for both active and passive recreation areas.

The development of new 'urban' and 'neighbourhood' zones in the Wicklow environs area shall have regard to the principles of good design as set out in the Wicklow Town Public Realm Plan

GEN 2:

Wicklow County Council is committed as a priority to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy, in all new building projects in the designated area within the Wicklow Environs/Rathnew Local Area Plan as set out in the building Regulations Part L

It is also a policy of the council to promote sustainable building designs and materials that optimise the energy efficiency of buildings. During the design process, regard should be had to the implications for sustainability and energy efficiency of all aspects of building design. Appropriate design decisions in relation to layout, levels of insulation, amount and orientation of glazing, utilisation of solar energy, heating system and fuel type, construction materials and measures to limit the use of potable water can contribute greatly to ensuring sustainability. The council encourages the minimisation of water production during the construction process and the recycling of construction waste.

4.2 RESIDENTIAL DEVELOPMENT

RES1

It is the objective of the Council to phase development so that new development will evolve from the fringes of existing developed areas where infrastructure and community facilities exist. Except as specifically provided for, this Local Area Plan applies the standards of the County Development Plan in respect of residential developments.

RES2

In accordance with best planning practice, certain areas are considered suitable for higher density development. It is an objective of this plan to promote higher residential densities in the following locations:

- Land zoned R2, TC, AA10
- Appropriate infill and brownfield sites

At these sites, the densities set out in the Residential Density Guidelines shall be adhered to. The quantum of development that will be considered on such lands will be guided by development control standards pertaining to such matters as plot ratio, site coverage, open space, parking, height, size, layout and design considerations etc.

High-density residential developments will be required to be of exceptional quality design, with good consideration of layout and orientation. No development will be permitted that compromises the amenity of existing properties in the vicinity of proposals. No development will be permitted that compromises the value and form of existing streetscapes that are considered worthy of protection. No development will be permitted that compromises the character and setting of heritage assets that are considered worthy of protection.

The Council will have regard to the 'Residential Density Guidelines, DoEHLG, 1999' and 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2007' in the assessment of planning applications.

RES3

In areas that are in predominantly residential use, priority will be given to the provision of additional housing so long as this does not have an adverse effect on the character and amenity of the area. Non-residential uses will be allowed where they are on a limited scale, compatible with the residential environment and it can be demonstrated that they are of benefit to the local community and normally could not be more satisfactorily located outside a residential area.

RES4

It is the objective of the Council to acquire lands within the plan area where necessary to provide for housing and community facilities.

RES5

Applications for permission to develop large residential sites, which are located outside Action Areas, shall include a phasing plan to ensure that residential development takes place in a sustainable and integrated manner. Particular regard shall be paid to the existing and planned social and physical infrastructure, e.g. parks, schools, community facilities, roads and sewerage infrastructure, and employment generating projects/ developments.

RES6

Notwithstanding the zoning of land for residential purposes and the phasing set out in Section 5.11, the Development Management process shall monitor and implement the 2010 and 2016 population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded

RES7:

It is an objective of the Council to provide for Low Density Residential Development or serviced sites in the following locations with a maximum cap on each location.

- Zoning of 2ha for low density housing along the Ballyguile Road providing for a maximum of 15 no. units/serviced sites.
- Zoning of 1.74ha for low density housing at Bollarney North providing for a maximum of 14 no. units.
- Zoning of 3.64ha for low density housing providing for a maximum of 44 residential units.
- Zoning of 2.42ha for low density housing providing for a maximum of 30 residential units
- Zoning of 2.778ha for low density housing providing for a maximum of 50 residential units

RES 8:

That the detailed planning for the new residential developments must make provision for a high degree of permeability, specifically cycling, and pedestrian permeability both between and within those areas connecting to the existing town centre and community areas. Permeability must be of the highest design standards and address crime prevention concerns of the local community.

4.3 RATHNEW TOWN CENTRE AND RETAIL

RET1

The retail policy of this Plan is to allow for the development of Wicklow Environs and Rathnew in a complementary manner to the development of Wicklow Town. This Plan recognises that the heart of Wicklow is the existing historic commercial area. In considering retail applications, the Council will have regard to the provisions of Chapter 7 of the CDP and the Retail Planning Guidelines, 2005. All retail schemes in the region of and over 800m² (net) should provide a Retail Impact Statement in the interests of encouraging the careful planning and identification of retail needs.

RET2

The Council will seek to encourage the development of retail spaces within the TC zoned area to cater for retail demands. The consolidation and expansion of existing facilities will be encouraged to meet additional retail requirements. Within the TC zone, retail and commercial uses shall be the principle use at ground floor level. A ground floor change of use from retail or commercial to residential will not generally be permitted. The amenity of existing residential properties within the TC zone shall not be compromised.

RET3

The Council will seek to enhance the streetscape of Rathnew village and to ensure that all infill development reflects established building styles and formats,. All commercial and residential development within Rathnew village should reflect established building lines and promote the development of high quality frontages and should enhance the identity of the village as the heart of its community.

RET4

Local shops may be permitted in residentially zoned areas but should service only immediate local needs with any individual shop unit not exceeding 150sqm of net floorspace.

4.4 EMPLOYMENT

EMP1

It is the objective of the Council to specifically promote the development of employment opportunities on E and E1 zoned land, and to consider the development of appropriate employment opportunities in other suitable locations, in accordance with the provisions set out in Chapter 6 of the County Development Plan.

EMP2

It is the objective of the Council to promote the continued operation of the Port as a viable economic element in Wicklow's fabric.

EMP3

Development of lands for Employment/Enterprise activities will be encouraged at selected locations as per the zoning provisions of this plan. These uses will require the development of high quality environments that will not adversely affect the natural environment of the area and accordingly height and site development standard restrictions will be employed accordingly. Any application for permission for such developments shall include an overall site masterplan that incorporates details such as phasing, planting, landscaping, the use proposed and the visual impact of the development.

EMP4

All employment zoned lands shall be developed with a range to unit types, including smaller starter type units, units suitable for local service industries, storage and distribution and well as any other uses in demand locally, following consultation with the CEB and Economic Development Section of the Council. All uses will be considered having regard to contribution to the local economy and to normal good planning standards

EMP5

Having regard to the situation of the E zoned land at the Murrough that is

- in a scenic setting between the sea and the candidate Murrough Wetlands SAC;
- is a likely location for future port expansion/relocation;
- directly to the north of the Murrough Action Area Plan designated in the Wicklow Town Development Plan;

any proposed development in this area must take cognisance of these attributes, and specifically the design any proposed development on the perimeter of the overall site must be of a scale, quality, and character that will not detract from the natural amenity of this area.

4.5 COASTAL ZONE MANAGEMENT

CZ1

It is the objective of the Council to control development in the coastal zone in accordance with the objectives set out in the Coastal Zone Management Plan, as set out in Appendix 1, and referred to in 'Section 6.1.18: Coastal Zone Management Objectives', of Chapter 10 of the County Development Plan.

4.6 OPEN SPACE AND COMMUNITY

OS1

It is the objective of the Council to retain all existing open spaces. The Council will not permit development that will result in the loss of playing fields, children's play space, amenity open space or land zoned for open space and recreation purposes.

It is the objective of the Council to ensure that residential development will not be permitted on open green spaces, which are or have been identified as open space as part of a planning application.

OS2

It is the objective of the Council to require land that is zoned for Active Open Space to be developed as open space. These lands should be safely accessible and available to the general public, and of a suitable size and nature, for sport, active recreation or children's play. Active Open Space shall generally be provided in accordance with the following:

- Two thirds of the required area shall be in the form of formal active playing areas for outdoor sports, e.g. pitches, courts, bowling/ golf putting greens, athletics track etc.
- One third of the required area shall be for children's play space. Of this area, at least one quarter shall be for equipped play space.
- Multi-Use Games Areas (MUGA)¹ are acceptable in any location within the Active Open Space zone.
- All open space shall be well lit and, where possible, overlooked by adjoining development, in order to minimise anti-social behaviour.
- Facilities shall be suitably fenced.

OS3

The Community & Enterprise Department of Wicklow County Council will meet on an annual basis with sporting clubs, community groups and other similar bodies who are active in the area covered by this plan. The purpose of this meeting is to enable Wicklow County Council to consult with the bodies on the plans for the expenditure of levies raised for Class 3 projects under the Development Levy Contribution Scheme and any Special Levy Scheme that may be in existence. The Community and Enterprise Department will report on the outcome of this meeting at the following Area Meeting of East Wicklow Councillors.

OS4

Wicklow County Council will request the Department of Environment, Heritage & Local Government to fund a study into the establishment of a tourist trail from the Glen Strand to Wicklow Head. This study is to establish the need for any safety enhancements for this trail, review any potential erosion threats along the route and to quantify the cost of providing this route. This request is to be made within 6 months of the completion of this plan. The response to this request is to be made known at the following meeting of Wicklow County Council and circulated to all members.

OS5

That the community and enterprise section along with Wicklow Town Council carry out a review of all the proposed community facilities with the environs and town council lands. To report on their size location and use and to establish the best solutions for the future that will enable them to be sustainable and self sufficient in the long term

¹ A Multi-Use Games Area (MUGA) is a hard surface recreation area with marked pitches and/ or courts to enable a range of activities to take place, for all sections of the community.

4.7 ROADS AND TRANSPORTATION

ROA1

It is an objective of the Council to achieve the objectives set out in the Roads and Transportation Objectives Matrix. All development shall comply with these objectives.

The matrix contains the main road objectives required to improve the road network by the provision of new roads and improved sections of existing roads such that existing and future traffic levels can be accommodated. The Council shall continue to improve the existing road network as necessary and may identify and carry out road works in addition to those contained in the matrix.

ROADS AND TRANSPORTATION OBJECTIVES MATRIX		
Map Ref.	Description	Purpose/Objective
1	Rathnew Relief Road Scheme	To facilitate the development of zoned lands in AA1 and to provide an alternative route around Rathnew Town Centre
2	Rockey Road Improvements	To facilitate existing traffic and additional traffic generated by new developments
3	Wicklow Port Access and Town Relief Road Scheme (WPATRR)	To provide a relief road for Wicklow Town and a direct link to Wicklow Port.
4	Completion of Marlton Park Road to WPATRR	To facilitate the development of zoned lands in AA6
5	Road Between Rockey Road and Marlton Road (R751)	To facilitate the development of zoned lands in AA4
6	Link Road from R750 to R751	To facilitate the development of AA8, zoned lands on Greenhill road and to provide an edge of town link from the R750 to the R751
7	Link from the Old N11 to the R752	To facilitate the development of the employment zoned lands at Rossana
8	Link road from Rockey Road to Saunder's Lane	To facilitate the development of zoned lands in AA5 and AA9

ROA2

The Council will not permit new developments that are not connected to the footpath system.

ROA3

It is an objective of the Council to facilitate the construction of a scenic loop pedestrian walkway at Brideshead as indicated in the land use-zoning map.

ROA 4:

A key element of the development strategy for the Plan is the delivery of interconnecting pedestrian /cycle routes. The Plan provides for a network of cycle ways and pedestrian linkages throughout the LAP lands to the Town Centre, existing residential areas and community facilities. The precise routings will be identified at a later stage. These routes shall be provided as part of the proposed development of the Action Area Lands at the developers' expense.

Cycle parking shall be provided at the local service areas, at schools and at community facilities

4.8 SANITARY SERVICES

It should be noted that water supply and capacity is very limited. Although the Council has identified potential new water sources, development in the future is largely contingent on these new sources being developed and brought into use.

With regard to wastewater facilities, the provision of the new secondary treatment plant in Wicklow Town, and pumping station in Rathnew, by 2009, will adequately provide for the future wastewater needs of the plan area.

SS1

It is an objective of the Council to ensure that no new significant developments are permitted until the Council is satisfied that there is appropriate water and waste water infrastructure in place to accommodate the proposed development. The required water and wastewater infrastructure shall be in place prior to the commencement of the new development.

SS2

Lands above the 63m contour cannot be developed until Ashtown Reservoir and its associated mains have been constructed.

SS3

All proposed developments on land located below 3 metres OD, or in the vicinity of areas known to flood will not normally be permitted. Flood protection measures might be accepted where the Council is satisfied that they will not adversely affect the amenities of adjoining areas. It will be the responsibility of the applicant to provide conclusive evidence that flood protection measures will be successful and will not adversely affect the amenities of adjoining lands.

The Council will require planning applications on flood prone lands to include a Flood Risk Assessment.

SS4

The Council will require that all surface water in excess of that flowing from the site under previous land use conditions will be required to be attenuated on site unless conclusive evidence can be produced that existing watercourses or surface water sewers can accommodate such increased flows, as well as increased flows from all possible developments within the relevant catchment area. All development shall comply with Sustainable Urban Drainage Systems (SUDS).

SS5

The mitigation measures listed MM2, MM4 and MM5 in section 9 of the Environmental report and set out in section 8 below shall be fully complied with in the preparation of proposals for the development of lands within the Wicklow Environs and Rathnew Area.

4.9 NATURAL, ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE

HER1

It is an objective of the Council to protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan and the provisions of this Plan. The following tables include a description of the town's heritage assets:

HER2

The mitigation measures listed MM1, MM3, MM6, MM7, MM8 and MM9 in section 9 of the Environmental report and set out in section 8 below shall be fully complied with in the preparation of proposals for the development of lands of natural, architectural and archaeological importance.

Protected Structures (CDP, Chapter 10 - Section 6.2.2.1)

CDP Ref No.	Building Address	Structure
25-01	Hunters Hotel, Rathnew	Hotel
25-03	Marlton Road, Hudson's Garage	Hand Pump
25-04	Rathnew	Former National School/Old Band Hall
25-05	Rathnew Catholic Church	Church
25-07	Brides Head, Dunbar, Wicklow Head	Early Ecclesiastical Remains
25-08	Wicklow Head	Old Semifore
25-09	Wicklow Head, Lighthouse	Lighthouse
25-12	Newrath, Rathnew	Letterbox
25-13	Clermont House, Rathnew	Country House/School
25-15	Tinakilly House, Rathnew	Country House
25-16	Broadlough House	Country House

Recorded Monuments within the Plan boundary (DoEHLG)

Monument No.	Site Type	Townland	Description
WI025-008---	Enclosure	Newrath	A bivallate enclosure (diameter. c. 40m) with inner and outer enclosures evident on aerial photographs, adjacent to traces of a field system (WI025-009---).
WI025-009---	Field System, site	Newrath	A possible field system, visible on aerial photographs, adjacent to an enclosure (WI025-008---).
WI025-01001-	Church and graveyard	Commons	The eastern gable end of a church, traditionally associated with St Ernin, situated at the N end of an oval graveyard (50m x 40m).
WI025-01002-	Font	Commons	A granite font located beside the east gable wall of the church.
WI025-011---	Church and graveyard	Glebe	The foundation remains of a 10 th century church and graveyard, originally with a Romanesque doorway now located in the Protestant parish church in Wicklow Town. Recently excavated for port access road and precisely located
WI025-014---	Cist	Ballynerrin (Ne. By.) Wicklow Rural ED	A rectangular cist, a Bronze Age burial, which contained a cremated adult.
WI025-015---	Souterrain	Dunbur Head	A possible souterrain, probably natural sea caves, but adjacent to a church (WI025-01701-), and possibly used as souterrains while the ecclesiastical site was in use.
WI025-016---	Holy Well, site	Dunbur Head	A spring, marked on the early OS map as 'Brides Well', now dried up. It is located just above the high water mark adjacent to a church (WI025-01701-).
WI025-01701-	Church	Dunbur Head	The nave and chancel of a church, of unmortared horizontal slabs with a doorway at the west end of the north wall, possibly a penal chapel. The nearby sites may have been contemporary, the caves (WI025-015-- -) and the Holy well (WI025-016---).
WI025-037--	Rock Shelter	Dunbur Head	One of two caves in the southern wall of a trench across the neck of Bride's Head, from which a large quantity of Prehistoric worked flint has been recovered.
WI025-038--	Rock Shelter	Dunbur Head	One of two caves in the southern wall of a trench across the neck of Bride's Head, from which a large quantity of Prehistoric worked flint has been recovered.

View of Special Amenity Value or Special Interest (CDP, Chapter 10 – Schedule 10.8)

No.	Description
21	View/panorama from coast road towards Wicklow Golf Course, Brides Head, Wicklow Head and the Coastline

It is the policy of the Council to preserve the above view in order to protect the natural beauty of the County.

Prospects of Special Amenity Value or Special Interest (CDP, Chapter 10 - Section 6.1.5)

No.	Origin	Feature
7	Railway from Greystones to Wicklow Town	Prospect of coast along railway line
30	R750 to Arklow	Prospect towards sea from coast road
28	N11 south of Rathnew	Prospect of Murrough and sea
29	N11 Ballinabarney	Prospect of Hawkstown Hill

Existing Tree Preservation Orders (CDP, Chapter 10 – Section 6.1.12)

No.	Description
42	Larch, Scots Pine and Sycamore groups of trees at Knockrobin, Wicklow town

Trees and Groups of Trees considered for preservation (CDP, Chapter 10 – Section 6.1.12)

No.	Description
48	Knockrobin Oak and ornamental species forming the avenue of Knockrobin House
49	Knockrobin – A copse of European Larch, Scots Pine and Sycamore on Knockrobin Hill
50	Burkeen – A deciduous woodland overlooking the Wicklow to Rathnew road.
51	A deciduous woodland forming the valley of the Marlton Stream at Ballynerrin
52	Southern boundary of Clermont School, with exception of any felling required for road access as indicated.
53	Line of trees in Clermont School Grounds - western boundary of Clermont School, with exception of any felling required for road access as indicated (junction with existing N11)
54	Lands at Rosanna Lower - line of trees stretching northwest to southeast, except where future road developments require removal.
55	Lands at Rosanna Lower – line of trees stretching northwest to southeast, except where future road developments require removal.
56	North of Vartry River near Mill Road – Line of trees stretching northwest to southeast, except where future road developments require removal.

Proposed Natural Heritage Areas (CDP, Chapter 10 – Section 6.1.3)

No.	Name
9	The Murrough
12	Wicklow Head

Proposed and Candidate Special Areas of Conservation (CDP, Chapter 10 – Section 6.1.3)

No.	Name	Designation
4	The Murrough Wetlands	cSAC
15	Wicklow Reef	cSAC

Special Protection Areas (CDP, Chapter 10 – Section 6.1.3)

No.	Name	Designation
4	Wicklow Head	SPA
5	Broadlough	SPA

Flora Protection Order (National Parks and Wildlife Service, DoEHLG)

Location	Description
Leitrim River Flora Protection Order	International importance – A gravely bank of the river which supports a community of plants typical of disturbed ground protected under the Flora Protection Order 1987.

5. ACTION AREAS

A number of Action Areas have been identified in the Local Area Plan. These lands, must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development of the environs area during the forthcoming plan period. Any development on these lands must be on the basis of a comprehensive plan. The precise location of each land use zone in these Action Area's is illustrative only, subject to a proper planning study, and conformance with proper planning and development. In the interests of encouraging sustainable transport, all large development proposals for Action Areas will require Local Transport Plans that illustrate that modal choice will be used in providing for local transport needs. Mobility Management Plans will be required for all commercial developments including enterprise, industrial and retail developments. These must also promote and enable modal choice at the developers expense if necessary. Action Areas numbered 2, 3, 5, 7 and 9 have previously been agreed upon with the Planning Department.

In order to ensure that development is undertaken in a sustainable and integrated manner, Action Area Plans shall include objectives for the phasing of the development of lands within Action Areas. The Council will require developers to provide physical and social infrastructure, and employment generating development, concurrent with new residential developments.

5.1 ACTION AREA 1

This is located in the Tinakilly, Newrath, Rosanna Lower, Knockrobin and Clermont areas of Wicklow Environs and Rathnew. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives must provide for phased and integrated development. Any plan shall comply with the following objectives:

- *Provision of a new inner relief road for Rathnew to facilitate access to new developments from the existing road network, to prevent congestion at the Rathnew mini roundabout due to the development of AA1 and to achieve good traffic circulation in the area.*
- *Development of residential units of high standards of design and layout. An Urban Framework Plan shall be prepared by urban design specialists, for development in the area of the new Rathnew Town Centre zone and the 'R2: High Density Residential Zone'. The plan shall include specific objectives regarding the form that new development should take, including objectives on land uses and density, access, the massing and height of buildings, the location of landmarks, streetscape, public realm and public spaces.*

- *Development of a third level education facility at Clermont with the development of an adjoining research and knowledge based commercial area, on lands zoned CC*
- *The reservation of lands around Clermont for the future provision of student accommodation, on lands zoned CC*
- *The reservation of lands to the north east of Clermont for the possible future expansion of the College, on lands zoned CC*
- *Development of lands for Employment as indicated on the map, including the provision of retail warehousing, on the area of land measuring 3ha between the R772 (old N11) and the new Rathnew relief road (to be accessed from the new relief road). The use of these employment lands will require the development of high quality environments that will not adversely affect the natural environment of the area and accordingly height and site development standard restrictions will be employed accordingly. These developments should employ a plot ratio in accordance with the County Development Plan; small building units will be encouraged with high quality landscaping. The development of these lands shall include overall site master plan that incorporates details such as phasing, planting, landscaping, the use proposed and the visual impact of the development. The amenities of adjoining properties shall be protected.*
- *Areas of open space shall be provided as part of the development of the College, with the lands zoned for Active Open Space to the east/south of Tinakilly providing sports facilities for both college sports and the wider community.*
- *A formal landscaped public amenity walkway along both sides of the river shall be provided, as indicated on the map. That portion of the proposed walkway that is in the vicinity of the ‘AC: Area of Conservation’ zone, shall be subject to consultation and agreement with the ‘National Parks and Wildlife Service’. The plan shall include suitable proposals to ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour.*
- *A Heritage Appraisal / Impact Assessment shall be undertaken to assess the impact of development proposals on heritage features. The ‘curtilage’ of the protected structures shall be defined.*
- *A Flood Impact Assessment shall be prepared relating to the development of this Action Area.*
- *Lands shall be reserved to allow for the development of sanitary services to service the development of the area.*
- *A comprehensive landscaping plan shall be submitted relating to the lands immediately adjoining the existing avenue to Tinakilly House from the proposed relief road to the hotel and leisure zoning. This landscaping plan shall include mounding and dense planting.*

Uses shall be assessed in terms of their contribution towards the achievement of the ‘Zoning Objective’.

Having regard to the expansive area of AA1, the large number of landowners involved, and in order to enable development to proceed, the Council will allow 2 separate Action Area Plans to be put in place for the area within AA1, subject to the following:

- *Plan A shall be for lands north of Rathnew stream; Plan B shall be for lands south of Rathnew stream. The plans shall comply with the overriding objectives for the entire AAI, as set out above.*
- *Prior to agreeing any Action Area Plan, agreement shall be reached on the design, alignment and delivery of the new access route that traverses the Action Area. Only 40% of residential development will be permitted in advance of the full completion of this link road.*
- *Prior to agreeing any Action Area Plan, the Urban Framework Plan for the new Rathnew Town Centre zone and the 'R2: High Density Residential Zone', shall be prepared and agreed.*

5.2 ACTION AREA 2

This Action Area is located in the Tinakilly, Merrymeeting and Broomhall area of Wicklow Environs and Rathnew.

Development shall be in accordance with the approved Action Area Plan 2, dated 4th March 2003.

In summary, the approved Action Area Plan 2 allows for the following:

- *The Development of Action Area 2 to comprise of c.20ha of Residential land, c.2ha of community and educational land, c.12ha for employment purposes, c.2ha for Hotel & Leisure facilities and c.2ha of dedicated open space. Development will result in c. 400-500 dwellings of various sizes, a school, a small neighbourhood centre, playing pitches*
- *Development within AA2 is to be undertaken in 3 phases.*
- *The construction of new roads, and road realignments, improvements and reservations.*
- *The development of sanitary services.*

5.3 ACTION AREA 3

This Action Area is located in the Burkeen and Bollarney North area of Wicklow Environs and Rathnew, and incorporates lands in the Wicklow Town Council administrative area.

Development shall be in accordance with the approved Action Area Plan 3, dated 24th October 2003.

In summary, the approved Action Area Plan 3 allows for the following:

- *The development of c.54ha, which is made up of approximately 25ha of residential land, 4.85ha of community and educational land, 2.7ha of land for Enterprise Development, 4.4ha of Industrial land and 1.9ha for the preservation of an existing tree plantation. Within Wicklow Town Council's area, provision is made for the development of a park and ride facility with commercial development at Wicklow Train Station.*
- *Development within AA3 is to be undertaken in 2 phases.*

- *The construction of new roads, and road realignments, improvements and reservations.*
- *The development of sanitary services.*

5.4 ACTION AREA 4

This is located in the Broomhall, Ashtown and Hawkstown Lower area of Wicklow Environs and Rathnew. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives must provide for phased and integrated development. Any plan shall comply with the following objectives:

- *Development of residential units of high standards of design and layout.*
- *A link road from the R751 to the Rockey Road shall be provided to facilitate access to new developments from the existing road network in order to prevent congestion from traffic generated by AA4 developments. No more than 20% of any permitted residential development will be constructed in advance of the completion of the proposed link road between R751-Rockey Road.*
- *Provision of access from the new link road to the active open space and community & education lands.*
- *Provision of a formal landscaped open space area, on lands zoned 'OS: Open Space and Amenity', that will be used for the purpose of a public park/ amenity area. These lands are suitable for passive recreation and amenity, including walks and landscaped areas. Land zoned 'AOS: Active Open Space', shall be developed in accordance with Objective OS2. All types of open space shall be well lit and, where possible, overlooked by adjoining development, in order to minimise anti-social behaviour.*
- *Reservation of lands to meet community and educational requirements. 1.21ha shall be provided to accommodate a 16-classroom primary school and 5.136ha shall be provided to accommodate a 1200 pupil post primary school. Should the development of a post primary school on the lands measuring 5.136ha not take place or require the full amount of lands designated for school use other community uses shall be permitted on these lands in accordance with the zoning objectives of the Wicklow Environs & Rathnew Local Area Plan, 2008 – 2014*
- *Approximately 3ha shall be provided for employment use. These lands shall be used to develop incubator units for small/start up businesses and their future expansion into larger scale units.*
- *The development of sanitary services.*

5.5 ACTION AREA 5

This Action Area is located in the Broomhall area of Wicklow Environs and Rathnew.

Development shall be in accordance with the approved Action Area Plan 5, dated 6th July 2005.

In summary, the approved Action Area Plan 5 allows for the following:

- *The development of c.27ha, all of which is zoned for residential development.*

- *A neighbourhood centre with maximum floor area of 500m² is to be provided along the boundary of AA5 with AA9.*
- *Open space is required to be provided in tandem with the development.*
- *Development within AA5 is to be undertaken in 3 phases.*
- *Road alignments and improvements.*
- *The development of sanitary services.*

5.6 ACTION AREA 6

Development shall be in accordance with ‘**Action Area 6 Local Area Plan 2006-2012**’

5.7 ACTION AREA 7

This Action Area is located in the Ballyguile area of Wicklow Environs and Rathnew. Any plan shall comply with the following objectives:

- *The development of c.43ha, which is made up of 35.7ha of land for open space and 7.4ha of land for residential development.*
- *Residential units shall be designed to a high quality and shall have regard in their massing, height and finishes to the scenic elevated location.*
- *A landscaped open space area, on lands zoned for open space, shall be provided in the form of a public park / amenity area*
- *Development of AA7 can proceed in a single phase, subject to agreement regarding roads and access issues, including the definition of a feasible option for the development of a link road from Ballyguile to Dunbar*
- *No development may occur above the 125m OD contour except where it has been established on the western side of the Action Area.*
- *The development of sanitary services.*

5.8 ACTION AREA 8

This is located in the Dunbur Lower area of Wicklow Town Environs. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives, must provide for phased and integrated development, which accords with the following objectives:

- *Development of residential units of high standards of design and layout.*
- *A link road from the R750 to the Greenhills Road shall be provided to facilitate access to new developments from the existing road network and achieve good traffic circulation in the area.*
- *Provision of community and neighbourhood retail facilities to meet the needs of residential development located within 500m.*
- *Reservation of lands to allow for the development of sanitary service and other services facilities, including water storage facilities, to service the development of the area.*

5.9 ACTION AREA 9

This Action Area is located in the Broomhall area of Wicklow Environs and Rathnew.

Development shall be in accordance with the approved Action Area Plan 9, dated 24th September 2007.

In summary, the approved Action Area Plan 9 allows for the following:

- *The development of c.42ha, which is made up of 4ha of land for enterprise development and the remainder for residential development.*
- *A neighbourhood centre, with maximum floor area of 500m², to be provided at the boundary of AA9 with AA5.*
- *Open space is to be provided in tandem with each phase of development.*
- *Development within AA9 is to be undertaken in 2 phases.*
- *Road alignments and improvements.*
- *The development of sanitary services.*

5.10 ACTION AREA 10

This is located in the Ballybeg area of Wicklow Environs and Rathnew. Any plan prepared or development proposed for these lands, while respecting all relevant development control standards and plan objectives must provide for phased and integrated development. Any plan shall comply with the following objectives:

- *This land shall be developed for mixed use and high density residential, employment and community uses. The residential component shall comprise a maximum of 40% of the total floor area within the Action Area.*
- *An Urban Framework Plan shall be prepared as part of the Action Area Plan, by urban design specialists. The plan shall include specific objectives regarding the form that new development should take, including land uses and density, access, the massing and height of buildings, the location of landmarks, streetscape, public realm and public spaces.*
- *This area shall have a maximum plot ratio of 2.5 and a maximum site coverage of 70%. The relevant development control standards set out in the County Development Plan, regarding public and private open space, parking, height standards, protection of residential amenity etc. shall guide the quantum of development that shall be allowed on the land.*
- *The plan shall conform with the objectives set out in the ‘Wicklow and Environs Integrated Framework Plan for Land Use and Transportation, 2003’. This plan set out an objective for the “reservation and rezoning of land at Rathnew for a transport interchange and employment opportunities”. Land shall be reserved for a proposed transport interchange. The transport interchange shall accommodate the construction of a station or depot with waiting areas, park and ride facilities, additional parking for buses and bicycles, and taxi ranks.*
- *A multi-purpose community facility shall be provided. The facility shall include the following: (i) a crèche, and (ii) meeting rooms, office, bathroom and kitchenette space, with minimum floor area 225m².*

- *Particular regard shall be paid to protecting the residential amenity of existing residential properties on the R752 out of Rathnew. A maximum of 2 storeys above ground level shall be permitted on land adjoining these properties.*
- *Prior to any development taking place within Action Area 10 a comprehensive study relating to the development of a substantial 'Transport Hub' must be carried out in conjunction with Bus Eireann and Iarnrod Eireann. Once the exact type of 'Transport Hub' has been established this 'Hub' must be fully constructed and fully functional prior to the occupation of any residential development. Only 40% of the entire residential element of AA10 shall be constructed prior to the 'Transport Hub' being fully functional*

5.11 ACTION AREA 11

- Provide for Employment uses on lands measuring 3.55ha, which shall be in keeping and connected to the employment lands within Action Area 1. The use of these employment lands will require the development of high quality environments that will not adversely affect the natural environment of the area and accordingly height and site development standard restrictions will be employed accordingly. These developments should employ a plot ratio in accordance with the County Development Plan; small building units will be encouraged with high quality landscaping. The development of these lands shall include an overall site master plan that incorporates details such as phasing, planting, landscaping, the use proposed and the visual impact of the development. The amenities of adjoining properties shall be protected.
- Reserve 3.41ha for the future expansion of the College Campus zoning.
- Reserve 16.96ha of land as solely Open Space.
- Reserve lands measuring a maximum of 0.81ha for existing residential/infill
- A Flood Impact Assessment shall be prepared relating to the development of this Action Area.

Uses shall be assessed in terms of their contribution towards the achievement of the 'Zoning Objective'.

5.12 PHASING OF DEVELOPMENT

The development of each of the identified Action Areas can generally proceed independently without an area wide clear sequence of phasing. For each of the identified Action Area, the Planning Authority will require a detailed site-specific internal phasing plan to be prepared and agreed as part of the required individual site master plans. Each phasing plan shall set out a detailed programme for the delivery of critical physical infrastructure together with the upgrade works required to the existing public infrastructure to facilitate development.

The major identified infrastructural deficit in the LAP area is quality of life infrastructure including the provision of community, social and recreational facilities together with public realm improvements.

It is considered that the release of the identified Action Areas for large-scale development has the capacity to significantly address these community and social infrastructure deficits and to contribute positively to public realm improvements.

Accordingly, it shall be a requirement that public realm improvements and quality of life infrastructure will be provided in advance of or in tandem with each development phase in order to cater for existing and emerging populations.

6. LAND USE ZONING OBJECTIVES

The purpose of land use zoning objectives is to indicate the Council’s intentions for all lands in the town. The various land use zones and their objectives are identified on the Maps of this Local Area Plan. Land use zoning objectives are listed in the following table:

Zoning Objectives	
R: Residential	To protect, provide and improve residential amenities.
R1: Residential – Infill	To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1(a) Residential – Infill	To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located. This zoning encourages the conversion of existing farm buildings into habitable dwellings
R2: Residential – High Density Potential	To protect, provide and improve residential amenities while allowing for increased residential densities in accordance with the standards set out in the residential density guidelines.
TC: Town Centre Activities	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for ‘Living Over the Shop’ residential accommodation, or other ancillary residential accommodation. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas.
E: Employment	To provide for economic development, enterprise, industry, warehousing, and employment
E1: Employment and Retail Warehousing	To provide for economic development, enterprise, employment, industry, warehousing, and retail warehousing.
CE: Community and Education	To provide for civic, community and educational facilities.
OS: Open Space and Amenity	To preserve, provide and improve recreational amenity and open space.
AOS: Active Open	To provide for active recreational open space, in accordance

Zoning Objectives

Space and Amenity	with Objective OS2
OS1: Solely Open Space	To preserve continuous open space along the 'Area of Conservation'
GB: Greenbelt	To protect and provide for agricultural greenbelt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.
AC: Area of Conservation	To protect the Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas from inappropriate development and to retain existing public access.
H: Hotel and Leisure	To provide for hotel, tourism and leisure uses.
H1: Hotel and Leisure	To provide for integrated hotel, tourism and leisure uses at Tinakilly House. Tourist accommodation shall remain linked with the hotel and leisure development, in the form of a legal agreement regarding usage and management/maintenance. Any application for development on these lands shall be accompanied by a detailed ecological and hydrological assessment.
RK: Research and Knowledge	To provide for research and knowledge based industries, in association with Clermont education facility.
AA10: Action Area 10	To provide mixed-use development in accordance with the objectives set out in Action Area 10.

The acceptability of certain uses in particular zones is self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

Acceptability of Uses

Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

'Not Normally Permitted' means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.

Uses in the table which are not indicated as 'Permitted in Principle' or 'Not Normally Permitted' are material contraventions of the plan. Uses not recorded in the Land Use

Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Green Belt zoning shall be strictly in accordance with the provision of the County Development Plan.

Land Use Matrix

Development Categories	R1, R, R2	R1(a)	TC	E	E1	CE	OS, AOS	CC
Car Parks	N	X	Y	Y	Y	Y	N	Y
Community Facility	N	X	Y	N	N	Y	N	Y
Crèche/ Nursery school	Y	X	Y	Y	Y	Y	X	Y
Halting Site	Y	X	N	N	N	N	Y	N
Doctor/Dentist etc./Health Centre	N	X	Y	X	N	N	X	N
Education	Y	X	Y	X	N	Y	X	Y
Garden Centre	N	X	Y	N	Y	N	X	X
Heavy Vehicle Park	X	X	X	Y	Y	X	X	X
Hospital/Nursing Home	N	X	Y	X	X	N	X	X
Hotel/Bed and Breakfast/ Guesthouse	N	X	Y	X	X	X	X	X
Industry ²	X	X	N	Y	Y	X	X	Y ³
Motor Sales Outlet	X	X	Y	N	Y	X	X	X
Offices	X	X	Y	Y	Y	X	X	Y ²
Petrol Station	X	X	Y	N	Y	X	X	X
Public House	N	X	Y	X	X	X	X	X
Public Services	Y	X	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	X	Y	N	Y	Y	Y ⁴	Y
Residential	Y	Y	Y	X	X	X	X	Y ⁵
Residential Institution	Y	X	N	X	X	X	X	N
Restaurant	N	X	Y	X	X	X	X	N
Service Garage	X	X	Y	Y	Y	X	X	N
Shops (Local) ⁶	Y	X	Y	N	N	X	X	N

² Within the 'E: Employment' zone at the Murrough coastal area, permitted industrial-type uses shall be limited to the following: (i) the existing use, and (ii) light industrial uses. 'Light industrial building' shall be in accordance with the definition of such, as set out in the Planning and Development Regulations, 2001.

³ Research & Development and Knowledge based industry / offices only

⁴ A 'Recreational Building' shall be an ancillary use only.

⁵ Only student accommodation related to the college campus

⁶ A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

Shops (Other)	X	X	Y	X	X	X	X	X
Retail Warehouse/ Cash and Carry	X	X	N	X	Y	X	X	X
Warehousing/ Distribution.	X	X	N	Y	Y	X	X	X

7. IMPLEMENTATION

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permission with the inclusion of conditions requiring levies and bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT OVERVIEW

Purpose of the SEA

The purpose of the SEA⁷ environmental report is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of development in the Wicklow Environs and Rathnew Area. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed 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. The purpose of this chapter is to provide a brief overview of how the proposed strategic environmental objectives of

⁷ 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 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004) and by the Planning & Development (SEA) Regulations 2004 (S.I. No. 436 of 2004).

the SEA correlate with the objectives of the Local Area Plan and where conflict arises, how it is proposed to mitigate against these environmental impacts.

The SEA Directive requires that an environmental assessment must be carried out for all plans and programmes that fall within the parameters as set out in the Directive. As the Wicklow Environs Plan is being prepared under part II, Sections 18-20 of the Local Government (Planning & Development) Act, 2000 it will be adopted as a Local Area Plan and will have affect over a six-year period (2008-2014). As the Plan area encompasses a population of over 10,000 people it is a required that an Strategic Environmental Assessment be carried out in accordance with the requirements of S.I No. 436. The Environmental Report has been prepared by CAAS (Environmental Services) Ltd and should be read in conjunction with this draft Plan.

Criteria used to carry out SEA:

One of the critical roles of SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative strategies for accommodating the future development of the County within the constraints imposed by intrinsic environmental conditions. In this instance the consideration of conceptual alternatives arose during the early stages of plan inception at a workshop with the development plan team.

A range of three potential scenarios for the types of planning strategies that could be adopted were formulated which represented increasingly intensive and extensive development. Scenario 1 provided for a minimal development envelope, scenario 2 provided for moderate development envelope while scenario 3 provided for a maximum development envelope. Having been established, each scenario was evaluated to determine their relative merits under a range of types of plan regimes. This process determined whether each alternative was likely to improve, conflict or have a neutral interaction with the provisions of the plan as well as the certainty of that interaction. Table 8.1 below summarises the evaluation of alternative scenarios 1,2 and 3 against the Strategic Environmental Objectives (SEO's)

Table 8.1 Evaluation of Alternative Scenarios against SEO's

	Likely to Improve status of SEOs relating to	Probable Conflict with status of SEOs unlikely to be mitigated relating to:	Potential Conflict with status of SEOs- likely to be mitigated relating to:	Uncertain interaction with status of SEOs relating to	Neutral Interaction with status of SEOs relating to:	No Likely interaction with status of SEOs relating to:	Mitigation Measure Code(s) (see Section SEA Environmental Report)	Social and Economic Impacts of Scenario
Alternative Scenario 1	Designated ecological sites, ecological networks, travel related emissions to air, sensitive landscape features and designated scenic views, re-use of brownfield lands		Appropriate waste water treatment, human health , quality of rivers , ground water , archaeological heritage , architectural heritage				MM2 MM3 MM4 MM5 MM6 MM7	Most Environmentally sustainable option with limited development, however unsustainable in Economic and social terms
Alternative Scenario 2	Re-use of brownfield lands	Designated ecological sites	Appropriate waste water treatment, human health, quality of rivers, ground water, human health, architectural heritage, archaeological heritage, sensitive landscape features and designated scenic views, travel related emissions to air				MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8	Having regard to Planning considerations, Scenario 2 provides a better balance between environmental protection and economic and social development and therefore provides for the most sustainable option.
Alternative Scenario 3	Designated ecological sites, sensitive landscape features and designated scenic views, re-use of brownfield lands, travel related emissions to air	Appropriate waste water treatment, human health, quality of rivers, ground water, ecological networks, architectural heritage, archaeological heritage					MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8	This scenario if adopted would lead to significant Environmental Impacts on the Plan area providing for the most unsustainable option in terms of Environmental, economic and social development

On the basis of the above analysis (which is expanded upon in the SEA environmental report) Scenario 1 is the most environmentally sustainable option. If unmitigated,

Scenarios 2 and 3 would be likely to result in a number of adverse environmental impacts.

Having regard to Planning considerations, Scenario 2 provides a better balance between environmental protection and economic and social development and therefore provides for the most sustainable option. Under Scenario 2, potential conflicts with environmental objectives can largely be offset by appropriate mitigation measures, as indicated.

It is noted however that the existing zoning of a strip of land under Scenario 2 at the Murrough as 'Employment (E)' could result in significant adverse impacts on designated ecological sites.

The Proposed Draft LAP that has emerged from the Plan preparation corresponds to Scenario 2.

Evaluation of Policies, Objectives and Standards

This section evaluates the Draft Plan's strategy and objectives. Strategic Environmental Objectives (SEOs) are used in order to evaluate each of the Draft Plan measures as outlined under Section 7 of the SEA.

With regard to policies and objectives evaluated as having an uncertain interaction with the status of SEOs, the interaction, and environmental impacts, if any, which the implementation of these policies and objectives would have would be determined by: the nature and extent of development arising from these policies and objectives, and; site specific environmental factors. These impacts may be assessed as part of an EIA of a particular project or by the planning process.

Criteria for appraising the effect of Plan provisions on Strategic Environmental Objectives.

Criteria for appraising the effect of Plan provisions on Strategic Environmental Objectives

Likely to Improve status of SEO'S	Probable Conflict With status of SEO's unlikely to be mitigated	Potential Conflict With status of SEO's likely to be mitigated	Uncertain Interaction with status of SEO's	Neutral Interaction with status of SEO's	No Likely Interaction with status of SEO's	Mitigation Measures Code(s)
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Strategic Environmental Objectives (SEO's)

SEO Code	SEO
B1	To avoid loss of relevant habitats, species or their sustaining resources in designated ecological sites
B2	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
B3	To sustain, enhance or where relevant to prevent the loss of, ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
HH1	To protect human health from hazards or nuisances arising from exposure to incompatible landuses
S1	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands
W1	To maintain and improve, where possible, the quality of rivers
W2	To prevent pollution and contamination of ground water
A1	To minimise increases in travel related emissions to air
M1	To serve new development with appropriate waste water treatment
CH1	To protect the archaeological heritage including that of Recorded Monuments
CH2	To preserve and protect the special interest and character of architectural heritage found within the plan area with regard to Protected Structures - including their contacts – and conservation areas
L1	To protect Wicklow Environs & Rathnew's sensitive landscape features and designated scenic views.

Section 9 Mitigation Measures

MM No.	Area Reference
MM1	Designated Ecological Sites: Planning applications on lands, which form part of or extend from the boundary of an designated ecological site or to a distance of 50m, must be accompanied by an eco-hydrological assessment.
MM2	Watercourses: Planning applications within a horizontal distance of 10 m from the banks of rivers and streams must demonstrate that any development would not impact upon the aquatic biodiversity of the streams and rivers or the habitats, which sustain them.
MM3	Ecological Networks: Planning applications must identify all ecological corridors likely to be significantly effected on the subject lands, identify the losses to these corridors should a grant of permission be issued and demonstrate how losses can be offset through replacement/alternatives.
MM4	Water Quality Protection: In order for new developments to be permitted applications must clearly demonstrate that there is sufficient capacity available to appropriately treat the wastewater resulting from such developments.
MM5	River Basin District (RBD) Management Plans: When published, the relevant policies and objectives of the Eastern River Basin Management Plans should be integrated into the Local Area Plan through amendment or otherwise.
MM6	Archaeological Heritage: Planning applications within or adjacent to a buffer zone of 30m from a Site on the Sites and Monument Register must be accompanied by: an archaeological assessment detailing the impacts which the relevant development would have on archaeology in the area, including those impacts relating to the context of archaeology in the surrounding landscape.
MM7	Architectural Heritage: Planning applications within the Local Area Plan area may be required to be accompanied by an assessment to be undertaken by a certified conservation architect detailing the impacts of the relevant development upon the special interest and character of the surrounding architectural heritage.
MM8	Landscape Heritage - Planning Applications: Planning Applications that have the potential to impinge upon the integrity of significant landscape resources may be required to be accompanied by an assessment of the potential landscape and visual impacts of the proposed development and how these have been avoided to a level consistent with the sensitivity of the landscape.

MM9	Designated Ecological Sites II: No projects giving rise to significant adverse direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects)
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The following provides a working sample of the LAP objectives, the criteria for appraising the effect of Plan provisions on Strategic Environmental Objectives and mitigations measures proposed. This shall form the layout for all objectives set out in the Draft Local Area Plan as set out in sections 4 and 5.

Strategic Objective

Ensure that the environs of Wicklow Town and Rathnew develop so as to integrate fully with the existing built area of Wicklow Town, so that the area functions as one entity, while preserving the character of each of the existing areas. The area shall perform a function that is consistent with its regional role as a ‘Primary Development Centre’ within the GDA, and develop to enhance its status as the County Town.

<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
CH2		B1 B2 B3 HH1 S1 W1 W2 A1 M1 CH1 L1				MM1 MM2 MM3 MM4 MM5 MM6 MM8

Strategic Policy Objectives

SPO 1: Allow for the orderly development of Wicklow Town within the environs of the town.

SPO 2: Provide for the expansion of Wicklow Town on lands close to the town, which may be developed with least infrastructural expenditure, which generate the shortest journeys and which provide good access to the range of social, educational and economic facilities available in the town.

SPO 3: Provide for the protection from development of areas of high visual amenity, special interest and scientific interest.

Objective	Likely to Improve status of SEO'S	Probable Conflict With status of SEO's unlikely to be mitigated	Potential Conflict With status of SEO's likely to be mitigated	Uncertain Interaction with status of SEO's	Neutral Interaction with status of SEO's	No Likely Interaction with status of SEO's	Mitigation Measures Code(s)
SPO 1	CH2			B1 B2 B3 HH1 S1 W1 W2 A1 M1 CH1 L1			MM1 MM2 MM3 MM4 MM5 MM6 MM8
SPO 2				B1 B2 B3 HH1 S1 W1 W2 A1 M1 CH1 CH2 L1			MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8
SPO 3	B1 B2 L1						
SPO 4				√			

General Objectives:

Objective	Likely to Improve status of SEO'S	Probable Conflict With status of SEO's unlikely to be mitigated	Potential Conflict With status of SEO's likely to be mitigated	Uncertain Interaction with status of SEO's	Neutral Interaction with status of SEO's	No Likely Interaction with status of SEO's	Mitigation Measures Code(s)
GEN 1	CH2 L1						
GEN 2						√	

Residential Objectives:

Objective	Likely to Improve status of SEO'S	Probable Conflict With status of SEO's unlikely to be mitigated	Potential Conflict With status of SEO's likely to be mitigated	Uncertain Interaction with status of SEO's	Neutral Interaction with status of SEO's	No Likely Interaction with status of SEO's	Mitigation Measures Code(s)
RES 1	M1 A1		B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1				MM1 MM2 MM3 MM5 MM6 MM7 MM8
RES 2	S1 CH2		B1 B2 B3 HH1 W1 W2 M1 CH1 L1				MM2 MM3 MM4 MM5 MM6 MM8
RES 3	CH2		B1 B2 B3 HH1 S1 W1 W2 A1 M1 CH1 L1				MM2 MM3 MM4 MM5 MM6 MM8
RES 4			B1 B2 B3 HH1 S1 W1 W2 A1 M1 CH1 CH2 L1				MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8
RES 5			B1 B2 B3				MM1 MM2

			HH1 S1 W1 W2 A1 M1 CH1 CH2 L1				MM3 MM4 MM5 MM6 MM7 MM8
RES 6				√			
RES 7			B1 B2 B3 HH1 S1 W1 W2 A1 M1 CH1 CH2 L1				MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8
RES 8	A1						

Rathnew Town Centre and Retail Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
RET 1				√			
RET 2	S1 A1		CH2				MM7
RET 3	CH2						
RET 4						√	

Please Note: The symbol √ indicates that a certain objective is likely to have uncertain interaction with the status of a no. of the SEO's, for example Ret 3 is likely to have uncertain interaction with the status of a no. of the SEO's

Employment:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
EMP 1			B3 HH1 S1 W1 W2 A1 M1 CH1 CH2 L1				MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8
EMP 2	S1		B1 B2 W1				MM1 MM4 MM5
EMP 3	L1						
EMP 4						√	
EMP 5			B1 B2				MM1 MM9

Coastal Zone Management:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
CZ 1	B1 B2 B3 L1 M1 HH1 W1 W2						

Open Space and Community:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
OS 1	B1 B2 B3 W1 HH1		S1				
OS 2				√			
OS 3						√	
OS 4						√	
OS 5						√	

Roads and Transportation:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
ROA 1			B3 HH1 S1 W1 W2 A1 CH1 CH2 L1	A1			MM2 MM3 MM5 MM6 MM7 MM8
ROA 2	HH1						
ROA 3				√			
ROA 4	A1						

Sanitary Services:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
SS 1	M1						
SS 2						√	
SS 3	HH1						
SS 4	W1 HH1 B1 B2						
SS 5	B1 B2 B3 HH1 W1 W2 M1						

Natural, Architectural and Archaeological Heritage:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
HER 1	B1 B2 B3 HH1 W1 W2 M1 CH1 CH2 L1		S1				
HER 2	B1 B2 B3 HH1 W1 W2 M1 CH1 CH2 L1		S1				

ACTION AREA PLANS

Action Area 1 objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1	CH2 L1		B1 B2 B3 HH1 S1 W1 W2 M1 CH1	A1			MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9
Objective 2			B3 HH1 S1 W1 W2 A1 CH1 CH2 L1	A1			MM2 MM3 MM5 MM6 MM7 MM8
Objective 3	A1		S1 B3 HH1 W1 W2 M1 CH1 CH2				MM2 MM3 MM4 MM5 MM6 MM7
Objective 4	A1		S1 B3 HH1 W1 W2 M1 CH1 CH2				MM2 MM3 MM4 MM5 MM6 MM7
Objective 5	S1		B3 HH1 W1 W2 M1 CH1 CH2				MM2 MM3 MM4 MM5 MM6 MM7
Objective 6	L1		S1 B3 HH1 W1 W2 M1 CH1 CH2				MM2 MM3 MM4 MM5 MM6 MM7 MM8
Objective 7	B3						
Objective 8	L1						
Objective 9	B1 B2 B3 HH1 W1 W2 M1 CH1 CH2 L1		S1				
Objective 10	B3 HH1 L1						
Objective 11	HH1						
Objective 12	M1 HH1 B1 B2 W1 W2						
Objective 13				√			

Action Area 2 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1	A1			MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9

Action Area 3 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1	A1			MM1 MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9

Action Area 4 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1	A1			MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9
Objective 2			B3 HH1 S1 W1 W2 A1 CH1 CH2 L1	A1			MM2 MM3 MM5 MM6 MM7 MM8
Objective 3			B3 HH1 S1 W1 W2 A1 CH1 CH2 L1	A1			MM2 MM3 MM5 MM6 MM7 MM8
Objective 4	L1 HH1						
Objective 5				√			
Objective 6			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1	A1			MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9
Objective 7			M1				MM4 MM5

Action Area 5 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1	A1			MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9

Action Area 6 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1	B3		S1 L1 CH1 W1 W2 M1	A1			MM4 MM5 MM6 MM8

Action Area 7 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 L1	A1			MM2 MM3 MM4 MM5 MM6 MM8 MM9

Action Area 8 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 L1	A1			MM2 MM3 MM4 MM5 MM6 MM8 MM9
Objective 2			B3 HH1 S1 W1 W2 A1 CH1 L1	A1			MM2 MM3 MM5 MM6 MM8
Objective 3	A1						

Objective 4	M1 HH1 B1 B2 W1 W2						
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Action Area 9 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 L1	A1			MM2 MM3 MM4 MM5 MM6 MM8 MM9

Action Area 10 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1	A1		B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1				MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9
Objective 2	CH2						
Objective 3				√			
Objective 4	A1		B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1				MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9
Objective 5 (a)				√			
5 (b)				√			
5 (c)			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 L1	A1			MM2 MM3 MM4 MM5 MM6 MM8 MM9
5 (d)	A1		B1 B2 B3 HH1 W1 W2 M1				MM2 MM3 MM4 MM5 MM6 MM8 MM9
5 (e)	A1		B3 HH1 W1 W2 M1 CH1 CH2 L1				MM2 MM3 MM4 MM5 MM6 MM8
5 (f)	A1 S1 L1		B3 HH1 W1 W2 M1 CH1 CH2				MM2 MM3 MM4 MM5 MM6

5 (g)	A1 B3 S1 L1		HH1 W1 W2 M1 CH1 CH2				MM2 MM3 MM4 MM5 MM6
Objective 6			B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1				MM2 MM3 MM4 MM5 MM6 MM8 MM9
Objective 7	CH2 L1						
Objective 8	A1		B1 B2 B3 HH1 S1 W1 W2 M1 CH1 CH2 L1				MM2 MM3 MM4 MM5 MM6 MM7 MM8 MM9

Action Area 11 Objectives:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1			S1 HH1 B3		√		MM2 MM3 MM4 MM5 MM8 MM9
Objective 2			S1 HH1 B3		√		MM2 MM3 MM4 MM5 MM8 MM9
Objective 3			S1 HH1 B3		√		MM2 MM3 MM4 MM5 MM8 MM9
Objective 4			S1 HH1 B3		√		MM2 MM3 MM4 MM5 MM8 MM9
Objective 5			S1 HH1 B3		√		MM2 MM3 MM4 MM5 MM8 MM9

Phasing of Development:

Objective	<i>Likely to Improve status of SEO'S</i>	<i>Probable Conflict With status of SEO's unlikely to be mitigated</i>	<i>Potential Conflict With status of SEO's likely to be mitigated</i>	<i>Uncertain Interaction with status of SEO's</i>	<i>Neutral Interaction with status of SEO's</i>	<i>No Likely Interaction with status of SEO's</i>	<i>Mitigation Measures Code(s)</i>
Objective 1				√			

Conclusion:

As mentioned above the purpose of the SEA environmental report is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of development in the Wicklow Environs and Rathnew Area.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed 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.

The above sections set out a brief overview of the Full Strategic Environmental Report (SEA), demonstrating how the proposed Strategic Environmental Objectives of the SEA correlate with the objectives of the Local Area Plan and where conflict arises, how it is proposed to mitigate against these environmental impacts. The above chapter is intended to act as a link between the actual Local Area Plan and Strategic Environmental Report prepared by CAAS (Environmental Services) Ltd and should not be viewed or construed as being a replacement chapter for the SEA report.