

PART B

**Addendum II to the Environmental Report of the
Draft Wicklow - Rathnew Development Plan 2013 – 2019**

May 2013

**ASSESSMENT OF LIKELY ENVIRONMENTAL EFFECT OF THE PROPOSED AMENDMENTS TO
THE DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019**

SECTION 1: INTRODUCTION

The Draft Wicklow-Rathnew Development Plan 2013-2019 and the associated Environmental Report (ER) were on public display during the period 20th July 2012 to 28th September 2012. During this period members of the public, prescribed bodies and other interested groups were invited to make submissions. A total of 37 submissions were received during this period.

The Manager prepared a report on the submissions/observations received during the display period and submitted it to the elected members for their consideration. An Addendum (Addendum I) to the Environmental Report was prepared at that stage (January 2013). Addendum I firstly provided an analysis of submissions / observations made on the ER of the draft plan and recommended any updates that would be necessary to be made to the ER and secondly, it provided an assessment of the likely significant effects on the environment of implementing the amendments that had been proposed by the Manager in his report. Having considered the Draft Plan, the Manager's Report, and Addendum I to the Environmental Report, the members of Wicklow Town Council and Wicklow County Council resolved to amend the Draft Development Plan, on 3rd April 2013 and 8th April 2013 respectively, in accordance with the provisions set out in Section 12(6) of the Planning and Development Act 2000, as amended.

This report, 'Addendum II to the Environmental Report of the Draft Wicklow-Rathnew Development Plan 2013-2019' assesses the likely significant effects on the environment of implementing the proposed amendments to the Draft Plan as agreed by the members of Wicklow Town Council and Wicklow County Council. As the members of the respective Councils accepted a number of the Manager's recommended amendments as set out in his report, there will be overlap between this report and Addendum I. However, it is only the proposed amendments that are under consideration at this stage, and those interested in these proposed amendments and the likely significant environmental impacts of these changes should confine their submissions or observations to the contents of Addendum II. Addendum I is available to view online or purchase separately.

It should be noted that **this Addendum must be read in conjunction with the Environmental Report on the Draft Wicklow-Rathnew Development Plan 2013-2019.**

SECTION 2: ASSESSMENT OF LIKELY ENVIRONMENTAL EFFECT OF THE PROPOSED AMENDMENTS TO THE DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019

This section includes an assessment of the likely environmental effect of the Proposed Amendments to the Draft Wicklow-Rathnew Development Plan 2013-2019, as resolved by the members of Wicklow Town Council on 3rd April 2013 and Wicklow County Council on 8th April 2013.

New or amended objectives that are likely to have a significant environmental effect are assessed in the attached addendum to the SEA matrix. An assessment has been undertaken of the likely environmental effect of all amendments. In cases where the assessment of the amended plan objectives does not significantly alter the original assessment set out in the SEA matrix of the ER, it is indicated that there is 'no change to SEA matrix'.

Note:

The text in black is the text as contained in the Draft Wicklow - Rathnew Development Plan 2013-2019 and is not changing.

The text in ~~blue strikethrough~~ is the text as contained in the Draft Plan and is proposed to be deleted. The text in **red** is proposed as amending, new text to the Draft Plan. The likely environmental effect of the Proposed Amendments is set out in *green italics*.

Amendment No. 1

Throughout the development plan and all associated documents anywhere “Wicklow” appears it should read “Wicklow **Town**”, anywhere “Wicklow – Rathnew” appears it should read “Wicklow **Town** – Rathnew”

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Amendment No. 2

Throughout the development plan and all associated documents amend the name of ~~Action Area 2~~ to ‘**Marlton Action Area**’.

Assessment of likely environmental effect

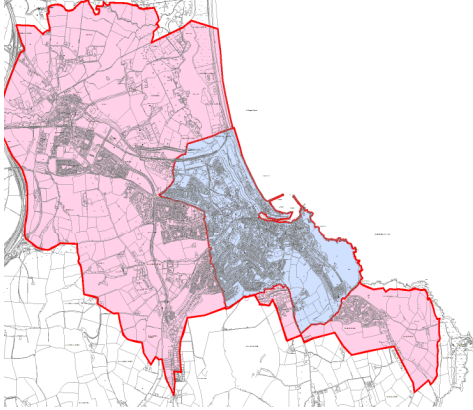
No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Amendment No. 3

(page 2)

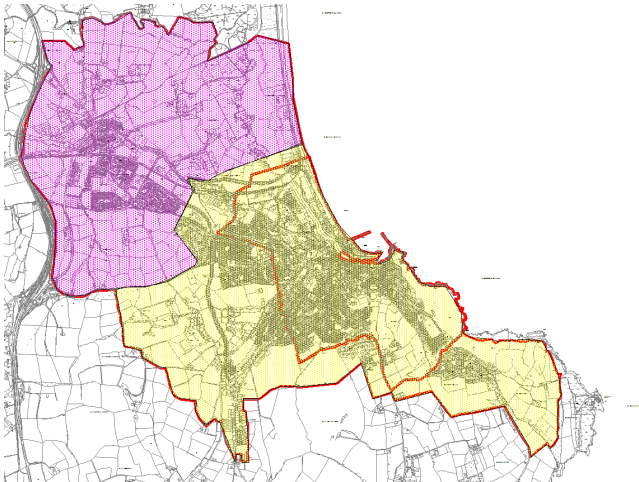
From

Wicklow Town and Environs Boundaries



To

Wicklow Town and Environs and Rathnew and Environs Boundaries.



Map No.1.1 Wicklow Town and Environs and Rathnew and Environs Boundaries

 Wicklow Town and Environs

 Rathnew and Environs



North

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Amendment No. 4

(page 14)

2.1 Vision

For Wicklow Town, Environs and Rathnew to be a prosperous and growing community in the garden County of Wicklow, offering a unique and high quality of life by providing for a sustainable and local work/life balance within a quality environment for all who live, work and visit the area.

This will be achieved through the following Key Strategic Objectives:

- Strengthening and consolidating Wicklow Town as the County town to ensure that it remains the economic and social hub of the community by making the town a more attractive place to live and do business, by improving the public realm, by encouraging infill development and brownfield regeneration, by protecting the built and natural heritage and by improving movement throughout the town. **While protecting the character and uniqueness of the Main Street, it is necessary to provide for the development of Wicklow Town so as to provide for the requirements of modern retailers and business. Identifying suitable locations within the plan area that are deliverable within the time scale of this plan to cater for major retailers' needs is crucial for Wicklow Town to grow as a Primary Growth Centre and County Town.**
- Re-enforcing and protecting the identity of Rathnew as a separate stand alone entity in the wider settlement; by providing local services in an attractive, thriving village and to facilitate the ~~the educational potential of~~ **for innovation, enterprise and education at** Clermont Campus for the benefit of the local and regional community.
- Integrating land use planning and transport 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
- Cultivating the port and manufacturing employment tradition in the settlement while facilitating a broad range of enterprise development thereby avoiding dependence on a specific sector
- To recognise and protect through policies of the Plan, the unique character, built heritage, seaside location, maritime history, natural environment of the area, ensuring that this heritage can continue to contribute positively to the overall quality of life, recreation and tourism role of the settlement and by developing existing traditional coastal and estuarine walks.
- Ensuring that the quality and setting of the natural environment is protected and strengthened through the Plan so that maximum associated ecosystem services in terms of flood attenuation, biodiversity, quality of life, tourism and recreation may be realised for the benefit of the local and wider community.
- Supporting social and community development and in particular, to link the development of new housing to the delivery of necessary community facilities, including schools, playing pitches, health facilities and other community services
- To recognise the needs of all society and ensure that all strategies, policies and objectives do not inhibit or exclude any individuals or groups from being part of their community's development

- Maximising the use of existing infrastructure and targeting new investment in infrastructure to that which can generate the highest returns to the community
- To address the climate change challenge as a plan dynamic, directly in the areas of flooding and renewable energy and indirectly through integrating climate change and sustainable development into all aspects of plan policy and objectives.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Amendment No. 5

(page 15)

2.2.3 Housing and Phasing

In order to accommodate this potential growth in population, the plan must make provision for growth in the housing stock. This will entail ensuring that there is sufficient zoned and serviced land available for the construction of new housing. While the duration of this plan is only until 2019, in accordance with current guidance from the DoECLG and RPGs, this plan will make provision for adequate zoned and serviced land to meet residential needs for the next nine years i.e. up to 2022.

The objective of this plan is to ensure balanced and proportionate development which will underpin and reinforce the status of Wicklow Town as the county town and Primary Growth Centre as outlined in National Planning Strategies.

Household size: Clearly it is necessary to predict future household size in determining how much new housing is required. These predictions have been provided for Wicklow by the RPGs as shown on the table below.

Excess factor: More housing units are always required to be provided over and above the minimum amount as some houses may be used as second / holiday homes and some units may be vacant at any time for example due to normal market friction. An excess factor of 6% is utilised in this plan.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Amendment No. 6

(page 17 and 18)

2.2.4 Economy and Employment

The RPGs indicate that outside of the core Dublin employment zone, Bray and Wicklow Town should act as anchors for regional enterprise. It is the strategy of this plan to put in place a framework to facilitate substantial growth in employment, in particular to allow Wicklow **Town** – Rathnew to develop as the major employment hub in this sub-region of the County.

~~In particular, the amount of zoned employment land must be align with this strategic goal. There has been a tendency in the past to zone an abundance of lands for employment uses in the hope that this will bring so many options to prospective employers that jobs would flow rapidly into the town. However, there is no evidence that this has been the case, even during the boom years and indeed the spread out nature of employment zoned lands has also lead to a number of new employment developments being located at the very edges of the settlement. This has obvious negative impacts such as:~~

- ~~- inefficient use of resources in bringing services to such sites;~~
- ~~- the need to rely on the private car to access such sites given their distance away from residential areas;~~
- ~~- the haphazard growth of the settlement, at the edges first, rather than from the centre out.~~

There is currently sufficient land zoned in the three plans for theoretically provide for **31,000 new jobs**, not including jobs that might be provided on 'town centre' zoned land or land zoned for education, community or residential uses, as shown on the table below.

Table 2.3 Existing employment zoned land

| Location | Zoning | Action Area | Area | Amount developed | Amount free | Jobs potential |
|---------------------------------|--------|-------------|-------|------------------|-------------|----------------|
| Rosanna Lower 1 | E | AA1 | 15.67 | 0 | 15.67 | 3,761 |
| Newrath 1 | E | AA1 | 10.04 | 0 | 10.04 | 2,410 |
| Newrath 2 | E | AA11 | 3.56 | 0 | 3.56 | 854 |
| Newrath 3 | CC | AA11 | 3.54 | 0 | 3.54 | 850 |
| Newrath 4 | CC | AA1 | 48.08 | 0 | 48.08 | 11,539 |
| Rosanna Lower 2 | E1 | AA1 | 3.24 | 0.4 | 2.84 | 114 |
| Merrymetting 1 | E1 | AA1 | 3.74 | 2.34 | 1.4 | 56 |
| Milltown North | E | | 29.9 | 11.9 | 18 | 720 |
| Ballybeg 1 | E | | 1.88 | 0 | 1.88 | 75 |
| Ballybeg 2 | E | | 2.9 | 2.9 | 0 | 0 |
| Ballynabarny / Broomhall | E | | 31.65 | 0 | 31.65 | 1,266 |
| Ballybeg 3 | E1 | | 4 | 0 | 4 | 160 |
| Ballynabarny | E1 | | 11.5 | 0 | 11.5 | 460 |
| Merrymetting | E | AA2 | 8 | 1.08 | 6.92 | 1,661 |
| Bollarney North | E | AA3 | 7.8 | 4.2 | 3.6 | 864 |
| Hawkstown Lower | E | AA4 | 3 | 0 | 3 | 720 |
| Ballynabarny | E | AA9 | 4 | 0 | 4 | 160 |
| Knockrobin / Bollarney Murrough | E | | 16.7 | 11 | 5.7 | 228 |
| Ballybeg 4 | | AA10 | 19.3 | 7.3 | 12 | 2,880 |
| Ballynerrin Lower | E1 | AA6 | 7.9 | 0 | 7.9 | 316 |
| The Murrough | MU | AAP1 | 18 | 10 | 8 | 1,920 |
| Total | | | | | | 31,013 |

For the new plan, given:

- the growth target for the settlement of Wicklow **Town** – Rathnew and its employment catchment area for 2022
- the role of the settlement as a major employment pole in the County
- an assumption that the labour force participation rate will remain around 50%
- the desire to significantly increase the number of jobs in the settlement such that the 'jobs ratio'¹ increases from 45% in 2006 to 80% by 2022
- a total of c. **9,400 jobs** would be required to be available in the settlement in 2022.

In line with sound planning principles, it is the aim of the strategy that a significant proportion of new jobs created will be located in existing built up areas, through redevelopment of brownfield sites, infill, change of use to employment generating uses and intensification of activities on existing employment sites.

The employment strategy is particularly focussed on the development of the following areas:

- Wicklow town centre and Rathnew village centre;
- The Murrough and other lands serviced by the new Port Access Road; and
- Clermont Campus.
- **Lands adjacent to the M11 interchanges which provide safe access to primary routes.**

Assessment of likely environmental effect

Text omission-

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Text inclusion-

Overall, the proposed amendment is likely to have a neutral effect on the environment. Notably, the amendment does not alter the location or zoning objective of any of the proposed employment zones in the vicinity of the M/N11 as set out in the draft plan. EMP4 aims to ensure that employment areas which are accessible to strategic roads infrastructure are promoted for the development of 'product' intensive industries. This objective should ensure that the type of employment facilities provided at near the M/N11 interchanges are product based. This is in accordance with sustainable transportation objectives.

¹ This is the ratio of the number of jobs in the town to the number of people in the labour force

Amendment No. 7

(page 21)

(Note: Table 2.5 and Table 2.6 is the same as Table 3.3, page 28 and Table 5.2, page 60)

2.2.7 Land zoning principles

Proposed Housing Land

Having regard to the inherited surplus of zoned housing land from previous plans, this plan has reduced that amount of zoned housing land to **187.39** ~~203~~ha as set out in Table 2.5 below

Table 2.5 Proposed housing land for the Wicklow Town – Rathnew DP 2013 - 2019

| Locations | Zoning | Area (ha) | Theoretical Maximum Capacity |
|---------------------------------------|-------------|----------------------|------------------------------|
| Bollarney | R1 | 1.549 | 62 |
| Broadlough Estate | R1 | 2.25 | 90 |
| Broadlough Estate | R2 | 0.32 | 9 |
| Ballyguile | R2 | 0.9 | 25 |
| Greenhills Road | R2 | 1.724 | 48 |
| Abbey School | TC | 0.72 | 23 |
| Church Lane | R2 | 0.58 | 7 |
| Marlton | R2 | 0.1527 | 6 |
| AA3 Murrough | R1 | 4.729 | 189 |
| Convent lands | R1 | 3.4 | 96 |
| Convent lands | R2 | 2.401 | 277 |
| Whitegates | MU | 9.892 | 136 |
| Kilmantin House | R1 | 0.2072 | 8 |
| AA1 Clermont – Tinakelly AA | R2 | 3.881 | 109 |
| AA1 Clermont – Tinakelly AA | TC | 3 | 127 |
| AA1 Rathnew Clermont – Tinakelly AA | R2 | 16 | 448 |
| AA1 Rathnew Clermont – Tinakelly AA | R1 | 5.716 7 | 229 280 |
| AA2 Marlton AA | R1 | 9.61 | 384 |
| AA2 Marlton AA (25ha inc School Site) | R2 | 32 23.4 | 655 |
| Knockrobin & Bollarney | R2 | 10 | 274 |
| Burkeen & Merrymeeting | R2 | 13 | 353 |
| Keatingstown & Broomhall | R2 | 29 | 822 |
| Ashtown | R3 | 8 | 158 |
| Marlton Road | R4 | 2.438 | 24 |
| Ballyguile | R3 | 2.95 | 59 |
| Ballyguile | R4 | 1.327 | 13 |
| Ballybeg | R2 | 18 13 | 497 364 |
| Rathnew | TC | 2 | 61 |
| Rathnew | R2 | 8 4.16 | 227 116 |
| Greenhills Road (Mariner's Point) | R4 | 5.2 | 52 |
| Ballyguile Beg | R4 (NH4) | 2 | 15 (max) |
| Ashtown (WRFC) | R4 | 2.6 | 26 |
| Infill | RE, TC & VC | | 250 |
| Total | | 203.07 187.39 | 5,759 5,566 |
| Phase 1 (2013-2019) | | | 3,980 |
| Phase 2 (post 2019) | | | 5,759 5,566 |

Proposed employment land

Having regard to the inherited surplus of zoned employment land from previous plans, this plan has reduced that amount of zoned employment land to ~~86.3~~ 95.59ha as set out in Table 2.6 below.

Table 2.6: Proposed employment land for the Wicklow Town– Rathnew DP 2013 – 2019

| Location | Zoning | Undeveloped land (ha) | Employment type |
|--------------------------|--------|-----------------------|-------------------------------|
| Rosanna Lower 1 | E1 | 9.74 | Business Park / Manufacturing |
| Newrath | E1 | 13.91 | Business Park / Manufacturing |
| Rosanna Lower 2 | E3 | 2.97 | Retail warehousing |
| Milltown North | E1 | 10.67 | Business Park / Manufacturing |
| Merrymeeing 1 | E3 | 1.46 | Retail warehousing |
| Merrymeeing 2 | E1 | 5.42 | Business Park / Manufacturing |
| Ballynabarny 1 | E1 | 12.63 | Business Park / Manufacturing |
| Ballynabarny 2 | E2 | 4.36 | Warehousing |
| Ballybeg | E2 | 4.12 | Warehousing |
| Ballynerrin Lower | E3 | 7.88 | Retail warehousing |
| Along PAR | E2 | 10.5 | Warehousing |
| Along PAR (CZ Zone) | E2 | 2.64 | Warehousing |
| Ballynerrin (roundabout) | E2 | 0.45 | Objective PF2 |
| Rathnew | E1 | 3.84 | Business Park / Manufacturing |
| Ballybeg (N11) | E1 | 5 | Business Park / Manufacturing |
| Total | | 86.3 95.59 | |

Assessment of likely environmental effect

Housing Land Table-

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Employment Land - Ballynerrin

This amendment relates to the proposed rezoning of this site from 'passive open space' to 'employment' for the provision of a petrol filling station. A petrol filling station/employment use is more likely to have an adverse effect on the environment compared to open space. However, it is recognized that this amendment aims to ensure the provision of essential infrastructure to meet the needs of the town. Any likely adverse environmental effects can be mitigated through the zoning objective, which states that the development of a petrol filling station is subject to high quality urban design, landscaping and layout. In addition, mitigation objectives set out in Chapter 10 relating to waste and emissions control, aim to safeguard the environment.

Notwithstanding the fact that an open space zoning has a more beneficial environmental effect, the proposed amendment is considered reasonable in terms of the proper planning and sustainable development of the area.

Employment Land - Ballybeg

This amendment relates to the proposed rezoning of this site from residential to employment use. Employment activities can result in emissions with adverse effect on air, water and land. As such, generally, employment activities are more likely to have an adverse effect on the environment compared to residential use. Notwithstanding this, potential adverse effects on air, water and land can be mitigated through objectives set out in the development plan, including objective NH1-9, WS2 and WS4 (biodiversity); W1-W9, WS1-WS6 (water resources) and AE1-AE3 (climate and air).

It should also be noted that the original residential zoned area is likely to have been subject to noise and light disturbance from the N11. The proposed amendment proposes that land adjoining the N11

be zoned for employment purposes. This ensures that future housing is not within close proximity of the N11, thereby safeguarding the amenity of future residents in this area. As such, the amendment is likely to contribute positively to the EPO for a high quality living environment.

Employment Land - Rathnew

This amendment relates to the proposed rezoning of this site from residential to employment use. Employment activities can result in emissions with adverse effects on air, water and land. As such, generally, employment activities are more likely to have an adverse effect on the environment compared to residential use. Notwithstanding this, it is noted that a large open space buffer is located along the Burkeen Stream. This mitigates adverse environmental effects, particularly on water. Potential adverse effects on air, water and land can be mitigated through objectives set out in the development plan, including objective NH1-9, WS2 and WS4 (biodiversity); W1-W9, WS1-WS6 (water resources) and AE1-AE3 (climate and air).

Amendment No. 8

(page 27)

3.2 Residential Zoning

New Residential Zones

This plan will provide for c. 187.39 ~~203~~ hectares of 'greenfield' zoned residential land. Taken in conjunction with potential infill development in the town/ village centre and existing residential areas, the provisions of the plan provide for a residential development capacity of c. 5,566 ~~5,759~~ units, with a range of densities as set out in Table 3.3 to follow. Some of these lands are located in designated 'Opportunity Areas' and 'Action Areas'.

All 'opportunity areas' and 'action areas' are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the action area during the plan period.

Table 3.3 Residential / mixed use zonings

| Locations | Zoning | Area (ha) | Theoretical Maximum Capacity |
|--|-------------|--------------------------|------------------------------|
| Bollarney | R1 | 1.549 | 62 |
| Broadlough Estate | R1 | 2.25 | 90 |
| Broadlough Estate | R2 | 0.32 | 9 |
| Ballyguile | R2 | 0.9 | 25 |
| Greenhills Road | R2 | 1.724 | 48 |
| Abbey School | TC | 0.72 | 23 |
| Church Lane | R2 | 0.58 | 7 |
| Marlton | R2 | 0.1527 | 6 |
| AA3 Murrough | R1 | 4.729 | 189 |
| Convent lands | R1 | 3.4 | 96 |
| Convent lands | R2 | 2.401 | 277 |
| Whitegates | MU | 9.892 | 136 |
| Kilmantin House | R1 | 0.2072 | 8 |
| AA1 Clermont - Tinakelly AA | R2 | 3.881 | 109 |
| AA1 Clermont - Tinakelly AA | TC | 3 | 127 |
| AA1 Rathnew Clermont - Tinakelly AA | R2 | 16 | 448 |
| AA1 Rathnew Clermont - Tinakelly AA | R1 | 5.716 7 | 229 280 |
| AA2 Marlton AA | R1 | 9.61 | 384 |
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| Knockrobin & Bollarney | R2 | 10 | 274 |
| Burkeen & Merrymeeting | R2 | 13 | 353 |
| Keatingstown & Broomhall | R2 | 29 | 822 |
| Ashtown | R3 | 8 | 158 |
| Marlton Road | R4 | 2.438 | 24 |
| Ballyguile | R3 | 2.95 | 59 |
| Ballyguile | R4 | 1.327 | 13 |
| Ballybeg | R2 | 18 13 | 497 364 |
| Rathnew | TC | 2 | 61 |
| Rathnew | R2 | 8 4.16 | 227 116 |
| Greenhills Road (Mariner's Point) | R4 | 5.2 | 52 |
| Ballyguile Beg | R4 (NH4) | 2 | 15 (max) |
| Ashtown (WRFC) | R4 | 2.6 | 26 |
| Infill | RE, TC & VC | | 250 |
| | | | |
| Total | | 203.07 187.39 | 5,759 5,566 |
| | | | |
| Phase 1 (2013-2019) | | | 3,980 |
| Phase 2 (post 2019) | | | 5,759 5,566 |

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment of the Environmental Report.

Amendment No. 9

(page 41 & 42)

4.2.2 Vehicular, Pedestrian and Cyclist Circulation

Cycling

Currently there are no cycle lanes within Wicklow Town centre due to lack of width and existence of on-street car parking; cycle lanes from the town centre's environs into the core area are limited and not continuous. ~~∴ however given the relatively slow movement of traffic within the town centre, the area lends itself to relatively safe cyclist movement.~~ There are cycle parking facilities within the town at a number of convenient locations, but significant enhancement of such facilities is required.

Vehicular, Pedestrian and Cycling Objectives

- WT 1** To maintain the Main Street as the principal vehicular route through the town centre and to exploit any opportunities that arise to improve safety for both vehicles and pedestrians/cyclists.
- WT 2** To promote ease of movement of pedestrians throughout the town centre and avail of any opportunities to improve footpaths, pedestrian routes and road crossings.
- WT 3** To promote ease of movement of cyclists throughout the town centre and avail of any opportunities to improve the quality of service for cyclists and improve including the provision of safe and secure cycle parking at key locations throughout Wicklow town centre.
- WT 4** To facilitate the improvement of existing and the development of new linkages from the town centre to car/bike parks, amenity areas, to south quay and to the port / Murrough areas and to the town's environs. Any new development proposals with frontage onto both Main Street and the south quay shall incorporate new pedestrian linkages between the two where feasible.

Assessment of likely environmental effect

The proposed amendments relating to Chapter 4 are likely to have an increased positive impact on the environment. The amendments promote the development of cycling networks throughout the plan area. This contributes positively to EPOs which aim to promote a high quality and healthy living environment, the minimization of greenhouse gases and the protection of air quality. No change to SEA matrix.

Amendment No. 10

(page 45)

4.2.9 Retail Role of the Core

The continuation of the retail function of the Main Street is key to its future viability. A main street requires the passing trade of shoppers to maintain both the pure retail offer and other retail services such as banks, cafes, hairdressers etc. The Main Street is the traditional retail area of the town and should remain the main area - however there is the potential for further retail development on the South Quay which is within the retail core area. In this regard, it is the stated policy of the County Retail Strategy to promote, encourage and support improvements to retailing and other town centre activities in the core area of Wicklow Town and to generally control further retail development to:

- Conversion of non-retail premises in the core area to retail use,
- Renovation and expansion of existing retail premises in the core retail area,

- Redevelopment of derelict or brownfield sites in the core, and
- Replacement of existing facilities within the town.
- To facilitate and support suitable proposals to merge or assemble multiple buildings / sites in order to develop modern retailing formats, including department stores or malls, having due regard to the protection of architectural heritage within the Town Centre.

Objectives

- RC1** To support the function of the main street and associated side streets as the principal retail area in Wicklow.
- RC2** To facilitate and support suitable proposals to merge or assemble multiple buildings / sites in order to develop modern retailing formats, including department stores or malls, having due regard to the protection of architectural heritage within the Town Centre.
- RC3** To promote and facilitate the conversion of non-retail premises to retail/retail service use and to strongly resist the conversion of existing retail/retail service premises to alternative, less active uses that would diminish vibrancy and daytime activity in the area.

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. The amendment promotes the viability and vibrancy of retailing in the Town Centre in a manner that has due regard to the protection of architectural heritage. This contributes positively to EPOs which aim to promote a high quality living environment, the best use of the existing built environment and the protection of architectural heritage.

No change to SEA matrix.

Amendment No. 11

(page 52)

4.4 Wicklow Port and Harbour Strategy

The Port and Quays

Objectives

- Port 6** To consider the feasibility of the preparation of a Port and Environs Masterplan, to facilitate the continued development of the Port, quays and harbour, to be prepared by Wicklow Port Company in close conjunction with the Planning Authority. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the Development Plan.

Assessment of likely environmental effect

The proposed amendment is likely to have a positive and neutral effect on the environment. The objective for the preparation of a masterplan preceding development of the site contributes to the achievement of the goal to provide for growth on appropriate lands within a healthy and high quality environment. The preparation of a masterplan for the area will ensure the orderly and phased development of the site in a manner consistent with the objectives of the Development Plan.

Amendment No. 12

(page 69)

6.2.1 Strategy for Wicklow Town – Rathnew

Therefore the retail strategy for Wicklow Town - Rathnew is:

1. To promote and encourage enhancement and expansion of retail floorspace and town centre activities in Wicklow Town to enhance its role and importance as a County Town Centre in the GDA. Wicklow Town must be developed as a retail centre of excellence. The upgrade of the Town Centre is paramount and the priority of any future development must stem from the centre of the town outwards. Where the opportunity for development of new retail arises and it is found that no suitable locations are available within the immediate town centre then provision must be provided for such developments within the time scale of the Plan at edge of centre locations.

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. The amendment promotes the viability and vibrancy of retailing in the Town Centre. The amendment to the strategy promotes the development of retailing in accordance with the sequential approach, which first and foremost promotes retail development in town centre locations, with an allowance that it can be provided at edge and out of centre sites where no suitable sites are available within the town centre. This is in accordance with good planning practice, as set out in the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012). The amendment contributes positively to EPOs which aim to promote a high quality living environment and the best use of the existing built environment.

Amendment No. 13

(page 70)

6.3 Retail Objectives

- RT3** The preferred location for new retail development where practicable and viable, is within the retail core of the town / village centre zones. Where it is not possible to provide the form and scale of development that is required on a site within the core, then consideration can be given to a site on the edge of the core, but still within the town / village centre zone. Wicklow Town must be developed as a retail centre of excellence. The upgrade of the Town Centre is paramount and the priority of any future development must stem from the centre of the town outwards. Where the opportunity for development of new retail arises and it is found that no suitable locations are available within the immediate town centre then provision must be provided for such developments within the time scale of the Plan at edge of centre locations.

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. The amendment promotes the viability and vibrancy of retailing in the Town Centre. The amendment promotes the development of retailing in accordance with the sequential approach, which first and foremost promotes retail development in town centre locations, with an allowance that it can be provided at edge and out of centre sites where no suitable sites are available within the town centre. This is in accordance with good planning practice, as set out in the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012). The amendment contributes positively to EPOs which aim to promote a high quality living environment and the best use of the existing built environment. No change to SEA matrix.

Amendment No. 14

(page 72)

6.3 Retail Objectives

Large Foodstores

Large foodstores comprising supermarkets, superstores, **discount foodstores** or hypermarkets are an accepted component of the retail hierarchy. They serve mainly the large weekly convenience goods shopping requirements of families. They require large clear areas of floorspace together with adjacent car parking as the majority (but not all) of families undertake their weekly bulk convenience shopping by car.

- LF1** Large foodstores shall generally be required to be located on lands zoned 'town centre' or 'village centre'. **Where no such zoned lands are available and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal.**
- LF2** Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. **The balance between the convenience and comparison element of the proposed store drawings is a critical element in the assessment of the suitability of the development proposal. Where a significant element of the store is indicated to be for comparison goods the potential impact of that element of the store on existing comparison goods stores within the catchment must be included in the assessment of the application.** ~~Floorspace caps set out in the Retail Planning Guidelines will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings.~~ To prevent any adverse impact on town centres, the proportion of comparison goods floorspace **shall may** be limited to a maximum of 20% of retail floor area."

Assessment of likely environmental effect

This amendment is considered in conjunction with Amendment no. 15.

Overall, the proposed amendment is likely to have a neutral effect on the environment.

Introduction of 'discount foodstores' and LF1:

The amended objective is likely to contribute positively to the creation of a high quality living environment through prioritising the development of foodstores (including discount foodstores) in town centre sites. This protects the vitality and vibrancy of the town centre. In addition, the amended objective contributes positively to the promotion of the development of brownfield sites within the town centre, which brings added benefits in terms of promoting a sustainable and compact settlement pattern and in terms of promoting the regeneration of town centre sites. The amendment promotes the development of retailing in accordance with the sequential approach, which first and foremost promotes retail development in town centre locations, with an allowance that it can be provided at edge and out of centre sites where no suitable sites are available within the town centre. This is in accordance with good planning practice, as set out in the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012). The amendment contributes positively to EPOs which aim to promote a high quality living environment and the best use of the existing built environment

LF2:

The amendment is likely to have a positive impact on the EPO to promote a high quality living environment, in terms of ensuring that the vitality and vibrancy of the town centre retailing environment is protected.

Amendment No. 15

(page 73)

Section 6.3 Retail Objectives

Delete Objective DF1- **Discount Foodstores**

Discount foodstores

~~Discount food stores generally comprise a single level, self service store normally of between 1,000sqm — 1,500sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking.~~

~~**DF1** — Discount foodstores shall be required to locate on suitably zoned lands. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area."~~

Assessment of likely environmental effect

This amendment is considered in conjunction with Amendment no. 14.

Overall, the proposed amendment is likely to have a neutral effect on the environment. The amendment is likely to contribute positively to the creation of a high quality living environment through prioritising the development of foodstores (including discount foodstores) in town centre sites. This protects the vitality and vibrancy of the town centre. In addition, the amendment contributes positively to the promotion of the development of brownfield sites within the town centre, which brings added benefits in terms of promoting a sustainable and compact settlement pattern and in terms of promoting the regeneration of town centre sites.

Amendment No. 16

(page 74)

6.3 Retail Objectives

Petrol filling stations

PF2 For the provision of a Petrol Filling / Service Station, subject to high quality urban design, landscaping and layout

Assessment of likely environmental effect

This amendment relates to the proposed rezoning of this site from 'passive open space' to 'employment' for the provision of a petrol filling station. A petrol filling station/employment use is more likely to have an adverse effect on the environment compared to open space. However, it is recognized that this amendment aims to ensure the provision of essential infrastructure to meet the needs of the town. Any likely adverse environmental effects can be mitigated through the zoning objective, which states that the development of a petrol filling station is subject to high quality urban design, landscaping and layout. In addition, mitigation objectives set out in Chapter 10 relating to waste and emissions control, aim to safeguard the environment.

Notwithstanding the fact that an open space zoning has a more beneficial environmental effect, the proposed amendment is considered reasonable in terms of the proper planning and sustainable development of the area.

Amendment No. 17

(page 80)

7.3.4 Tourism and Recreation Themes & Products

TTP7 To promote the development of a 'National Cycle Network Hub' within the town environs. Each hub would consist of a number of looped cycle routes consisting of half or full day walking or cycling.

Assessment of likely environmental effect

As identified by the SEA matrix, the introduction of new objective TTP7 in Chapter 7 is likely to have positive and neutral impacts on the environment. The amendment will contribute positively to a number of EPOs, including EPOs which aim to promote a high quality and healthy environment, access to amenity and recreational space, the minimization of greenhouse gases and the protection of air quality.

Chapter 8

Amendment No. 18

(page 87)

8.3.1 Education and Development – Primary Education

Primary Education

There are currently 2 schools in temporary accommodation as follows:

| | |
|--------------------------|------------------------|
| Gaelscoil Chill Mhantain | 8 classrooms |
| Wicklow Educate together | 8 10 classrooms (2012) |

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 19

(page 89)

Education Objectives

ED4 Where practicable, education, community, recreational and open space facilities shall be clustered and in locations that maximize opportunities for the sharing of facilities. However schools shall continue to make provision for their own recreational facilities as appropriate.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 20

(page 91)

8.3.3 Children's Play Facilities

Objectives (incl 'footnotes')

CP2 In all new significant residential development ^(footnote), the developer shall provide, in the residential public open space area, a dedicated children's play zone, of a type and with such features to be determined following consultation with the Local Authority.

Footnote - This is determined in the case of Wicklow Town – Rathnew to be any application in excess of 75 200 housing units or smaller developments that will accumulate to be part of larger future developments.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 21

(page 91)

8.3.3 Community Centres

Objectives

CM2 New community buildings/facilities shall be **fit-for-purpose and** multi-purpose, designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics / dance, martial arts etc) and meeting / club use, they shall be inclusive, accessible and cater for all ages.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 22

(page 102)

9.2 Walking and Cycling

The compact form of Wicklow **Town**-Rathnew lends itself to walking and cycling; however, the topography of much of **Wicklow Town** and the traffic in **Wicklow Town and Rathnew Village** centres combine to undermine the potential of walking and cycling as popular transport modes. Many of the residential areas within Wicklow **Town** - Rathnew are hilly and this acts as a deterrent to the use of pedestrian or cycle transport. The opening of the Port Access Road has greatly enhanced the pedestrian and cyclists' environment within Wicklow town and this road, along with the Town Relief Road, has provided an important walking and cycling route around Wicklow Town, Rathnew **Village and their environs**.

The development of this new road infrastructure has opened up new possibilities to develop new walking and cycling routes around the environs of the settlement.

Assessment of likely environmental effect

The proposed amendment relates to background information provided in relation to the issue of 'walking and cycling'. As the amendment does not relate to any specific objective, it does not significantly alter the environmental assessment of the Environmental Report. Notwithstanding this, the amendment does highlight the fact that opportunities exist for the development of new walking and cycling routes throughout the plan area. This has positive environmental implications.

Chapter 11

Amendment No. 23

(page 136)

Table 11.1 Record of Protected Structures

Delete entry RPS 29

| Wicklow Town Council | | |
|-------------------------------|--|--|
| Proposed Protected Structures | | |
| RPS 29 | The Lifeboat houses, South Quay | The lifeboat house was originally built here in 1887 with the current lifeboat house officially opened in 1990. |

Assessment of likely environmental effect

It is noted that the significance of this structure relates primarily to its local community function and that the recommendation to not proceed with designation of this structure on the RPS is in consultation with the Heritage Officer. Overall, the amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 24

(page 152)

11.3.2 Water Systems objectives

WS6 To ensure that any development or activity with potential to impact on groundwater ~~has regard to~~ **will take account of** the GSI Groundwater Protection Scheme.

Assessment of likely environmental effect

The amendment strengthens protection afforded to the environment and in particular to the protection of groundwater quality. The assessment of the amended objective as set out in the addendum to the SEA matrix indicates that the amended objective has a positive and neutral effect on EPOs.

Amendment No. 25

(page 155)

11.3 Natural Environment

11.3.8 Public Rights of Way

There are 4 existing public rights of way within the plan area. These were established in 1994 by way of variation to the 1989 County Development Plan in the Wicklow Town Environs Plan 1994. They are identified on the land use map.

Section 10(2)(o) of the Planning and Development Act 2000, as amended, requires the inclusion of a mandatory objective in the development plan for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan. Section 14 of the Act sets out the formal process for designating rights of way in development plans.

Public Rights of Way Objectives

ROW1 To preserve existing public rights of way at the locations detailed in Table 11.11 *Existing Public Rights Of Way* and Rights of Way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.

ROW2 To map and document existing established and possible further public rights of way within the plan area which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, on a phased basis, commencing within the lifetime of the plan, in consultation with the public, walking groups and other users of public rights of way, for inclusion in the Development Plan by way of variation.

Table 11.11 Existing Public Rights Of Way

| Reference | Description |
|------------------|--|
| PROW1 | From the Wicklow Town boundary, along the coastline of Bollarney Murrough, Knockrobin, Murrough and Tinakilly Murrough |
| PROW2 | From the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay |
| PROW3 | From Rocky Road to Rathnew back road along the western boundary of Wicklow Environs |
| PROW4 | Along old coast road at Dunbur Lower from Seafeld housing estate to public road. |

Assessment of likely environmental effect

The proposed amendments are likely to improve recreational facilities and promote walking. As such, the amendments have a positive effect on EPOs to promote a high quality living and healthy environment and to promote access to amenity and recreational space. The amendments, which promote walking and cycling as a recreational activity that is not dependent on the use of fossil fuels, is likely to have a cumulative positive effect on EPOs to minimize greenhouse gas emissions and promote air quality.

The amendments that promote increased recreational use and access to heritage could compromise the quality of biodiversity, quality of water bodies and built heritage. In this regard, any adverse environmental effects are likely to be mitigated by objectives set out in the draft plan including NH1-NH9, WS2, WS4, WS5, RN1 (biodiversity), WS1-WS6, W1-W9 (water resources) and RPS1-RPS6, AR1-AR3 (cultural heritage).

Amendment No. 26

(page 159)

12.3 Marlton Action Area

This action area is located in the townlands of Ballynerrin and Ballynerrin Lower to the west of Wicklow town and measures c. 55ha comprising:

- c. 10ha zoned for high density residential development (R1)
- c. 25 23.4ha zoned for medium density residential development (R2)
- c. 8ha of employment zoned land (E2 'Retail Warehousing'),
- c. 9.3ha of open space and (4.6ha POS and 4.7ha AOS)
- c. 1.6ha zoned for Community and educational use (CE)

Although the newly constructed Town Relief Road (TRR) bisects this action area, the two sides of the action area are considered appropriate to bind together in an action area as (a) facilities and infrastructure required by the 'east' side are partially located on the 'west' side of the road and (b) this will allow for the creation of a continuous green link from the old reservoir into the town centre.

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:

- The CE lands zoned in this action area shall be reserved for the development of a primary school. ~~One site of not less than 1.6ha shall be reserved for the development of a primary school, at either of the locations identified on the map below.~~ No more than 40% of the residential development will be permitted in advance of the transfer of the site to the Minister for Education.

~~▪ A neighbourhood centre shall be developed at the northern end of the action area, in proximity to the TRR, at a location that is easily accessible by foot and vehicle from the surrounding area. This neighbourhood centre shall not exceed 1,000sqm GFA, with not more than 500sqm GFA being devoted to retail / retail services uses. No single retail unit shall exceed 200sqm GFA. The remainder of the neighbourhood centre shall be designed so as to be useable by a variety of community uses such as crèches / preschools, community spaces / community meeting rooms, health centre etc. The delivery of this centre may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the community elements of the centre.~~

- Appropriate retail and social / community facilities shall be provided, of a type and scale to be determined following the carrying out a Retail Impact Assessment and social / community needs audit of the area. Any such retail and social / community facilities shall be provided on lands zoned 'R2' and shall, unless otherwise agreed, be located in a combined 'neighbourhood centre'. The delivery of this centre may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the social / community elements of the centre.

- A minimum area of 9ha shall be developed as public open space in accordance with the following criteria:
 - Lands designated Passive Open Space (POS) shall be developed as a formal landscaped park, including an amenity walkway along both sides of the river, generally as indicated on the map. ~~The plan shall include suitable proposals to~~

~~ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour~~

- Lands designated Active Open Space (AOS) shall be laid out and developed as a public sports ground, ~~to be devoted to the use of the general public and not reserved for a single club or activity~~, in a format and with such facilities / infrastructure to be determined following consultation with the Community Development Section of the Council
 - The delivery of the Open Space may be on a phased basis, but no more than 70% of the residential development will be permitted in advance of the full completion of the Active Open Space and the riverine park.
-
- ~~No development~~ **Not more than 100 residential units** may be occupied until such a time as the link between the existing Marlton estate road and the TRR is completed.”

Assessment of likely environmental effect

Overall, the proposed amendments do not have a significant environmental effect and do not alter the environmental assessment of the Environmental Report. The amendments do not significantly alter the objectives for this area as set out in the draft plan, however do ensure that the objectives for this area can be satisfied in a flexible and viable manner. This is in the interest of the proper planning and sustainable development of the area.

No change to SEA matrix.

Amendment No. 27

(page 169)

Table 13.2 Zoning Use Table

From “discount foodstore” to “large convenience goods stores”

Assessment of likely environmental effect

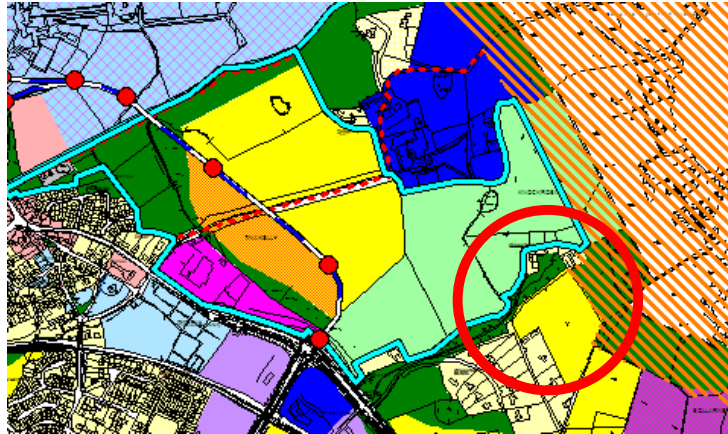
No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 28

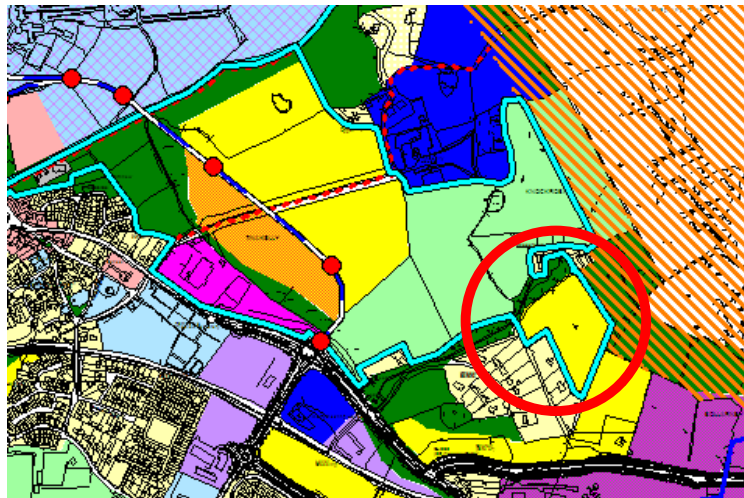
Knockrobin

Amend the Clermont – Tinakelly Action Area boundary and Chapter 12 (p 159)

From



To

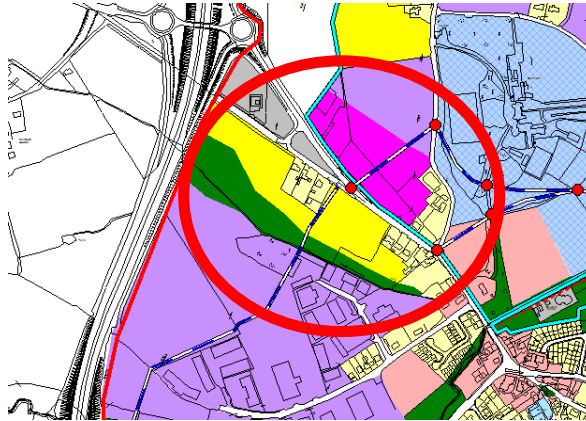


Assessment of likely environmental effect

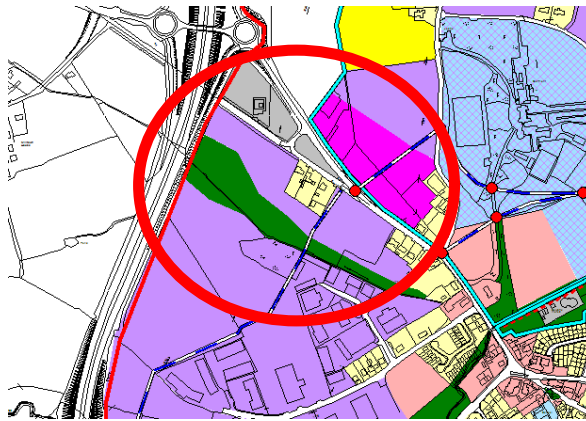
This amendment relates to a relatively minor revision to the boundary of the Clermont-Tinakelly Action Area Plan. No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Rathnew

From Residential R2



To Employment E1



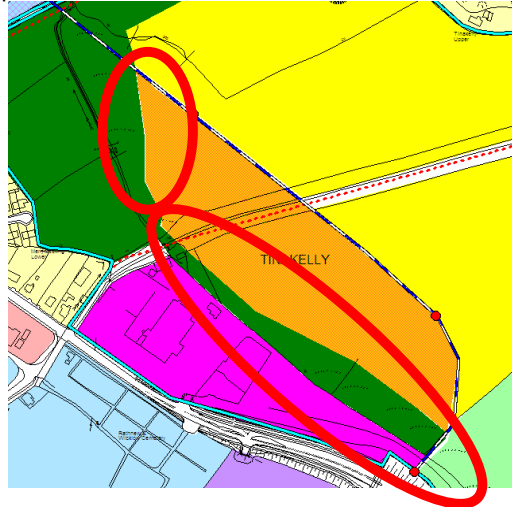
Assessment of likely environmental effect

This amendment relates to the proposed rezoning of this site from residential to employment use. Employment activities can result in emissions with adverse effects on air, water and land. As such, generally, employment activities are more likely to have an adverse effect on the environment compared to residential use. Notwithstanding this, it is noted that a large open space buffer is located along the Burkeen Stream. This mitigates adverse environmental effects, particularly on water. Potential adverse effects on air, water and land can be mitigated through objectives set out in the development plan, including objective NH1-9, WS2 and WS4 (biodiversity); W1-W9, WS1-WS6 (water resources) and AE1-AE3 (climate and air).

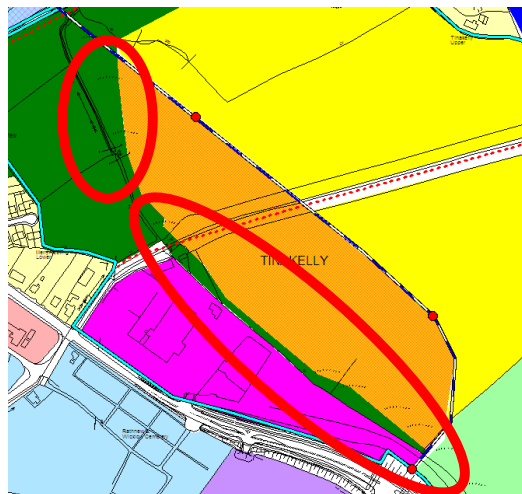
Amendment No. 30

Tinakelly

From POS Passive Open Space



To R1 Residential

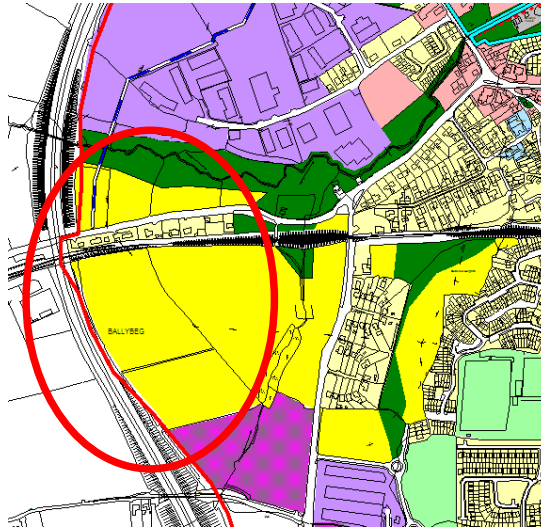


Assessment of likely environmental effect

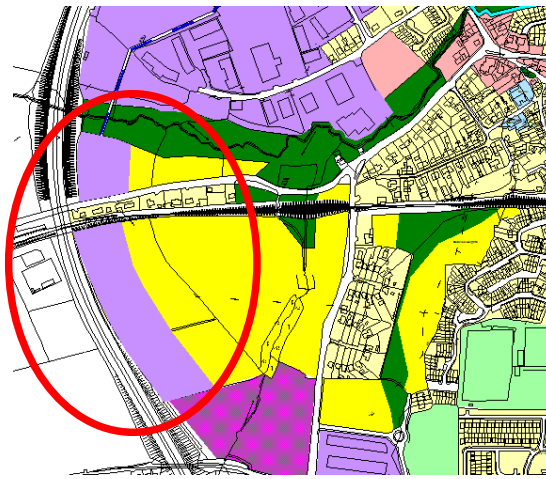
This amendment relates to the proposed rezoning of this site from open space to residential use. Residential activities are more likely to have an adverse effect on the environment compared to open space. It is noted that the open space zoning objective relates directly to lands indicated as being at flood risk under the Flood Risk Assessment carried out during the preparation of the plan. Submission no. 15 includes a site specific Flood Risk Assessment which indicates that the flood risk lands are not as extensive as previously determined. This proposed amendment reflects these revised boundaries. Notwithstanding the fact that an open space zoning has a more beneficial environmental effect, the proposed amendment is considered reasonable and is in keeping with EPO FL1 to avoid and mitigate flood risk.

Ballybeg

from R2 Residential



to E1 Employment



Assessment of likely environmental effect

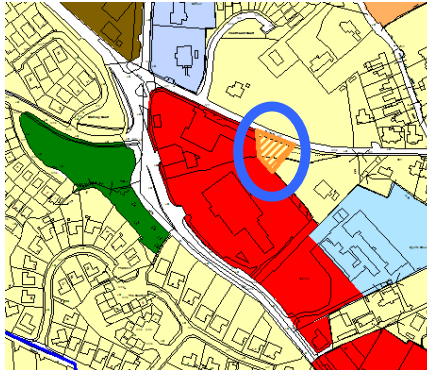
This amendment relates to the proposed rezoning of this site from residential to employment use. Employment activities can result in emissions with adverse effect on air, water and land. As such, generally, employment activities are more likely to have an adverse effect on the environment compared to residential use. Notwithstanding this, potential adverse effects on air, water and land can be mitigated through objectives set out in the development plan, including objective NH1-9, WS2 and WS4 (biodiversity); W1-W9, WS1-WS6 (water resources) and AE1-AE3 (climate and air).

It should also be noted that the original residential zoned area is likely to have been subject to noise and light disturbance from the N11. The proposed amendment proposes that land adjoining the N11 be zoned for employment purposes. This ensures that future housing is not within close proximity of the N11, thereby safeguarding the amenity of future residents in this area. As such, the amendment is likely to contribute positively to the EPO for a high quality living environment.

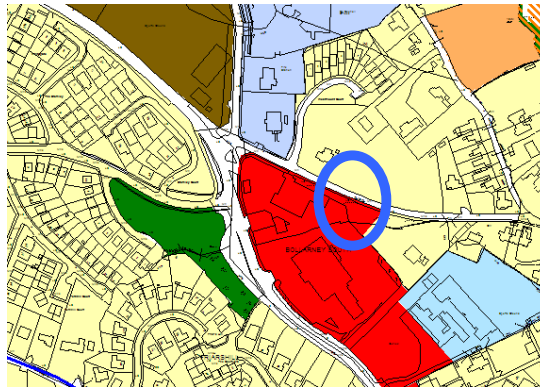
Amendment No. 32

Church Hill

Change from Residential Infill RE



to Town Centre TC



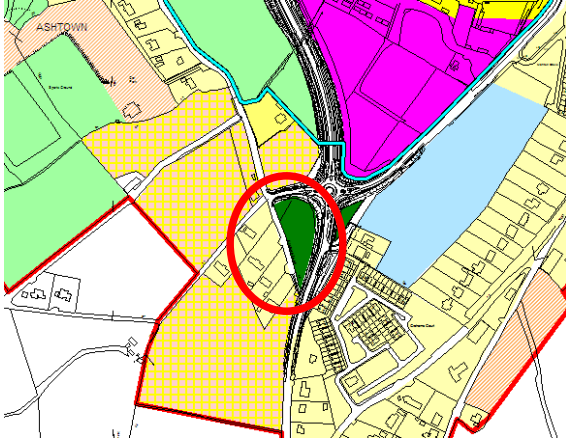
Assessment of likely environmental effect

This amendment relates to the proposed rezoning of this site from residential to town centre uses on a relatively small piece of land to the rear of an existing town centre zoned area. This is a relatively minor amendment which is not likely to have a significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

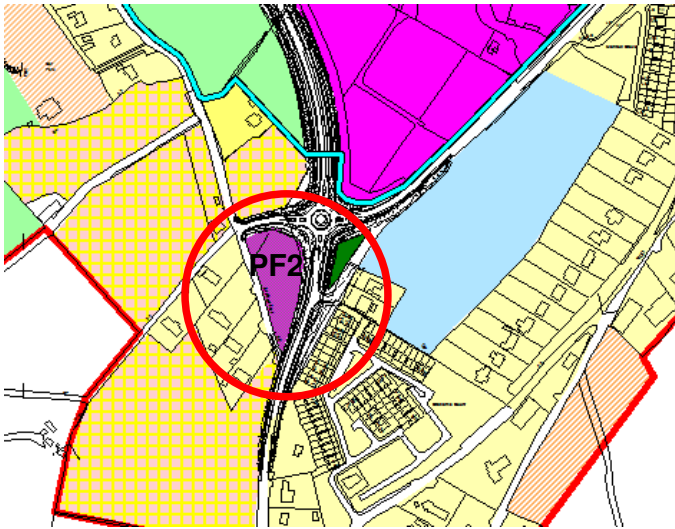
Amendment No. 33

Ballynerrin, Town Relief Road, Marlton Road Roundabout

From Passive Open Space POS



To Employment (E2 – Warehousing) with Local Objective PF2 on map



Assessment of likely environmental effect

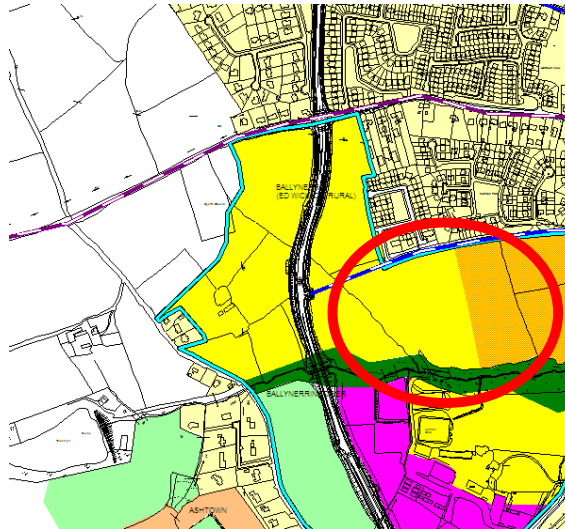
This amendment relates to the proposed rezoning of this site from 'passive open space' to 'employment' for the provision of a petrol filling station. A petrol filling station/employment use is more likely to have an adverse effect on the environment compared to open space. However, it is recognized that this amendment aims to ensure the provision of essential infrastructure to meet the needs of the town. Any likely adverse environmental effects can be mitigated through the zoning objective, which states that the development of a petrol filling station is subject to high quality urban design, landscaping and layout. In addition, mitigation objectives set out in Chapter 10 relating to waste and emissions control, aim to safeguard the environment.

Notwithstanding the fact that an open space zoning has a more beneficial environmental effect, the proposed amendment is considered reasonable in terms of the proper planning and sustainable development of the area.

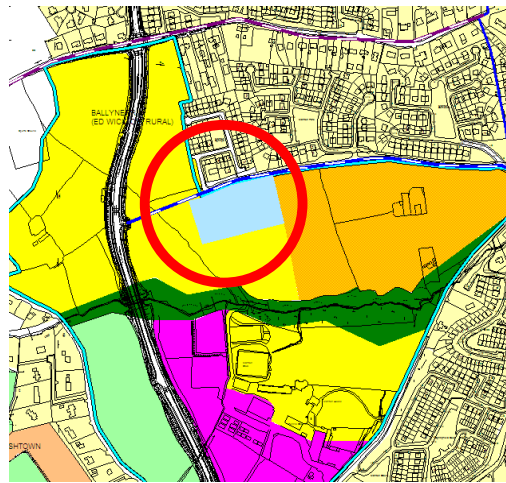
Amendment No. 34

Ballynerrin, Marlton Action Area

From R2 Residential



to CE Community and Education



Assessment of likely environmental effect

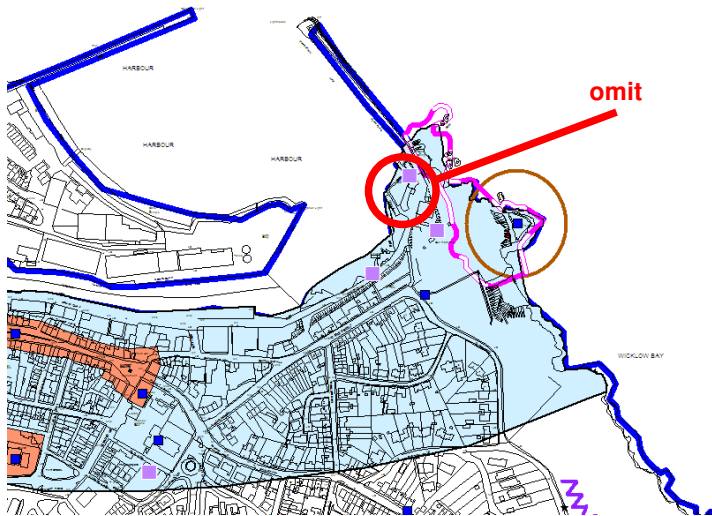
No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Heritage Map

Amendment No. 35

South Quay

Omit the proposed protected structure RPS 29, The Lifeboat Houses, South Quay



Assessment of likely environmental effect

It is noted that the significance of this structure relates primarily to its local community function and that the recommendation to not proceed with designation of this structure on the RPS is in consultation with the Heritage Officer. Overall, the amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 36

Murrough, Broomhall, Brides Head and Dunbur Lower

Include the existing Public Rights of Way



Assessment of likely environmental effect

The proposed amendments are likely to improve recreational facilities and promote walking. As such, the amendments have a positive effect on EPOs to promote a high quality living and healthy environment and to promote access to amenity and recreational space. The amendments, which promote walking and cycling as a recreational activity that is not dependent on the use of fossil fuels, is likely to have a cumulative positive effect on EPOs to minimize greenhouse gas emissions and promote air quality.

The amendments that promote increased recreational use and access to heritage could compromise the quality of biodiversity, quality of water bodies and built heritage. In this regard, any adverse environmental effects are likely to be mitigated by objectives set out in the draft plan including NH1-NH9, WS2, WS4, WS5, RN1 (biodiversity), WS1-WS6, W1-W9 (water resources) and RPS1-RPS6, AR1-AR3 (cultural heritage).

ASSESSMENT OF LIKELY ENVIRONMENTAL EFFECT OF THE PROPOSED AMENDMENTS TO THE DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019

The Proposed Amendments to the Draft Wicklow-Rathnew Development Plan 2013-2019 have been assessed under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

It is considered that the overall effect of the Proposed Amendments to the Draft Wicklow-Rathnew Development Plan 2013-2019 on the environment is likely to be beneficial or neutral. Any likely significant adverse effects on the environment have been prevented, reduced or offset.

| | Environmental Protection Objective | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|------------------------------------|--|--|--|------------------------------|--|---|--|---|--|--|---|--|--|---|---|--|--|---|--|--|---|
| | Population and Human Health | | | | Biodiversity, Flora and Fauna | | | Water Resources | | | Material Assets | | Flooding | Cultural Heritage | | Landscape | | Climate | | Air Quality | Soil | Comment | Key Mitigation Objectives | |
| SEA ASSESSMENT MATRIX ADDENDUM II TO ENVIRONMENTAL REPORT OF DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019 ASSESSMENT OF LIKELY ENVIRONMETNAL EFFECT OF THE PROPOSED AMENDMENTS TO THE DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019 MAY 2013 | PHH1: Plan for projected population up to 2019/2022 | PHH2: Promote a high quality living environment | PHH3: Create a healthy environment | PHH4: Access to amenity and recreational space | BIO1: Conserve the diversity of protected habitats and species on designated sites | BIO2: Conserve the diversity of habitats and species in non-designated sites | BIO3: Protect river habitats | WAT1: Improve water quality of surface waters to status objectives as set out in the Water Framework Directive | WAT2: Protect Varrry River of salmonid importance | WAT3: prevent pollution of groundwater | MAT1: Make best use of existing water services infrastructure | MAT2: Make the best use of existing road and transportation infrastructure | FL1: Avoid and mitigate river and coastal flood risk | CUL1: Protect and enhance architectural heritage, including structures on RPS and structures in Architectural Conservation Area | CUL2: Protect and enhance archaeological heritage including features identified on Record of Places and Monuments and Zone of Archaeological Potential | LAN1: Protection of listed views and prospects | LAN2: Protect visual amenity of scenic and highly visible landscapes, including the Murrough, Wicklow Head, Ballyguile, Hawkstown and upper slopes of Convent lands | CLIM1: Minimise greenhouse gas emissions to meet National and International standards | CLIM2: Achieve environmentally friendly building designs | AIR1: protect good air quality status and minimise the output of Nitrogen Oxides (Nox) and Particulate matter (PM10) | SOIL1: Maximise the sustainable re-use of brownfield sites and maximise the use of the existing built environment | | | |
| Amendment No.11 | | | | | | | | | | | | | | | | | | | | | | | | |
| Port 6 To consider the feasibility of the preparation of a Port and environs Masterplan, to facilitate the continued development of the Port, quays and harbour, to be prepared by Wicklow Port Company in close conjunction with the Planning Authority. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the Development Plan. | | | | | | | | | | | | | | | | | | | | | | | | |
| Amendment No.14 and 15 | | | | | | | | | | | | | | | | | | | | | | | | |
| (a)"Discount foodstores Discount food store generally comprise a single level, self service store normally of between 1,000sqm – 1,500sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking.DF1 Discount foodstores shall be required to locate on suitably zoned lands. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Amend Large foodstores (p 72) From: "Large foodstores comprising supermarkets, superstores or hypermarkets are an accepted....." To: "Large foodstores comprising supermarkets, superstores, discount foodstores or hypermarkets are an accepted....." | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) Amend Objective LF1 From: "Large foodstores shall generally be required to be located on lands zoned 'town centre' or 'village centre'" To: "Large foodstores shall generally be required to be located on lands zoned 'town centre' or 'village centre'. Where no such zoned lands are available and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal." | | | | | | | | | | | | | | | | | | | | | | | | |
| LF2: Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. The balance between the convenience and comparison element of the proposed store drawings is a critical element in the assessment of the suitability of the development proposal. Where a significant element of the store is indicated to be for comparison goods the potential impact of that element of the store on existing comparison goods stores within the catchment must be included in the assessment of the application. -Floorspace caps set out in the Retail Planning Guidelines will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings–To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall may be limited to a ma of retail floor area. | | | | | | | | | | | | | | | | | | | | | | | | |
| Amendment No.16 PF2 For the provision of a Petrol Filling/ Service Station, subject to high quality urban design, landscaping and layout | | | | | | | | | | | | | | | | | | | | | | | Activities can result in emissions with significant adverse environmental impacts on air, water and land. | Biodiversity:NH1-9, WS2, WS4/ Water Resources: W1-W9, WS1-WS6/ Climate and Air: AE1-AE3 |
| Amendment No.17 TTP7: To promote the development of a 'National Cycle Network Hub' within the town environs. Each hub would consist of a number of looped cycle routes consisting of half or full day walking or cycling. | | | | | | | | | | | | | | | | | | | | | | | | |
| Amendment No.24 WS6: To ensure that ny development or activity with potential to impact on groundwater has regard te will take account of the GSI Groundwater Protection Scheme. | | | | | | | | | | | | | | | | | | | | | | | | |
| Amendment No.25 ROW1 To preserve existing public rights of way at the locations detailed in Table 11.11 Existing Public Rights Of Way and Rights of Way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. ROW2 To map and document existing established and possible further public rights of way within the plan area which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, on a phased basis, commencing within the lifetime of the plan, in consultation with the public, walking groups and other users of public rights of way, for inclusion in the Development Plan by way of variation. | | | | | | | | | | | | | | | | | | | | | | Increased recreational use and access to heritage could compromise quality of biodiversity, quality of water bodies and built heritage | Biodiversity:NH1-NH9, WS2, WS4, WS5, RN1/ Water Resources: WS1-WS6, W1-W9/ Cultural Heritage: RPS1-RPS6, AR1-AR3 | |
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