

# SEA ENVIRONMENTAL REPORT

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FOR THE

## DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

**for: Wicklow County Council**

County Buildings  
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Wicklow Town  
County Wicklow



**by: CAAS Ltd.**

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# Table of Contents

<b>List of Abbreviations .....</b>	<b>v</b>
<b>Glossary.....</b>	<b>vi</b>
<b>Section 1 SEA Introduction and Background.....</b>	<b>1</b>
1.1 Introduction and Terms of Reference .....	1
1.2 SEA Definition .....	1
1.3 SEA Directive and its transposition into Irish Law .....	1
1.4 Implications for the Plan and the Planning Authority.....	1
<b>Section 2 The Draft Plan .....</b>	<b>2</b>
2.1 Introduction.....	2
2.2 Content of the Draft Plan .....	2
2.3 Plan Vision.....	3
2.4 Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development .....	3
2.5 Relationship with other relevant Plans and Programmes .....	3
<b>Section 3 SEA Methodology .....</b>	<b>4</b>
3.1 Introduction to the Iterative Approach .....	4
3.2 Appropriate Assessment and Integrated Biodiversity Impact Assessment.....	5
3.3 Strategic Flood Risk Assessment .....	5
3.4 Scoping .....	5
3.5 Environmental Baseline Data .....	6
3.6 Alternatives .....	6
3.7 The SEA Environmental Report.....	6
3.8 The SEA Statement .....	7
<b>Section 4 Environmental Baseline .....</b>	<b>9</b>
4.1 Introduction.....	9
4.2 Likely Evolution of the Environment in the Absence of a new Plan .....	9
4.3 Biodiversity and Flora and Fauna .....	11
4.4 Population and Human Health .....	23
4.5 Soil .....	24
4.6 Water.....	27
4.7 Air and Climatic Factors .....	34
4.8 Material Assets.....	36
4.9 Cultural Heritage .....	41
4.10 Landscape .....	47
4.11 Overlay of Environmental Sensitivity Mapping .....	53
<b>Section 5 Strategic Environmental Objectives .....</b>	<b>55</b>
<b>Section 6 Description of Alternative Scenarios .....</b>	<b>59</b>
6.1 Introduction.....	59
6.2 Scenario 1: Even Development .....	59
6.3 Scenario 2: Uneven Development .....	60

6.4	Scenario 3: Focused Growth on Housing / Economic Development with laissez-faire infrastructure .....	61
<b>Section 7</b>	<b>Evaluation of Alternative Scenarios .....</b>	<b>63</b>
7.1	Introduction.....	63
7.2	Methodology .....	63
7.3	Cumulative Effects.....	65
7.4	Detailed Evaluation of Alternatives .....	66
7.5	Summary Evaluation against SEOs .....	73
7.6	Overall Findings .....	74
<b>Section 8</b>	<b>Evaluation of Draft Plan Provisions .....</b>	<b>76</b>
8.1	Methodology .....	76
8.2	Appropriate Assessment and Strategic Flood Risk Assessment .....	78
8.3	Interrelationship between Environmental Components.....	78
8.4	Potential Impacts and their Determination .....	80
8.5	Residual Adverse Effects .....	81
8.6	Detailed Evaluation.....	82
<b>Section 9</b>	<b>Mitigation Measures.....</b>	<b>155</b>
9.1	Introduction.....	155
9.2	Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development .....	155
9.3	Integration of individual SEA, AA and SFRA provisions into the text of the Plan.....	155
9.4	Integration of environmental considerations into Zoning of the Plan .....	156
<b>Section 10</b>	<b>Monitoring Measures .....</b>	<b>158</b>
10.1	Introduction.....	158
10.2	Indicators and Targets.....	158
10.3	Sources .....	158
10.4	Reporting .....	158
10.5	Thresholds.....	159
<b>Section 11</b>	<b>SEA Summary Table .....</b>	<b>162</b>
	<b>Appendix I Relationship with Legislation and Other Plans and Programmes....</b>	<b>164</b>
	<b>Non-Technical Summary .....</b>	<b>Separately bound</b>

## List of Figures

Figure 3.1 County Development Plan and SEA Stages.....	4
Figure 4.1 CORINE Land Cover 2012 .....	17
Figure 4.2 SPAs and cSACs within the County .....	18
Figure 4.3 SPAs and cSACs within the County and within 15km Buffer Area .....	19
Figure 4.4 Proposed Natural Heritage Areas, Nature Reserve and Special Area Amenity Order Area..	20
Figure 4.5 Designated Salmonid Waters and Freshwater Pearl Mussel Catchments.....	21
Figure 4.6 Urban Habitat Mapping for Bray, Arklow and Wicklow.....	22
Figure 4.7 Soil Types.....	25
Figure 4.8 Areas of Geological and Geomorphological Interest .....	26
Figure 4.9 Status of Surface Waters 2010-2012 and Bathing Water Quality 2014.....	31
Figure 4.10 Groundwater Status.....	32
Figure 4.11 Groundwater Vulnerability .....	33
Figure 4.12 Entries to the Record of Monuments and Places .....	44
Figure 4.13 Areas of Archaeological Potential and Significance .....	45
Figure 4.14 Entries to the Record of Protected Structures.....	46
Figure 4.15 Landscape Category Map .....	50
Figure 4.16 Protected Views.....	51
Figure 4.17 Protected Prospects .....	52
Figure 4.18 Overlay Mapping of Environmental Sensitivities .....	54

## List of Tables

Table 3.1 Checklist of Information included in this Environmental Report .....	8
Table 4.1 Public Waste Water Treatment Information .....	40
Table 4.2 Areas of Archaeological Potential and Significance.....	42
Table 4.3 Architectural Conservation Areas.....	43
Table 5.1 Strategic Environmental Objectives, Indicators and Targets.....	56
Table 6.1 Characteristics and Outcomes of Alternative Scenarios.....	62
Table 7.1 Strategic Environmental Objectives .....	64
Table 7.2 Criteria for appraising the effect of Alternatives on SEOs.....	64
Table 7.3 Potentially Significant Adverse Environmental Effects common to all alternatives.....	67
Table 7.4 Evaluation of Alternative Scenarios against SEOs.....	73
Table 7.5 Overall Findings – Effects arising from the Preferred Alternative Scenario for the Plan .....	74
Table 8.1 Criteria for appraising the effect of Draft Plan provisions on SEOs.....	77
Table 8.2 Strategic Environmental Objectives .....	77
Table 8.3 Presence of Interrelationships between Environmental Components.....	79
Table 8.4 Potentially Significant Adverse Environmental Effects arising from Draft Plan .....	80
Table 8.5 Residual Adverse Effects .....	81
Table 9.1 Integration of Environmental Considerations into the Draft Plan .....	157
Table 10.1 Selected Indicators, Targets and Monitoring Sources .....	160
Table 11.1 SEA Summary Table: Likely Significant Effects, Mitigation Measures and Indicators for Monitoring.....	162

## List of Abbreviations

<b>AA</b>	Appropriate Assessment
<b>ACA</b>	Architectural Conservation Area
<b>ATSEBI</b>	Assessment of Trophic Status of Estuaries and Bays in Ireland
<b>CFRAM</b>	Catchment Flood Risk Assessment and Management
<b>CSO</b>	Central Statistics Office
<b>DAHG</b>	Department of Arts, Heritage and the Gaeltacht
<b>DCENR</b>	Department of Communications, Energy and Natural Resources
<b>DEHLG</b>	Department of the Environment, Heritage and Local Government
<b>DECLG</b>	Department of the Environment, Community and Local Government
<b>EIA</b>	Environmental Impact Assessment
<b>EPA</b>	Environmental Protection Agency
<b>EQS</b>	Environmental Quality Standard
<b>EU</b>	European Union
<b>GSI</b>	Geological Survey of Ireland
<b>NHA</b>	Natural Heritage Area
<b>NIAH</b>	National Inventory of Architectural Heritage
<b>NRA</b>	National Roads Authority
<b>NSS</b>	National Spatial Strategy
<b>OPW</b>	Office of Public Works
<b>PAS</b>	Priority Action Substance
<b>RAL</b>	Remedial Action List
<b>RBD</b>	River Basin District
<b>RMP</b>	Record of Monuments and Places
<b>RPA</b>	Register of Protected Areas
<b>RPS</b>	Record of Protected Structures
<b>RPGs</b>	Regional Planning Guidelines
<b>RBMP</b>	River Basin Management Plan
<b>SAC</b>	Special Area of Conservation
<b>SEA</b>	Strategic Environmental Assessment
<b>SEO</b>	Strategic Environmental Objective
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SI No.</b>	Statutory Instrument Number
<b>SPA</b>	Special Protection Area
<b>UCD</b>	University College Dublin
<b>WFD</b>	Water Framework Directive
<b>WMU</b>	Water Management Unit
<b>WSSP</b>	Water Services Strategic Plan
<b>WMP</b>	Waste Management Plan
<b>WWTP</b>	Waste Water Treatment Plants

# Glossary

## Appropriate Assessment

The obligation to undertake Appropriate Assessment derives from Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. AA is a focused and detailed impact assessment of the implications of a strategic action or project, alone and in combination with other strategic actions and projects, on the integrity of a Natura 2000 site in view of its conservation objectives.

## Biodiversity and Flora and Fauna

Biodiversity is the variability among living organisms from all sources including inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems' (United Nations Convention on Biological Diversity 1992).

Flora is all of the plants found in a given area.

Fauna is all of the animals found in a given area.

## Biotic Index Values (Q Values)

The Biotic Index Values, or Q values, are assigned to rivers in accordance with biological monitoring of surface waters - low Q ratings, as low as Q1, are indicative of low biodiversity and polluted waters, and high Q ratings, as high as Q5, are indicative of high biodiversity and unpolluted waters. Good status as defined by the Water Framework Directive equates to approximately Q4 in the national scheme of biological classification of rivers as set out by the Environmental Protection Agency.

## Environmental Problems

Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27<sup>th</sup> June 2001, on the assessment of the effects of certain Plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse.

Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the outset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.

## Environmental Vectors

Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings.

## Mitigate

To make or become less severe or harsh.



## Mitigation Measures

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: avoid effects; reduce the magnitude or extent, probability and/or severity of effects; repair effects after they have occurred; and compensate for effects, balancing out negative impacts with other positive ones.

## Protected Structure

Protected Structure is the term used in the Planning and Development Act 2000 as amended to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected.

## Recorded Monument

A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months' notice to the former Department of the Environment, Heritage and Local Government (now Department of Arts, Heritage and the Gaeltacht) under Section 12 of the National Monuments (Amendment) Act, 1994.

## Scoping

Scoping is the process of determining what issues are to be addressed, and setting out a methodology in which to address them in a structured manner appropriate to the plan or programme. Scoping is carried out in consultation with appropriate environmental authorities.

## Strategic Actions

Strategic actions include: *Policies/Strategies*, which may be considered as inspiration and guidance for action and which set the framework for Plans and programmes; *Plans*, sets of co-ordinated and timed objectives for the implementation of the policy; and *Programmes*, sets of projects in a particular area.

## Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it.

## Strategic Environmental Objective (SEO)

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies which generally govern environmental protection objectives established at international, Community or Member State level and are used as standards against which the provisions of the Draft Plan and the alternatives can be evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if - in the case of adverse effects - unmitigated.



# Section 1 SEA Introduction and Background

## 1.1 Introduction and Terms of Reference

This is the Strategic Environmental Assessment (SEA) Environmental Report for the Wicklow County Development Plan 2016-2022. It has been undertaken by CAAS Ltd. on behalf of Wicklow County Council.

The purpose of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan. The SEA is carried out in order to comply with the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) as amended. This report should be read in conjunction with the Draft Plan.

## 1.2 SEA Definition

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before such decisions are made. *Environmental Impact Assessment*, or EIA, is generally used for describing the process of environmental assessment for individual projects, while *Strategic Environmental Assessment* or SEA is the term which has been given to the environmental assessment of plans and programmes, which help determine the nature and location of individual projects taking place. SEA is a systematic process of predicting and evaluating the likely significant environmental effects of implementing a proposed plan or programme, in order to insure that these effects are adequately addressed at the earliest appropriate stages of decision-making in tandem with economic, social and other considerations.

## 1.3 SEA Directive and its transposition into Irish Law

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27<sup>th</sup> June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the

Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use planning.

The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of Regulations became operational on 21<sup>st</sup> July 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011).

## 1.4 Implications for the Plan and the Planning Authority

Article 7 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) as amended requires that Strategic Environmental Assessment is undertaken for the preparation of certain Development Plans.

The findings of the SEA are expressed in this Environmental Report, which accompanies the Draft Plan on public display and may be altered in order to take account of recommendations contained in submissions and in order to take account of any changes which are made to the Draft Plan on foot of submissions. Members of the planning authority are required to take into account the findings of this Report and other related SEA output during their consideration of the Draft Plan and before its adoption. On the adoption of the Plan, an SEA Statement will be prepared which will summarise, inter alia, how environmental considerations have been integrated into the adopted Plan.

## Section 2 The Draft Plan

### 2.1 Introduction

The Wicklow County Development Plan 2016-2022 (CDP) sets out the overall strategy for the proper planning and sustainable development of County Wicklow for the plan period and beyond. Wicklow County Development Plan 2016-2022 has been prepared in accordance with the Planning and Development Act 2000, as amended (the Act). The plan relates to the whole functional area of Wicklow County Council.

The County Development Plan (CDP) will set out a strategic spatial framework for the proper planning and sustainable development of County Wicklow for the period between 2016 and 2022. While the CDP is in place for a six year period, it is framed having regard to the long term development objectives of the County beyond 2022.

The CDP in the main focuses on 'big picture' planning issues<sup>1</sup>. The plan is not a 'spending plan', however it sets a framework within which developments could be undertaken, in the event that the public or private sector have the finance to develop.

The CDP provides for, and controls, the physical, economic and social development of the County, in the interests of the overall common good and in compliance with environmental controls. It includes a set of development objectives and standards, which set out where land is to be developed, and for what purposes (e.g. housing, shopping, schools, employment, open space, amenity, conservation etc). It informs decisions on where public services such as roads and water services are to be provided, and affects the type of buildings that can be constructed and the use to which land can be put. It affects many facets of daily economic and social life, in terms of where you can live, what services and facilities are available and where job opportunities are to be sited.

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<sup>1</sup> The County Development Plan does however include a set of more detailed town plans, which are more 'local' than 'strategic' in their focus (see Volume 3).

### 2.2 Content of the Draft Plan

The CDP consists of a written statement and plans that indicate the development objectives for County Wicklow.

**Volume 1** of the plan contains the primary written statement including the 'Core Strategy' and main chapters of the plan. The written statement is accompanied by a series of schedules and maps.

**Volume 2** contains a set of town / settlement plans for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Enniskerry, Kilmacanogue, Laragh-Glendalough, Newcastle, Roundwood, Shillelagh and Tinahely.

**Volume 3** contains the appendices to the plan that inform and clarify the broader strategic context of the written statement. They include the following; development and design standards, Housing Strategy, Wind Strategy, Climate Change Audit, Flood Risk Assessment, Green Infrastructure, Landscape Assessment, Record of Protected Structures, Strategic Environmental Assessment and Appropriate Assessment.

Separate Local Area Plans are in place, or will be in place, for the following towns: Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the County Development Plan. However, the County Development Plan does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.

## 2.3 Plan Vision

The CDP's vision is:

For County Wicklow to be a cohesive community of people enjoying distinct but interrelated urban and rural environments; where natural surroundings and important resources are protected; where opportunities abound to live and work in a safe atmosphere, allowing people to enjoy the benefits of well paid jobs, a variety of housing choices, excellent public services, ample cultural and leisure opportunities, and a healthy environment.

## 2.4 Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development

Far in advance of both the submission of the pre-Draft Plan to the Elected Members for approval and the placing of the Draft Plan (and associated SEA, AA and SFRA documents) on public display, Wicklow County Council undertook various works in order to inform the preparation of the Draft Plan.

The findings of this strategic work have been integrated into the Draft Plan and will be implemented when it is adopted, contributing towards both environmental protection and management and sustainable development within the County.

Strategic work undertaken by the Council includes background work in relation to Plan Strategies and other provisions for a variety of sectors including Housing, Enterprise - Employment and the Rural Economy, Retail, Tourism, Community, Roads and Transportation, Water Infrastructure, Waste, Climate Change and Energy, Telecommunications and Heritage.

In addition, the undertaking of this SEA process as well as the preparation of an Appropriate Assessment, Strategic Flood Risk Assessment, a Green Infrastructure Strategy and a Climate Change Audit were part of this strategic work and contributed towards the integration of environmental considerations into individual Plan provisions as detailed in Section 9 of this report.

## 2.5 Relationship with other relevant Plans and Programmes

The CDP sits within a hierarchy of strategic actions such as plans and programmes and is subject to a number of high level environmental protection policies and objectives with which it must comply (including those detailed in Appendix I<sup>2</sup>, Section 4, Section 5 and Section 9 of this report).

As required by the Act, the CDP is consistent, in so far as is practicable, with such national plans, policies and strategies as the Minister determines relate to proper planning and sustainable development. The CDP may, in turn, guide lower level strategic actions. In this regard, Appendix I includes statutory provisions, plans, policies and strategies that set the context within which the CDP is framed and which have influenced the strategies and objectives of the CDP.

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<sup>2</sup> Appendix I is not intended to be a full and comprehensive review of EU Directives, the transposing regulations or the regulatory framework for environmental protection and

management. The information is not exhaustive and it is recommended to consult the Directive, Regulation, Plan or Programme to become familiar with the full details of each.

## Section 3 SEA Methodology

### 3.1 Introduction to the Iterative Approach

This section details how the SEA has been undertaken alongside the preparation of the Draft Plan. Figure 3.1 lays out the main stages in the Draft Plan/SEA preparation process.

The Draft Plan and associated SEA, AA and SFRA documents were prepared in an iterative manner whereby multiple revisions of each document were prepared, each informing subsequent iterations of the others.

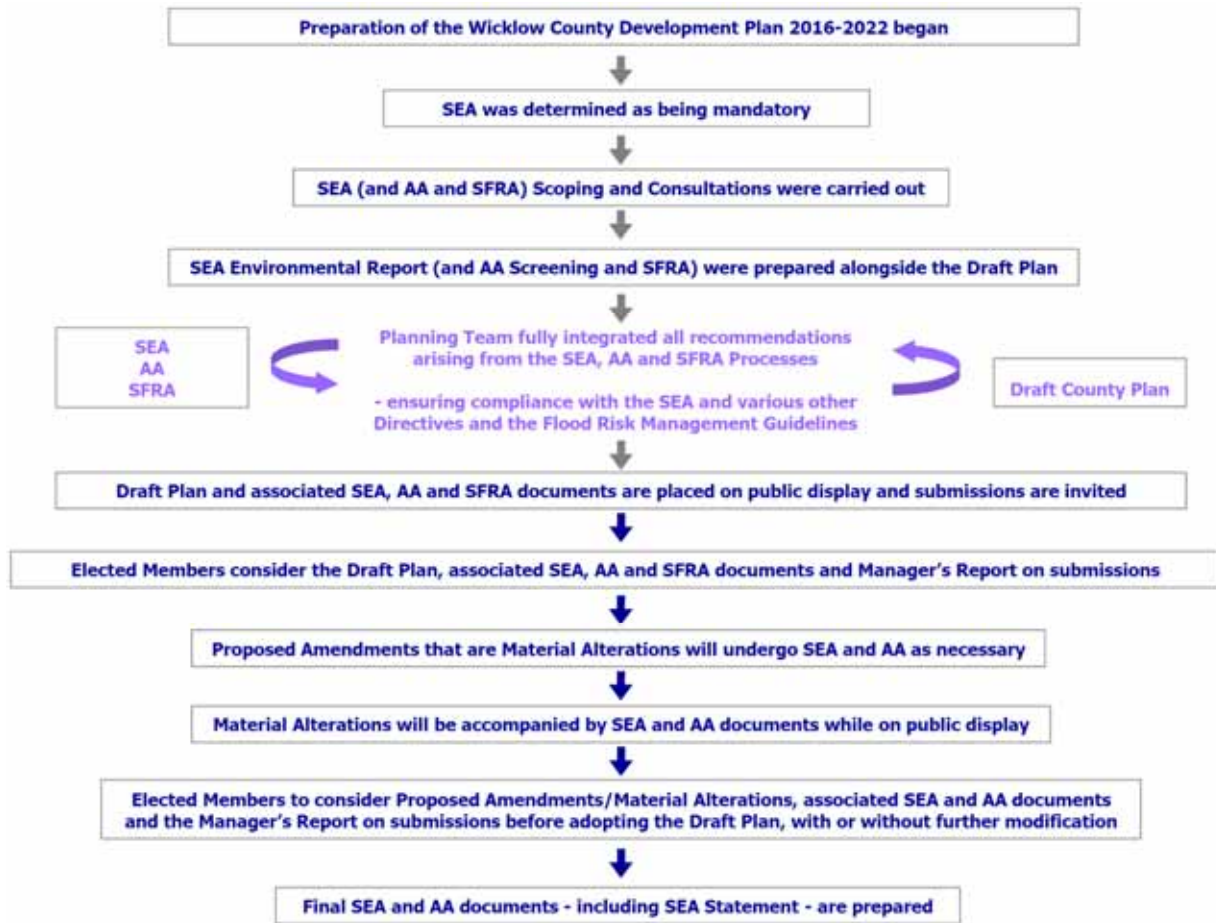


Figure 3.1 County Development Plan and SEA Stages

## 3.2 Appropriate Assessment and Integrated Biodiversity Impact Assessment

### 3.2.1 Appropriate Assessment

Appropriate Assessment (AA) Screening has been undertaken alongside the Draft Plan. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The AA Screening concluded that the Plan will not affect the integrity of the Natura 2000 network.

The preparation of the Draft Plan, SEA and AA has taken place concurrently and the findings of the AA have informed both the Draft Plan and the SEA. Various provisions have been integrated into the Draft Plan through the AA process.

### 3.2.2 Integrated Biodiversity Impact Assessment

Many elements of Integrated Biodiversity Impact Assessment as detailed in the EPA's (2013) Practitioner's Manual have been aligned with in the undertaking of the SEA for the Plan. These include:

#### Scoping

- Biodiversity-relevant issues were identified for consideration at scoping stage and these are now detailed in Section 4.3.
- Reference to a zone of influence is provided, including at Section 4.3.

#### Baseline

- Biodiversity data sources relevant for this County level assessment have been identified and datasets collated/gathered.
- The biodiversity baseline addresses designated sites and other habitats and species of ecological value.
- AA information has been incorporated into the SEA baseline.

#### Alternatives

- Impacts upon biodiversity are considered under each of the alternatives.

#### Impact assessment

- Effects on biodiversity are identified and assessed and the AA gives consideration to the interrelationship between biodiversity and potential effects on European sites.

#### Mitigation and monitoring

- Taking into account all measures contained within the Plan, all the proposed mitigation measures deriving from the various processes were generally consistent and compatible.
- Indicators and associated targets have been included in SEA for monitoring European sites.

#### Reporting

- This SEA ER addresses all biodiversity-related considerations relevant for this county level assessment.
- This SEA ER contains all biodiversity-relevant information, data, figures and maps relevant for this County level assessment.
- This SEA ER has been informed by the findings of the AA.

#### Communication and consultation

- Submissions including those from the Environmental Protection Agency and the Department of Arts, Heritage and the Gaeltacht have been taken on board.
- The preparation of the Draft Plan, SEA and AA has taken place concurrently and the findings of the AA have informed both the Draft Plan and the SEA.

## 3.3 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the Draft Plan.

The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DECLG, 2009).

The preparation of the Draft Plan, SEA and SFRA has taken place concurrently and the findings of the SFRA have informed both the Draft Plan and the SEA. All recommendations made by the SFRA and SEA in relation to flood risk management have been integrated into the Draft Plan.

## 3.4 Scoping

### 3.4.1 Introduction

In consultation with the relevant authorities, the scope of environmental issues to be dealt with by the SEA together with the level of detail to which they are addressed was broadly decided upon taking into account the collection of environmental baseline data and input from environmental authorities. Scoping allowed the SEA to become focused upon key issues

relevant to the environmental components which are specified under the SEA Directive<sup>3</sup>.

As the Draft Plan is not likely to have significant effects on the environment in another Member State transboundary consultations as provided for by Article 7 of the SEA Directive were not undertaken.

### 3.4.2 Scoping Notices

All relevant environmental authorities identified under the SEA Regulations as amended, were all sent SEA scoping notices by the Council indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council<sup>4</sup>.

### 3.4.3 Submissions

Submissions were made by the Environmental Protection Agency and the Department of Agriculture, Fisheries and Food during the SEA Scoping/Draft Plan-preparation process. These submissions influenced the scope of the assessments as detailed in the final SEA Scoping Report.

A number of additional submissions were made in response to the Council's notice flagging its attention to review the existing County Development Plan and prepare a new Plan were taken into account by the SEA Scoping process. These included submissions from An Taisce, the Department of Arts, Heritage and the Gaeltacht, the Department of Communications, Energy and Natural Resources, EirGrid, the Environmental Protection Agency, Inland Fisheries Ireland, the Southern and Eastern Regional Assembly and Keep Ireland Open.

## 3.5 Environmental Baseline Data

The SEA process is informed by the environmental baseline (i.e. the current state of the environment) to facilitate the identification and evaluation of the likely significant environmental effects of implementing the

provisions of the Draft Plan and the alternatives and the subsequent monitoring of the effects of implementing the provisions of the Plan as adopted.

## 3.6 Alternatives

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme) are identified, described and evaluated for their likely significant effects on the environment. In accordance with this requirement, alternative scenarios for the Plan are examined in Section 7.

## 3.7 The SEA Environmental Report

In this SEA Environmental Report - which is placed on public display alongside the Draft Plan and other associated documents - the likely environmental effects of the Draft Plan and the alternatives are predicted and their significance evaluated.

The Environmental Report provides the Council, stakeholders and the public with a clear understanding of the likely environmental consequences of the Draft Plan.

Mitigation measures to prevent or reduce significant adverse effects posed by the Draft Plan are identified in Section 9 - these have been integrated into the Draft Plan.

The Environmental Report will be updated in order to take account of recommendations contained in submissions and in order to take account of changes which are made to the original, Draft Plan that is being placed on public display.

The Environmental Report is required to contain the information specified in Schedule 2 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004

<sup>3</sup> These components comprise biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

<sup>4</sup> The following authorities were notified: Department of Agriculture, Food and the Marine; Department of Arts,

Heritage and the Gaeltacht; Department of Communications, Energy and Natural Resources; Department of the Environment, Community and Local Government; Environmental Protection Agency; Carlow County Council; Dún Laoghaire-Rathdown County Council; Kildare County Council; South Dublin County Council; and Wexford County Council.



(SI No. 436 of 2004) as amended (see Table 3.1).

No significant difficulties have been encountered during the undertaking of the assessment to date.

### **3.8 The SEA Statement**

On the making of the Plan by the Council, an SEA Statement will be prepared which will include information on:

- How environmental considerations have been integrated into the Plan, highlighting the main changes to the Plan which resulted from the SEA process;
- How the SEA Environmental Report and consultations have been taken into account, summarising the key issues raised in consultations and in the Environmental Report indicating what action was taken in response;
- The reasons for choosing the Plan in the light of the other alternatives, identifying the other alternatives considered, commenting on their potential effects and explaining why the Plan as adopted was selected; and
- The measures decided upon to monitor the significant environmental effects of implementing of the Plan.

**Table 3.1 Checklist of Information included in this Environmental Report**

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

## Section 4 Environmental Baseline

### 4.1 Introduction

Reflecting the specifications in the SEA Directive, the relevant aspects (those which have the greatest potential to be affected by implementation of the Draft Plan) of the current state of the environment for the following environmental components is provided in this section:

- Air and Climatic Factors;
- Population and Human Health;
- Biodiversity, Flora and Fauna;
- Material Assets;
- Soil;
- Water;
- Cultural Heritage;
- Landscape; and
- The interrelationship between the above factors.

Article 5 of the SEA Directive, in accordance with the established European principle of subsidiarity, states that the report shall include the information that may reasonably be required taking into account:

- Current knowledge and methods of assessment;
- The contents and level of detail in the plan or programme and its stage in the decision-making process; and
- The extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

In this context, the information identified is relevant to lower tier planning and project development and associated environmental assessments.

Given the potential for impacts beyond the boundary of the Plan Area, the spatial scope of the SEA takes into account the zone of influence (15km or greater where relevant) of the Plan area.

### 4.2 Likely Evolution of the Environment in the Absence of a new Plan

In the absence of a new Plan it is uncertain how permission for new development would be applied for and considered.

The current County Plan has contributed towards environmental protection within County Wicklow.

If the current Plan was to expire and not be replaced by a new Plan, this would result in a deterioration of the County's planning and environmental protection framework. Although higher level environmental protection objectives – such as those of various EU Directives and transposing Irish Regulations – would still apply, the deterioration of this framework would mean that new development would be less coordinated and controlled. Such development could result in an increase in the occurrence of adverse effects on all environmental components, especially those arising cumulatively. Cumulative effects occur as a result of the addition of many small impacts to create one larger, more significant, impact.

Such adverse effects could include:

- Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna;
- Habitat loss, fragmentation and deterioration, including patch size and edge effects;
- Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze;
- Potential interactions if effects upon environmental vectors such as water and air are not mitigated;

- Damage to the hydrogeological and ecological function of the soil resource;
- Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology;
- Increase in the risk of flooding;
- Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts);
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts);
- Increases in waste levels;
- Emissions to air including greenhouse gas emissions and other emissions;
- Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities; and
- Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape.

## 4.3 Biodiversity and Flora and Fauna

### 4.3.1 Overview

The most ecologically sensitive and heavily designated and protected areas within County Wicklow include the upland areas (including peat bogs and forests) and the coastal areas (including intertidal flats, islands, sand and dunes). In addition to coastal waters there are a various rivers and lakes providing habitats for sensitive species. Dispersed areas of marginal agricultural lands that may include ecological sensitivities occur throughout the County's lowlands and foothills.

Ecological designations include:

- Candidate Special Areas of Conservation<sup>5</sup> (cSACs) and Special Protection Areas<sup>6</sup> (SPAs);
- Salmonid Waters<sup>7</sup>;
- Freshwater Pearl Mussel catchments<sup>8</sup>;
- Wildlife Sites (including Nature Reserves<sup>9</sup>);

<sup>5</sup> cSACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) by the DECLG due to their conservation value for habitats and species of importance in the European Union. The sites are *candidate* sites because they are currently under consideration by the Commission of the European Union. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000.

The European Communities (Birds and Natural Habitats) Regulations 2011 consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010. The Regulations have been prepared to address several judgments of the Court of Justice of the European Union (CJEU) against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.

<sup>6</sup> SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - by the DECLG due to their conservation value for birds of importance in the European Union.

<sup>7</sup> Salmonid waters are designated and protected as under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*).

<sup>8</sup> Freshwater pearl mussel is a globally threatened, long-lived and extremely sensitive species that can be impacted

- Certain entries to the Water Framework Directive Register of Protected Areas<sup>10</sup>;
- Proposed Natural Heritage Areas (pNHAs)<sup>11</sup>;
- Wildfowl Sanctuaries (see S.I. 192 of 1979)<sup>12</sup>;
- Tree Preservation Orders (TPOs)<sup>13</sup>; and
- Flora Protection Order<sup>14</sup> sites.

Protected Species include:

- Annex IV (Habitats Directive) species of flora and fauna, and their key habitats (i.e. breeding sites and resting places), which are strictly protected wherever they occur, whether inside or outside the above sites, e.g. Otter and bats;
- Other species of flora and fauna and their key habitats which are protected under the Wildlife Acts, 1976-2000, wherever they occur; and
- 'Protected species and natural habitats' as defined in the European Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, including: Birds Directive – Annex I species and other

by many forms of pollution, particularly sediment and nutrient pollution and by hydrological and morphological changes, which may arise from developments, activities or changes in any part of the catchment.

<sup>9</sup> A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State but some are owned by organisations or private landowners.

<sup>10</sup> In response to the requirements of the Water Framework Directive a number of water bodies or parts of water bodies which must have extra controls on their quality by virtue of how their waters are used by wildlife have been listed on Registers of Protected Areas (RPAs). RPAs include those for Protected Habitats or Species, Shellfish, Salmonid, Nutrient Sensitive Areas, Recreational Waters and Drinking Water.

<sup>11</sup> NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. Proposed NHAs were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats.

<sup>12</sup> Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries.

<sup>13</sup> TPOs are a planning mechanism whereby individual trees or groups of trees can be identified as important and protected by a TPO.

<sup>14</sup> The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 1999.

regularly occurring migratory species, and their habitats (wherever they occur) and Habitats Directive – Annex I habitats, Annex II species and their habitats, and Annex IV species and their breeding sites and resting places (wherever they occur).

The Zone of Influence of the Plan with respect to impacts upon ecology via surface waters upon ecological resources – including designated ecology – can be estimated to be all Water Management Units (WMUs) either wholly within or partially within the County, connected WMUs and connected estuarine and coastal water bodies. WMUs are mapped on Figure 4.2 and Figure 4.3.

### 4.3.2 Ecological Networks and Connectivity

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers/streams, which provide corridors or stepping stones for wildlife species moving within their normal range. They are important for the migration, dispersal and genetic exchange of species of flora and fauna particularly for mammals, especially for bats and small birds and facilitate linkages both between and within designated ecological sites, the non-designated surrounding countryside and the more urban areas of the County.

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network of designated ecological sites are maintained and it recognises the need for the management of these areas through land use planning and development policies. Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands

of habitat from being isolated entities. Ecological networks are composed of linear features, such as treelines, hedgerows, rivers and streams, which provide corridors or stepping stones for wildlife species moving within their normal range. They are particularly important for mammals, especially for bats and small birds.

Within and surrounding the County, the ecological networks are made up of components including undeveloped upland areas, the coastline, rivers and lakes, woodlands, lands used for agriculture, parks, gardens and hedgerows within and surrounding the Plan area.

These components provide habitats for flora and fauna and facilitate linkages to the surrounding countryside for flora and fauna.

### 4.3.3 Land Cover Mapping

The CORINE land cover mapping<sup>15</sup> for Wicklow classifies land cover under various headings as shown on Figure 4.1. Land cover categories indicating lands that are likely to be most valuable to biodiversity include *Peat bogs, Agriculture with natural vegetation, Broad leaved forest, Natural grassland, Moors and heaths, Transitional woodland scrub, Beaches dunes sand, Inland marshes, Salt marshes, Intertidal flats, Water bodies and Coastal lagoons.*

### 4.3.4 Candidate Special Areas of Conservation

There are 17 candidate Special Areas of Conservation (cSACs) within the Plan area:

- Red Bog, Kildare cSAC
- Ballyman Glen cSAC
- Bray Head cSAC
- Carriggower Bog cSAC
- Deputy's Pass Nature Reserve cSAC
- Glen of The Downs cSAC
- Knocksink Wood cSAC
- Buckrone-y-Brittis Dunes and Fen cSAC
- Vale of Clara (Rathdrum Wood) cSAC
- Slaney River Valley cSAC

<sup>15</sup> CORINE Land Cover (CLC) is a map of the European environmental landscape based on interpretation of satellite images. Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. Because of the scale of the CORINE data and the method by which it

was collected there are likely to be a number of inaccuracies at the local level. It is noted, however, that the land cover shown on the maps is generally accurate. The European Environment Agency, in conjunction with the European Space Agency, the European Commission and member countries is currently updating the CORINE land cover database.

- Glenasmole Valley cSAC
- Kilpatrick Sandhills cSAC
- Holdenstown Bog cSAC
- Magherabeg Dunes cSAC
- Wicklow Mountains cSAC
- The Murrough Wetlands cSAC
- Wicklow Reef cSAC

Figure 4.2 maps cSACs (and SPAs) within the County while Figure 4.3 maps all cSACs (and SPAs) within 15km of the County.

#### 4.3.5 Special Protection Areas

There are four Special Protection Areas (SPAs) within the Plan area:

- Wicklow Mountains National Park SPA
- Poulaphouca Reservoir SPA
- The Murrough Wetlands (including Kilcoole Marshes & Broadlough) SPA
- Wicklow Head SPA

Figure 4.2 maps SPAs (and cSACs) within the County while Figure 4.3 maps all SPAs (and cSACs) within 15km of the County.

#### 4.3.6 Wicklow Mountains National Park

In 1969, the International Union for the Conservation of Nature (IUCN) recommended that all governments agree to reserve the term "National Park" to areas sharing the following characteristics:

- Where one or several ecosystems are not materially altered by human exploitation and occupation; where plant and animal species, geomorphological sites and habitats are of special scientific, educational and recreational interest or which contain a natural landscape of great beauty;
- Where the highest competent authority of the Country has taken steps to prevent or eliminate as soon as possible exploitation or occupation in the whole area and to enforce effectively the respect of ecological, geomorphological or aesthetic features which have led to its establishment;
- Where visitors are allowed to enter, under special conditions, for inspirational, educational, cultural and recreational purposes.

There are six National Parks in Ireland of which Wicklow Mountains National Park is one. The Wicklow Mountains cSAC and SPA designations (shown on Figure 4.2) covers much of the National Park.

#### 4.3.7 Bray Head Special Amenity Area Order

A Special Amenity Area Order (SAAO) is designed to protect areas that are of particularly high amenity value, which are sensitive to intense development pressure and which cannot be adequately protected by existing planning controls. There is one Special Amenity Area Order in County Wicklow, at Bray Head. This area is mapped on Figure 4.4.

#### 4.3.8 Proposed Natural Heritage Areas

There are 35 proposed Natural Heritage Areas (pNHAs) within the Plan area:

- Ballyman Glen pNHA
- Bray Head pNHA
- Carriggower Bog pNHA
- Devil's Glen pNHA
- Glen of the Downs pNHA
- Kilmacanoge Marsh pNHA
- Knocksink Wood pNHA
- Buckrone-y-Brittis Dunes and Fen pNHA
- The Murrough pNHA
- Poulaphouca Reservoir pNHA
- Vale of Clara (Rathdrum Wood) pNHA
- Wicklow Head pNHA
- Arklow Rock-Askintinny pNHA
- Arklow Sand Dunes pNHA
- Avoca River Valley pNHA
- Ballinacor Wood pNHA
- Ballinagee Wood pNHA
- Ballycore Rath pNHA
- Dargle River Valley pNHA
- Glencree Valley pNHA
- Glenealy Woods pNHA
- Holdenstown Bog pNHA
- Newtown Marshes pNHA
- Lowtown Fen pNHA
- Magherabeg Dunes pNHA
- Powerscourt Waterfall pNHA
- Powerscourt Woodland pNHA
- Great Sugar Loaf pNHA
- Vartry Reservoir pNHA
- Dunlavin Marshes pNHA
- Tomnafinnoge Wood pNHA
- Wicklow Town Sites pNHA

- Arklow Town Marsh pNHA
- Hollywood Glen pNHA
- Avondale pNHA

Figure 4.4 maps pNHAs in County Wicklow.

### 4.3.9 Nature Reserves

There are six Nature Reserves in County Wicklow:

- Deputy's Pass Nature Reserve
- Glendalough Nature Reserve
- Glenealo Valley Nature Reserve
- Knocksink Wood Nature Reserve
- Vale of Clara Nature Reserve
- Glenealo Valley Nature Reserve

Figure 4.4 maps Nature Reserves in County Wicklow.

### 4.3.10 Registers of Protected Areas

In response to the requirements of the Water Framework Directive a number of water bodies or parts of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife have been listed on Registers of Protected Areas (RPAs).

RPAs for wildlife in County Wicklow include the channels of the River Dargle (and its tributary the Killough), the River Vartry and the River Slaney by virtue of their designation as Salmonid Waters under the European Communities (Quality of Salmonid Waters) Regulations 1998 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*). Designated Salmonid Waters are mapped on Figure 4.5.

<sup>16</sup> These 27 mussel populations are within SACs designated for the protection of the species. Site-specific conservation objectives for the restoration of these populations and their habitats are being developed by the NPWS. Under S.I. 296 of 2009, 27 draft Sub-basin Management Plans have been developed to provide the programmes of measures necessary to achieve these objectives. Any plans or potentially damaging developments and activities in or overlapping with the catchments must be screened for Appropriate Assessment (Article 6 (3), Habitats Directive).

<sup>17</sup> These mussel populations may lie (in part) within SAC, other nature conservation sites or in the wider countryside. Those populations within SAC were not considered of sufficient quality to warrant designation for the species and detailed restoration objectives, targets, plans or measures are unlikely to be developed. However, the potential effects

The SACs and SPAs which are mapped on Figure 4.2 and Figure 4.3 are also entries to the RPAs by virtue of their value to wildlife.

Further information on entries to the RPA by virtue of their value to people is provided in Section 4.6.

### 4.3.11 Freshwater Pearl Mussel

Figure 4.5 shows Freshwater Pearl Mussel, or *Margaritifera*, Sensitive Areas. Freshwater pearl mussel is a globally threatened, long-lived and extremely sensitive species that can be impacted by many forms of pollution, particularly sediment and nutrient pollution and by hydrological and morphological changes, which may arise from developments, activities or changes in any part of the catchment. Four categories of catchments are mapped:

1. Catchments of SAC populations listed in S.I. 296 of 2009<sup>16</sup>;
2. Catchments of other extant populations<sup>17</sup>;
3. Catchments with pre-1970 live records (extant populations unlikely, but information insufficient to list as 'extinct')<sup>18</sup>; and
4. Catchments with presumed extinct populations, but further survey required<sup>19</sup>.

### 4.3.12 Wildfowl Sanctuaries

Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed.

There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries.

of any plans, developments or activities on the populations, including the potential to cause 'environmental damage' as per the Environmental Liability Directive and Regulations, must be determined through SEA, EIA or other ecological assessment.

<sup>18</sup> While there are no recent records of freshwater pearl mussel from these catchments, in most cases there has been little, if any, survey for the species since 1970. If any plans, or potentially damaging developments and activities are proposed for these catchments, freshwater pearl mussel should be considered as a constraint and dedicated survey is recommended.

<sup>19</sup> These comprise the lower Nore catchment and the catchment of the Barrow main channel (part of this catchment is located in the west of County Wicklow).



There are two Wildfowl Sanctuaries in County Wicklow:

- Broad Lough (WFS-58)
- Poulaphouca (WFS-59)

Both of these water bodies are part of sites designated as SPAs (all SPAs in the County are mapped on Figure 4.2).

### 4.3.13 Important Bird Areas

The Important Bird Areas (IBA) Programme is a BirdLife International initiative aimed at identifying and protecting a network of critical sites for the conservation of the world's birds.

A total of 140 IBAs<sup>20</sup> have been identified in Ireland, covering an area of about 4,309 km<sup>2</sup>, equivalent to 6% of the land area. Most of these IBAs are coastal, with islands and cliffs being predominantly important for breeding seabirds, Corncrakes and wintering Barnacle Geese, and estuaries for wintering wildfowl.

There are three IBA's in County Wicklow:

- North Wicklow coastal marshes (IE105)
- Wicklow Mountains (IE106)
- Poulaphouca reservoir (IE107)

The boundaries of these areas are similar to the boundaries of certain SPA sites (all SPAs in the County are mapped on Figure 4.2).

### 4.3.14 Urban Habitat Mapping

Urban habitat importance mapping was carried out in Arklow, Wicklow Town and Bray as an action of the County Wicklow Heritage Plan.

In Arklow, thirty-one sites were surveyed in detail. One site, Arklow Town Marsh Natural Heritage Area (Site Code: 001931), was considered to be of national importance. 12 were considered to be of high value and locally important. Fourteen sites were considered to be of moderate value and locally important and five sites were considered as low value, but locally important.

Of the 39 sites surveyed in Wicklow Town, two were considered to be of national importance (a shingle beach and a riverbank). 10 were considered to be of high value and locally

important. 19 sites were considered to be of moderate value and locally important and eleven sites were considered as low value, but locally important.

In Bray, of 14 sites surveyed, one was considered to be of national importance (Bray Head), five were considered to be of high value and locally important. Seven sites were considered to be of moderate value and locally important and one site was considered as low value, but locally important.

Management recommendations were set out for each of the sites mentioned above. The sites of importance are mapped on Figure 4.6.

### 4.3.15 Tree Preservation Orders

Tree Protection Orders (TPOs) enable local authorities to preserve any single tree or group of trees and brings them under planning control. TPOs are only made if it appears that a tree or group of trees need to be protected in the interests of amenity in the environment. The Plan provides protection of specific trees and woodland at various locations within the county including at:

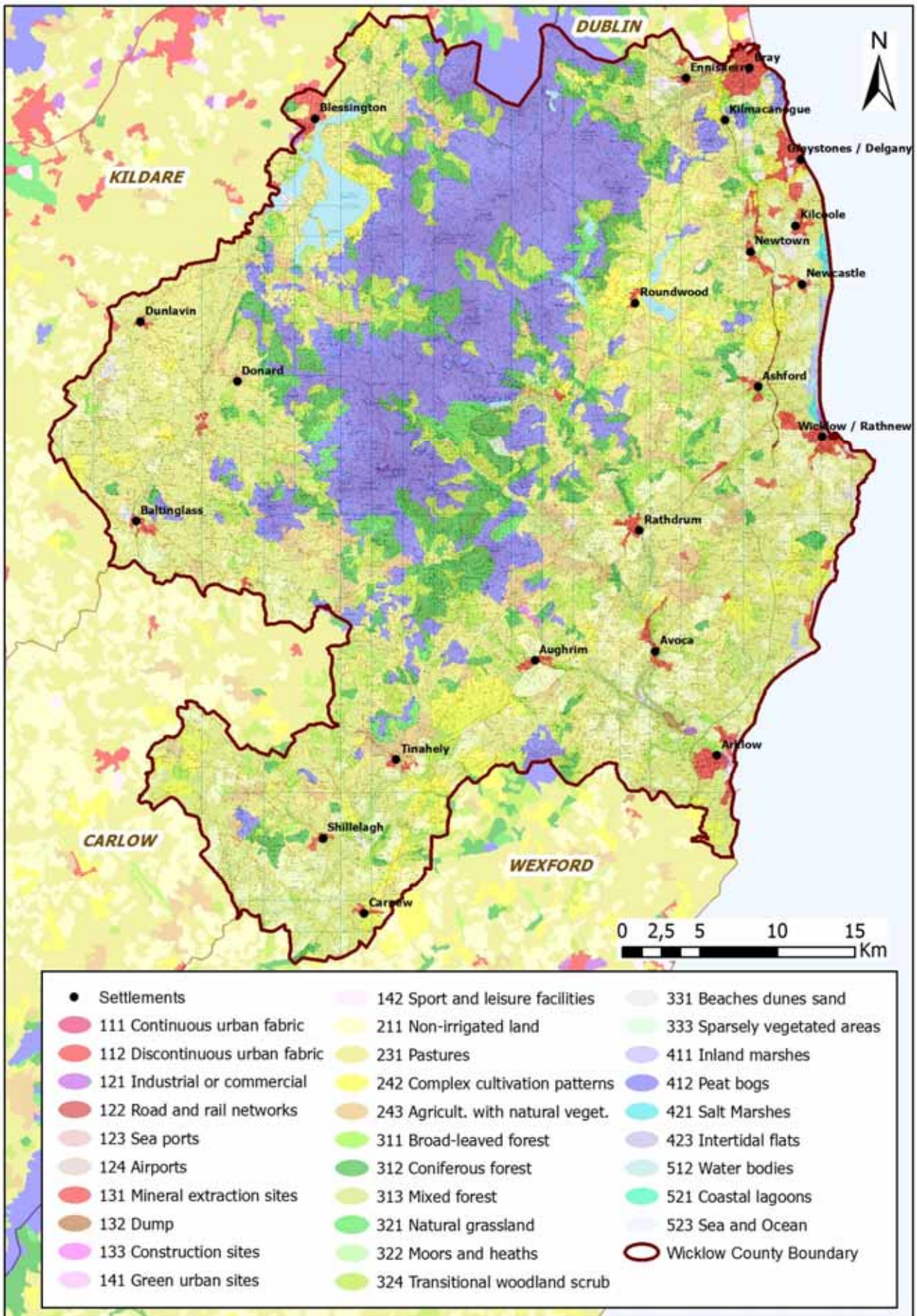
- Avoca
- Blessington
- Bray
- Coolattin Estate
- Dargle Glen
- Delgany
- Donard Lower
- Greystones
- Kilcoole
- Kilmacanogue
- Newtownmountkennedy
- Oldboleys
- Wicklow town

### 4.3.16 Existing Problems

Previous developments such as residential and commercial developments, along with the provision of transportation infrastructure, have resulted in loss of biodiversity and flora and fauna across the County however legislative objectives governing biodiversity and fauna were not identified as being currently conflicted with.

<sup>20</sup> Crowe, O., Tierney, N. and Wheeldon, R. 2009. Distribution, extent and status of Ireland's Important Bird Areas. BirdWatch Ireland.

Both the current 2010-2016 County Development Plan and the new Draft Plan 2016-2022 include robust measures to contribute towards the protection of biodiversity and flora and fauna.



**Figure 4.1 CORINE Land Cover 2012**

Source: EPA (2014)

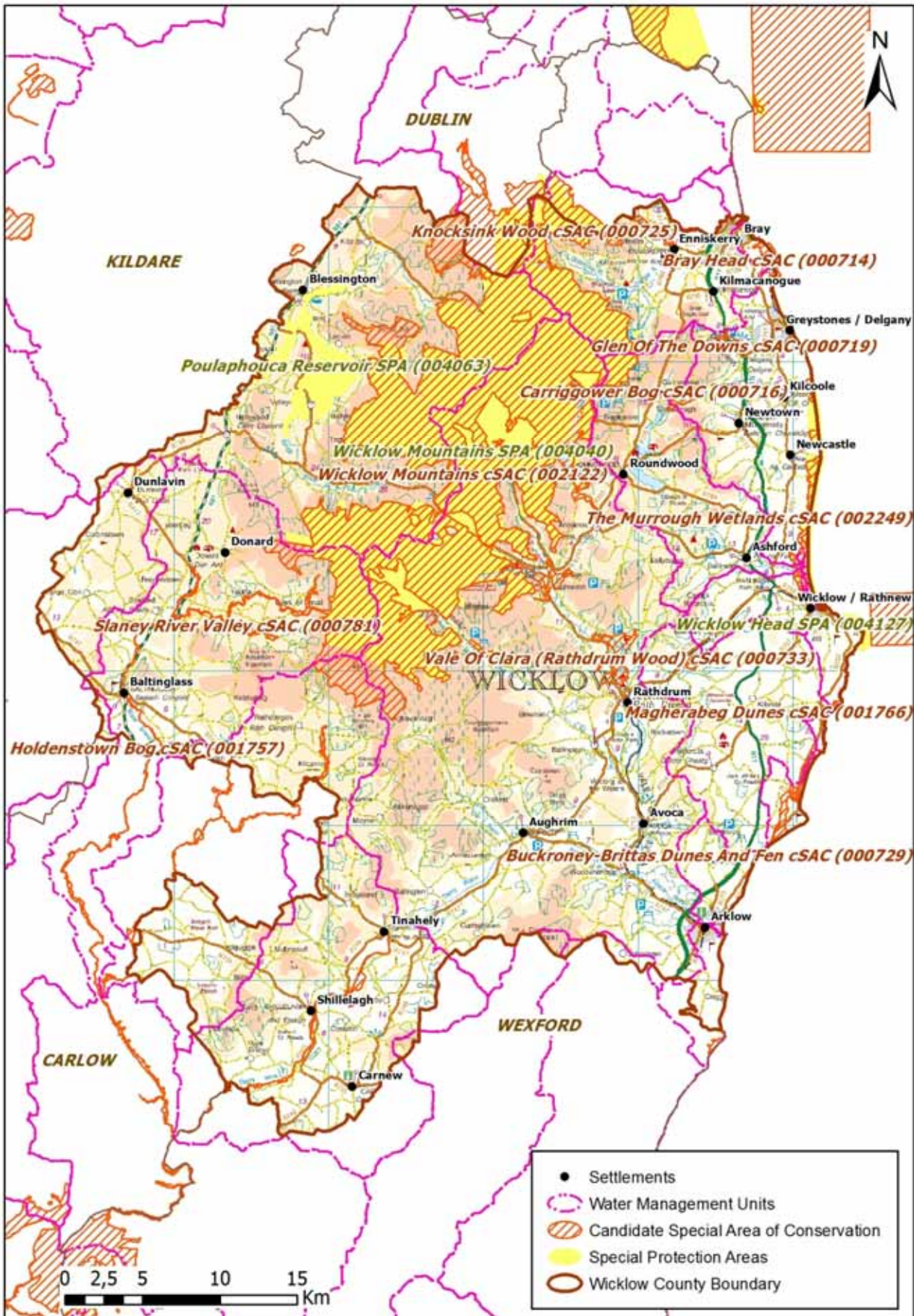
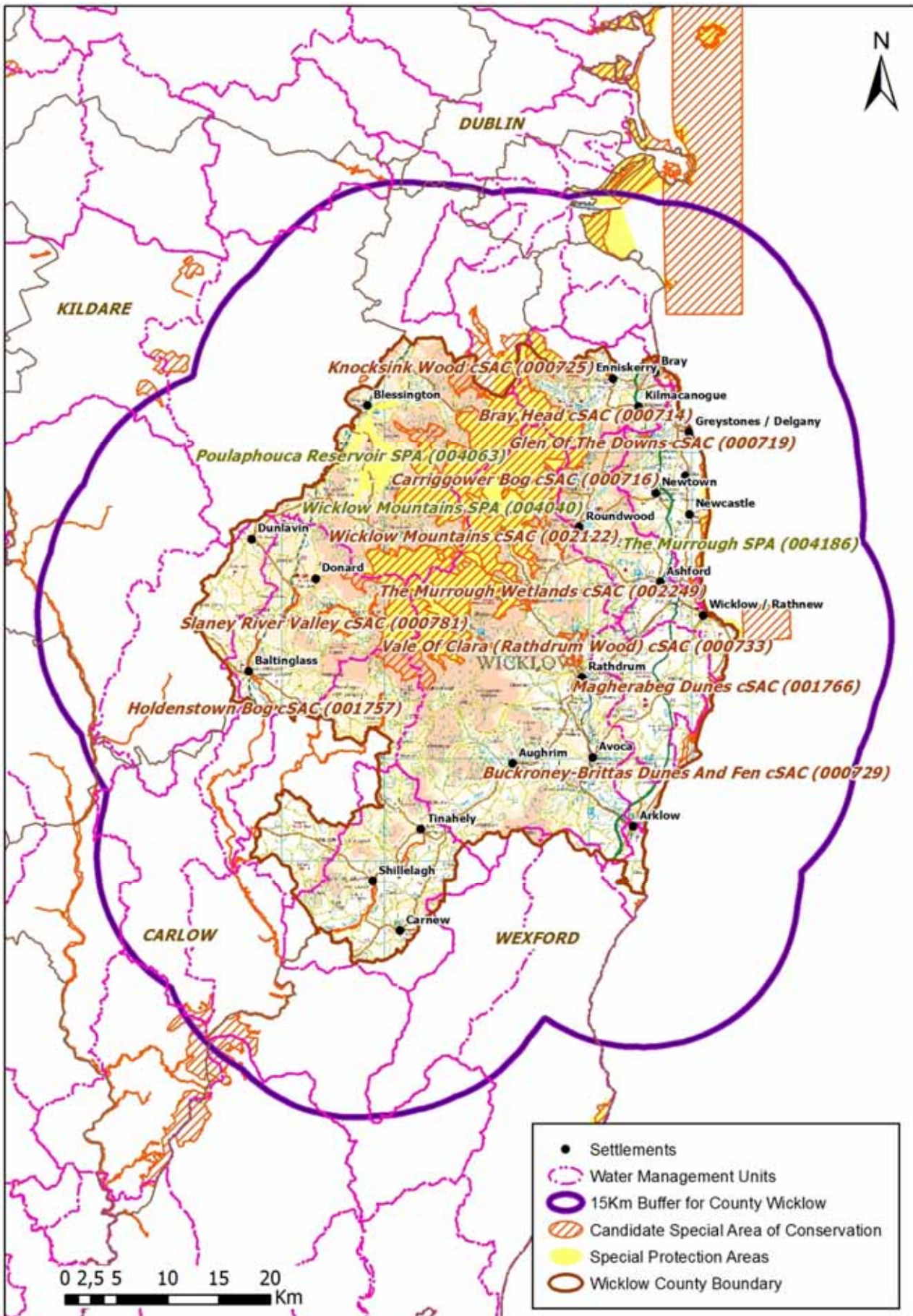


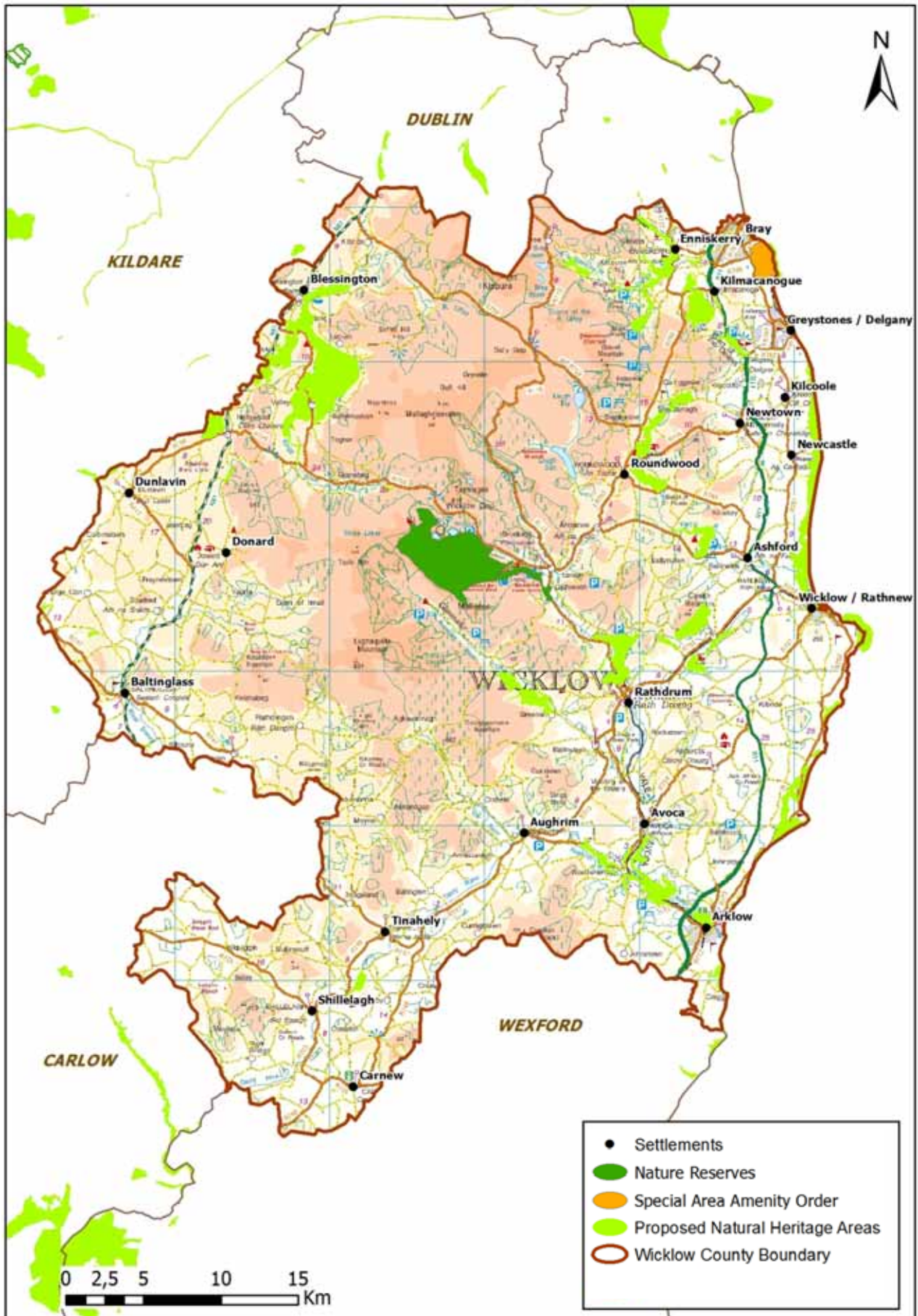
Figure 4.2 SPAs and cSACs within the County

Source: NPWS (datasets downloaded April 2015)

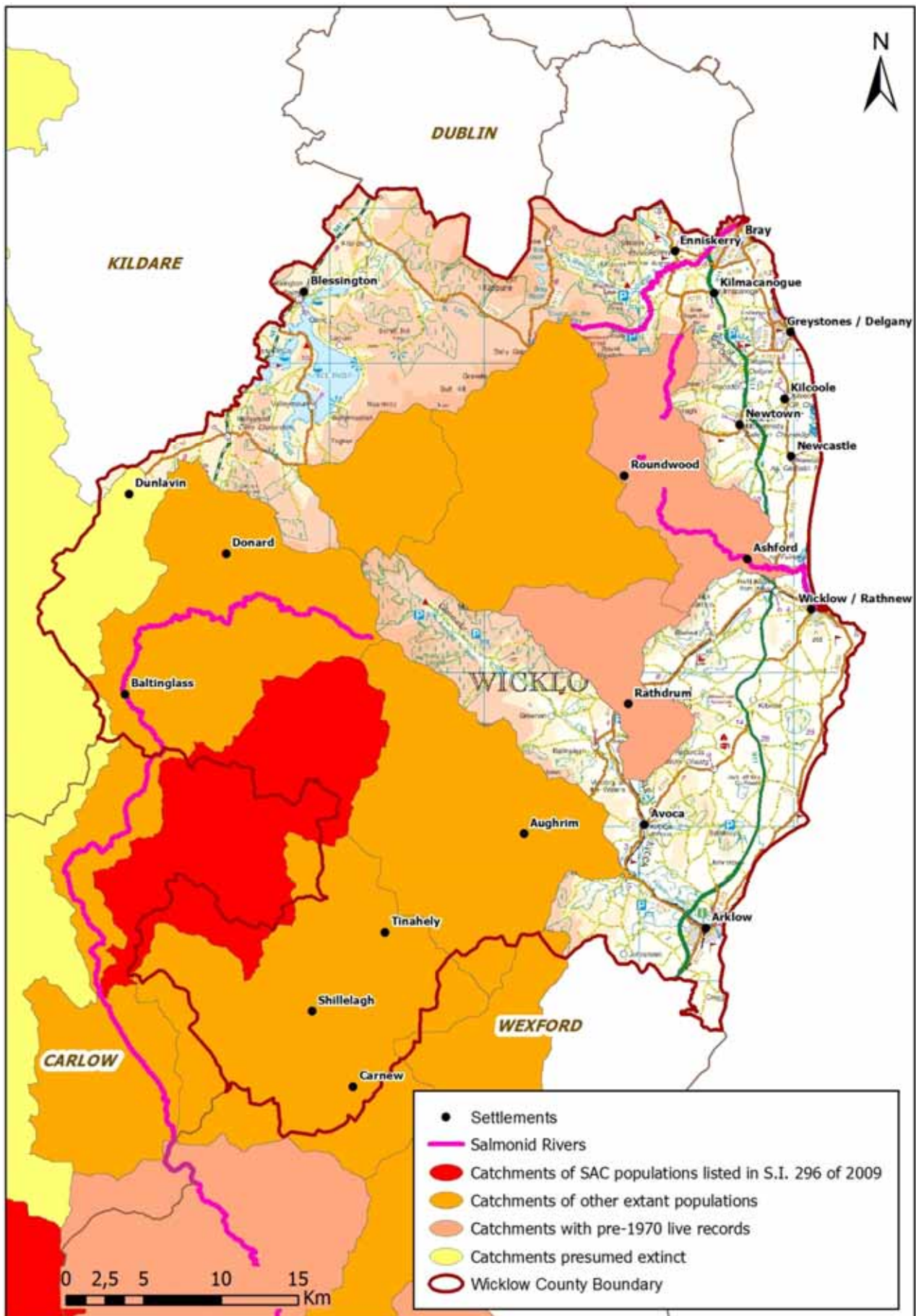


**Figure 4.3 SPAs and cSACs within the County and within 15km Buffer Area**

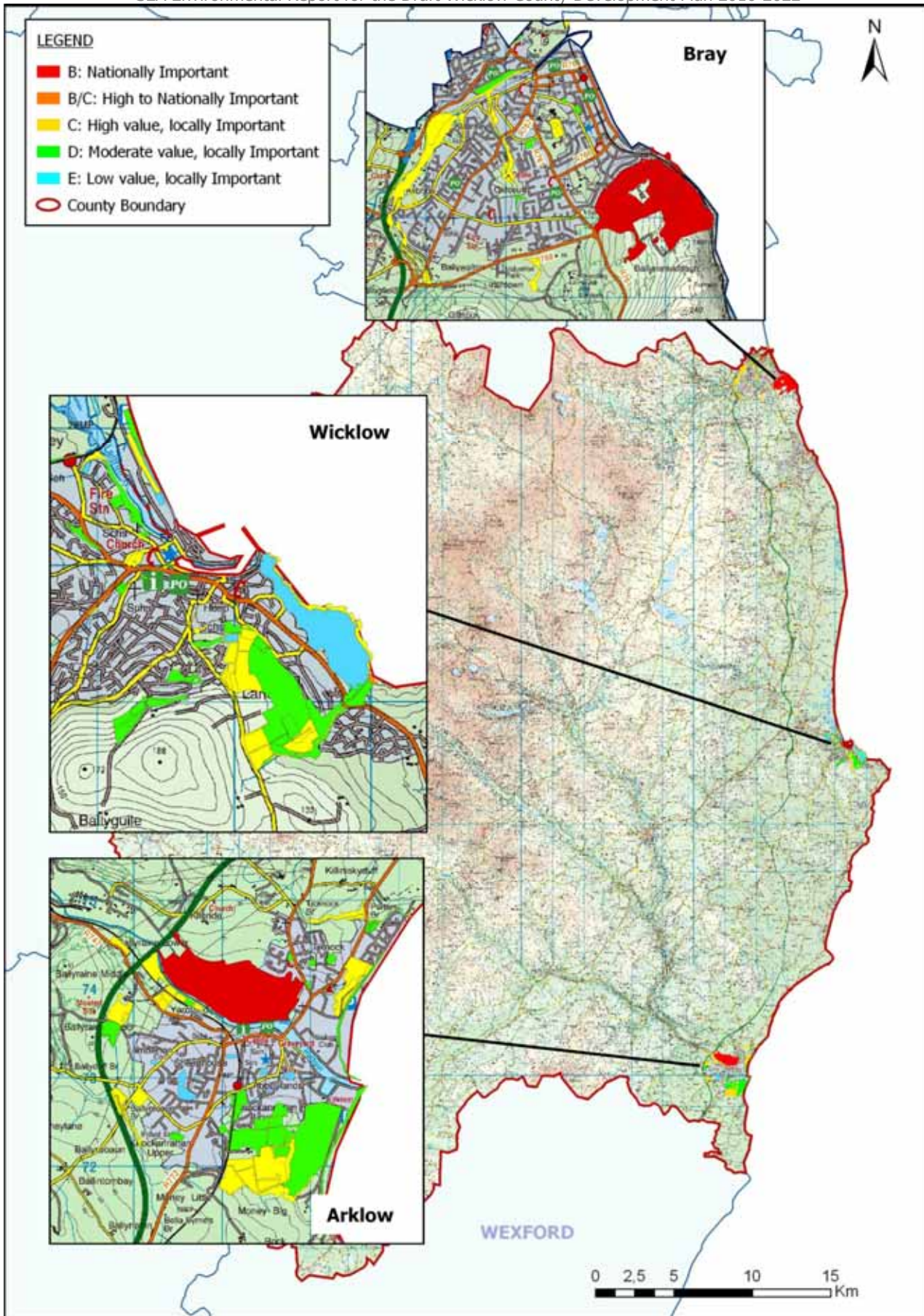
Source: NPWS (datasets downloaded April 2015)



**Figure 4.4 Proposed Natural Heritage Areas, Nature Reserve and Special Area Amenity Order Area**  
 Source: NPWS (datasets downloaded April 2015)



**Figure 4.5 Designated Salmonid Waters and Freshwater Pearl Mussel Catchments**  
 Source: NPWS (datasets downloaded April 2015)



**Figure 4.6 Urban Habitat Mapping for Bray, Arklow and Wicklow**  
 Source: Wicklow County Council (2009)



## 4.4 Population and Human Health

### 4.4.1 Introduction

The new population provided for in the Draft Plan will interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes;
- Increase in demand for waste water treatment at the municipal level;
- Increase in demand for water supply;
- Potential interactions in flood-sensitive areas; and
- Potential effects on water quality.

### 4.4.2 Population

The population of County Wicklow was 126,194 persons in 2006. This rose by 10,446 persons or c. 8.27% to 136,640 persons in 2011. The highest concentrations in population are along the eastern coast and in settlements throughout the County.

For the review of the County Development Plan, the Planning Authority carried out an assessment which involved an evaluation of:

- Population trends in the County between 2002-2011, in order to ascertain the pattern of population increase and decline in the County; and
- Rural housing trends (i.e. location of rural applications and outcomes of such applications) since 2006.

This assessment revealed:

- No evidence of persistent or significant population decline in any part of the County; while the 2011 Census found a number of areas had experienced population decline between 2006 and 2011 (including the centres of the main towns and the most highly populated eastern seaboard areas), only a small number had experienced population decline in the preceding period 2002-2006; and
- Pressure for rural housing across the entire County, with the highest concentrations of applications on the fringes of major towns.

### 4.4.3 Human Health

The impact of implementing the Draft Plan on human health is determined by the impacts which the Plan will have upon environmental vectors. Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings. Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses for example. These factors have been considered with regard to the description of: the baseline of each environmental component; and the identification and evaluation of the likely significant environmental effects of implementing the Draft Plan.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a land-use plan began to have adverse health effects on surrounding populations it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population.

### 4.4.4 Existing Problems

The greatest health risk from radiation in Ireland is caused by radon. The presence of radon gas, a naturally occurring radioactive gas that originates from the decay of uranium in rocks and soils, occurs across the country. It accounts for more than half of the total radiation dose received by the Irish population. As a known carcinogen, in the same category as tobacco smoke and asbestos it is a cause of lung cancer. Exposure to radon for long periods or at high concentrations can lead to lung cancer.

Some areas within County Wicklow are estimated as having >20% of homes to be above the reference level for Radon (mapping available at <http://www.epa.ie/radiation/radonmap>).

There is historic and predictive evidence of flooding in various locations across the County (see information on Strategic Flood Risk

Assessment at Section 4.6.6). All recommendations made by the SFRA in relation to flood risk management have been integrated into the Draft Plan.

Compliance issues in relation to water services are detailed under Section 4.8.1.

## **4.5 Soil**

### **4.5.1 Introduction**

Soil is the top layer of the earth's crust. It is formed by mineral particles, organic matter, water, air and living organisms. Soil can be considered as a non-renewable natural resource because it develops over very long timescales. It is an extremely complex, variable and living medium and performs many vital functions including: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. Soils in any area are the result of the interaction of various factors, such as parent material, climate, vegetation and human action.

To date, there is no legislation which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

### **4.5.2 Soil Types**

Soil types, as classified by Teagasc in co-operation with the Forest Service, EPA and GSI are mapped on Figure 4.7. Much of the County's uplands is covered by blanket peat or peaty topsoils. The remainder of the County is largely covered by deep and shallow well drained acid mineral soil. Man-made or urban soils exist in built-up areas. Beach sand and gravels can be found in patches along the coastline. Areas of shallow well drained basic mineral soil exist in the north east of the County and along the north western boundary with County Kildare.

### **4.5.3 County Geological Sites**

In 2014 the Council in partnership with the Irish Geological Heritage Programme of the Geological Survey of Ireland assessed the geological heritage of Wicklow and identified the most important sites which are worthy of protection as County Geological Sites.

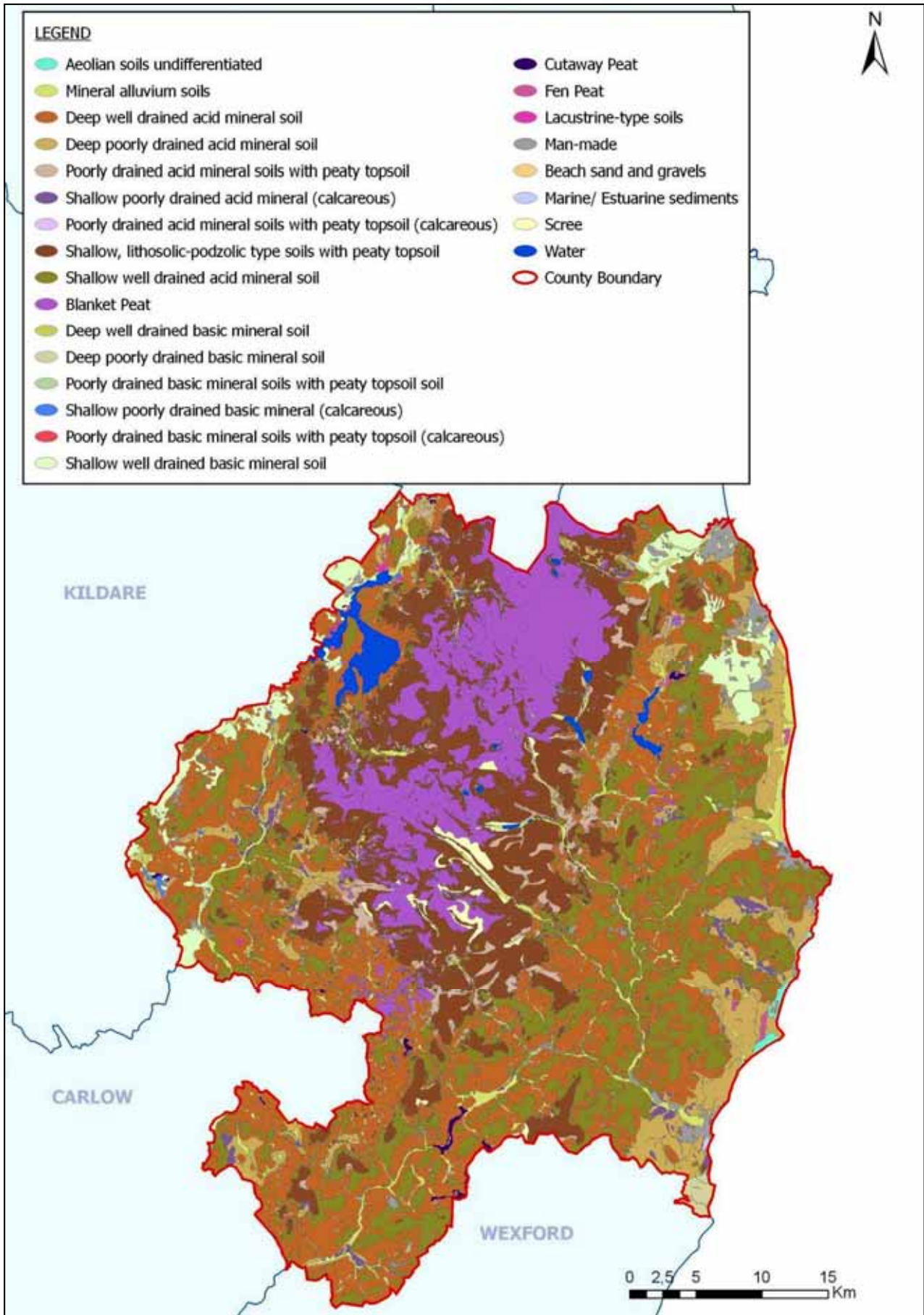
The locations of 62 County Geological Sites within County Wicklow are mapped on Figure 4.8.

### **4.5.4 Contaminated Soil**

Given the urban nature of certain areas within the County and the range of land use activities which have taken place historically, soils may have been contaminated to some degree in the past in certain areas. Such contamination has the potential to affect water quality, biodiversity and flora and fauna and human health. Both the existing 2010-2016 Plan and the Draft 2016-2022 Plan include provisions in relation to environmental protection and degraded/contaminated lands.

### **4.5.5 Existing Problems**

Legislative objectives governing soil were not identified as being conflicted with.



**Figure 4.7 Soil Types**

Source: Teagasc, GSI, Forest Service & EPA (2006) *Soils and Subsoils Class*

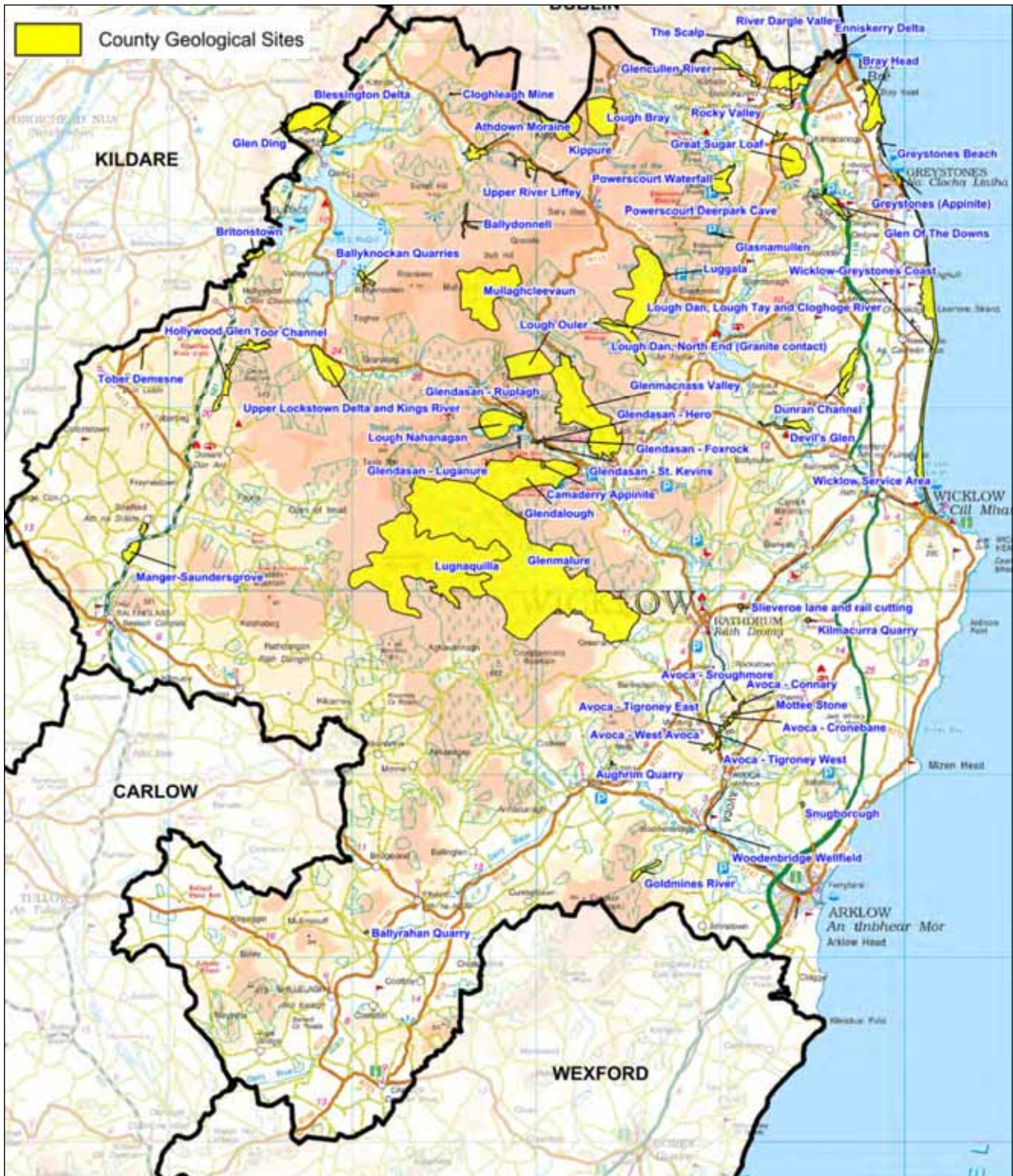


Figure 4.8 Areas of Geological and Geomorphological Interest  
Source: Wicklow County Council (2010)

## 4.6 Water

### 4.6.1 Potential Pressures on Water Quality

Human activities, if not properly managed, can cause deterioration in water quality. Pressures exerted by human activities include the following:

- Sewage and other effluents discharged to waters from point sources, e.g. pipes from treatment plants;
- Discharges arising from diffuse or dispersed activities on land;
- Abstractions from waters; and
- Structural alterations to water bodies.

A point source pressure has a recognisable and specific location at which pollution may originate. Examples of significant point source pressures include direct discharges from waste water treatment plants, licensed discharges from industrial activities, landfills, contaminated lands (e.g. disused gas works) and mines.

A diffuse source pressure unlike a point source is not restricted to an individual point or location. The source of a diffuse pressure can be quite extensive. Significant examples of diffuse pressures include runoff from forestry and agricultural lands.

Excessive abstractions from surface waters and groundwater for drinking and industrial purposes can create pressures on the ability of a water body to maintain both chemical and ecological status.

Structural alterations such as river straightening; construction of embankments, weirs, dams, port facilities and dredging can create conditions such that a water body is no longer able to support the natural ecology which would have existed prior to such modifications. These pressures are also referred to as morphological pressures.

### 4.6.2 The Water Framework Directive

#### 4.6.2.1 Introduction and Requirements

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires

that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving "good status" by 2015. All public bodies are required to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and improve polluted water bodies to good status by 2015.

The EU's Common Implementation Strategy Guidance Document No. 20 provides guidance on exemptions to the environmental objectives of the Water Framework Directive.

Article 4 of the WFD sets out various exemptions for deterioration in status caused as a result of certain physical modifications to water bodies. This is provided: all practicable mitigation measures are taken; there are reasons of overriding public interest or the benefits to human health, safety or sustainable development outweigh the benefits in achieving the WFD objective; there are no better alternatives; and the reasons for the physical modification are explained in the relevant river basin management plan.

#### 4.6.2.2 River Basin Districts and Water Bodies

For the purpose of implementing the WFD, Ireland has been divided into eight river basin districts or areas of land that are drained by a large river or number of rivers and the adjacent estuarine/coastal areas. The management of water resources will be on these river basin districts. Wicklow falls within both the South Eastern River Basin District and the Eastern River Basin District.

Within each river basin district - for the purpose of assessment, reporting and management - water has been divided into groundwater, rivers, lakes, estuarine waters and coastal waters which are in turn divided into specific, clearly defined water bodies.

#### 4.6.2.3 River Basin Management Plan

Local Authorities, including Wicklow County Council, have prepared the South Eastern and the Eastern River Basin Management Plans, both of which are being implemented through, inter alia, the County Development Plan, in order to help protect and improve waters in the County and wider RBDs. The Management Plans provide specific policies for individual river

basins in order to implement the requirements of the WFD.

### 4.6.3 Surface Water

#### 4.6.3.1 Introduction

The River Avoca catchment which includes the main channel and tributaries such as the Rivers Aughrim, Ow, Derry Water, Avonmore and Avonbeg is the largest catchment in the County. Other catchments include those of the Slaney, Liffey and Vartry.

There are a number of lakes and reservoirs in the County including the Poulaphouca, Vartry and Roundwood Reservoirs and the Dan, Tay and Firrib lakes.

The Zone of Influence with respect to water resources can be estimated to be connected estuarine and coastal water bodies, connected bodies of groundwater, all surface Water Management Units (WMUs) either wholly within or partially within the County and connected WMUs.

#### 4.6.3.2 WFD Surface Water Status

The WFD defines 'surface water status' as the general expression of the status of a body of surface water, determined by the poorer of its ecological status and its chemical status. Thus, to achieve 'good surface water status' both the ecological status and the chemical status of a surface water body need to be at least 'good'.

Ecological status is an expression of the structure and functioning of aquatic ecosystems associated with surface waters. Such waters are classified as of 'good ecological status' when they meet Directive requirements.

Chemical Status is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in Annex X of the Water Framework Directive (WFD). The EQS values for individual PAS substances are set at European level. *Good* surface water chemical status means that concentrations of pollutants in the water body do not exceed the environmental limit values specified in the Directive.

Figure 4.9 illustrates currently available from the EPA on the status of waters within and surrounding the County. These status classifications are contributed towards by

morphological pressures, such as those relating to culverts, river straightening or bed/bank reinforcement in reservoirs.

The largest catchment in the County is the Avoca catchment which drains much of the centre of the County and includes the Avoca River and all of its tributaries. This catchment is generally a mixture *high, good* or *moderate* status. Stretches of the main channel of the Avoca River and its tributaries to the north of Avoca village are classified as being of *poor* status while stretches of the main channel of the Avoca River and its tributaries to the south of Avoca village are identified as being of *bad* status. Upstream, Loughs Tay and Dan are identified as being of *moderate* status.

Rivers in the north west of the County, within the Liffey catchment, are generally of *good* or *moderate* status. Poulaphouca Reservoir is identified as being of *moderate* status.

Rivers in the north east of the County at and upstream of Bray (Dargle catchment) are a mixture of *high, good* or *moderate* status.

Rivers to the east of Roundwood and the north of Arklow (these area includes various catchments including that of the Vartry) are a mixture of *high, good* or *moderate* status. The Vartry Reservoir (lower) is identified as being of *good* status.

Rivers within much of the west of the County (Slaney catchment) are a mixture of *high, good, moderate* or *poor* status.

Part of the west of the County around Donard falls within the Barrow catchment. The River Greese to the west of Donard is identified as being of *poor* and *bad* status.

Transitional waters within the County are identified as being of *moderate* status while.

All coastal waters adjacent to the County are identified as being of *good* status.

Mandatory and Guide Values are set out for bathing waters in the 2006 EU Bathing Water Directive and transposing Regulations. Mandatory Values are values which must be observed if the bathing area is to be deemed compliant with the Directive. Compliance with Guide Values exceeds guidance with Mandatory Values and can be regarded as quality objectives which bathing sites should endeavour to achieve. In 2014, all bathing

waters are identified by the EPA as having complied with the Mandatory Values. The highest standards were met at Greystones South, Silver Strand, Brittas Bay North and Clogga.

## 4.6.4 Ground Water

### 4.6.4.1 Introduction

Groundwater is stored in the void spaces in underground layers of rock, or aquifers. These aquifers are permeable, allowing both the infiltration of water from the soils above them and the yielding of water to surface and coastal waters. Groundwater is the part of the subsurface water that is in the saturated zone - the zone below the water table, the uppermost level of saturation in an aquifer at which the pressure is atmospheric, in which all pores and fissures are full of water.

### 4.6.4.2 WFD Groundwater Status

For groundwater bodies, the approach to classification is different from that for surface water. For each body of groundwater, both the chemical status and the quantitative must be determined. Both have to be classed as either *good* or *poor*. The WFD sets out a series of criteria that must be met for a body to be classed as good chemical and quantitative status. The EPA has classified groundwater status in County Wicklow as shown on Figure 4.10. Groundwater is generally identified as being of *good* status however the Avoca Mine groundwater catchment is identified as being of *poor* status.

### 4.6.4.3 Groundwater Productivity and Vulnerability

The Geological Survey of Ireland (GSI) rates groundwaters according to both their vulnerability to pollution and their productivity.

Groundwater Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial silts and clays), and the presence of karst features. Groundwater is most at risk where the subsoils are absent or thin and, in

areas of karstic limestone, where surface streams sink underground at swallow holes<sup>21</sup>.

Figure 4.11 maps groundwater vulnerability for the County. Groundwater underlying County Wicklow is mainly classed as Extreme with much of that area being rock surface/karst. The eastern boundary, particularly in the south east and the mid-west at the boundary are classified as low or moderate. The remainder of the Plan area is classified as being of high vulnerability.

The GSI rates aquifers based on the hydrogeological characteristics and on the value of the groundwater resource. Ireland's entire land surface is divided into nine aquifer categories. Groundwater Productivity rates the value of the groundwater resource. Ireland's entire land surface is divided into nine aquifer categories. County Wicklow is generally underlain by poorly productive bedrock aquifers, which are generally unproductive except for in local zones.

Groundwater protection within the County is carried out through the County's Groundwater Protection Scheme which has been undertaken jointly between the Geological Survey of Ireland and Wicklow County Council. The purpose of the scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme identifies the vulnerability of areas within the County and Groundwater protection responses for existing and new potentially polluting activities.

### 4.6.5 WFD Registers of Protected Areas

In response to the requirements of the Water Framework Directive a number of water bodies or parts of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife have been listed on Registers of Protected Areas (RPAs).

RPAs in County Wicklow, by virtue of how their waters are used by people, include stretches of rivers supplying waters intended for human consumption – these are protected already under the Drinking Water Regulations (S.I. 439/2000). The actual protected areas for drinking water are not outlined within these Regulations, so the protected area for drinking

<sup>21</sup> Source: Geological Survey of Ireland (2014) Metadata

waters is represented by the water body from which the water is abstracted, be it groundwater, river or lake. Stretches of various rivers in the County are listed on the RPA for Drinking Water. Ground water underlying the County is also listed on the RPA for Drinking Water.

Other RPAs include bathing waters at Bray South Promenade, Brittas Bay North, Brittas Bay South, Clogga, Greystones South and Silver Strand. Further information on entries to the RPA by virtue of their value to wildlife is provided in Section 4.3.

#### 4.6.6 Flooding

The Draft County Development Plan has undergone Strategic Flood Risk Assessment (SFRA) in response to requirements contained in *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009). The findings of the SFRA are presented in a report which accompanies the Draft Plan.

The purpose of the SFRA is to provide sufficient information to allow sound planning decisions to be made on sites at risk of flooding over the lifetime of the next County Development Plan 2016-2022 and also to ensure that Elected Members have the necessary information in coming to decisions on the Draft Plan with respect to flood risk and its management.

Flooding is an environmental phenomenon which, as well as causing economic and social impacts, could in certain circumstances pose a risk to human health. The existence of flood risk within the County can be illustrated by historical information on the locations and/or extents of known flooding events. Flood events in the County have occurred along the Slaney, Greece and Avonbeg Rivers and at estuarine locations on the Vartry, Avoca and Dargle Rivers. The SFRA identifies such information including flood extents along the banks of the River Dargle in Bray in 1986 and along the banks of the River Avoca in Arklow in both 1986 and 2002.

The SFRA has also been informed by modelled information on flood risk from the Office of

Public Works which has been prepared as part of the Catchment Flood Risk Assessment and Management (CFRAM) Studies which are being undertaken for both the Eastern and South-Eastern Regions (these include County Wicklow).

#### 4.6.7 Existing Problems

Subject to exemptions provided for by Article 4 of the WFD<sup>22</sup>, based on available data on the status of waters within the County, certain surface water bodies within the County will need improvement in order to comply with the objectives of the WFD:

- Certain rivers, lakes and reservoirs within the County identified as being of *moderate* status. These include water bodies within the following catchments: Liffey, Vartry and Avoca;
- Stretches of the main channel of the Avoca River and its tributaries to the north of Avoca village are classified as being of *poor* status while stretches of the main channel of the Avoca River and its tributaries to the south of Avoca village are identified as being of *bad* status;
- In the Barrow catchment, the River Greese to the west of Donard is identified as being of *poor* and *bad* status; and
- Transitional waters within the County are identified as being of *moderate* status while.

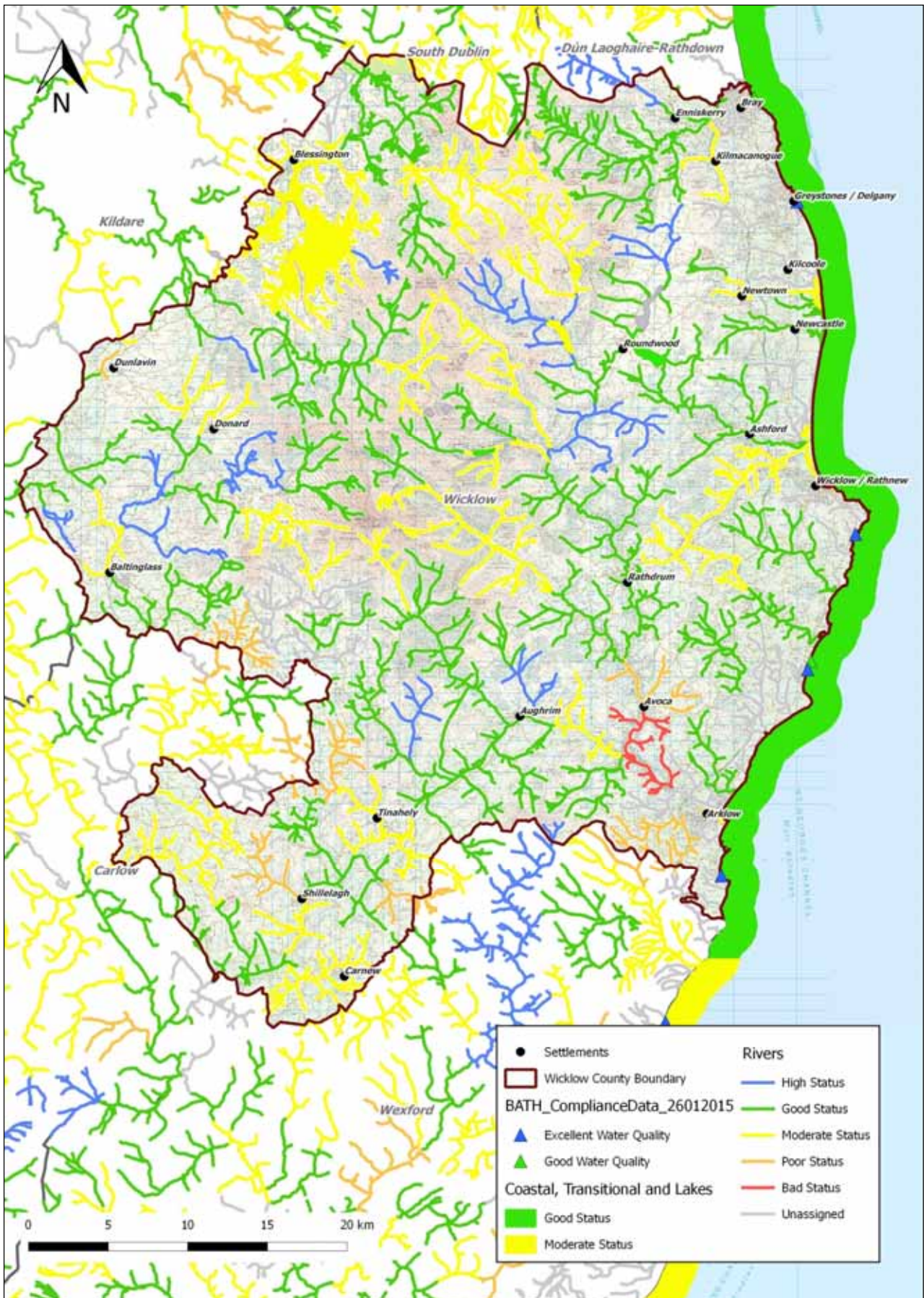
The Eastern and South-Eastern RBD Management Plans and associated Programmes of Measures include provisions to help ensure that these water bodies meet the objectives of the WFD. The Draft Plan will contribute towards the achievement of the objectives of this Management Plan.

There is historic and predictive evidence of flooding in various locations across the County. All recommendations made by the SFRA in relation to flooding risk management have been integrated into the Draft Plan.

<sup>22</sup> Article 4 of the WFD sets out various exemptions for deterioration in status caused as a result of certain physical modifications to water bodies. This is provided: all practicable mitigation measures are taken; there are reasons of overriding public interest or the benefits to

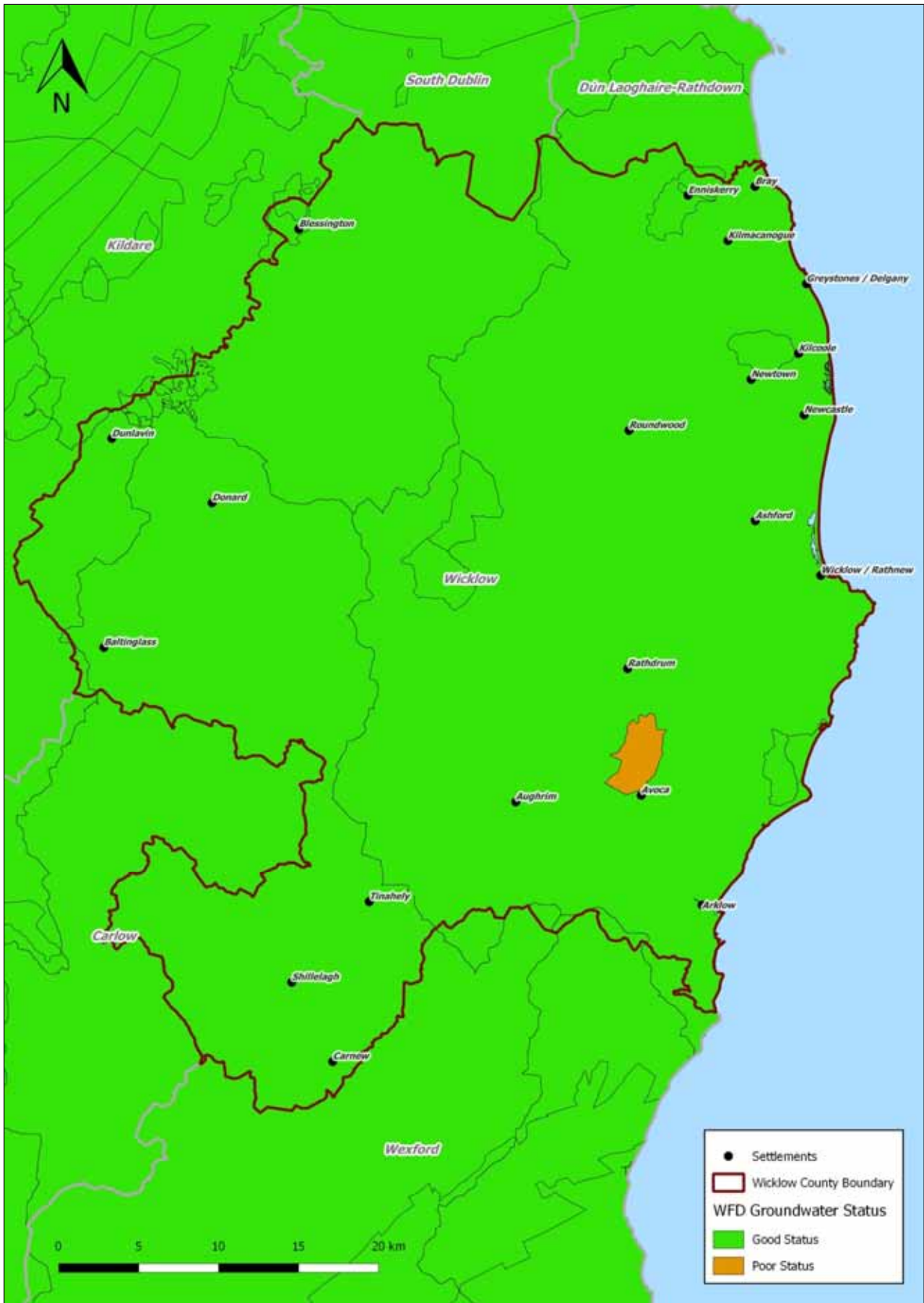
human health, safety or sustainable development outweigh the benefits in achieving the WFD objective; there are no better alternatives; and the reasons for the physical modification are explained in the relevant river basin management plan.



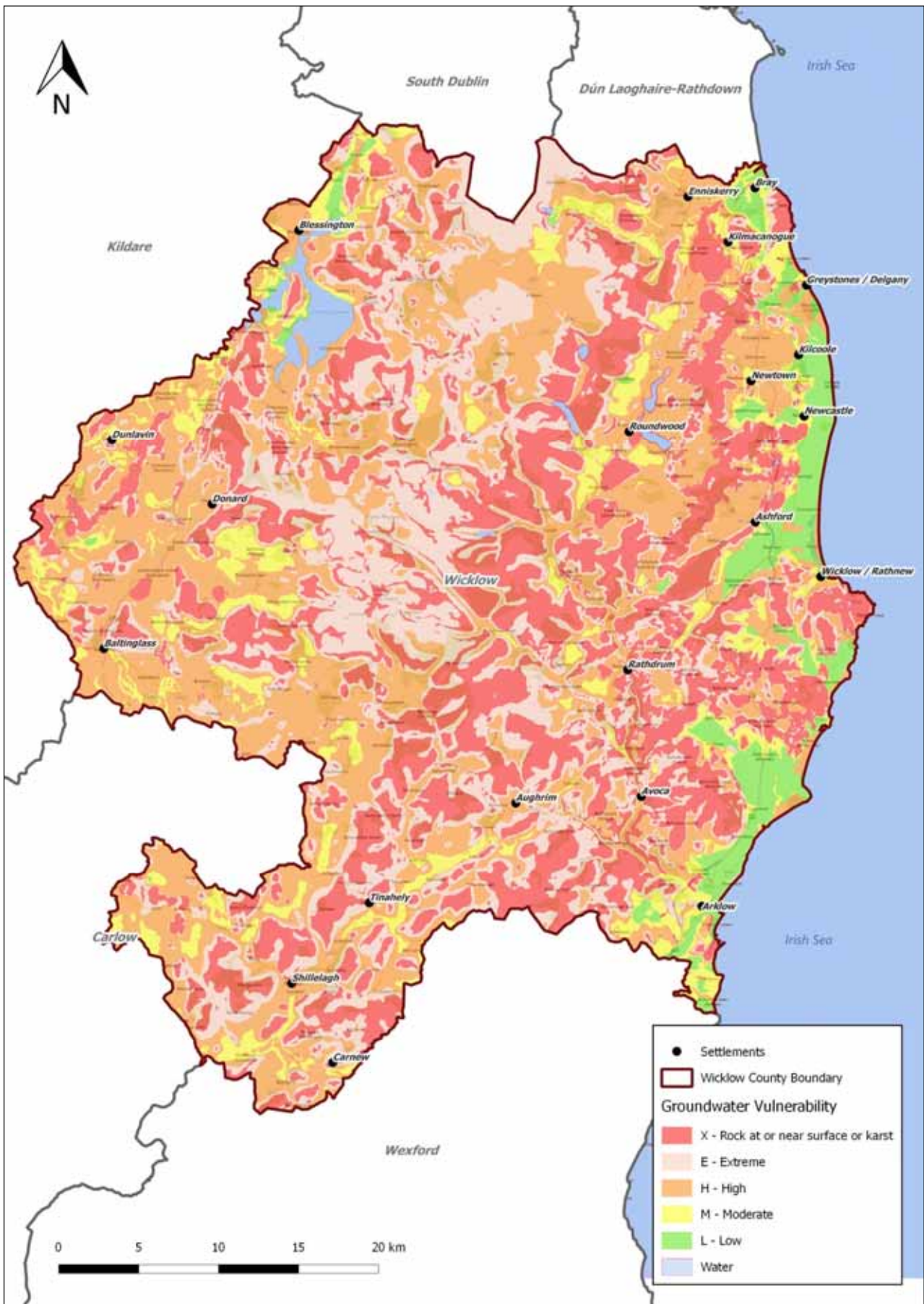


**Figure 4.9 Status of Surface Waters 2010-2012 and Bathing Water Quality 2014**

Source: EPA (various)



**Figure 4.10 Groundwater Status**  
 Source: EPA (2014)



**Figure 4.11 Groundwater Vulnerability**  
Source: GSI (2006)

## 4.7 Air and Climatic Factors

### 4.7.1 Climatic Factors

The key issue involving the assessment of the effects of implementing the plan on climatic factors relates to greenhouse gas emissions arising from transport. Climatic factors also interact with flooding (see Section 4.6.6).

The Draft Plan facilitates improvements in sustainable mobility, thereby facilitating reductions in and limiting increases of greenhouse gas emissions. Such emissions would occur otherwise with higher levels of motorised transport and associated traffic.

Ireland's emissions profile has changed considerably since 1990, with the contribution from transport more than doubling and the share from agriculture reducing since 1998. Travel is a source of:

1. Noise;
2. Air emissions; and
3. Energy use (39% of Total Final Energy Consumption in Ireland in 2012 was taken up by transport, the largest take up of any sector)<sup>23</sup>.

Between 2008 and 2011, Ireland's greenhouse gas emissions decreased across all sectors due to the effects of the economic downturn with emissions falling by 15.2% between 2008 and 2011. However, 2012 saw emissions rise by 1.2% when compared with 2011.<sup>24</sup>

Between 1990 and 2013, the Transport sector shows the greatest overall increase at 115.5%. Emissions increased by 2.1% in 2013, the first increase in Transport emissions since 2007. However, Transport emissions have decreased by 23.1% below peak levels in 2007 primarily due to the economic downturn, improving vehicle standards due to the changes in vehicle registration tax and the increase use in biofuels. The increase up to 2007 can be attributed to general economic prosperity, increasing population with a high reliance on private car travel as well as rapidly increasing road freight transport.<sup>25</sup>

<sup>23</sup> Sustainable Energy Ireland (2014) *Energy in Ireland 1990 – 2012*

<sup>24</sup> EPA (2013) Ireland's Greenhouse Gas Emissions in 2012

The EPA 2015 publication *Ireland's Greenhouse Gas Emission Projections 2014-2035*, identifies that:

- Under the 'worst case' scenario, Ireland is projected to cumulatively exceed its obligations by 4 Mtonnes of CO<sub>2</sub>e over the period 2013-2020.
- Under the 'best case' scenario, Ireland is projected to cumulatively meet its compliance obligations over the 2013-2020 period and meet its 2020 target. This takes into account the overachievement of the annual limits in the period 2013- 2017 which is banked and used in the years 2018-2020. The report identifies that achieving the outlook under the 'best case' scenario will require focus and effort which includes meeting renewable targets for transport and heat as well as energy efficiency targets.
- Transport emissions are projected to show strong growth over the period to 2020 with a 13%-19% increase on current levels depending on the level of policy implementation. Relative to 2005, transport emissions are projected to remain the same or, at best, decrease by 4% by 2020.

Maximising sustainable mobility will help Ireland meet its emission target for greenhouse gases under the 2020 EU Effort Sharing target which commits Ireland to reducing emissions from those sectors that are not covered by the Emissions Trading Scheme (e.g. transport, agriculture, residential) to 20% below 2005 levels.

Land-use planning contributes to what number and what extent of journeys occur. By addressing journey time through land use planning and providing more sustainable modes and levels of mobility (as is provided for by the Draft Plan), noise and other emissions to air and energy use can be minimised. Furthermore, by concentrating populations, greenfield development - and its associated impacts - can be minimised and the cost of service provision can be reduced.

The Draft Plan is accompanied by a Climate Change Audit which sets out the County Development Plan's land use framework

<sup>25</sup> EPA (2014) Ireland's Provisional Greenhouse Gas Emissions in 2013

approach to mitigation and adaptation to climate change. The Audit concludes that: the Draft Plan, as a land-use plan addresses the challenges of mitigation and adaptation to climate change from a land-use perspective; and that measures have been integrated into the Plan to address climate change mitigation and adaptation.

The Draft Plan is also accompanied by a Green Infrastructure Strategy which has facilitated the integration of provisions relating to Green Infrastructure into the Plan. Green Infrastructure comprises an interconnected network of green areas that has the potential help to achieve objectives and synergies with regard to the following:

- Provision of open space amenities;
- Sustainable management of water;
- Protection and management of biodiversity;
- Protection of cultural heritage; and
- Protection of protected landscape sensitivities.

#### 4.7.2 Ambient Air Quality

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

The principles to this European approach are set out in the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) (which replaces the earlier Air Quality Framework Directive 1996 and the first, second and third *Daughter Directives*; the fourth *Daughter Directive* will be included in CAFE at a later stage).

The CAFE Directive was transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011). It replaces the Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002), the Ozone in Ambient Air Regulations 2004 (S.I. No. 53 of 2004) and S.I. No. 33 of 1999. The fourth Daughter Directive was transposed into Irish legislation by the Arsenic, Cadmium, Mercury,

Nickel and Polycyclic Aromatic Hydrocarbons in Ambient Air Regulations 2009 (S.I. No. 58 of 2009).

In order to comply with the directives mentioned above, the EPA measures the levels of a number of atmospheric pollutants. For the purposes of monitoring in Ireland, four zones are defined in the Air Quality Standards Regulations 2002 (SI No. 271 of 2002). Bray is located within zone C while the rest of the County is located within Zone D.

The EPA's (2014) *Air Quality in Ireland 2013* identifies that, overall, air quality in Ireland compares favourably with other EU Member States and continues to be of good quality relative to other EU countries.

The Draft Plan facilitates improvements in sustainable mobility, thereby facilitating reductions in and limiting increases of emissions to air including noise. Such emissions would occur otherwise with higher levels of motorised transport and associated traffic.

#### 4.7.3 Existing Problems

Legislative objectives governing air and climatic factors in County Wicklow were not identified as being conflicted with.

## 4.8 Material Assets<sup>26</sup>

### 4.8.1 Water Services

#### 4.8.1.1 Irish Water

The provision of an adequate supply of water and wastewater treatment facilities is critical to facilitate and sustain the growth of the County over the lifetime of the plan and beyond. As of January 2014, Wicklow County Council no longer has any direct control in relation to the provision of such services. The delivery, integration and implementation of water and wastewater projects and infrastructural improvements are now the responsibility of the newly established State body 'Irish Water'.

Wicklow County Council will work closely with Irish Water to ensure that the County Development Plan and - in particular the Core Strategy - continue to align with both the National Spatial Strategy and the Regional Planning Guidelines and that the provision of water/ wastewater services will not be a limiting factor in terms of targeted growth.

Wicklow County Council retains responsibility for:

- Private wastewater treatment systems and private water supplies. Through the planning process the Council will assess applications for the provision of private waste water treatment systems and water supplies in order to ensure proposals put forward are in accordance with the standards set out in EU/national legislation, EPA guidance and would not be prejudicial to public health;
- Surface and groundwater protection (see Section 4.6); and
- Storm and surface water infrastructure - while the Office of Public Works have responsibility for flood risk management Wicklow County council is responsible for the management of storm and surface water infrastructure.

#### 4.8.1.2 Waste Water Infrastructure

Irish Water provide public wastewater collection, treatment and disposal infrastructure. While significant resources have been invested in such facilities, there are still notable deficiencies throughout the County. These deficiencies undermine both the ability of the Council to support the increasing population and demand for development and the implementation of growth targets set by the Department of the Environment, Community and Local Government / Regional Planning Guidelines and also result in risk of pollution and environmental damage. Deficiencies in wastewater services have also been identified as a barrier to the economic development of the County and addressing this issue is therefore critical to the success and well-being of the County.

The ongoing deficiencies in the County's wastewater systems have led to increased demand for private treatment plants. While it is not the intention of the Development Plan to stymie development activity, the Plan must in the first instance direct development to the right locations, and in terms of wastewater disposal, this means locations where wastewater collection and treatment facilities are in place.

Table 4.1 details existing waste water treatment demand and capacity in public systems within the County. There is currently a shortfall of capacity at Arklow, Aughrim, Avoca, Carnew and Dunlavin Logatryna.

#### 4.8.1.3 Drinking Water

Irish Water being the Water Services body for the state and County Wicklow, is responsible for providing and maintaining adequate public water supply infrastructure. Private water supplies provide an alternative for areas that are not served by public water supply infrastructure and comprise mainly of wells for single dwellings and group water schemes for rural clusters and small settlements. Farms and commercial developments outside of settlements will usually also have their own private supplies. While the Local Authority has a limited role in the provision of such private supplies, for domestic supplies it administers grant schemes where available and undertakes monitoring.

<sup>26</sup> Much of the text in this section is taken from the Draft Plan

Drinking water must be clean and wholesome. That means it must meet the relevant water quality standards and must not contain any other substance or micro-organism in concentrations or numbers that constitute a potential danger to human health.

Compliance with the drinking water requirements is determined by comparing the results of analyses submitted by water suppliers to the standard for 48 parameters specified in the European Communities (Drinking Water) Regulations (No. 2), 2007. To ensure that these standards are met, each water supply must be monitored on a regular basis.

Under Section 58 of the Environmental Protection Agency Act 1992 the EPA is required to collect and verify monitoring results for all water supplies in Ireland covered by the European Communities (Drinking Water) Regulations, 2000.

The most recent drinking water report from the EPA 'Drinking Water Report 2013' (EPA, 2015) identifies that:

- There are 67 public water supplies in County Wicklow serving a population of 111,274;
- Microbiological parameter compliance for the year was 97.6%;
- Chemical parameter compliance for the year was 98.9%;
- 14 boil notices were issued in 2013, affecting a population of 691; and
- One water restriction occurred, affecting a population of 50.

The EPA publishes a Remedial Action List which identifies water supplies which are not in compliance with the Regulations mentioned above. The most recent EPA Remedial Action List (Q2 of 2015) identifies 12 water supplies within the County in need of improvement with respect to treatment and management issues. These water supplies are as follows:

- Arklow Public Supply
- Aghrim / Annacurra
- Avoca / Ballinclash Public Supply
- Enniskerry Public Supply
- Wicklow Regional Public Supply
- Windgates / Templecarrig
- Bray Direct
- Bray Reservoir
- Greystones
- Kilcoole
- Kilmacanogue

- Newtown Newcastle

The Remedial Action List identifies Interim Measures and an Action Programme for solving these issues.

Irish Water's Proposed Capital Investment Plan 2014-2016 includes the water supply for Arklow and the water supply for Aghrim and Rathdrum.

#### 4.8.2 Waste Management

The Eastern–Midlands Region Waste Management Plan (WMP) 2015-2021 provides the framework for solid waste management in the region and sets out a range of policies and actions to meet specified mandatory and performance based targets. The WMP seeks to assist and support resource efficiency and waste prevention initiatives. A key WMP target is to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the period of the WMP. In tandem, the WMP identifies measures to develop a circular economy whereby waste management initiatives are no longer confined to treating and disposing of waste, instead supporting initiatives that value waste as a resource or potential raw material.

It is the policy of Wicklow County Council, as set out in the Regional Waste Management Plan, to:

- Prevent or minimise the production of waste in the first instance;
- Reduce, re-use and recycle to the maximum extent possible;
- Endeavour to recover energy from waste where possible; and
- Ensure the efficient and safe disposal of any residual waste.

#### 4.8.3 Key Urban Centres

The growth centres of Bray, Wicklow-Rathnew, Arklow, Greystones/Delgany and Blessington in the north west of the County form the key areas for significant economic growth within the County.

#### 4.8.4 Agriculture

With half of all land within the County dedicated to agricultural uses, the agricultural sector remains a significant source of income and

employment in the more rural areas of the County.

EU Common Agricultural Policy (CAP) reforms, and the marked shift away from direct supports towards environmental improvements and rural development will significantly influence the future direction of the agricultural sector. Measures within the reform include incentivising younger people under 35 to enter the sector and facilitating the expansion of larger more efficient farms. In addition to the above the abolition of the EU Milk Quota in early 2015 has led Teagasc to set a target to increase milk output over the next 5 years alongside the development of 'dairy cattle to beef systems' with an estimated output increase of 20%.

With a reduction in full time employment in agriculture, farm diversification through Alternative Farm Enterprises (AFE's) have been identified as a means of diversifying the rural economy. These measures are likely to significantly influence the direction and growth of the agricultural sector within the County.

#### 4.8.5 Forestry

The forests of Ireland are very diverse, ranging from commercial plantations to native woodlands, to trees and woods in and around our towns and cities. The range of benefits from Ireland's forest cover is also diverse, extending beyond basic timber production to encompass employment, bio-diversity, wildlife conservation, environmental protection, rural development, carbon sequestration, amenity and recreation, and tourism.

County Wicklow has a very strong tradition of forestry with the County possessing the highest proportion of land area under forest in the County. At present the forest land cover within the County stands at 21.72% (2014 - Forest Service Statistics) of the total land area. This degree of forest cover exceeds the national objective of the 'Forestry Programme 2014–2020 Ireland' which sets a target of 18% of the country's total land area to be under forest by mid-century. This degree of forest cover is very favourable, considering that nationally, only 11% of the country is forested.

#### 4.8.6 Fishing

Fishing remains an important natural resource for the County, which has potential for development in its own right and as a resource

for tourism development. Commercial fishing in County Wicklow takes place from the ports at Arklow and Wicklow. In addition to their role as bases for fishing activities, both ports are important for other commercial activities and are important components of the physical infrastructure resources of the County.

A Seafood Development programme is currently being prepared which will set out a programme for the allocation of funding from the European Union Common Fisheries Policy (CFP) ensuring a strong fishing industry in Ireland that can expand to meet its full potential up to 2020.

#### 4.8.7 Extractive Industry

Wicklow contains a rich bank of natural geological resources, which have the potential to underpin construction output and to provide employment and economic growth in the local and regional economy. The nature of extractive industry is such that it can only be developed on the site at which the aggregates occur. The heavy nature of the industry is such that it has the potential to give rise to detrimental environmental and residential amenity affects including traffic generation, vibration, dust, noise, water pollution, visual intrusion and loss of ground water supplies.

#### 4.8.8 Transport

Wicklow County Council recognises the progress made in the national public transport network over the past number of years, while acknowledging that deficiencies still exist within County Wicklow. Over the lifetime of the previous two Development Plan periods (2004 – 2016), the delivery of public transport failed to keep pace with the population growth of the County, reinforcing the already well-established car based commuting pattern towards Dublin.

Wicklow is served by a transport network which facilitates light and heavy rail services, bus services and walking and cycling. The national road network in the County provides an essential means of access to the metropolitan area. The capacity of these existing roads has come under increasing pressure from the ever-increasing number of commuters to Dublin.

The key to getting people out of their cars and into public transport is to have a reliable, convenient and fast service available, that brings people to the places they want to go, and



in the case of Wicklow, this will primarily mean the main centres of employment and retail in north Wicklow and Dublin, namely Dublin city centre, Sandyford and the M50 ring (pending the rebalancing of employment and retail opportunities into Wicklow).

As new employment opportunities develop in the County, particularly in the growth centres of Bray, Greystones, Newtownmountkennedy, Rathdrum, Wicklow Town, Arklow, Blessington and Baltinglass, the challenge will also be to make these towns more accessible.

While Wicklow County Council is not itself a public transport provider, and cannot force providers to deliver services in any particular area, this County Development Plan can put in place the necessary policy framework to encourage and facilitate the improvement of public transport.

#### **4.8.9 Existing Problems**

There are a number of challenges with respect to the provision of transport and water services infrastructure which are described under Sections 4.8.1 and 4.8.8 above.

The provisions of the new Plan 2016-2022 will contribute towards protection of the environment with regard to impacts arising from material assets.

Waste Water Treatment Plants (WWTPs)	Urban Area Demand (PE)	Current WWTP capacity (PE)	Notional capacity + Spare Capacity or - Shortfall	Working capacity <sup>27</sup> + Spare Capacity or - Shortfall	Current level of treatment	Currently complies with Urban waste water treatment Directive?	Included on Irish Water's Proposed Capital Investment Plan 2014-2016
Arklow <sup>28</sup>	16,997	0	-16,997	0	No treatment	No	Yes - Network and Wastewater Treatment Plant listed under A. Continue Construction and B. Review Scope and Commence Construction.
Aughrim	1314	1200	-114	0	Secondary	Yes	No
Avoca	1214	500	-714	0	Primary	No	No
Baltinglass	2653	3000	347	347	Secondary	Yes	No
Blessington	5761	6000	239	0	Secondary & Nutrient	Yes	No
Carnew	2938	2400	-538	0	Secondary	Yes	No
Dunlavin Milltown	581	600	19	19	Secondary	Yes	Yes – Network and Wastewater Treatment Plant Upgrade listed under A. Continue Construction.
Dunlavin Logatryna	1378	200	-1,178	-1,178	Secondary	No	No
Enniskerry	2242	6000	3,758	1,000	Secondary	Yes	No
Greystones/ Delgany	30171	40000	9,829	7,500	Secondary	Yes	No
Kilcoole	2334	2400	66	0	Secondary	Yes	No
Newcastle	624	800	176	0	Secondary	Yes	No
Rathdrum	2250	3500	1,250	1,000	Secondary & Nutrient	Yes	No
Roundwood	1292	1600	308	308	Secondary	Yes	No
Tinahely	851	1200	349	150	Secondary	Yes	No
Wicklow	22105	32000	9895	9,895	Secondary	Yes	No

Table 4.1 Public Waste Water Treatment Information<sup>29</sup>

<sup>27</sup> Working capacity may be lower than notional capacity on account of a variety of factors that include acceptance of tinkered sludge from other areas, variability in the composition of received effluents and sludges as well as mechanical/utilisation factors. In such circumstances the Precautionary Principle is invoked and the lower figure is used for planning purposes – to avoid the possibility of adverse effects

<sup>28</sup> Wastewater from the Arklow catchment is discharged directly into the Avoca River (Source: Irish Water, 2015)

<sup>29</sup> Source: EPA Focus on Urban Waste Water Treatment in 2013 (2014). Notes:

- Ashford is served by the Wicklow Sewerage Scheme (Source: Ashford Town Plan 2010-2016).
- Bray was listed in previous annual assessments but is no longer included as the discharge ceased permanently in late 2012 and waste water from this catchment is now conveyed to Shanganagh (ref. D0038-01) for treatment (Source: EPA 2014). The plant had preliminary treatment facilities. The Bray-Shanganagh Sewerage Scheme is listed on Irish Water's Proposed Capital Investment Plan 2014-2016 for a Catchment Study in Shanganagh under C. Continue Planning and Business Case Review.
- Donard WWTP discharges to groundwater through a willow plantation bio filtration system (Source: Donard Settlement Plan 2010-2016).
- Kilmacanogue was previously served by Bray but it is now conveyed to Shanganagh (ref. D0038-01) for treatment (Source: EPA, 2014).
- Newtownmountkennedy is served by the Greystones WWTP via a pumping station in Newtownmountkennedy (Source: Newtownmountkennedy LAP 2008-2014). Newtownmountkennedy is listed on Irish Water's Proposed Capital Investment Plan 2014-2016 for a Wastewater Treatment Plant Upgrade, Network and Outfall under C. Continue Planning and Business Case Review.
- Shillelagh was listed in previous annual assessments but is no longer included as the waste water discharge licence application for this area has been withdrawn. The plant has secondary treatment. (Source: EPA, 2014)

## 4.9 Cultural Heritage

### 4.9.1 Introduction

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

### 4.9.2 Archaeological Heritage

#### 4.9.2.1 Introduction

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

Archaeological sites and monuments vary greatly in form and date; examples include earthworks of different types and periods, (e.g. early historic ringforts and prehistoric burial mounds), megalithic tombs from the Prehistoric period, medieval buildings, urban archaeological deposits and underwater features.

Archaeological sites may have no visible surface features; the surface features of an archaeological site may have decayed completely or been deliberately removed but archaeological deposits and features may survive beneath the surface.

Wicklow has a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource. The Baltinglass hillfort complex in west Wicklow and Rathgall hillfort in south Wicklow are notable monuments of national importance, while Glendalough Monastic Settlement has been proposed for the tentative list as a UNESCO World Heritage Site due to its international significance.

#### 4.9.2.2 Record of Monuments and Places

The National Monument Acts 1930-2004 are the primary legislative framework for the protection of archaeological heritage in Ireland. Through the definition of monuments, historic monuments, and national monuments a wide range of structures and features fall under the remit of these Acts.

The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. The term Monument refers to any artificial or partly artificial building or structure, that has been carved, sculptured or worked upon or which appears to have been purposely put or arranged in position. It also includes any, or part of any prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site. Monuments that predate 1700 AD are automatically accorded the title Historic Monument. A 'National Monument' is defined in the National Monuments Acts (1930-2004) as a monument or the remains of a monument, the preservation of which is of national importance by reason of the historical, archaeological, traditional, artistic or architectural interest.

As well as extending protection to all known sites, now identified as Recorded Monuments, the National Monuments Acts 1930 – 2004 extends protection to all previously unknown archaeological items and sites that are uncovered through ground disturbance or the accidental discovery of sites located underwater. Where necessary, the Minister with responsibility for Heritage will issue preservation orders to ensure protection is afforded to sites believed to be under threat.

Figure 4.12 shows the spatial distribution of entries to the RMP in County Wicklow. These are largely concentrated along the western boundary of the County. There is an even distribution throughout the remainder of the County with fewer Monuments in the upland areas.

Enclosures, Fulacht Fias, Castles, Churches and Grave Yards are amongst the most common recorded monuments in the Plan area.

Enclosures include areas defined by an enclosing element and occurring in a variety of shapes and sizes, possessing no diagnostic features which would allow classification within

another monument category. These may date to any period from prehistory onwards.

A Fulacht Fia is a horseshoe-shaped or kidney-shaped mound consisting of fire-cracked stone and charcoal-enriched soil built up around a sunken trough located near or adjacent to a water supply, such as a stream or spring, or in wet marshy areas. The first recorded use of the Irish term 'fulacht fiadh/fia' (cooking pit of the deer or of the wild) as relating to ancient cooking sites was in the 17th century. These are generally interpreted to have been associated with cooking and date primarily to the Bronze Age (c. 2400-500 BC).

Castles can date from the late 12th to the 16th century AD. Castles in the Plan area include Anglo-Norman masonry castles, hall-houses and tower houses.

Churches are used for public Christian worship. These can be of any date from c. 500 AD onwards.

Grave yards include the burial area around a church. These date from the medieval period (5th-16th centuries) onwards.

#### 4.9.2.3 Areas of Archaeological Potential and Significance

Figure 4.13 shows Areas of Archaeological Potential and Significance in the County the location and a description of which is provided on Table 4.2 below.

Location	Description
Burgage, Blessington	Deserted Medieval Borough
Macreddin (Carysfort)	Site of one of the few 17th century Plantation Towns established in Leinster
Donaghmore	Deserted Anglo-Norman Borough
Dunlavin	Example of Anglo-Norman Borough
Ennisboyne, Brittas	Example of deserted Anglo-Norman Borough
Hollywood	Example of deserted Anglo-Norman Borough
Killickabawn, Kilpedder	Example of deserted Anglo-Norman Borough
Mulsoes Court (Powerscourt)	Example of deserted Anglo-Norman Borough Powerscourt
Newcastle	Example of deserted Anglo-Norman Borough
Glendalough	Monastic Settlement
Baltinglass Hills	Megalithic Hillfort Complex

**Table 4.2 Areas of Archaeological Potential and Significance**

### 4.9.3 Architectural Heritage

#### 4.9.3.1 Introduction

Wicklow has a wealth of architectural heritage, encompassing the impressive country houses such as Powerscourt, Russborough, Coolattin and Killruddery along with their estate houses, boundary walls and more modest vernacular farm buildings. The Edwardian terraces of Bray's seafront, the Arts and Craft style houses at Greystones, and the Georgian Merchant houses of Arklow, each contribute greatly to the character of these towns. The myriad of industrial buildings and structures are evidence of the county's industrial heritage associated with ship building, mining, agriculture, transportation and stone cutting processes, while the Military Road and its associated barracks mark the troubled history of the county.

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest.

#### 4.9.3.2 Record of Protected Structures

Part IV of the Planning & Development Act requires every development plan to include a record of protected structures (RPS). A 'protected structure' is a structure or a specific feature of the structure as may be specified that a Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

The placing of a structure on the RPS seeks to ensure that the character and interest of the structure is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance that character and interest. The inclusion of a structure in the RPS confers certain responsibilities upon the owner of the structure and requires that planning permission be sought for any changes or alterations to the structure. The definition of a 'structure' or 'a specified part of a structure' for the purpose of the RPS includes "the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within the curtilage of that structure and their

interiors; and all fixtures and features which form part of the interior or exterior of the structure". From the date of notification of an intention to include a structure in the RPS, the owner has a duty to protect that structure from endangerment. The Council may, on receipt of a written request from the owner or occupier of a protected structure, issue a declaration under Section 57 of the Planning and Development Act 2000 (as amended), outlining certain works it considers would not materially affect the character and interest of the protected structure and which are, therefore, exempted from the requirement for planning permission. Any works that would materially affect the character and interest of a structure require planning permission. In general works to a protected structure should comply with the guidelines as set out in the Architectural Heritage Protection Guidelines from the Department.

Figure 4.14 maps the location of entries to the Record of Protected Structures within County Wicklow. Also mapped on Figure 4.14 are entries to the National Inventory of Architectural Heritage (NIAH) (these provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht for the inclusion of particular structures into the RPS). The majority of protected architectural structures are located within existing settlements.

#### 4.9.3.3 Architectural Conservation Areas

In accordance with Section 81 of the Planning and Development Act, a Development Plan is required to include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that:

- (a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- (b) contributes to the appreciation of protected structures,

if the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as an "Architectural Conservation Area" (ACA).

ACAs contribute to the revitalisation of the fabric of towns, villages and rural areas by supporting their aesthetic value, giving them a

distinctive identity, and thus make a positive contribution to local economies and tourist potential. The designation of an ACA does not prejudice innovative and contemporary design; on the contrary, in principle, design of a contemporary and minimalist style will be facilitated within ACA's provided it does not detract from the character of the area.

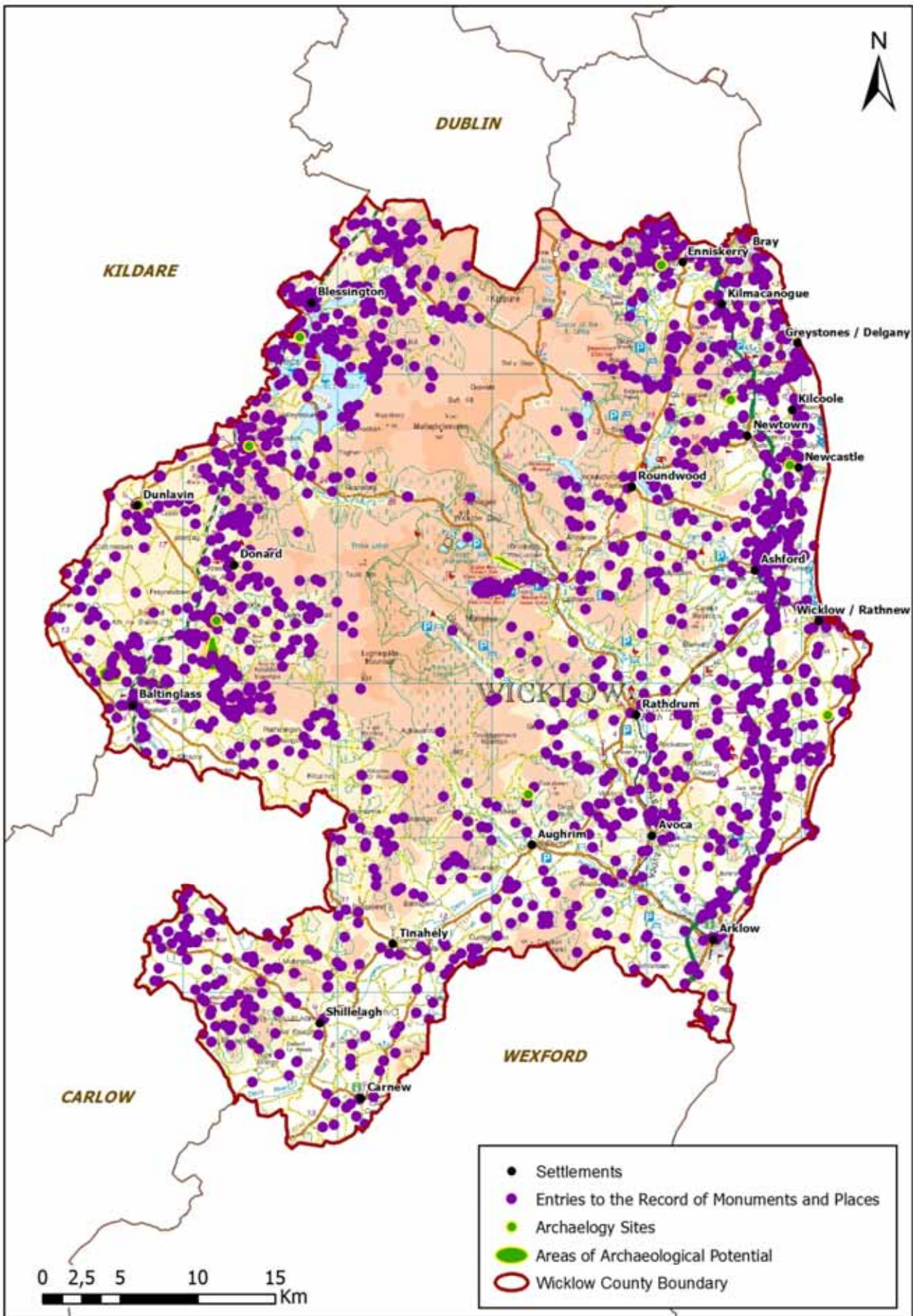
There are 17 Architectural Conservation Areas designated in County Wicklow as identified on Table 4.3 below.

Settlement	Location
Blessington	Town centre
Enniskerry	Town centre
Tinahely	Town centre
Dunlavin	Town centre
Rathdrum	(1) Main Street
	(2) Low Town
Delgany	Village centre
Greystones	(1) Church Road
	(2) Killincarrig village
	(3) The Burnaby
	(4) Blacklion
	(5) Greystones Harbour
Wicklow Town	(1) Town centre
	(2) Leirim Place
	(3) Bachelors Walk and Church Street
	(4) Bay View Road
	(5) Brickfield Lane

**Table 4.3 Architectural Conservation Areas**

#### 4.9.4 Existing Problems

The context of archaeological and architectural heritage has changed over time within County Wicklow however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

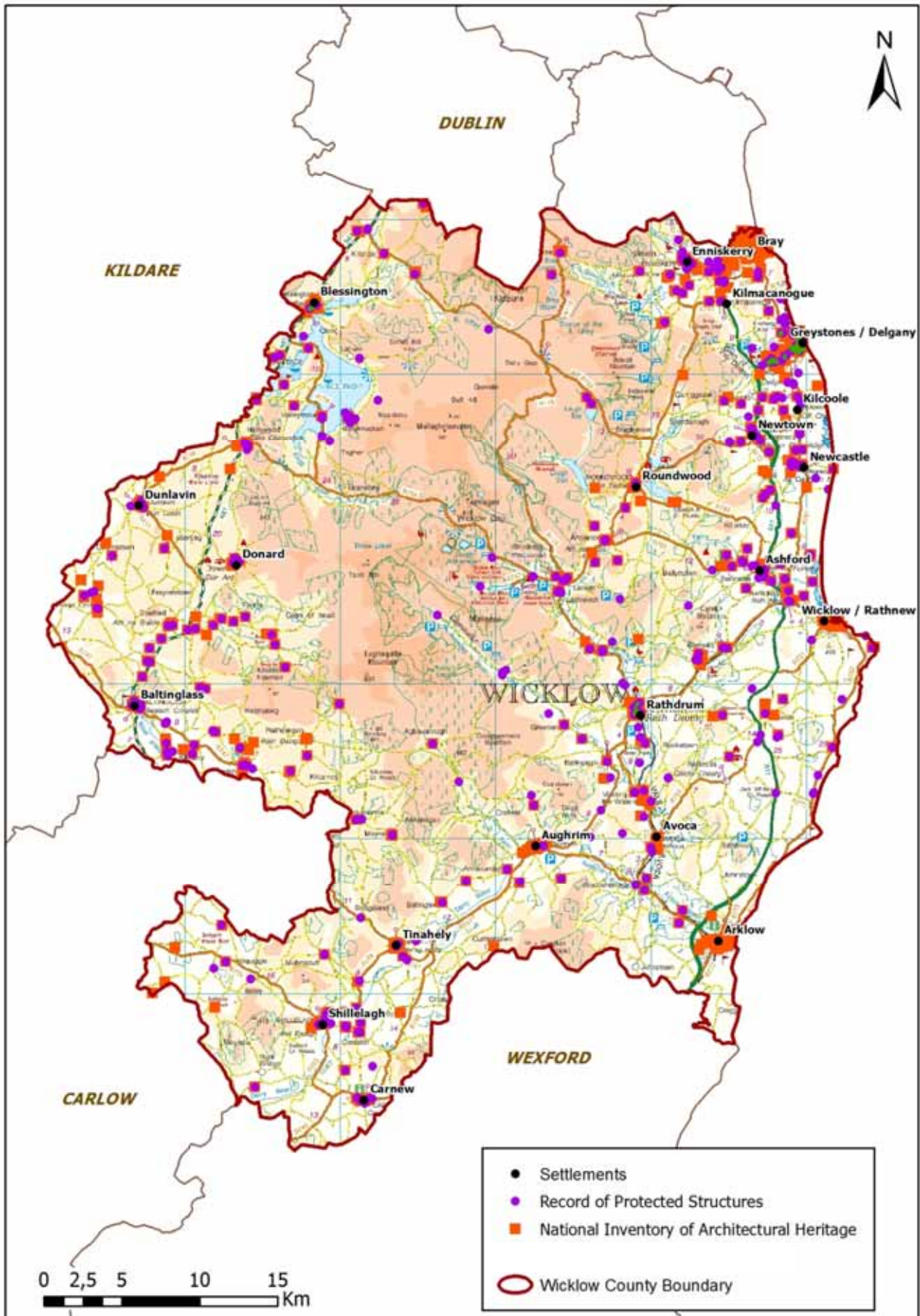


**Figure 4.12 Entries to the Record of Monuments and Places**

Source: Wicklow County Council (Unknown)



**Figure 4.13 Areas of Archaeological Potential and Significance**  
Source: Wicklow County Council (Unknown)



**Figure 4.14 Entries to the Record of Protected Structures**

Source: Wicklow County Council (2015)



## 4.10 Landscape

### 4.10.1 Introduction

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

### 4.10.2 Legislation

The importance of landscape and visual amenity and the role of its protection are recognised in the Planning and Development Act 2000 as amended, which requires that Development Plans include objectives for the preservation of the landscape, views and the amenities of places and features of natural beauty.

### 4.10.3 Landscape Character Assessment and Areas

The landscape assessment that has been undertaken as part of the plan identifies 6 distinctive landscape categories each containing a number of landscape areas. The landscape categories are identified below and mapped on Figure 4.15. The individual landscape areas are described below under each of the landscape categories.

#### 1. The Mountain and Lakeshore Area of Outstanding Natural Beauty

##### 1(a) - The Mountain Uplands

The central mountain upland area extends from the Dublin border in the north of the County at Kippure towards Aughrim in the south and from east of the Glen of Imaal as far as west of Roundwood Village. A key characteristic of this area is mountainous topography with U-shaped valleys, lakes and glacial topography. This area generally relates to lands immediately surrounding and above the 300+ contour line.

##### 1(b) - The Poulaphuca Reservoir

This category generally relates to the area around Blessington known locally as the 'Blessington Lakes' and extends into Sorrell Hill. The lakes area is dominated by the lake, views onto and from the lake. To the east and south, land is more mountainous with attractive views and vegetation.

1(c) - The Bray Mountains Group/Northern hills  
The area of land covering the Great and Little Sugarloaf including Bray Head comprising of the mountainous region surrounding the town of Bray. These areas are important locations for recreation amenity both locally and for visiting tourists with Bray Head having a Special Area Amenity Order designation.

1(d) - The North Eastern Valley/Glenree  
This area is situated along the northern extremities of the County and is based around the drainage pattern of the Glenree and Dargle Rivers and the surrounding road network. This area is very scenic, with attractive views and number of tourist attractions such as Powerscourt House and Demesne, Charleville Demesne and Glenree Drive. This landscape provides for extensive forested areas made up of both coniferous and deciduous woodlands.

#### 2. Coastal Areas Area of Outstanding Natural Beauty

##### 2(a) - The Northern Coastline

The Northern Coastline comprises of lands north of Wicklow Town/Rathnew extending south of Greystones. The northern coastline provides intermittent views of the sea from the coast road with this area being somewhat more developed than the southern coastline. This landscape category includes a number of key environmental features such as the Murrough SAC/SPA a designated Natura 2000 site and Natural Heritage Area (NHA). While this section of the Wicklow coastline is not as heavily utilised from a tourist perspective compared to the southern coastline it does act as a significant recreational resource to the local residential population the use of which must be managed in an appropriate manner.

2(b) - The Southern Coastline

The southern coastline comprises of lands south of Wicklow Town extending as far as south of Arklow Rock. This area comprises of the main sandy beaches of Brittas and Clogga Beach and provides for a continuous prospect and numerous views from the coast road out to sea. Sand dunes are dominant in sections of the area forming a number of important environmental designations such as Maherbeg Dunes and Buckronev Brittas Dunes and Fen (NHA and SAC) and Arklow Rock/Askintinny NHA. These areas are important not just from a landscape or habitat perspective, but also are increasingly important for recreational activities, the development and promotion of which must be managed appropriately.

**3. Area of High Amenity**

3(a) - The North East Mountain Lowlands

Transitional lands located between the corridor zone and the AONB, comprising of Trooperstown Hill, large tracts of forestry lands, including Devils Glen (a listed County Geological site) and a number of views and prospects in particular those surrounding the Vartry Reservoir.

3(b) - The South East Mountain Lowlands

Transitional undulating lands bordering the Area of Outstanding Natural Beauty and surrounding the distinctive features of the Vale of Avoca, lands surrounding the village of Avoca and the Aughrim River Valley. The area includes a number of designated views and prospects and significant cultural heritage in the form of the Avoca Mines County Geological Site and Avondale House.

3(c) - The Southern Hills

Lands generally following the 300m contour comprising of 1) the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim 2) the Croghan Mountain area south of Aughrim and Woodenbridge and 3) the Kilgavan Gap and Hillbrook area.

3(d) - The Baltinglass Hills

The rolling undulating terrain of the hills around Baltinglass, characterised by the existence of important archaeological remains and monuments. This area is of significant heritage value while also forming a key tourist attraction within this area.

3(e) – Area of High Amenity Transitional Area

The Area of High Amenity Transitional Area comprise of lands which act as a natural buffer and provide a clear distinction between the less sensitive landscapes within the County and the landscape areas identified as Areas of Outstanding Natural Beauty. These lands are located at Manor Kilbride, south of Hollywood moving towards Donard and lands extending from the Glen of Imaal towards Aughrim.

**4. Corridor Area**

4(a) - The N11

This area covers the main access corridor area along the east of the County. The boundary of the eastern access corridor generally follows what is considered to be the areas upon which the greatest influence is exerted by this primary access route. This route, for the most part, runs through the more low lying and accessible tracts of land, dissects the Glen of the Downs wood in the north of the County and provides expansive coastal views north of Wicklow Town. This landscape area acts as the main connection between the majors towns along the east coast of the County.

4(b) - The N81

This landscape area covers the main access corridor along the west of the County. The boundary of the western corridor generally follows what is considered to be the area upon which the greatest influence is exerted by this secondary access route. This route, for the most part, runs through the lower lying and accessible tracts of land, providing expansive views of the Wicklow Mountain Range, intermittent views of the Blessington lakes south of Blessington with its primary function being the connection between the towns of Blessington and Baltinglass in the west of the County.

## 5. Rolling Lowlands

The gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in County Wicklow. These landscape areas are generally located adjacent to the corridor zone or surrounded by more elevated lands within the 'Area of High Amenity'. The rolling lowlands are made up of the following 6 areas:

- West of the N81 including lands surrounding Grangecon and Dunlavin;
- South east of Baltinglass extending as far as south of Knockananna;
- The extreme south west of the County surrounding the Rathwood and Coolkenna areas and adjoining County Carlow;
- South of Shillelagh, surrounding the Carnew area and adjoining the more elevated lands within County Wexford;
- Lands located to the east of Tinahely and Aughrim adjoining the Area of High Amenity to the south; and
- Lands West of Arklow adjoining the foothills of Croghan Mountain.

## 6. Urban Areas

All locations designated as 'settlements' in the County settlement hierarchy (i.e. Areas falling within Levels 1-6) are considered 'urban' areas for the purpose of landscape classification. In terms of landscape classification, these settlements have already been deemed suitable for development (of the type allowed by the settlement strategy and the development standards of the Draft Plan) and the impacts on the wider landscape of such development has already been deemed acceptable. Therefore it will not be necessary for developments in urban areas to have regard to the surrounding landscape classification or to carry out landscape or visual impact assessment.

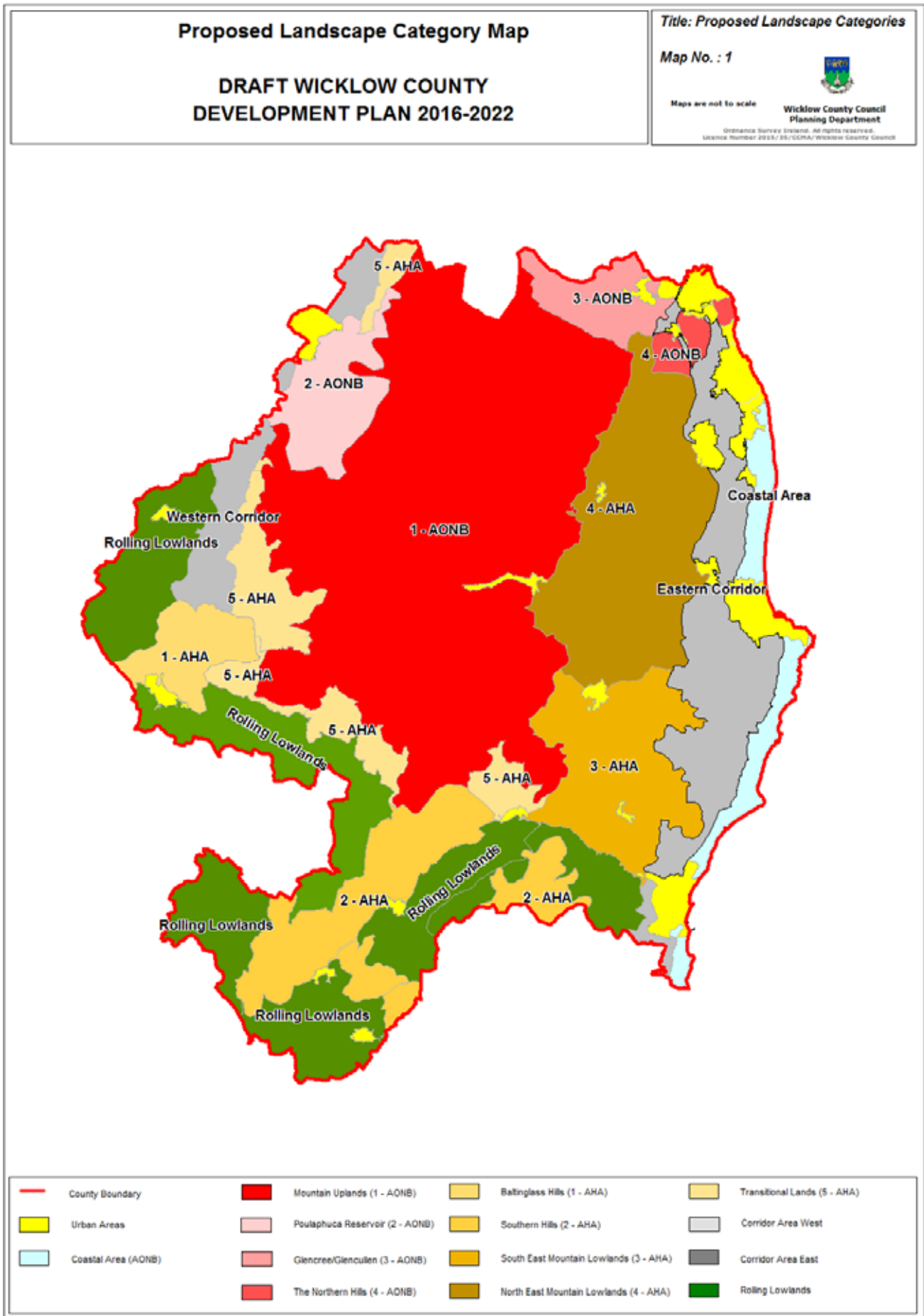
natural feature or place. Some views/prospects are intermittent in nature and appear through gaps in vegetation or buildings. Views and prospects listed by the Draft Plan are shown on Figure 4.16 and Figure 4.17.

## 4.10.5 Existing Environmental Problems

New developments have resulted in changes to the visual appearance of lands within the County however legislative objectives governing landscape and visual appearance were not identified as being conflicted with.

## 4.10.4 Views and Prospects

The Draft Plan lists views and prospects that are considered to be of the highest amenity value in the County. Some views/prospects will form a cohesive set, such as coastal or lake drives, while some appear suddenly and provide the viewer with a new and interesting angle on a



**Figure 4.15 Landscape Category Map**  
Source: Wicklow County Council (2015)



**Figure 4.16 Protected Views**  
Source: Wicklow County Council (2015)



**Figure 4.17 Protected Prospects**  
Source: Wicklow County Council (2015)

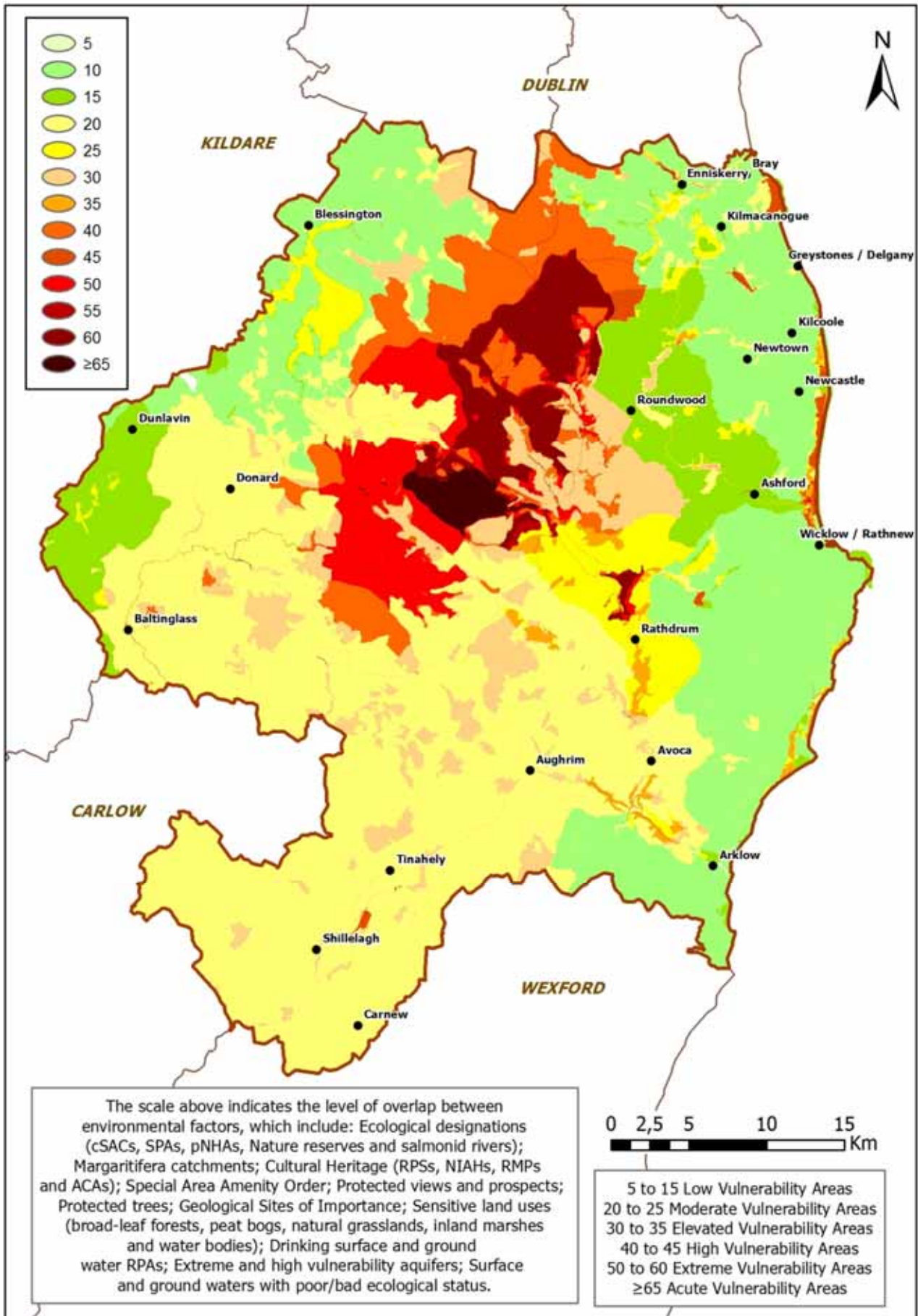
## **4.11 Overlay of Environmental Sensitivity Mapping**

In order to identify where most sensitivities within the County occur, a number of the environmental sensitivities described above were weighted and mapped overlapping each other.

Figure 4.18 provides an Overlay of Environmental Sensitivities in the County. Environmental sensitivities are indicated by colours which range from acute vulnerability (dark brown) extreme vulnerability (red-brown) to high vulnerability (dark orange) to elevated vulnerability (light orange) to moderate vulnerability (yellow) to low vulnerability (green). Where the mapping shows a concentration of environmental sensitivities there is an increased likelihood that development will conflict with these sensitivities and cause environmental deterioration.

The occurrence of environmental sensitivities does not preclude development; rather it flags at a strategic level that the mitigation measures - which have already been integrated into the Plan - will need to be complied with in order to ensure that the implementation of the Plan contributes towards environmental protection.

Most of the Plan area is identified as being of Low to Moderate Vulnerability. The greatest extent of higher vulnerability categorisations occurs across an upland area stretching from the Wicklow-Dublin border (in the north) to Croaghanmoira Mountain (in the south). This area is generally east of Donard and west of Roundwood. Areas that are immediately adjacent to the coastline e.g. Bray Head and the Murrough are identified within a range of the higher vulnerability categorisations.



**Figure 4.18 Overlay Mapping of Environmental Sensitivities**

Source: CAAS (2015)



## Section 5 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies which generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives which have been transposed into Irish law and which are required to be implemented.

The SEOs are set out under a range of topics and are used as standards against which the provisions of the Draft Plan and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if - in the case of adverse effects - unmitigated.

The SEOs are linked to indicators which can facilitate monitoring the environmental effects of the Draft Plan as well identifying targets which the Plan can help work towards.

All SEOs, indicators and targets are provided on Table 5.1 overleaf while background to these measures is provided in the subsections below.

Further detail on legislation, plans and programmes are provided under Section 2 (and associated Appendix I "Relationship with Legislation and Other Plans and Programmes") and Section 4.

**Table 5.1 Strategic Environmental Objectives, Indicators and Targets**

Environmental Component	Strategic Environmental Objectives	Selected Indicator(s)	Selected Target(s)
<b>Biodiversity, Flora and Fauna</b>	B1: To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species <sup>30</sup>	B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive	B1: Maintenance of favourable conservation status for all habitats and species protected under National and International legislation to be unaffected by implementation of the Plan <sup>31</sup>
	B2: To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species	B2: Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan	B2: No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for by the Plan
	B3: To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of listed species	B3i: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan  B3ii: Number of significant impacts on the protection of listed species	B3i: Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan  B3ii: No significant impacts on the protection of listed species
<b>Population and Human Health</b>	PHH1: To protect populations and human health from exposure to incompatible landuses	PHH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan, as identified by the Health Service Executive and Environmental Protection Agency	PHH1: No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan
<b>Soil</b>	S1: To avoid damage to the hydrogeological and ecological function of the soil resource	S1: Soil extent and hydraulic connectivity	S1: To minimise reductions in soil extent and hydraulic connectivity

<sup>30</sup> 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

<sup>31</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- (a) no alternative solution available;
- (b) imperative reasons of overriding public interest for the plan to proceed; and
- (c) adequate compensatory measures in place.

Environmental Component	Strategic Environmental Objectives	Selected Indicator(s)	Selected Target(s)
Water	W1: To maintain and improve, where possible, the quality and status of surface waters	W1i: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)  W1ii: Mandatory and Guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)	W1i: Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' <sup>32</sup> by 2015  W1ii: To achieve - as a minimum - Mandatory values and, where possible, to achieve Guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)
	W2: To prevent pollution and contamination of ground water	W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	W2: Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC
	W3: To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)	W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	W3: Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk in compliance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>
Material Assets	M1: To serve new development with adequate and appropriate waste water treatment	M1: Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan	M1: All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan
	M2: To serve new development with adequate drinking water that is both wholesome and clean	M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan	M2: No non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan
	M3: To reduce waste volumes, minimise waste to landfill and increase recycling and reuse	M3i: Total collected and brought household waste M3ii: Packaging recovered (t) by self-complying packagers	M3i: Minimise increases in and, where possible, reduce household waste generation M3ii: Maximise increases in packaging recovered (t) by self-complying packagers
Air and Climatic Factors	C1: To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport	C1: Percentage of population travelling to work, school or college by public transport or non-mechanical means	C1: An increase in the percentage of the population travelling to work, school or college by public transport or non-mechanical means

<sup>32</sup> Good status as defined by the WFD equates to approximately the following in the current national schemes of classification as set out by the EPA:

- *Q4* in the biological classification of *ivers*; and
- *Unpolluted status* in the Assessment of Trophic Status of Estuaries and Bays in Ireland (ATSEBI).

<b>Environmental Component</b>	<b>Strategic Environmental Objectives</b>	<b>Selected Indicator(s)</b>	<b>Selected Target(s)</b>
<b>Cultural Heritage</b>	CH1: To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context	CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) - protected from significant adverse effects arising from new development granted permission under the Plan	CH1: Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant) from significant adverse effects arising from new development granted permission under the Plan
	CH2: To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context	CH2: Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan	CH2: Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan
<b>Landscape</b>	L1: To minimise significant adverse visual impacts within and adjacent to the County	L1: Number of complaints received from statutory consultees regarding avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan	L1: No developments permitted which result in avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan

## Section 6 Description of Alternative Scenarios

### 6.1 Introduction

The alternatives were developed through an iterative process between the County Development Plan and SEA teams with the result of producing reasonable and realistic alternatives in compliance with the SEA Directive.

The alternatives examine a range of alternative scenarios that could result from a series of external drivers interacting with the County Development Plan and environmental protection.

The resultant alternatives envisage and assess likely resultant conditions that would result – which in turn give rise to a range of plausible environmental outcomes.

The County Development Plan (as one driver of the future), under all scenarios, facilitates:

- Maximum environmental protection; and
- Development (housing and economic) in compliance with the National Spatial Strategy and Regional Planning Guidelines (including reaching the 2028 population target and distributing in accordance with RPGs).

The alternatives are evaluated in Section 7 resulting in the identification of potential effects and informing the selection of a preferred alternative for the Draft Plan. The policies and objectives that are required to realise the preferred alternative are evaluated in Section 8.

### 6.2 Scenario 1: Even Development

- Reaching targets: All growth towns reach population and development targets by 2028, resulting in balanced orderly development and success in implementation of core strategy and RPGs.
- Timing of infrastructure: All infrastructure necessary to reach these targets is provided as required but in advance of development – there are no capacity issues in granting new permissions and limited duration 'holding' conditions.
- Investment / infrastructure delivery programmes of external service providers is clearly articulated, funded and coordinated with growth targets.
- Rate of growth: Gradual growth of each town/area towards 2028 target – no peaks or troughs

#### Infrastructure required and delivered

Infrastructure required and delivered	
Water	Enhanced water storage for Bray-Fassaroe <sup>33</sup> Upgraded water supplies in Aughrim, Dunlavin, Rathdrum
Wastewater	New WWTP in Arklow Upgraded WWTP in Greystones catchment, Blessington, Aughrim, Baltinglass, Carnew and Tinahely
Public transport	LUAS to Fassaroe, maintain existing services
Major roads	M11 junctions in north Wicklow serving Bray town, Bray Fassaroe and Enniskerry

<sup>33</sup> Bray town storage (north) and Bray Fassaroe storage

### 6.3 Scenario 2: Uneven Development

- Reaching targets: Limitations to growth in some areas resulting in failure by certain settlements to reach population and development targets by 2022, resulting in uneven development and failure to implement to core strategy and comply with RPGs.
- Timing of infrastructure: Investment in infrastructure necessary to reach these targets is limited/delayed/curtailed – resulting in curtailed development where infrastructure is not already present.
- Investment/infrastructure delivery programmes of external service providers is not clearly articulated/funded and not coordinated with growth targets – delivered on the basis on best return for investment i.e. concentrated in large towns and not dependent on possible future/long term development.
- Rate of growth uneven with different speeds of development and different levels of growth curtailed as a result of infrastructural limitations/restrictions. Where limitations/restrictions occur (see below), certain amounts of growth will be delayed until at least 2022-2028.

#### Infrastructural Limitations to Growth 2016-2022

Town	Limitations to growth during lifetime of plan 2016-2022 <sup>34</sup>	Restriction on growth during lifetime of plan 2016-2022
Bray	Approx. 55% of targeted growth up to 2022 curtailed by lack of LUAS	
Wicklow-Rathnew	No significant limitations	
Arklow	No limitation on basis of provision of new WWTP early in the plan period	
Greystones – Newtownmountkennedy – Kilcoole	Approx. 35% of targeted growth up to 2022 curtailed as capacity in Greystones WWTP reached	
Blessington		Upgrade to wastewater treatment plant not likely to be delivered (curtailed by discharge point)
Ashford	No significant limitations	
Aughrim		Upgrade to water supply and wastewater treatment plant not likely to be delivered
Baltinglass	Approx. 80% of targeted growth up to 2022 curtailed as capacity in Baltinglass WWTP reached	
Carnew		Upgrade to wastewater treatment plant not likely to be delivered
Dunlavin	No limitation on basis of provision of new water supply in period	
Enniskerry	Approx. 20% of targeted growth up to 2022 curtailed as capacity in Enniskerry WWTP reached	
Rathdrum	Approx. 50% of targeted growth up to 2022 curtailed as capacity in Rathdrum water supply reached	
Tinahely	Approx. 70% of targeted growth up to 2022 curtailed as capacity in Tinahely WWTP reached	

<sup>34</sup> Percentages provided in this column have been calculated taking into account both: the housing growth requirement up to 2022 for each settlement; and the housing yield of serviced land within each settlement.

## **6.4 Scenario 3: Focused Growth on Housing / Economic Development with laissez-faire infrastructure**

- Reaching targets: Limitations to growth in some areas resulting in failure by certain settlements to reach population and development targets by 2028, resulting in uneven development and failure to implement to core strategy and compliance with RPGs.
- Timing of infrastructure: No significant new investment in infrastructure (see infrastructure referred to under Scenarios 1 and 2).
- Investment / infrastructure delivery programmes of external service providers: No significant new investment in infrastructure (see infrastructure referred to under Scenarios 1 and 2).
- Rate of growth: No significant new investment in infrastructure (none of the infrastructure referred to under Scenarios 1 or 2 is provided) however development occurs (unevenly) nonetheless due to demand for housing and economic development.

Housing development would be market driven, occurring where 'quality of life' is considered to be high (to offset the negative consequences of commuting for example).

Economic development would be market driven (with employers focusing on the counties on the periphery of the city as opposed to the city centre or M50 locations), occurring in areas along the N11 in the east of the county and the N81 in the west of the county. Rural areas would also develop economically with agriculture, tourism and the food industry becoming a key focus.

	<b>Alternative Scenario 1 - Even Development</b>	<b>Alternative Scenario 2 - Uneven Development</b>	<b>Alternative Scenario 3 - Focused Growth on Housing / Economic Development with laissez-faire infrastructure</b>
<b>Characteristics</b>	<ul style="list-style-type: none"> <li>Continued economic recovery and growth.</li> <li>No limitations on infrastructural investment from private and public sectors and all necessary water services, transportation, social services and telecommunications/broadband infrastructure provided in tandem with development.</li> <li>Concentration of growth in Growth Centres and appropriate growth in rural areas: <ul style="list-style-type: none"> <li>Towns develop within settlement boundaries</li> <li>Rural Areas supported by larger urban centres and control of sporadic rural housing</li> </ul> </li> <li>Sustainable mobility maximised with increased provision and use of public transport, reduced commuting distances to employment opportunities and school and greater accessibility. Continuous improvements to transport infrastructure.</li> <li>Provision of infrastructure combined with development within growth centres as planned facilitates compliance with environmental standards, protection of landscape and environmental designations and reduced impact on water resources.</li> </ul>	<ul style="list-style-type: none"> <li>Economic recovery stagnates.</li> <li>Little infrastructural investment and limited provision of water services, transportation, social services and telecommunications/broadband infrastructure for new development.</li> <li>Inconsistent growth throughout the County with some settlements experiencing growth bursts within the early years of the lifetime of the plan, other settlements experiencing limits in growth which are lifted where infrastructure has been upgraded and some settlements experiencing restrictions in growth due to non-delivery of infrastructure.</li> <li>Increased demand within smaller settlements and the rural area for new housing to offset lack of development (due to limits in water services and transport) within certain towns – this leads to increased demands on small village’s wastewater and water infrastructure, an increase in private WWTPs and wells and pressures on the landscapes.</li> <li>Increases in car based trips and unsustainable mobility as a result of increased commuting patterns to major towns/out of the County and poor use of public transport due to lack of investment and dispersed population.</li> <li>Compliance with environmental standards contributed towards in certain growth centres by limiting development until infrastructure is provided however where existing deficiencies exist these will continue.</li> </ul>	<p>Housing Development:</p> <ul style="list-style-type: none"> <li>Aiming for population targets.</li> <li>Housing land zoned and developed.</li> <li>Settlement boundaries in towns are extended to provide for low density development.</li> <li>People are going outside of the County to work and attend school.</li> <li>Greenfield development focus with limited brownfield development.</li> </ul> <p>Economic Development:</p> <ul style="list-style-type: none"> <li>Aiming for population targets.</li> <li>Wicklow becomes an economic focus outside of Dublin – more economic zoned land with people coming into the county to work. All areas of the county develop employment.</li> <li>Retail centres are a focus with full retail units and all capacity reached with people outside of county coming into county.</li> <li>Extra land is zoned for economic development/ tourism within settlements (boundaries extended) and throughout the county (extra the employment zonings in the CDP).</li> <li>Infrastructure put in place to accommodate employment hubs (e.g. temporary on site waste water treatment in Arklow for large employer).</li> </ul>
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>Balanced orderly development across the County.</li> <li>Development according to sequence and phasing of CDP and RPG.</li> <li>Economic growth.</li> <li>Housing growth.</li> </ul>	<ul style="list-style-type: none"> <li>Limitations in the ability of the planning authority to direct growth into the designated settlements of Bray and Greystones – contributing towards some limitation to growth in north east of county. Question over Fassaroe, for large scale housing and employment.</li> <li>Growth in Wicklow-Rathnew and Ashford becomes a focus for development in the county with some development occurring in Bray and Greystones.</li> <li>Slow growth initially in Arklow but pick up closer to 2022 as Arklow WWTP likely to be delivered.</li> <li>Difficulty in achieving aim for metropolitan consolidation and growth towns to be self-sufficient in terms of services and infrastructure.</li> <li>Unable to reach 2022 growth targets in many settlements.</li> <li>May be requirement to review population allocations where service delivery is impeded.</li> <li>Lack of housing and public water services increases pressure for rural housing, small private waste water treatment plants, private wells etc.</li> <li>Deficiencies in water services infrastructure stagnates growth in small and large villages.</li> </ul>	<p>Outcomes including:</p> <ul style="list-style-type: none"> <li>Unbalanced growth throughout the County.</li> <li>Increased traffic demands on national and regional roads.</li> <li>Increased car based trips and commuting patterns from other urban areas/rural areas.</li> <li>Increased demands for increased social infrastructure.</li> <li>Increased demand within rural areas for development.</li> </ul> <p>Significant environmental conflicts in various settlements which may not be mitigated.</p>

Table 6.1 Characteristics and Outcomes of Alternative Scenarios



## Section 7 Evaluation of Alternative Scenarios

### 7.1 Introduction

This section provides a comparative evaluation of the environmental effects of implementing the three alternative scenarios. This determination sought to understand whether each alternative was likely to improve, conflict with or have a neutral interaction with the receiving environment.

### 7.2 Methodology

The description of the environmental baseline together with the maps provided in Section 4 of this report (including the Environmental Sensitivity Overlay Mapping) is used in the evaluation.

Strategic Environmental Objectives (SEOs) identified in Section 5 and reproduced overleaf are also used.

The provisions of the alternatives are evaluated using compatibility criteria (see Table 8.1 below) in order to determine how they would be likely to affect the status of the SEOs. The SEOs and the alternatives are arrayed against each other to identify which interactions - if any - would cause effects on specific components of the environment. Where the appraisal identifies a likely conflict with the status of an SEO the relevant SEO code is entered into the conflict column - e.g. B1 which stands for the SEO likely to be affected - in this instance 'to ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species'<sup>35</sup>.

The interactions identified are reflective of likely significant environmental effects<sup>36</sup>:

1. Interactions that would be likely to improve the status of a particular SEO would be likely to result in a significant positive effect on the environmental component to which the SEO relates. The extent of positive effects which would be likely to occur varies and

there are two 'likely to improve columns' (see Table 7.2)

2. Interactions that would potentially conflict with the status of an SEO and would be likely to be mitigated are divided into two groups (see Table 7.2):
  - o Interactions that would conflict the least with the status of SEOs – these would be likely to be mitigated to a greater degree and significant adverse effects would be less likely; and
  - o Interactions that would conflict the most with status of SEOs - these would be likely to be mitigated to a lesser degree and significant adverse effects would be more likely.

The degree of significance of effects occurring cannot be fully determined at this level of decision making due to the lack of exact detail available with regard to the type or scale of development that will be permitted under the Plan. Nonetheless a comparative evaluation of the various alternatives can be provided.

<sup>35</sup> 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

<sup>36</sup> These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

**Table 7.1 Strategic Environmental Objectives**

Environmental Component	SEO Code	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	SEO B1	To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species <sup>37</sup>
	SEO B2	To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species
	SEO B3	To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of listed species
Population and Human Health	SEO PHH1	To protect populations and human health from exposure to incompatible landuses
Soil	SEO S1	To avoid damage to the hydrogeological and ecological function of the soil resource
Water	SEO W1	To maintain and improve, where possible, the quality and status of surface waters
	SEO W2	To prevent pollution and contamination of ground water
	SEO W3	To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)
Material Assets	SEO M1	To serve new development with adequate and appropriate waste water treatment
	SEO M2	To serve new development with adequate drinking water that is both wholesome and clean
	SEO M3	To reduce waste volumes, minimise waste to landfill and increase recycling and reuse
Air and Climatic Factors	SEO C1	To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport
Cultural Heritage	SEO CH1	To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context
	SEO CH2	To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context
Landscape	SEO L1	To minimise significant adverse visual impacts within and adjacent to the County

**Table 7.2 Criteria for appraising the effect of Alternatives on SEOs**

Likely to <b>Improve</b> status of SEOs to a <b>greater</b> degree	Likely to <b>Improve</b> status of SEOs to a <b>lesser</b> degree	<b>Least Potential Conflict</b> with status of SEOs - likely to be mitigated to greater degree, significant adverse effects less likely	<b>Most Potential Conflict</b> with status of SEOs - likely to be mitigated to lesser degree, significant adverse effects less likely
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<sup>37</sup> 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

### 7.3 Cumulative Effects

Cumulative effects are one of the types of effects which have been considered by the assessment of the alternatives. Cumulative effects can be described as the addition of many small impacts to create one larger, more significant, impact.

There are 2 types of potential cumulative effects that have been considered, namely:

- Potential *intra-Plan* cumulative effects - these arise from the interactions between different types of potential environmental effects resulting from a plan, programme, etc. Where there are elevated levels of environmental sensitivities (such as those indicated on the overlay mapping on Figure 4.18 in Section 4.11), future development could result in environmental conflicts and lead to a deterioration in environmental integrity. The interrelationships between environmental components that help determine these potential effects are identified on Table 8.3 in Section 8 e.g. interrelationships between: human health and water quality; human health and air quality; human health and flood risk; and ecology and water quality; and,
- Potential *inter-Plan* cumulative effects - these arise when the effects of the implementation of one plan occur in combination with those of other plans, programmes, developments, etc.

Effects that may arise as a result of implementing the Plan have been mitigated to the extent that the only residual adverse effects likely to occur as a result of implementation of the Plan are those which are identified under Section 8.4.

With regard to potential *inter-Plan* cumulative environmental effects, these occur as a result of the combination of: potential environmental effects which are identified by the assessment; and the effects arising from other legislation, plans, programmes or developments arising.

In considering the relationship with legislation and other plans and programmes it is important to note that the Plan will be implemented within areas that have existing plans and programmes (see Sections 2.5, 4 and 5 and Appendix I) for a range of sectors at a range of levels (e.g. National, River Basin District, Regional, County and Local) that are already subject to more specific higher and lower tier SEA and AA.

The assessment of the likely *inter-Plan* cumulative environmental effects requires knowledge of the likely effects of all plans/developments under consideration. The assessment is limited in this instance as there has been limited assessment of the likely types of developments provided for by other policies, plans and programmes that could occur in combination with the implementation of the County Development Plan. Where they exist, the SEA recognises the existence of other environmental assessments with a view to avoid duplication of assessment, in compliance with the SEA Directive.

The SEA undertaken for the Plan has taken account of the Council's obligation to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.

Cumulative effects that have been considered include those resulting from the Draft Plan and:

- Other land use Plans (e.g. Carlow Dún Laoghaire-Rathdown, Kildare, South Dublin and Wexford County Development Plans and lower tier land use plans within County Wicklow);
- Water services, transport and energy infrastructure plans (e.g. Irish Water's Water Services Strategic Plan and associated Capital Investment Plan 2014-2016, the National Transport Authority's Greater Dublin Area Draft Transport Strategy 2011-2030 and associated Integrated Implementation Programme 2013-2018 and Grid25 and associated Implementation Programme) and the emerging County Wicklow Local Economic and Community Development Plan; and

- Environmental protection and management plans (e.g. Wicklow Mountains National Park Management Plan, Eastern and South-Eastern River Basin Management Plans and flood risk management plans).

Such potential cumulative effects include the following (note that potential adverse cumulative effects will be mitigated by provisions which have been integrated into the Draft Plan):

- Contributions towards reductions in travel related greenhouse gas and other emissions to air (in combination with plans and programmes from all sectors, including transport and land use planning) as a result of facilitating sustainable mobility/a shift from motorised transport modes to more sustainable and non-motorised transport modes.
- Contributions towards travel related greenhouse gas and other emissions to air (in combination with plans and programmes from all sectors, including transport and land use planning) as a result of facilitating development which must be accompanied by road capacity.
- Facilitation of new development which is accompanied by appropriate levels of water services thereby contributing towards environmental protection.
- Need for and use of water and wastewater treatment capacity arising from new developments and associated potential adverse effects.
- Potential cumulative effects upon surface and ground water status as a result of housing, employment, agricultural and forestry – loadings and abstractions;
- Potential cumulative effects (habitat damage, enhancing ecological connectivity, contributing towards sustainable mobility) arising from linear developments, such as those relating to Green Infrastructure, including in coastal areas and beyond the County border;
- Potential cumulative effects on flood risk by, for example, development of greenfield lands or obstruction of flood paths adjacent to the County Wicklow border;
- In combination with plans and programmes from all sectors potential adverse effects on all environmental components arising from all development in greenfield and brownfield areas (e.g. infrastructural, residential, economic, agricultural etc.). The type of these effects are consistent with those described on Table 7.3. These plans and programmes from other sectors undergo SEA and comply with environmental legislation while projects are subject to EIA and AA, as relevant.

A variety of the issues covered by the Draft Plan provisions are regional issues which are considered: at Regional Assembly level, in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and by planning authorities across the Region. The solutions to these issues are often regional solutions which are subject their own consenting procedures. Works arising outside of the Draft Plan as a result of providing for new development within the Plan area including those arising as a result of the cumulative provision of development in the wider Dublin region would potentially conflict with a number of environmental components, across the wider Dublin region and beyond, including: ecology, soil function, the status of water bodies and the landscape. Some of these conflicts would be mitigated by measures which will be integrated into the Draft Plan while some will be mitigated by measures arising out of separate consent procedures.

The SEA for the Regional Planning guidelines for the Greater Dublin Area 2010-2022 makes particular reference to the potential cumulative effects in association with other relevant plans and programmes within the Greater Dublin Area such as: the proposed 2030 Vision for Greater Dublin Transport; the Dodder Flood Risk Assessment and Management Study; the Murrough Coastal Protection Study; the Water Supply Project; and the relevant River Basin Management Plans.

## 7.4 Detailed Evaluation of Alternatives<sup>38</sup>

### 7.4.1 Effects Common to all alternatives

A number of potentially significant adverse environmental effects are common to all alternatives and these are described in Table 7.3 below. A number of potentially significant adverse effects are common

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<sup>38</sup> Footnotes like this are used in this section in order to identify instances where interactions between the relevant alternative and the relevant SEOs occur. The nature of these interactions is identified on Table 7.4.

to all alternatives arising from development in both urban and rural areas. For the Draft Plan, these effects will be mitigated by measures which have been integrated into the Draft Plan.

**Table 7.3 Potentially Significant Adverse Environmental Effects common to all alternatives**

Environmental Component	Potential Effect
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>o Loss of biodiversity with regard to Natura 2000 Sites and Annexed habitats and species (see baseline Section 4.3)<sup>39</sup></li> <li>o Loss of biodiversity with regard to ecological connectivity and stepping stones (see baseline Section 4.3)<sup>40</sup></li> <li>o Loss of biodiversity with regard to designated sites including Wildlife Sites and listed species (see baseline Section 4.3)<sup>41</sup></li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>o Spatially concentrated deterioration in human health (see baseline Section 4.4)<sup>42</sup></li> </ul>
Soil	<ul style="list-style-type: none"> <li>o Damage to the hydrogeological and ecological function of the soil resource (see baseline Section 4.5)<sup>43</sup></li> </ul>
Water	<ul style="list-style-type: none"> <li>o Adverse impacts upon the status and quality of water bodies, including bathing waters (see baseline Section 4.6)<sup>44</sup></li> <li>o Increase in the risk of flooding (see baseline Section 4.6)<sup>45</sup></li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>o Failure to provide adequate and appropriate waste water treatment (see baseline Section 4.8.1; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)<sup>46</sup></li> <li>o Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (see baseline Section 4.8.1; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)<sup>47</sup></li> <li>o Increases in waste levels (see baseline Section 4.8.2)<sup>48</sup></li> </ul>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>o Failure to contribute towards sustainable transport and associated impacts (see baseline Section 4.7; transport infrastructure investment is needed to ensure the mitigation of potential conflicts)<sup>49</sup></li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>o Effects on entries to the Record of Monuments and Places and other archaeological heritage (see baseline Section 4.9)<sup>50</sup></li> <li>o Effects on entries to the Records of Protected Structures and other architectural heritage (see baseline Section 4.9)<sup>51</sup></li> </ul>
Landscape	<ul style="list-style-type: none"> <li>o Occurrence of adverse visual impacts (see baseline Section 4.10)<sup>52</sup></li> </ul>

## 7.4.2 Scenario 1: Even Development

Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development will give rise to a series of circumstances that are likely to place a low burden on the environment.

The provision of all necessary infrastructure in advance of development would facilitate both the following:

- The achievement of balanced and orderly development - as set out by higher level planning objectives; and

<sup>39</sup> SEO B1

<sup>40</sup> SEO B2

<sup>41</sup> SEO B3

<sup>42</sup> SEO PHH1

<sup>43</sup> SEO S1

<sup>44</sup> SEO W1 W2

<sup>45</sup> SEO W3

<sup>46</sup> SEO M1

<sup>47</sup> SEO M2

<sup>48</sup> SEO M3

<sup>49</sup> SEO C1

<sup>50</sup> SEO CH1

<sup>51</sup> SEO CH2

<sup>52</sup> SEO B1

- Appropriate levels of environmental protection and management especially with respect to the provision of water services (and associated positive effects on the status of waters, ecology and human health)<sup>53</sup> and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage<sup>54</sup>.

Balanced and orderly development would mean a concentration of growth in urban centres and appropriate growth in rural areas: towns would develop within settlement boundaries and rural areas would be supported by larger urban centres and a control of sporadic rural housing. This approach would both:

- Help to maximise the uptake in smarter, more sustainable modes of transport and minimise transport related emissions (including indirect benefits with regard to the protection of human health)<sup>55</sup>;
- Contribute towards the protection of many environmental components outside of the settlement boundaries of growth towns that would otherwise occur. Such components include biodiversity and flora and fauna, soil, water (including interactions with population and human health), landscape designations and cultural heritage<sup>56</sup>; and
- Make most use of existing water services and drainage infrastructure, subject to capacity being provided (including indirect benefits with regard to the protection of water, biodiversity and flora and fauna, soil and human health)<sup>57</sup>.

The construction and operation of all infrastructure and economic and housing development has the potential to result in adverse effects (these are detailed under Table 7.3<sup>58</sup>), however it would be possible to mitigate these effects.

Greater levels of construction waste would be likely to arise with this scenario however these would be dealt with in line with Eastern–Midlands Region Waste Management Plan (WMP). Domestic and commercial wastes would be generated in growth centres with established management facilities and services<sup>59</sup>.

Infrastructure required and delivered under this scenario (which is considered further as part of other planning/environmental assessment/consent processes) includes the following:

- Water Supply (including enhanced water storage for Bray-Fassaroe and upgraded water supplies in Aughrim, Dunlavin and Rathdrum)

In addition to facilitating the orderly development of the County, the provision of safe drinking water would contribute towards the protection of human health<sup>60</sup>. There would be potential for significant adverse environmental effects (see Table 7.3<sup>61</sup>) upon various environmental components to arise during both construction – if required – and operation (abstraction of water could conflict with the status of water bodies and aquatic ecology for example)<sup>62</sup>. Such effects could be mitigated by measures including those which have been integrated into the Draft Plan.

- Waste water (including new WWTP in Arklow and Upgraded WWTP in Blessington, Aughrim, Baltinglass and Tinahely)

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<sup>53</sup> SEOs M1 M2 W1 W2 B1 B2 B3 PHH1

<sup>54</sup> SEOs C1 PHH1

<sup>55</sup> SEOs C1 PHH1

<sup>56</sup> SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1

<sup>57</sup> SEOs M1 M2 W1 W2 W3 B1 B2 B3 S1 PHH1

<sup>58</sup> SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1

<sup>59</sup> SEOs M3

<sup>60</sup> SEOs M2 PHH1

<sup>61</sup> SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1

<sup>62</sup> SEOs W1 W2 PHH1 B1 B2 B3 S1

In addition to facilitating the orderly development of the County, the appropriate treatment of waste water<sup>63</sup> would contribute towards the protection of various environmental components including:

- Human health<sup>64</sup>;
- Biodiversity, flora and fauna<sup>65</sup>;
- The status of waters<sup>66</sup>; and
- Soil<sup>67</sup>.

There would be potential for significant adverse environmental effects upon various environmental components (see Table 7.3<sup>68</sup>) to arise during both construction and operation (outflow could conflict with various components including the status of water bodies, aquatic ecology and human health for example)<sup>69</sup>. Such effects could be mitigated by measures including those which have been integrated into the Draft Plan.

- Public Transport (Luas to Fassaroe)

In addition to facilitating the orderly development of the County, the extension of the Luas line to Fassaroe would help to maximise sustainable mobility and associated interactions<sup>70</sup>. The construction of this infrastructure which would extend into County Wicklow from the administrative area of Dún Laoghaire-Rathdown would be likely to potentially conflict with various environmental components both within County Wicklow and to the north in Dún Laoghaire-Rathdown (including ecology, human health, soil, water, flood risk, material assets, cultural heritage and landscape)<sup>71</sup>. Potentially adverse impacts – would could be mitigated by measures including those which have been integrated into the Draft Plan - would be dependent on the route taken and the mitigation applied.

- Major roads (M11 junctions in north Wicklow serving Bray town, Bray Fassaroe and Enniskerry)

These projects could facilitate public transport, limit or reduce congestion and improve sustainable mobility and associated interactions<sup>72</sup>, as well as facilitating the orderly development of the County.

These projects would have the potential to give rise to a range of adverse impacts including during construction (upon ecology, the status of water bodies, cultural heritage including context, soil, the landscape and material assets) and during operation (upon ecology and the status of water bodies as well as contributing towards motorised transport and associated emissions and energy usage). Such effects could be mitigated by measures including those which have been integrated into the Draft Plan<sup>73</sup>.

### 7.4.3 Scenario 2: Uneven Development

By limiting growth in certain centres until infrastructure is provided, Scenario 2 would contribute towards the protection and management of the environment in these centres, however: the limited, uneven or delayed provision of strategic infrastructure under this scenario would displace development pressure towards smaller villages and rural areas that have lower environmental capacity.

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<sup>63</sup> SEO M2

<sup>64</sup> SEO PHH1

<sup>65</sup> SEOs B1 B2 B3

<sup>66</sup> SEOs W1 W2

<sup>67</sup> SEO S1

<sup>68</sup> SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1

<sup>69</sup> SEOs W1 W2 PHH1 B1 B2 B3 S1 M2

<sup>70</sup> SEOs C1 PHH1

<sup>71</sup> SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1

<sup>72</sup> SEOs C1 PHH1

<sup>73</sup> SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 C1 M2 M3 CH1 CH2 L1

The following levels of targeted growth up to 2020<sup>74</sup> would be curtailed by lack of infrastructure:

- Bray – approximately 55% of targeted growth up to 2022 would be curtailed by the lack of LUAS;
- Greystones, Newtownmountkennedy and Kilcoole – approximately 35% of targeted growth up to 2022 would be curtailed as capacity in Greystones WWTP would be reached;
- Baltinglass – approximately 80% of targeted growth up to 2022 would be curtailed as capacity in Baltinglass WWTP would be reached;
- Enniskerry – approximately 20% of targeted growth up to 2022 would be curtailed as capacity in Enniskerry WWTP would be reached;
- Rathdrum – approximately 50% of targeted growth up to 2022 would be curtailed as capacity in Rathdrum water supply would be reached; and
- Tinahely – approximately 70% of targeted growth up to 2022 would be curtailed as capacity in Tinahely WWTP would be reached.

Growth would be restricted in the following settlements:

- Blessington – upgrade to wastewater treatment plant not likely to be delivered (curtailed by discharge point);
- Aughrim – upgrade to water supply and wastewater treatment plant not likely to be delivered; and
- Carnew – upgrade to wastewater treatment plant not likely to be delivered.

Under this scenario, there are no significant limitations to growth in Wicklow-Rathnew, Arklow (based on provision of WWTP early in period), Ashford and Dunlavin (no limitation on basis of provision of new water supply in period).

In growth towns, with infrastructure in place, the following positive results could be achieved:

- The achievement of balanced and orderly development - as set out by higher level planning objectives; and
- Appropriate levels of environmental protection and management especially with respect to the provision of water services (and associated positive effects on the status of waters, ecology and human health)<sup>75</sup> and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage<sup>76</sup>.

However the main environmental thrust of this alternative would be negative.

Failure to provide adequate infrastructure in growth towns would lead to increased demands on small wastewater and water infrastructure in small villages, an increase in private waste water treatment plants in rural areas, an increase in private wells and pressures on the landscapes<sup>77</sup>. These strains would be likely to cumulatively conflict with – and result in adverse impacts upon – all environmental components within the County including those upon ecology, surface and groundwater resources, soil, human health, sensitive landscapes and cultural heritage<sup>78</sup>. The significance of such effects would be dependent upon a variety of factors including how individual private waste water treatment plants and private wells are used and maintained.

In addition, increases in development in smaller villages and in rural areas would be detrimental to efforts aiming to maximise sustainable mobility, which would not be achieved. With some limitations to growth in the north east of County, a lack of investment in transport infrastructure and a dispersed population there would be an increase in the proportion of car based trips, increased commuting patterns to major towns and out of the County, reduced overall use of public transport and unsustainable mobility<sup>79</sup>.

<sup>74</sup> Percentages provided below have been calculated taking into account both: the housing growth requirement up to 2022 for each settlement; and the housing yield of serviced land within each settlement.

<sup>75</sup> SEOs M1 M2 W1 W2 B1 B2 B3 PHH1

<sup>76</sup> SEOs C1 PHH1

<sup>77</sup> SEO M1 M2 L1

<sup>78</sup> SEO B1 B2 B3 W1 W2 PHH1 L1 CH1 CH2

<sup>79</sup> SEO C1 PHH1



Construction, domestic and commercial waste would be dealt with in line with Eastern–Midlands Region Waste Management Plan (WMP)<sup>80</sup>.

Although the construction and operation of infrastructure to serve development poses potential adverse effects, not providing this infrastructure would be significantly more likely to result in a higher frequency and extent of significant adverse effects:

- Failure to provide safe drinking water (e.g. upgrade to water supply in Aughrim) would have the potential to adversely affect the protection of human health<sup>81</sup>.
- Failure to provide appropriate treatment of waste water<sup>82</sup> (e.g. upgrade to waste water treatment plants in Blessington, Aughrim and Carnew) would adversely affect the protection of various environmental components including the protection of surface and ground water resources (including that which is used for drinking water)<sup>83</sup>, human health<sup>84</sup> and biodiversity, flora and fauna<sup>85</sup>;
- Failure to provide public transport (e.g. LUAS to Fassaroe) and upgrades to the County’s road infrastructure (e.g. M11 junctions in north Wicklow serving Bray town, Bray Fassaroe and Enniskerry) would result in congestion and increased levels of unsustainable mobility and associated interactions with emissions, human health and energy usage<sup>86</sup>.

#### 7.4.4 Scenario 3: Focused Growth on Housing / Economic Development with laissez-faire infrastructure

Scenario 3 illustrates how failure to invest in critical infrastructure will give rise to unsustainable pressure on a wide range of environmental assets.

Under this scenario there would be no significant new investment in drinking water, wastewater, public transport and major roads infrastructure. Significant adverse effects upon various environmental components would be likely to arise.

Although the construction and operation of infrastructure to serve development poses potential adverse effects, not providing this infrastructure would be significantly more likely to result in a higher frequency and extent of significant adverse effects upon the:

- Provision of water and wastewater services<sup>87</sup>;
- Protection of human health<sup>88</sup>;
- Protection of surface and ground water resources (including that which is used for drinking water)<sup>89</sup>;
- Protection of biodiversity, flora and fauna<sup>90</sup>; and
- Efforts to improve sustainable mobility and associated interactions with emissions, human health and energy usage<sup>91</sup>.

Construction, domestic and commercial waste would be dealt with in line with Eastern–Midlands Region Waste Management Plan (WMP)<sup>92</sup>.

Housing development would be market driven, occurring where ‘quality of life’ is considered to be high and economic development would be market-LED, occurring in areas along the N11 in the east of the county and the N81 in the west of the county. Rural areas would also develop economically with

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<sup>80</sup> SEOs M3

<sup>81</sup> SEOs M2 PHH1

<sup>82</sup> SEO M1

<sup>83</sup> SEO W1 W2 M2

<sup>84</sup> SEO PHH1

<sup>85</sup> SEOs B1 B2 B3

<sup>86</sup> SEOs C1 PHH1

<sup>87</sup> SEO M1 M2

<sup>88</sup> SEOs PHH1

<sup>89</sup> SEO W1 W2

<sup>90</sup> SEOs B1 B2 B3

<sup>91</sup> SEOs C1 PHH1

<sup>92</sup> SEOs M3

agriculture, tourism and the food industry becoming a key focus. In the absence of adequate infrastructure this scenario would result in the following environmentally conflicting interactions:

- Bray - increases in congestion, limited improvements in sustainable mobility and associated interactions with emissions, human health and energy usage<sup>93</sup>;
- Fassaroe - no improvement in sustainable mobility and associated interactions with emissions, human health and energy usage<sup>94</sup>;
- Arklow - lack of waste water treatment plant would result in pollution of coastal waters, conflicts with Water Framework Directive and associated interactions with ecology and human health<sup>95</sup>;
- Greystones - limited improvements in sustainable mobility (single track DART line) and associated interactions with emissions, human health and energy usage<sup>96</sup>;
- Blessington - deficiencies in waste water infrastructure resulting in pollution of coastal waters, conflicts with Water Framework Directive and associated interactions with ecology and human health<sup>97</sup>;
- Aughrim - deficiencies in water and waste water infrastructure resulting in inadequate water supply and pollution of Derry River, conflicts with Water Framework Directive and associated interactions with ecology and human health<sup>98</sup>;
- Baltinglass - deficiencies in water and waste water infrastructure resulting in inadequate water supply and pollution of River Slaney, conflicts with Water Framework Directive and Habitats Directive and associated interactions with ecology and human health<sup>99</sup>;
- Dunlavin - inadequate water supply and associated interactions with ecology and human health<sup>100</sup>;
- Enniskerry - serious congestion at all junctions into Enniskerry and inability to access services in Bray (and associated interactions with emissions, human health and energy usage)<sup>101</sup>;
- Rathdrum - inadequate water supply and associated interactions with ecology and human health<sup>102</sup>;
- Tinahely - deficiencies in water and waste water infrastructure resulting in inadequate water supply and pollution of River Slaney, conflicts with Water Framework Directive and Habitats Directive and associated interactions with ecology and human health<sup>103</sup>.
- Rural areas – cumulative effects arising from increased level of development (levels of unsustainable mobility, increase in private wells and waste water treatment plants, increase in pressures on the landscape, ecology, cultural heritage, surface and groundwater resources, soil and human health<sup>104</sup>).

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<sup>93</sup> SEOs C1 PHH1

<sup>94</sup> SEOs C1 PHH1

<sup>95</sup> SEOs M1 W1 W2 PHH1 B1 B2 B3

<sup>96</sup> SEOs C1 PHH1

<sup>97</sup> SEOs M1 W1 W2 PHH1 B1 B2 B3

<sup>98</sup> SEOs M1 M2 W1 W2 PHH1 B1 B2 B3

<sup>99</sup> SEOs M1 M2 W1 W2 PHH1 B1 B2 B3

<sup>100</sup> SEOs M2 PHH1

<sup>101</sup> SEOs C1 PHH1

<sup>102</sup> SEOs M2 PHH1

<sup>103</sup> SEOs M1 M2 W1 W2 PHH1 B1 B2 B3

<sup>104</sup> SEO B1 B2 B3 S1 W1 W2 PHH1 L1 CH1 CH2

## 7.5 Summary Evaluation against SEOs

Table 7.4 provides a comparative evaluation of alternative scenarios against the SEOs.

**Table 7.4 Evaluation of Alternative Scenarios against SEOs**

	Likely to <b>improve</b> status of SEOs to a <b>greater</b> degree	Likely to <b>improve</b> status of SEOs to a <b>lesser</b> degree	<b>Least Potential Conflict</b> with status of SEOs - likely to be mitigated to greater degree, significant adverse effects less likely	<b>Most Potential Conflict</b> with status of SEOs - likely to be mitigated to lesser degree, significant adverse effects less likely
<b>Scenario 1: Even Development</b>	Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development will give rise to a series of circumstances that are likely to place a low burden on the environment.			
	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	
<b>Scenario 2: Uneven Development</b>	By limiting growth in certain centres until infrastructure is provided, Scenario 2 would contribute towards the protection and management of the environment in these centres, however: the limited, uneven or delayed provision of strategic infrastructure under this scenario would displace development pressure towards smaller villages and rural areas that have lower environmental capacity.			
		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	<b>M3</b>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 C1 CH1 CH2 L1</b>
<b>Scenario 3: Focused Growth on Housing / Economic Development with laissez-faire infrastructure</b>	Scenario 3 illustrates how failure to invest in critical infrastructure will give rise to unsustainable pressure on a wide range of environmental assets. Under this scenario there would be no significant new investment in drinking water, wastewater, public transport and major roads infrastructure. Significant adverse effects upon various environmental components would be likely to arise.			
			<b>M3</b>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 C1 CH1 CH2 L1</b>

## 7.6 Overall Findings

In order to facilitate orderly development and protection of the environment, it is essential that all infrastructure necessary to reach population and development targets is provided as required and in advance of development. Therefore, Alternative Scenario 1 ('Even Development') is the Preferred Scenario.

Limited, uneven, delayed or non-provision of strategic infrastructure (Alternative Scenarios 2 and 3) would be likely to result in an unacceptable and unsustainable environmental outcome.

Table 7.5 details the overall findings of the assessment with respect to the Preferred Scenario for the Draft Plan.

By complying with appropriate mitigation measures - including those which have been integrated into the Draft Plan (see Section 9 of this report) – potentially significant adverse environmental effects which could arise as a result of implementing the Plan would be likely to be avoided, reduced or offset.

**Table 7.5 Overall Findings – Effects arising from the Preferred Alternative Scenario for the Plan**

Environmental Component	Significant Positive Effect, likely to occur	Potential Effect, if unmitigated	Residual Adverse Effects
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>Facilitates lower overall effects on ecology (including designated sites, ecological connectivity, habitats) – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites.</li> <li>Facilitates protection of ecology with respect to the provision of water services.</li> <li>Facilitates contribution towards the protection of ecology as a result of contributing towards the protection of environmental vectors, including air and water</li> </ul>	<ul style="list-style-type: none"> <li>Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</li> <li>Habitat loss, fragmentation and deterioration, including patch size and edge effects</li> <li>Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze</li> </ul>	<ul style="list-style-type: none"> <li>Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces</li> <li>Losses or damage to ecology (these would be in compliance with relevant legislation)</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>Facilitates protection of human health with respect to the provision of water services and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage.</li> <li>Facilitates contribution towards the protection of human health as a result of contributing towards the protection of environmental vectors, including air and water</li> </ul>	<ul style="list-style-type: none"> <li>Potential interactions if effects upon environmental vectors such as water and air are not mitigated</li> </ul>	<ul style="list-style-type: none"> <li>Potential interactions with residual effects on environmental vectors. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility and infrastructural provision</li> </ul>
Soil	<ul style="list-style-type: none"> <li>Facilitates lower overall effects on soil – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites.</li> <li>Facilitates protection of soil with respect to the provision of water services.</li> </ul>	<ul style="list-style-type: none"> <li>Damage to the hydrogeological and ecological function of the soil resource</li> </ul>	<ul style="list-style-type: none"> <li>Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces</li> </ul>

Environmental Component	Significant Positive Effect, likely to occur	Potential Effect	Residual Adverse Effects
Water	<ul style="list-style-type: none"> <li>Facilitates lower effects on ground and surface waters due to higher levels of development within established and serviced settlement centres that have installed/upgraded water services capable of delivering Water Framework Directive targets.</li> </ul>	<ul style="list-style-type: none"> <li>Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology</li> <li>Increase in the risk of flooding</li> </ul>	<ul style="list-style-type: none"> <li>Increased loadings as a result of development to be in compliance with River Basin Management Plans</li> <li>Flood related risks remain due to uncertainty with regard to extreme weather events</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>Provides for planned infrastructure including water services infrastructure and transport infrastructure</li> <li>Make most use of existing water services and drainage infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Increases in waste levels</li> </ul>	<ul style="list-style-type: none"> <li>Residual wastes to be disposed of in line with higher level waste management policies</li> </ul>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>Facilitates contribution towards a shift from car to more sustainable and non-motorised transport modes</li> <li>Facilitates contribution towards reducing congestion and associated adverse effects on air quality</li> <li>Facilitates contribution towards reductions in travel related greenhouse gas and other emissions to air</li> </ul>	<ul style="list-style-type: none"> <li>Emissions to air including greenhouse gas emissions and other emissions</li> </ul>	<ul style="list-style-type: none"> <li>An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>Contribution towards the protection of cultural heritage by facilitating compliance with protection legislation</li> </ul>	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>	<ul style="list-style-type: none"> <li>Potential alteration to the context and setting of architectural heritage however these will occur in compliance with legislation<sup>105</sup></li> <li>Potential alteration to the context and setting of archaeological heritage however this will occur in compliance with legislation</li> <li>Potential loss of unknown archaeology however this loss will be mitigated by measures integrated into the Draft Plan</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>Contribution towards the protection of cultural heritage by facilitating compliance with objectives relating to landscape management and protection</li> </ul>	<ul style="list-style-type: none"> <li>Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape</li> </ul>	<ul style="list-style-type: none"> <li>Occurrence of adverse visual impacts.</li> </ul> <p>It is noted that the Draft Plan contributes towards the protection of landscape designations. The County's landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments.</p>

<sup>105</sup> Note that it is proposed to delete The Rectory in Annamoe from County Wicklow's Record of Protected Structures. This structure retains much of its late 19<sup>th</sup> century appearance and continues to make a positive contribution to the streetscape of Annamoe. In the absence of information identifying that the structure does not merit protection through listing on the Record of Protected Structures it is recommended that this structure is retained on the Record.

## Section 8 Evaluation of Draft Plan Provisions

### 8.1 Methodology

This section evaluates the detailed provisions of the Draft Plan. The description of the environmental baseline together with the maps provided in Section 4 of this report (including the Environmental Sensitivity Overlay Mapping) is used for this purpose. Strategic Environmental Objectives (SEOs) identified in Section 5 and reproduced overleaf are also used.

The provisions of the Draft Plan are evaluated using compatibility criteria (see Table 8.1 below) in order to determine how they would be likely to affect the status of the SEOs. The SEOs and the provisions of the Draft Plan are arrayed against each other to identify which interactions - if any - would cause effects on specific components of the environment. Where the appraisal identifies a likely conflict with the status of an SEO the relevant SEO code is entered into the conflict column - e.g. B1 which stands for the SEO likely to be affected - in this instance 'to ensure compliance with the Habitats Directive with regard to the protection of Natura 2000 Sites and Annexed habitats and species<sup>106</sup>'.

The interactions identified are reflective of likely significant environmental effects<sup>107</sup>;

1. Interactions that would be likely to improve the status of a particular SEO would be likely to result in a significant positive effect on the environmental component to which the SEO relates.
2. Interactions that would potentially conflict with the status of an SEO and would be likely to be mitigated would be likely to result in potential significant negative effects however these effects would be likely to be mitigated by measures which have been integrated into the Draft Plan – these interactions are termed 'mitigated conflicts'.
3. Interactions that would probably conflict with the status of an SEO and would be unlikely to be mitigated would be likely to result in a significant negative effect on the environmental component to which the SEO relates.

The degree of significance of effects occurring cannot be fully determined at this level of decision making due to the lack of exact detail available with regard to the type or scale of development that will be permitted under the Plan.

Mitigation measures to prevent or reduce significant adverse effects posed by the Draft Plan are identified in Section 9 (the Council have integrated all recommendations arising from the SEA and AA processes into the Draft Plan - see Section 9). Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and reviews and was informed by, inter alia, various communications through the SEA, AA and SFRA processes.

In accordance with the established European principle of subsidiarity, more detailed assessment will be undertaken as appropriate at lower tiers of decision making. More detailed environmental measures would be likely to emanate from such assessments, further facilitating the mitigation of adverse effects.

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<sup>106</sup> 'Annexed habitats and species' refers to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

<sup>107</sup> These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

**Table 8.1 Criteria for appraising the effect of Draft Plan provisions on SEOs**

Likely to <b>Improve</b> status of SEOs	<b>Mitigated Conflicts</b>	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	<b>No Likely</b> interaction with status of SEOs
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**Table 8.2 Strategic Environmental Objectives<sup>108</sup>**

Environmental Component	SEO Code	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	SEO B1	To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species <sup>109</sup>
	SEO B2	To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species
	SEO B3	To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of listed species
Population and Human Health	SEO PHH1	To protect populations and human health from exposure to incompatible landuses
Soil	SEO S1	To avoid damage to the hydrogeological and ecological function of the soil resource
Water	SEO W1	To maintain and improve, where possible, the quality and status of surface waters
	SEO W2	To prevent pollution and contamination of ground water
	SEO W3	To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)
Material Assets	SEO M1	To serve new development with adequate and appropriate waste water treatment
	SEO M2	To serve new development with adequate drinking water that is both wholesome and clean
	SEO M3	To reduce waste volumes, minimise waste to landfill and increase recycling and reuse
Air and Climatic Factors	SEO C1	To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport
Cultural Heritage	SEO CH1	To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context
	SEO CH2	To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context
Landscape	SEO L1	To minimise significant adverse visual impacts within and adjacent to the County

<sup>108</sup> See Section 5 for a description of Strategic Environmental Objectives.

<sup>109</sup> 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

## **8.2 Appropriate Assessment and Strategic Flood Risk Assessment**

Appropriate Assessment (AA) Screening and a Strategic Flood Risk Assessment (SFRA) have both been undertaken alongside the Draft Plan.

The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DECLG, 2009).

The AA concluded that the Plan will not affect the integrity of the Natura 2000 network<sup>110</sup>.

Various policies and objectives have been integrated into the Draft Plan through the SEA, SFRA and AA processes. The preparation of the Draft Plan, SEA, AA and SFRA has taken place concurrently and the findings of the AA and SFRA have informed both the Draft Plan and the SEA.

## **8.3 Interrelationship between Environmental Components**

The SEA Directive requires the Environmental Report to include information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Likely significant effects on environmental components which are identified include those which are interrelated; implementation of the Plan will not affect the interrelationships between these components. The presence of significant interrelationships between environmental components is identified on Table 8.3.

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<sup>110</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- (a) no alternative solution available;
- (b) imperative reasons of overriding public interest for the plan/programme/project to proceed; and
- (c) adequate compensatory measures in place.



Table 8.3 Presence of Interrelationships between Environmental Components

Component	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air and Climatic factors	Material assets	Cultural heritage	Landscape
Biodiversity, flora and fauna		No	Yes	Yes	Yes	Yes	No	Yes
Population and human health			Yes	Yes	Yes	Yes	No	No
Soil				Yes	No	Yes	No	No
Water					No	Yes	No	No
Air and Climatic factors						Yes	No	No
Material assets							Yes	Yes
Cultural heritage								Yes
Landscape								

## 8.4 Potential Impacts and their Determination

Environmental impacts which occur, if any, will be determined by the nature and extent of multiple or individual projects and site specific environmental factors.

Avoidance of conflict with SEOs and the environment is dependent upon compliance with the mitigation measures which have emerged through the SEA, AA and SFRA processes and which have been integrated into the Draft Plan. The potentially significant adverse environmental effects arising from implementation of the Draft Plan are detailed in Table 8.4 below.

**Table 8.4 Potentially Significant Adverse Environmental Effects arising from Draft Plan**

<b>Environmental Component</b>	<b>Potential Effect, if unmitigated</b>
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>• Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</li> <li>• Habitat loss, fragmentation and deterioration, including patch size and edge effects</li> <li>• Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>• Potential interactions if effects upon environmental vectors such as water and air are not mitigated</li> </ul>
Soil	<ul style="list-style-type: none"> <li>• Damage to the hydrogeological and ecological function of the soil resource</li> </ul>
Water	<ul style="list-style-type: none"> <li>• Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology</li> <li>• Increase in the risk of flooding</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>• Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>• Increases in waste levels</li> </ul>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>• Emissions to air including greenhouse gas emissions and other emissions</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape</li> </ul>

Cumulative effects considered by the assessment include those detailed under Section 7.3.

## 8.5 Residual Adverse Effects

Section 9 outlines the measures that will mitigate the potential effects that are detailed under the subsections below. Residual adverse effects likely to occur - considering the extent of detail provided by the Draft Plan and assuming that all mitigation measures are complied with by development - are identified for each of the environmental components on Table 8.5.

**Table 8.5 Residual Adverse Effects**

Environmental Component	Residual Adverse Effects
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>• Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces</li> <li>• Losses or damage to ecology (these would be in compliance with relevant legislation)</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>• Potential interactions with residual effects on environmental vectors. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility and infrastructural provision</li> </ul>
Soil	<ul style="list-style-type: none"> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces</li> </ul>
Water	<ul style="list-style-type: none"> <li>• Increased loadings as a result of development to be in compliance with River Basin Management Plans</li> <li>• Flood related risks remain due to uncertainty with regard to extreme weather events</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Residual wastes to be disposed of in line with higher level waste management policies</li> </ul>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>• An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Potential alteration to the context and setting of architectural heritage however these will occur in compliance with legislation<sup>111</sup></li> <li>• Potential alteration to the context and setting of archaeological heritage however this will occur in compliance with legislation</li> <li>• Potential loss of unknown archaeology however this loss will be mitigated by measures integrated into the Draft Plan</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts. It is noted that the Draft Plan contributes towards the protection of landscape designations. The County's landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments.</li> </ul>

<sup>111</sup> Note that it is proposed to delete The Rectory in Annamoe from County Wicklow's Record of Protected Structures. This structure retains much of its late 19<sup>th</sup> century appearance and continues to make a positive contribution to the streetscape of Annamoe. In the absence of information identifying that the structure does not merit protection through listing on the Record of Protected Structures it is recommended that this structure is retained on the Record.

## 8.6 Detailed Evaluation

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

### 8.6.1 Chapter 2: Vision and Core Strategy

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated</b> <b>Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<p>Chapter 2 provides the County Development Plan's Vision and Core Strategy.</p> <p>The Vision is: for County Wicklow to be a cohesive community of people enjoying distinct but interrelated urban and rural environments; where natural surroundings and important resources are protected; where opportunities abound to live and work in a safe atmosphere, allowing people to enjoy the benefits of well paid jobs, a variety of housing choices, excellent public services, ample cultural and leisure opportunities, and a healthy environment.</p> <p>The Core Strategy articulates a medium to longer term quantitatively based strategy for the spatial development of the County and in so doing to demonstrate that the development plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines and especially as regards:</p> <ol style="list-style-type: none"> <li>1. The hierarchy and role of gateways, hub towns, County towns, other towns and villages and rural areas outlined in the documents above; and</li> <li>2. The process of giving effect to the hierarchy above by setting regional and national population targets and associated requirements for housing land.</li> </ol> <p>The Core Strategy sets population targets and housing requirements across the overall area of the planning authority and the elements of the settlement hierarchy outlined above. The population targets and housing requirements of lower-level plans must agree with the Core Strategy of the County Development Plan and this will be achieved either in subsequent amendments to such plans or in the preparation of new local area plans.</p>	<p><b>B1 B2 B3 PHH1</b> <b>S1 W1 W2 W3 M1</b> <b>M2 M3 C1 CH1</b> <b>CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1</b> <b>W1 W2 W3 M1 M2</b> <b>M3 C1 CH1 CH2</b> <b>L1</b></p>	
<p><b>Commentary:</b></p> <p><i>The Vision and Core Strategy reflects the preferred alternative scenario for the Draft Plan and the evaluation against Strategic Environmental Objectives (SEOs) that is provided above is consistent with the evaluation of the preferred scenario which is provided in Section 7. Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The provision of all necessary infrastructure in advance of development would facilitate both the following:</i></p> <ul style="list-style-type: none"> <li>• <i>The achievement of balanced and orderly development - as set out by higher level planning objectives; and</i></li> <li>• <i>Appropriate levels of environmental protection and management especially with respect to the provision of water services (and associated positive effects on the status of waters, ecology and human health - <b>SEOs M1 M2 W1 W2 B1 B2 B3 PHH1</b>) and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage (<b>SEOs C1 PHH1</b>).</i></li> </ul> <p><i>Balanced and orderly development would mean a concentration of growth in urban centres and appropriate growth in rural areas: towns would develop within settlement boundaries and rural areas would be supported by larger urban centres and a control of sporadic rural housing. This approach would both:</i></p>				

- Help to maximise the uptake in smarter, more sustainable modes of transport and minimise transport related emissions (including indirect benefits with regard to the protection of human health **SEOs C1 PHH1**);
- Contribute towards the protection of many environmental components outside of the settlement boundaries of growth towns that would otherwise occur. Such components include biodiversity and flora and fauna, soil, water (including interactions with population and human health), landscape designations and cultural heritage (**SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1**); and
- Make most use of existing water services and drainage infrastructure, subject to capacity being provided (including indirect benefits with regard to the protection of water, biodiversity and flora and fauna, soil and human health) (**SEOs M1 M2 W1 W2 W3 B1 B2 B3 S1 PHH1**).

The construction and operation of all infrastructure and economic and housing development has the potential to result in adverse effects upon all environmental components however these effects have been mitigated by provisions which have been integrated into the Draft Plan, including those which are identified in Section 9 of this report. The potential adverse effects (if unmitigated) include the following:

- Loss of biodiversity with regard to Natura 2000 Sites and Annexed habitats and species (**SEO B1**)
- Loss of biodiversity with regard to ecological connectivity and stepping stones (**SEO B2**)
- Loss of biodiversity with regard to designated sites including Wildlife Sites and listed species (**SEO B3**)
- Spatially concentrated deterioration in human health (**SEO PHH1**)
- Damage to the hydrogeological and ecological function of the soil resource (**SEO S1**)
- Adverse impacts upon the status and quality of water bodies, including bathing waters (**SEOs W1 W2**)
- Increase in the risk of flooding (**SEO W3**)
- Failure to provide adequate and appropriate waste water treatment (**SEO M1**; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (**SEO M2**; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)
- Increases in waste levels (**SEO M3**)
- Failure to contribute towards sustainable transport and associated impacts (**SEO C1**; transport infrastructure investment is needed to ensure the mitigation of potential conflicts)
- Effects on entries to the Record of Monuments and Places and other archaeological heritage (**SEO CH1**)
- Effects on entries to the Records of Protected Structures and other architectural heritage (**SEO CH2**)
- Occurrence of adverse visual impacts (**SEO L1**)

## 8.6.2 Chapter 3: Settlement Strategy

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<p><b>Settlement Strategy Objectives</b></p> <p><b>SS1</b> To implement the County Wicklow Core Strategy and Settlement Strategy, having regard to the availability of services and infrastructure and in particular, to direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the Greater Dublin hinterland area.</p> <p><b>SS2</b> To facilitate service and infrastructure providers in the delivery of services and infrastructure to enable the implementation of the County Wicklow Core Strategy and Settlement Strategy.</p> <p><b>SS3</b> To ensure that all settlements, as far as is practicable, develop in a self-sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.</p> <p><b>SS4</b> To require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement.</p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	

<p><b>SS5</b> To implement the population and housing growth targets as set out in the Core Strategy and Settlement Strategy, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded.</p> <p><b>SS6</b> To prepare new local plans for the following areas during the lifetime of this development plan: Bray, Wicklow, Arklow, Rathdrum, Newtownmountkennedy, Greystones-Delgany and Kilcoole, Blessington.</p> <p><b>SS7</b> To strengthen the established structure of villages and smaller settlements both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure, businesses and services, such as schools and water services.</p> <p><b>SS8</b> To ensure that key assets in rural areas such as water quality and the natural and cultural heritage area protected to support quality of life and economic vitality.</p>				
<p><b>Commentary:</b></p> <p><i>The Settlement Strategy reflects the preferred alternative scenario for the Draft Plan and the evaluation against Strategic Environmental Objectives (SEOs) that is provided above is consistent with the evaluation of the preferred scenario which is provided in Section 7.</i></p> <p><i>Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The commentary provided under Section 8.6.1 above should also be referred to.</i></p>				

### 8.6.3 Chapter 4: Housing

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated</b> <b>Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>Housing Objectives</b>				
<p>General</p> <p>HD1 New housing development shall be required to locate on suitably zoned or designated land in settlements, and will only be considered in the open countryside when it is for the provision of a necessary rural dwelling, to those with a definable social or economic need to live in the open countryside.</p> <p>Design</p> <p>HD2 New housing development, above all other criteria, shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.</p> <p>HD3 All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Guide appended to this plan, which includes a Wicklow Rural Housing Design Guide.</p> <p>Social housing</p> <p>HD4 To implement the provisions of the Wicklow Housing Strategy and in particular, to require that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, shall be devoted to social housing.</p> <p>Density</p> <p>HD5 In order to make best use of land resources and services, unless there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density indicated for the lands. The Council reserves the right to refuse permission for any development that is not consistent with this principle.</p> <p>Sequence / phasing of housing</p> <p>HD6 Notwithstanding the zoning / designation of land for residential purposes, the Development Management process shall monitor and implement the population targets of this plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded</p>	<p><b>B1 B2 B3 PHH1</b> <b>S1 W1 W2 W3 M1</b> <b>M2 M3 C1 CH1</b> <b>CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1</b> <b>W1 W2 W3 M1 M2</b> <b>M3 C1 CH1 CH2</b> <b>L1</b></p>	

<p>HD7 The development of zoned land should generally be phased in accordance with the sequential approach as set out in this chapter. The Council reserves the right to refuse permission for any development that is not consistent with these principles.</p> <p>HD8 Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents. Where specified by the Planning Authority, new significant residential or mixed use development<sup>112</sup> proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.</p> <p>Existing residential areas</p> <p>HD9 In areas zoned / designated 'existing residential', house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space, see Objective HD11 below). While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.</p> <p>HD10 In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, where previously unserved, low density housing areas become served by mains water services, consideration will be given to densities above the prevailing density), subject to adherence to normal siting and design criteria.</p> <p>HD11 In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.</p> <p>Unit types / sizes / locations</p> <p>HD12 Apartments generally will only be permitted within the designated centres in settlements (i.e. designated town, village or neighbourhood centres), on mixed use designated lands (that are suitable for residential uses as part of the mix component) or within 10 minutes walking distance of a train or LUAS station.</p> <p>HD13 New apartment developments dependent on access through existing established areas of predominantly single family homes will not be permitted.</p> <p>HD14 Within medium to large scale housing developments, a range of unit types / sizes shall be provided, including bungalows (this requirement does not apply to apartment only developments).</p> <p>HD15 Temporary residential structures (e.g. mobile homes, caravans, portacabins etc) form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Therefore permission will generally not be granted for such structures.</p> <p>Housing formats</p> <p>HD16 The maximum size of any single 'housing estate' shall be 200 units and developments that include more than 200 units should be broken into a number of smaller 'estates', which shall be differentiated from each other by the use of materially different design themes.</p> <p>HD17 The development of 'serviced sites', where site purchasers have the option of designing their own home, shall be particularly encouraged on zoned / designated housing land.</p> <p>Housing in rural settlements / areas (Levels 6-9 in County settlement hierarchy)</p> <p>HD22 Where permission is granted for a single rural house, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years to the applicant, or to those persons who fulfil the criteria set out in Objective H21 or to other such persons as the Planning Authority may agree to in writing.</p> <p>HD23 The conversion or reinstatement of non-residential or abandoned residential buildings back to residential use in the rural areas will be supported where the proposed development meets the following criteria:</p>				
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<sup>112</sup> This is determined to be any proposed development in: (a) settlement levels 1 to 4 of 150+ residential units, (b) settlement level 5 of 75+ residential units and (c) settlement level 6 of 30+ residential units.

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<ul style="list-style-type: none"> <li>• the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered;</li> <li>• buildings must be of local, visual, architectural or historical interest;</li> <li>• buildings must be capable of undergoing conversion / rebuilding and their original appearance must be substantially retained. (A structural survey by a qualified engineer will be required with any planning application); and</li> <li>• works must be executed in a sensitive manner and retain architecturally important features wherever possible and make us of traditional and complementary materials, techniques and specifications.</li> </ul>				
<p><b>Commentary:</b></p> <p><i>These housing provisions from the Draft Plan reflect the preferred alternative scenario for the Draft Plan and provide a planning framework for housing development in County Wicklow that is line with the provisions of the Core Strategy. The evaluation against Strategic Environmental Objectives (SEOs) that is provided above is consistent with the evaluation of the preferred scenario which is provided in Section 7.</i></p> <p><i>Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development – including housing development – will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The commentary provided under Section 8.6.1 above should also be referred to.</i></p> <p><i>The housing development provisions contain requirements – including those relating to the location of development, sustainable communities, phasing, densities and the design of new development – which will contribute towards both sustainable development and beneficial effects upon the protection/management of all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1).</i></p> <p><i>As the housing provisions provide for new development, they present the potential for significant adverse environmental effects to arise with regard to all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). These effects would be mitigated by both the parts of the policies requiring development to be sustainable – including those relating to the location of development, sustainable communities, phasing, densities and the design of new development – and the measures which have been integrated into the Draft Plan (see Section 9).</i></p>				
<p>HD18 Urban generated housing shall not be permitted in the rural areas of the County, other than in rural settlements that have been deemed suitable to absorb an element of urban generated development.</p> <p>HD19 To implement the following housing occupancy controls for each Level, as set out in the Settlement Strategy:</p> <p>Level 6 Rural Towns</p> <p>Multi-house development</p> <p>75% no restriction</p> <p>25% Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow prior to making of application / purchase of new house</p> <p>Single house development</p> <p>Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow prior to making of application / purchase of new house</p> <p>Level 7 Large Villages</p> <p>Multi-house development</p> <p>50% no restriction</p> <p>50% Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow of within 30km of the large village in question prior to making of application / purchase of new house.</p> <p>Single house</p> <p>100% Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow of within 30km of the large village in question prior to making of application / purchase of new house.</p> <p>Level 8 Small Villages</p> <p>Multi-house development</p> <p>50% Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow of within 30km of the small village in question prior to making of application / purchase of new house.</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1</p>	<p>C1</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1</p>	



<p>50% Applicant / purchaser of any new home must be either a resident for at least 5 years duration in County Wicklow or in permanent employment for at least 5 years duration in County Wicklow of within 15km of the small village in question prior to making of application / purchase of new house. Single house</p> <p>100% Applicant / purchaser of any new home must be either a resident for at least 5 years duration in County Wicklow or in permanent employment for at least 5 years duration in County Wicklow of within 15km of the small village in question prior to making of application / purchase of new house. Level 9 Rural Clusters Multi-house development Not permitted Single house</p> <p>Applicant / purchaser of any new home must (a) be a resident for at least 10 years duration in County Wicklow of a settlement / area designated as Level 7-10 in the County settlement hierarchy that is within 10km of the rural cluster in question prior to making of application / purchase of new house. (b) demonstrate a proven need for housing, for example: • first time home owners; • someone that previously owned a home and is no longer in possession of that home as it had to be disposed following legal separation / divorce, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration.</p> <p>Level 10 Open countryside Objective H21 applies.</p> <p>HD20 Where permission is sought for residential development in a settlement with occupancy controls (Levels 6-9), the applicant will be required to show compliance with objectives for that settlement set out in this plan and to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling(s) for a period of 7 years in accordance with the relevant objective.</p>				
<p><b>Commentary:</b></p> <p><i>Elements of Objectives HD18, HD19 and HD20 reflect the commentary provided above however the development allowed for under these policies is directed to settlements including Rural Clusters, the lowest level settlement type.</i></p> <p><i>Encouraging development in these clusters, which are removed from the established development envelopes of existing, structured settlements, provides for a less sustainable type of development and poses a greater extent of those potential conflicts detailed above – including with regard to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Adverse effects on sustainable mobility with increases in car usage (SEO C1);</i></li> <li>• <i>Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air (SEO C1);</i></li> <li>• <i>Adverse visual impacts on the landscape (SEO L1); and</i></li> <li>• <i>Increased pressures on ground and surface water bodies arising from limited options for water services (SEOs W1 W2 M1 M2).</i></li> </ul> <p><i>Given increasingly stringent national objectives relating to sustainable mobility and transport emissions (SEO C1), it is uncertain as to whether adverse effects could be mitigated and significant conflicts would be likely to remain.</i></p>				
<p>HD21 Residential development will be considered in the open countryside only when it is for the provision of a rural dwelling to those with a housing, social or economic need to live in the open countryside. Residential development will be considered in the countryside in the following circumstances:</p> <ol style="list-style-type: none"> <li>1. A permanent native resident seeking to build a house for his / her own family and not as speculation. A permanent native resident shall be a person who has resided in a rural area in County Wicklow for at least 10 years in total (including permanent native residents of levels 8 and 9), or resided in the rural area for at least 10 years in total prior to the application for planning permission.</li> <li>2. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, who can demonstrate a definable social or economic need to live in the area in which the proposal relates and not as speculation.</li> <li>3. A son or daughter, or niece/nephew considered to merit the same position as a son/daughter within the law (i.e. when the uncle/aunt has no children of his/her own), of a permanent native resident of a rural area, whose place of</li> </ol>		<p><b>C1 L1</b></p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2</b></p>	

<p>employment is outside of the immediate environs of the local rural area to which the application relates and who can demonstrate a definable social or economic need to live in the area to which the proposal relates and not as speculation.</p> <p>4. Replacing a farm dwelling for the needs of a farming family, not as speculation. If suitable the old dwelling may be let for short term tourist letting and this shall be tied to the existing owner of the new farm dwelling were it is considered appropriate and subject to the proper planning and development of the area.</p> <p>5. A person whose principal occupation is in agriculture and who owns and farms substantial lands.</p> <p>6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture.</p> <p>7. A person whose principal occupation is in a rural resource based activity (i.e. agriculture, forestry, mariculture, agri-tourism etc.) and who can demonstrate a need to live in the immediate vicinity of this activity.</p> <p>8. A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and not for speculation and who can demonstrate a definable social and / or economic need to live in the area to which the proposal relates.</p> <p>9. The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership as at 11th October 2004 for at least 10 years prior to the application for planning permission and not as speculation.</p> <p>10. An emigrant, returning to their local area, seeking to build a house for his/her own use not as speculation.</p> <p>11. Persons whose work is intrinsically linked to the rural area and who can prove a definable social or economic need to live in the rural area</p> <p>12. A permanent native resident that previously owned a home and is no longer in possession of that home (for example their previous home having been disposed of following legal separation / divorce / repossession, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration) and can demonstrate a social or economic need for a new home in the rural area.</p> <p>13. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 60kph / 40mph speed limit on the non-national radial roads, for their own use and not as speculation as of 11th October 2004.</p> <p>14. A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capacity of the business to support them full time.</p> <p>15. Permanent native residents of the rural area who require a new purpose built specially adapted house due to a verified medical condition and who can show that their existing home cannot be adapted to meet their particular needs</p> <p>16. Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of the town / village.</p> <p>In the event of conflict of any other settlement strategy objective / Landscape Zones and Categories, a person who qualifies under policy HD21 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.</p> <p>With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact</p>				
<p><b>Commentary:</b></p> <p><i>Note: Objective HD21 relates to housing development in the open countryside. This Objective provides that: "In the event of conflict of any other settlement strategy objective / Landscape Zones and Categories, a person who qualifies under policy HD21 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard. With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact." This provision would therefore allow adverse effects on the landscape (SEO L1) – it would not be possible to mitigate against this.</i></p> <p>In addition, development in the open countryside <i>provides for a less sustainable type of development and poses a significant extent of potential conflicts with all environmental components – including with regard to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Adverse effects on sustainable mobility with increases in car usage (SEO C1);</i></li> <li>• <i>Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air (SEO C1);</i></li> <li>• <i>Adverse visual impacts on the landscape (SEO L1); and</i></li> </ul>				

<ul style="list-style-type: none"> <li>Increased pressures on ground and surface water bodies arising from limited options for water services (SEOs W1 W2 M1 M2). Given increasingly stringent national objectives relating to sustainable mobility and transport emissions (SEO C1), it is uncertain as to whether adverse effects could be mitigated and significant conflicts would be likely to remain.</li> </ul>				
HD24 To provide for low density residential development with associated leisure, tourism and recreational facilities on lands measuring c. 28ha Ballinahinch Lower, Co. Wicklow, as shown on Map 04.01.		C1 L1	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2	
<p><b>Commentary:</b></p> <p>By providing for development in an area which is removed from the established development envelope of Newtownmountkennedy, Objective HD24 provides for a less sustainable type of development and presents the potential for significant adverse environmental effects to arise with regard to all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). Although many conflicts would be mitigated, given the elevated nature of the site, significant adverse effects on the landscape (SEO L1) would be likely to occur. Given increasingly stringent national objectives relating to sustainable mobility and transport emissions (SEO C1), it is uncertain as to whether adverse effects could be mitigated and significant conflicts would be likely to remain.</p>				

## 8.6.4 Chapter 5: Economic Development

For an explanation of SEO codes e.g. B1, B2, B3, PHH1, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated</b> <b>Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>Objectives for Economic Development</b>				
<p>General</p> <p>EMP1 To support all forms of employment creation, especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan.</p> <p>EMP2 To normally require new employment generating developments to locate on suitably zoned or identified land in settlements. Proposals in settlements with no zoning plan should be assessed on the basis of their individual merits, taking into consideration the objectives set out in this chapter of the plan and all other matters pertaining to the proper planning and sustainable development of the area, including ensuring that the proposal is appropriately sited in a location so that it enhances, complements, is ancillary to or neutral to the existing land uses in the area. All other proposals for employment generating developments outside of settlements will be assessed on the 'Objectives for Wicklow's Rural Economy'.</p> <p>EMP3 To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.</p> <p>EMP4 To permit proposals for employment generating development where it can be demonstrated that the development complies with the relevant development standards and is not detrimental to residential amenity or to environmental quality, and is acceptable with regard to its impact on the character and visual amenity of the area. Regard will be paid to ensuring that existing or planned infrastructure can acceptably accommodate a proposed development. Developments that result in an unacceptably high level of traffic generation, that is detrimental to residential amenity, the character or visual amenity of an area or the existing roads infrastructure will not be permitted.</p> <p>EMP5 To promote the development of employment generating uses at locations which comply with sustainable transportation objectives, i.e.</p> <ul style="list-style-type: none"> <li>Promoting the development of 'product' intensive industries (typically manufacturing and logistics based uses) at locations that are accessible to strategic roads infrastructure;</li> <li>Promoting the development of 'people' intensive industries (typically office, services and start-up entrepreneur based uses) at locations that are accessible by public transport networks and substantial residential areas served by cycle networks and walking routes;</li> <li>Promoting the intensification of existing employment land uses that are in proximity to good public transport facilities;</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

<ul style="list-style-type: none"> <li>Where appropriate, promoting the integration of employment uses with other land uses, including residential, tourism and retail uses, in an effort to provide mixed use developments, which can reduce the need to travel.</li> </ul> <p>EMP6 To promote and facilitate the development of employment generating uses that maximise Wicklow's locational strengths along the east coast 'strategic transport corridor' and the potential of the 'Leinster Orbital Route'</p> <p>EMP7 To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the County and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, subject to no adverse impacts arising on the locality.</p> <p>EMP8 To facilitate the development of childcare facilities at places of employment, and in particular at 'people' intensive places of employment (see Chapter 8).</p> <p>EMP9 To promote and support the enhancement of the built, natural and social environment to attract and sustain employment creation initiatives.</p> <p>EMP10 To facilitate the provision of a mix of ancillary services such as a shop or food outlet, crèche etc on large sites zoned for employment at peripheral locations where a detailed justification/need for such facilities has been demonstrated and where it has been demonstrated that the provision of such facilities does not impact on existing facilities, in particular, town centre or local neighbourhood centre activities.</p> <p>EMP11 To require employment based developments to be of the highest standard of architectural design and layout.</p>				
<p><b>Commentary:</b></p> <p><i>The economic development provisions from the Draft Plan reflect the preferred alternative scenario for the Draft Plan and provide a planning framework for economic development in County Wicklow that is line with the provisions of the Core Strategy. The evaluation against Strategic Environmental Objectives (SEOs) that is provided above is consistent with the evaluation of the preferred scenario which is provided in Section 7.</i></p> <p><i>Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development – including economic development – will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The provision of all necessary infrastructure in advance of development would facilitate both the following:</i></p> <ul style="list-style-type: none"> <li><i>The achievement of balanced and orderly development - as set out by higher level planning objectives; and</i></li> <li><i>Appropriate levels of environmental protection and management especially with respect to the provision of water services (and associated positive effects on the status of waters, ecology and human health - <b>SEOs M1 M2 W1 W2 B1 B2 B3 PHH1</b>) and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage (<b>SEOs C1 PHH1</b>).</i></li> </ul> <p><i>Balanced and orderly development would mean a concentration of growth in urban centres and appropriate growth in rural areas: towns would develop within settlement boundaries and rural areas would be supported by larger urban centres and a control of sporadic rural housing. This approach would both:</i></p> <ul style="list-style-type: none"> <li><i>Help to maximise the uptake in smarter, more sustainable modes of transport and minimise transport related emissions (including indirect benefits with regard to the protection of human health <b>SEOs C1 PHH1</b>);</i></li> <li><i>Contribute towards the protection of many environmental components outside of the settlement boundaries of growth towns that would otherwise occur. Such components include biodiversity and flora and fauna, soil, water (including interactions with population and human health), landscape designations and cultural heritage (<b>SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1</b>); and</i></li> <li><i>Make most use of existing water services and drainage infrastructure, subject to capacity being provided (including indirect benefits with regard to the protection of water, biodiversity and flora and fauna, soil and human health) (<b>SEOs M1 M2 W1 W2 W3 B1 B2 B3 S1 PHH1</b>).</i></li> </ul> <p><i>The construction and operation of all infrastructure and economic and housing development has the potential to result in adverse effects upon all environmental components however these effects have been mitigated by provisions which have been integrated into the Draft Plan, including those which are identified in Section 9 of this report. The potential adverse effects (if unmitigated) include the following:</i></p> <ul style="list-style-type: none"> <li><i>Loss of biodiversity with regard to Natura 2000 Sites and Annexed habitats and species (<b>SEO B1</b>)</i></li> <li><i>Loss of biodiversity with regard to ecological connectivity and stepping stones (<b>SEO B2</b>)</i></li> </ul>				

- Loss of biodiversity with regard to designated sites including Wildlife Sites and listed species (SEO B3)  
Spatially concentrated deterioration in human health (SEO PHH1)
- Damage to the hydrogeological and ecological function of the soil resource (SEO S1)  
Adverse impacts upon the status and quality of water bodies, including bathing waters (SEOs W1 W2)
- Increase in the risk of flooding (SEO W3)  
Failure to provide adequate and appropriate waste water treatment (SEO M1; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (SEO M2; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)
- Increases in waste levels (SEO M3)  
Failure to contribute towards sustainable transport and associated impacts (SEO C1; transport infrastructure investment is needed to ensure the mitigation of potential conflicts)
- Effects on entries to the Record of Monuments and Places and other archaeological heritage (SEO CH1)
- Effects on entries to the Records of Protected Structures and other architectural heritage (SEO CH2)
- Occurrence of adverse visual impacts (SEO L1)

The economic development provisions generally place an emphasis on the normal location of new employment generating developments on suitably zoned or identified land in settlements – this will have various benefits on the protection and management of the environment and will contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEO C1 PHH1).

Note: the Plan does not provide for the development of the Leinster Orbital Route and any future Plan of the Strategy to accommodate the route would have to be subject to SEA and AA – were this to occur, reservation of the route corridors now would facilitate the avoidance of future disturbance of development areas and associated potential effects upon various environmental components.

EMP12	To provide for employment development at the following locations as shown on maps 5.01-5.08.		C1	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1
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Objective EMP12 provides for employment development in areas which are removed from the established development envelopes of existing settlements. As such this provision provides for a less sustainable type of development and poses a greater extent of those potential conflicts detailed above – including with regard to the following:

- Adverse effects on sustainable mobility with increases in car usage (SEO C1);
- Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air (SEO C1);
- Adverse visual impacts on the landscape (SEO L1); and
- Increased pressures on ground and surface water bodies arising from limited options for water services (SEOs W1 W2 M1 M2).

Given the size and greenfield nature of this collection of sites, adverse visual impacts would be likely to occur (SEO L1). Also, given increasingly stringent national objectives relating to sustainable mobility and transport emissions (SEO C1), it is uncertain as to whether adverse effects could be mitigated and significant conflicts would be likely to remain.

<p><b>Specific Objectives for Employment Types</b></p> <p><b>EMP 13 Seveso Sites</b></p> <p>The Seveso Directive 96/82/EC as amended by Directive 2003/105/EC and more recently by Directive 2012/18/EU is concerned with the prevention of major accidents that involve dangerous substances and the limitation of their consequences for humans and the environment. It applies to establishments where dangerous substances are produced, used, handled or stored. This EU directive seeks to ensure the safety of people and the environment in relation to major industrial accidents involving dangerous substances.</p> <p>The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) (the "COMAH Regulations", (S.I. No. 209 of 2015) implement the Seveso III Directive (2012/18/EU) and are the main regulations that give effect to this Directive in Irish law. The National Authority for Occupational Safety Health (i.e. the Health and Safety Authority – HSA) has been designated as the central competent authority for enforcement of these regulations.</p> <p>There are two Seveso sites in County Wicklow (as of 27<sup>th</sup> of May 2015), located at Schering-Plough, Rathdrum and Sigma Aldrich Fine Chemicals, Arklow.</p> <p>In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is the objective of the Council to:</p> <ul style="list-style-type: none"> <li>• Comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;</li> <li>• Where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>
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<p>demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;</p> <ul style="list-style-type: none"> <li>• Ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest;</li> <li>• Have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.</li> </ul> <p><b>EMP 14 Large-Scale Employment Generating Developments</b> It is the objective of the Council to promote and facilitate the development of large-scale employment generating developments, including industrial, knowledge, high-technology, office, service based and science space developments, at appropriate locations.</p> <p><b>EMP 15 Knowledge, High-Technology &amp; Service Based Industries</b> To encourage and facilitate the development of knowledge, high-technology and service<sup>113</sup> based specialist industries at appropriate locations, in accordance with the relevant development and environmental standards, and to support and strengthen the capability and quality of research and development functions in the County. The Council will promote the clustering of these type industries and other inter-related industries.</p> <p><b>EMP 16 Office Developments &amp; Small-Scale Service Industries</b> To encourage and facilitate the provision of office developments and small-scale service industries at appropriate locations. The most suitable location for local or small-scale office developments and small-scale service industries is generally in above-ground floor commercial premises at appropriate locations in town / village centres and neighbourhood centres<sup>114</sup>. The development of these types of uses in neighbourhood centres can reinforce the existing service function of these centres, as well as create new opportunities for local employment in locations that are accessible to residential areas. The Council will permit office development in appropriate employment zoned locations that are deemed suitable with regard to sustainable traffic and land use considerations.</p> <p><b>EMP 17 Green Industry</b> To encourage and facilitate the development of 'green' industries, including industries relating to renewable energy and energy-efficient technologies, waste recycling and conservation.</p> <p><b>EMP 18 Small &amp; Medium Enterprises<sup>115</sup></b> To encourage and facilitate the development of small to medium scale indigenous industries and services at appropriate locations within all Level 1-8 settlements. The Council will require the provision of incubator/starter units in all major planning applications on employment zoned land. The Council acknowledges that the development of small scale projects with long term employment potential are important in sustaining both urban and rural settlements in County Wicklow and as such, the Council will adopt a proactive and flexible approach in dealing with applications on a case-by-case basis.</p> <p><b>EMP 19 Home Based Economic Activity</b> To encourage, where appropriate, home-based economic activity<sup>116</sup> including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>• the nature of the proposed process or activity to be carried out shall be appropriate to and compatible with the character and amenity of the adjoining area;</li> <li>• the proposed development is of an appropriate scale for its location;</li> <li>• there is no adverse environmental, health and safety impacts;</li> </ul>				
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<sup>113</sup> Service Based Industry includes software development, data processing and electronic commerce, technical and consulting service, commercial laboratory services, administrative centres, co-ordination and headquarters services, research and development services, media, multimedia and recording services, entertainment and leisure services, training services, publishing services, international financial services, healthcare services, construction related services, environmental services, logistics management services.

<sup>114</sup> This objective does not relate to the use as an office, as set out in Class 2 of 'Part 4, Exempted Development-Classes of Use' of the 2001 Planning and Development Regulations.

<sup>115</sup> The term small enterprise refers to an individual business/enterprise, which employs less than 10 persons, and the term medium enterprise refers to those, which employ up to 50 persons.

<sup>116</sup> Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.

<ul style="list-style-type: none"> <li>the development is not detrimental to residential amenity.</li> </ul> <p>In dealing with applications for such developments, the planning authority will have regard to the following:</p> <ul style="list-style-type: none"> <li>the nature and extent of the work;</li> <li>the effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;</li> <li>the anticipated level of traffic generation,</li> <li>the generation, storage and collection of waste.</li> </ul> <p>Permissions for change of use shall be temporary for a period of five years, to enable the Planning Authority to monitor the impact of the development. Permission will not normally be granted for such changes of uses in apartments. The Planning Authority will determine the appropriate number of employees that will be permitted at a development. In certain cases, it may be appropriate that a development is restricted to owner-operator use only, and no other employees will be permitted. In any case, no more than three people, including the owner-operator will be permitted to be employed at such a development.</p> <p><b>EMP 20 Wicklow County Campus, Clermont House</b> It is the objective of the Council to further develop Wicklow County Campus, Clermont House in conjunction with the Carlow Institute of Technology and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development.</p> <p><b>EMP21 Film Industry</b> To facilitate and support the film industry in the County, including the development of production facilities at appropriate locations and the use of the County for film locations, including the erection of temporary structures and services.</p> <p><b>EMP22 Port Activities</b> To support and facilitate existing and future commercial port activities within the County and to resist developments that would undermine the commercial potential of these areas.</p>				
<p><b>Commentary:</b></p> <p>See commentary under 'Objectives for Economic Development' above.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>EMP 13 (Seveso Sites) would contribute towards the protection of human health (PHH1) and various environmental components including air, soil, water, and ecology (SEOs B1 B2 B3 C1 W1 W2 S1).</li> <li>Requirements for Mobility Management Plans (EMP14) would contribute towards sustainable mobility with associated benefits occurring with respect to emissions to air and interactions with human health (SEO C1 PHH1)</li> <li>EMP22 Port activities have the potential to impact upon environmental components including sensitive coastal and transitional waters and associated ecology, sensitive landscapes and cultural heritage (SEOs B1 B2 B3 W1 W2 CH1 CH2 L1)</li> </ul>				
<p><b>Objectives for Wicklow's Rural Economy</b></p>				
<p><b>Strategic Objective</b> To preserve the amenity, character and scenic value of rural areas, and to generally require employment-generating development to locate on zoned land within existing settlements. Notwithstanding this, it is the objective of the Council to support the diversification of the rural economy through the development of appropriate rural based enterprises, which are not detrimental to the character, amenity, scenic value, heritage value and environmental quality of a rural area.</p> <p><b>RUR1</b> To permit the development of employment generating developments in rural areas, where it is proven that the proposed development requires to be located in a rural area (e.g. dependent on an existing local resource) and will have a positive impact on the location.</p> <p><b>RUR2</b> To permit the development of small-scale commercial / industrial developments in rural areas that are not dependent on an existing local resource, subject to compliance with all of the following criteria:</p> <ul style="list-style-type: none"> <li>The proposed development shall be a small-scale industrial / commercial scheme or service and the number employed shall be appropriate in scale to the location and its characteristics, including proximity to the workforce and customers;</li> <li>The proposed development shall be located on the site of a redundant farm building / yard or similar agricultural brownfield site;</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

<ul style="list-style-type: none"> <li>The nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with, the character of the rural environment of the site at which the development is proposed, and shall not be detrimental to the rural amenity of the surrounding area. In the assessment of planning applications, cognisance shall be taken of the location of the site vis-à-vis the proximity of the site to the national and regional road network.</li> </ul> <p><b>RUR3</b> To encourage, where appropriate, home-based economic activity<sup>117</sup> in rural areas including the provision of small-scale individual enterprises. Proposals which involve the change of use and/or new development for purposes of home-based employment will generally be considered favourably where it can be demonstrated that the nature and scale of the proposed development and the proposed process or activity to be carried out, shall be appropriate to and compatible with the character of the rural environment.</p>				
<p><b>Commentary:</b></p> <p><i>Rural development will cumulatively contribute towards the effects referred to under 'Objectives for Economic Development' above.</i></p> <p><b>Notes:</b>  <i>Mitigation for potential adverse effects arising has been integrated throughout these provisions:</i></p> <ul style="list-style-type: none"> <li><i>Strategic Objective - 'preserve the amenity, character and scenic value'; 'not detrimental to the character, amenity, scenic value, heritage value and environmental quality of a rural area.'</i> (SEOs B1 B2 B3 PHH1 S1 W1 W2 CH1 CH2 L1)</li> <li><i>RUR2 - 'proximity to the workforce and customers'; 'shall be located on the site of a redundant farm building / yard or similar agricultural brownfield site'; 'appropriate to and compatible with, the character of the rural environment of the site at which the development is proposed, and shall not be detrimental to the rural amenity of the surrounding area'</i> (SEOs C1 B1 B2 B3 PHH1 S1 W1 W2 CH1 CH2 L1)</li> <li><i>RUR3 - 'appropriate to and compatible with the character of the rural environment'</i> (SEOs CH1 CH2 L1)</li> </ul>				
<p><b>Agriculture</b>  <b>Strategic Objective</b>          To encourage the continued operation of farming and its associated uses where it already exists, and to facilitate the diversification of the agricultural economy through the support of appropriate alternative farm enterprise sources.</p> <p><b>AGR1</b> To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.</p> <p><b>AGR2</b> To encourage and facilitate agricultural diversification into suitable agri-businesses. Subject to all other objectives being complied with, the Council will support the alternative use of agricultural land for the following alternative farm enterprises:</p> <ul style="list-style-type: none"> <li>Specialist farming practices, e.g. organic farming, horticulture, specialised animal breeding, deer and goat farming, poultry, flower growing, forestry, equine facilities, allotments, bio-energy production of crops and forestry, organic and speciality foods;</li> <li>Suitable rural enterprises.</li> </ul> <p><b>AGR3</b> To protect agricultural or agri-business uses from incompatible uses, which are more suited to being located within an urban settlement.</p> <p><b>AGR4</b> To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009, with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.</p> <p><b>AGR5</b> To permit the development of new, appropriately located and designed agricultural buildings, which are necessary for the efficient and environmentally sound use of the agricultural practice. New buildings will generally only be permitted in cases where there are no suitable redundant buildings on the farm holding which would accommodate the development and where the Council is satisfied that the proposal is necessary for the efficient operation of the farm.</p>	<p>B1 B2 B3 PHH1          S1 W1 W2 W3 M1          M2 M3 C1 CH1          CH2 L1</p>		<p>B1 B2 B3 PHH1 S1          W1 W2 W3 M1 M2          M3 C1 CH1 CH2          L1</p>	

<sup>117</sup> Home based economic activity is defined as small scale commercial/industrial activity carried out by the residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.



<p>Developments shall be compatible with the protection of rural amenities, and should not create a visual intrusion in the landscape or be the cause of an environmental nuisance.</p> <p><b>AGR6</b> To encourage proposals for farm shops<sup>118</sup> where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>• The products to be sold are primarily produce grown on the farm holding;</li> <li>• The scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village;</li> <li>• The proposed shop is operated by the owner of the farm and is ancillary to the main use of the property for agricultural activities.</li> </ul>				
<p><b>Commentary:</b></p> <p><i>Agriculture will cumulatively contribute towards the effects referred to under 'Objectives for Economic Development' above.</i></p> <p><b>Notes:</b></p> <p><i>Agriculture is essential to the sustenance of rural populations and associated existing sustainable rural management practices which can often sustain biodiversity (SEOs B1 B2 B3). The development of agriculture has the potential to adversely affect various environmental components including biodiversity and flora and fauna (SEOs B1 B2 B3), water and human health (SEOs W1 W2 PHH1), the provision of appropriate water and waste services (SEOs M1 M2 M3), cultural heritage (SEOs CH1 CH2), the landscape (SEO L1) and sustainable mobility patterns (SEO C1).</i></p> <p><i>In addition to providing for agricultural development, these measures make the following provisions which would be likely to benefit environmental protection and sustainable development relating to all of the environmental components (SEOs B1 B2 B3 B4 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1):</i></p> <ul style="list-style-type: none"> <li>• <i>AGR1 'the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside';</i></li> <li>• <i>AGR1 'developments shall not be detrimental to archaeological and heritage features of importance';</i></li> <li>• <i>AGR4 'ensure that agricultural developments do not cause increased pollution to watercourses';</i></li> <li>• <i>AGR4 'protect water quality from pollution by agricultural sources'; and</i></li> <li>• <i>AGR5 'should not create a visual intrusion in the landscape or be the cause of an environmental nuisance'.</i></li> </ul>				
<p><b>Forestry</b>  <b>Strategic Objective</b>                  To promote state and private afforestation, to a scale and in a manner, which maximises its contribution to the county's economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.</p> <p><b>FTY1</b> To facilitate afforestation in appropriate locations, in accordance with the 'Wicklow Indicative Forestry Strategy' (Wicklow County Council, 2002), and in co-operation with forestry operators and the Forest Service.</p> <p>The Wicklow Indicative Forestry Strategy was produced by the Council in 2002, in consultation with the Forest Service. The strategy is intended to be a tool of assistance to planners in dealing with proposals for forestry applications. The strategy includes a list of areas that are preferred for afforestation and a list of areas where afforestation would be inappropriate by virtue of landscape, soil type, settlement or environmental grounds. The strategy also includes a series of objectives which are intended to guide planning decisions. The Council will have particular regard to developments that are located in the areas included in 'Table 3: Areas Sensitive to Afforestation', and as per the Strategy, should be consulted on all forestry grant applications in these areas.</p> <p><b>FTY2</b> To promote afforestation in co-operation with relevant agencies, including the Forest Service (Department of Agriculture, Fisheries and Food) and forestry operators and to ensure that afforestation is undertaken in a manner that is consistent with the principle of 'sustainable forest management'. The Council will only permit development that complies with the following:</p> <ul style="list-style-type: none"> <li>• The development is compatible with the protection of the environment, and does not cause pollution or degradation of wildlife habitats, natural waters or areas of ecological importance;</li> <li>• The development does not have a negative visual impact on the scenic quality of the countryside, and is of an appropriate nature and scale to the surrounding area;</li> <li>• The development is not detrimental to archaeological or other historic/heritage features;</li> </ul>	<p><b>B1 B2 B3 PHH1                  S1 W1 W2 W3 M1                  M2 M3 C1 CH1                  CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1                  W1 W2 W3 M1 M2                  M3 C1 CH1 CH2                  L1</b></p>	

<sup>118</sup> Farm shops refer to premises primarily for the sale of produce originating from the farm holding or the local area.

<ul style="list-style-type: none"> <li>The Council will permit forestry development where it is considered that the roads infrastructure (in terms of design, width, surfacing etc.), which is to serve the development, can accommodate the proposed development. No development will be permitted that will result in damage to roads infrastructure or undue nuisance to other road users. The Council may apply a special financial levy to certain developments for works that are required to be undertaken to the road network.</li> </ul> <p><b>FTY3</b> To promote the use of forests for appropriate recreation purposes and to facilitate the development of appropriate recreation facilities at suitable locations. The recreational use of forests will only be permitted where it can be demonstrated that the recreational use is compatible with the other forest objectives, functions and values of the forest, such as timber production, sensitive habitats and important archaeology. Developments will only be permitted that are acceptable in terms of other planning considerations, including the provision of acceptable infrastructure such as roads, car parking, water and sewerage infrastructure.</p> <p><b>FTY4</b> To promote County Wicklow as a 'centre of excellence' in the forestry research and management field. The Council will facilitate the development of forestry research/ interpretative centres, at appropriate locations.</p> <p><b>FTY5</b> To promote the use of native hardwood species using seed of native provenance where possible in afforestation schemes. The use of native species or a broadleaf / conifer mixture and age class diversity can enhance the visual impact and biodiversity of forests.</p> <p><b>FTY6</b> To encourage the development of farm forestry as a means of promoting rural diversity and strengthening the rural economy.</p> <p><b>FTY7</b> To encourage the development of forestry for timber biomass which can be used as a renewable energy source.</p>				
<p><b>Commentary:</b></p> <p><i>Forestry will cumulatively contribute towards the effects referred to under 'Objectives for Economic Development' above.</i></p> <p><i>Forestry is essential to the sustenance of rural populations and can improve the biodiversity value of the countryside (SEO B2). Depending on how it is developed, forestry has the potential to adversely affect various environmental components including biodiversity and flora and fauna, water and human health, the landscape (SEOs B1 B2 B3 W1 W2 M2 PHH1 L1).</i></p> <p><i>In addition to providing for forestry development, these measures make the following provisions which would be likely to benefit environmental protection and sustainable development relating to all of the environmental components (SEOs B1 B2 B3 B4 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1):</i></p> <ul style="list-style-type: none"> <li>Strategic Objective – 'which is compatible with the protection of the environment;</li> <li>FTY2 - compatible with the protection of the environment, and does not cause pollution or degradation of wildlife habitats, natural waters or areas of ecological importance;</li> <li>Does not have a negative visual impact on the scenic quality of the countryside, and is of an appropriate nature and scale to the surrounding area;</li> <li>Is not detrimental to archaeological or other historic/heritage features;</li> <li>Sensitive habitats and important archaeology; and</li> <li>Developments will only be permitted that are acceptable in terms of other planning considerations, including the provision of acceptable infrastructure such as roads, car parking, water and sewerage infrastructure</li> </ul>				
<p><b>Fishing</b> <b>Strategic Objective</b> To promote the development of the County's sea and river fishing industry, to a scale and in a manner, which maximises its contribution to the county's economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.</p> <p><b>FSH1</b> To support the sustainable development of the fisheries and aquaculture industry in co-operation with the Department of the Marine and the Eastern Regional Fisheries Board. The Council will not permit development that has a detrimental impact on the environment. In particular, development that has a detrimental impact on the environmental/ ecological/ water quality of seas, rivers and streams, will not be permitted.</p> <p><b>FSH2</b> To facilitate the provision of infrastructure, which is necessary for the development of the fishing and aquaculture industry. Infrastructure and buildings in coastal or riverbank locations should be located in proximity to existing landing facilities and shall be of a design that is compatible with the area. Any development, which by reason of its nature or scale is detrimental to the character or amenity of an area, will not be permitted. Any development in the coastal zone shall comply with the objectives of this plan, as set out in Chapter 18.</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

**Commentary:**

*These provisions will cumulatively contribute towards the effects referred to under 'Objectives for Economic Development' above.*

*The practices of fishing and aquaculture together with related development (such as infrastructure and buildings in coastal or riverbank locations) has the potential to adversely affect various environmental components including biodiversity and flora and fauna, water and human health, the landscape (SEOs B1 B2 B3 W1 W2 M2 PHH1 L1).*

*The provisions include the following mitigating features which would be likely to benefit environmental protection and sustainable development relating to all of the environmental components (SEOs B1 B2 B3 B4 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1):*

- *Strategic Objective – 'on a sustainable basis and which is compatible with the protection of the environment'.*
- *FSH1 - 'support the sustainable development'*
- *FSH2 - 'The Council will not permit development that has a detrimental impact on the environment. In particular, development that has a detrimental impact on the environmental/ ecological/ water quality of seas, rivers and streams, will not be permitted.'*
- *FSH3 - 'of a design that is compatible with the area'.*

**Extractive Industry  
Strategic Objective**

To facilitate the exploitation of County Wicklow's natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area.

**EX1** To facilitate and encourage the exploration and exploitation of minerals in the County in a manner, which is consistent with the principle of sustainability and protection of residential, environmental and tourism amenities.

**EX2** To encourage the use, development and diversification of the County's indigenous natural dimensional rock industry, particularly where it can be shown to benefit processing, craft or other related industries.

**EX3** To support and facilitate the development of related and spin-off industries of the extractive industry such as craft and monumental stone industries and the development of the mining and industrial tourism heritage. Consideration will be given to the development of such related industries within or in association with existing operations of worked out mines or quarries where this does not conflict with other objectives and objectives of the plan.

**EX4** To have regard to the following guidance documents (as may be amended, replaced or supplemented) in the assessment of planning applications for quarries and ancillary facilities:

- 'Quarries and Ancillary Activities: Guidelines for Planning Authorities' (2004, DoEHLG);
- 'Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)', EPA 2006;
- 'Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation' 2009;
- 'Geological Heritage Guidelines for the Extractive Industry', 2008;
- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009.

B1 B2 B3 PHH1  
S1 W1 W2 W3 M1  
M2 M3 C1 CH1  
CH2 L1

B1 B2 B3 PHH1 S1  
W1 W2 W3 M1 M2  
M3 C1 CH1 CH2  
L1

**Commentary:**

*These provisions will cumulatively contribute towards the effects referred to under 'Objectives for Economic Development' above.*

*Extractive industries have the potential to impact upon various environmental components including biodiversity (SEOs B1 B2 B3), human health (SEO PHH1), water resources (SEOs W1 W2), soil functions (SEO S1), the landscape (SEO L1) and cultural heritage (SEOs CH1 CH2). Complying with the various guidance documents detailed under EX4 as well as with other Plan provisions will contribute towards mitigation of these effects.*

## 8.6.5 Chapter 6: Retail

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<p><b>Strategic Vision and Objectives</b></p> <p>It is the strategic vision that every resident, visitor and worker within County Wicklow shall have access to a range of quality retail goods within County Wicklow, and that these goods shall be provided within town and village centre areas that are vibrant places to be in and viable places to do business.</p> <p>This vision shall be realised through the implementation of the following key strategic objectives:</p> <ul style="list-style-type: none"> <li>to expand the level of convenience floorspace within the County, to meet the convenience shopping needs of existing and future residents up to 2031;</li> <li>to reduce leakage of expenditure from County Wicklow to other counties, through a significant expansion in the amount and range of comparison floorspace within the County, which will provide for a significant amount of the comparison shopping needs of existing and future residents up to 2031;</li> <li>to enable each centre to perform in accordance with its role and function as identified in the Retail Hierarchy and to allow a healthy level of competition between centres whilst ensuring that the role and function of each centre is not undermined;</li> <li>to promote and encourage the major enhancement of retail floorspace, primarily comparison goods and town centre functions in Bray, to sustain its competitiveness and importance as a Consolidation Town within the GDA;</li> <li>to promote the expansion of retail floorspace first and foremost within the core retail areas/ existing town and village centre areas and thereafter in accordance with the sequential approach to retail development;</li> <li>to ensure that town and village centres are attractive places to live in, to work in and to visit, easy to get to, easy to walk and cycle within and are competitive places to conduct business; and</li> <li>to promote a high quality of design in all centres.</li> </ul> <p>In addition to these objectives Strategies are provided for all levels of settlements within the County Wicklow settlement hierarchy.</p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
<p><b>Commentary:</b></p> <p><i>The retail development provisions from the Draft Plan sets out the overall strategy for the future development of retailing in the County and will in combination with the implementation of other strategies in the County contribute towards the overall development of the County. By providing for the development of retail (which would encompass new built development and the construction and operation of infrastructure to service this development), these provisions would potentially conflict with the full range of environmental components (SEOs <b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>). Potential adverse effects would be mitigated by measures which have been integrated into the Draft Plan (see Section 9). The evaluation against Strategic Environmental Objectives (SEOs) that is provided above is consistent with the evaluation of the preferred scenario which is provided in Section 7. Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development – including retail development – will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The strategic vision and objectives for retail place an emphasis on the provision within County Wicklow's settlements of a range retail goods and services that are accessible to residents, visitors and workers within the County – this will have various benefits on the protection and management of the environment and will contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEO <b>C1 PHH1</b>). In addition the vision and objectives would help to:</i></p> <ul style="list-style-type: none"> <li><i>Avoid the need for unnecessary greenfield development in certain locations thereby contributing towards the protection of many environmental components (SEOs <b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1</b>).</i></li> <li><i>Enable development to be served by existing water services and drainage infrastructure, subject to capacity being provided (SEOs <b>M1 M2 W1 W2 W3 B1 B2 B3 S1 PHH1</b>).</i></li> </ul>				

<p><b>OBJECTIVES FOR CENTRES AND RETAIL CENTRES – GENERAL</b></p> <p><b>RT1</b> To ensure the continued vibrancy and life of centres, to direct new development and investment into towns and villages in the first instance and to particularly prioritise actions that enhance business, retail, leisure, entertainment and cultural uses, as well as making town and villages centres an attractive place to live.</p> <p><b>RT2</b> To improve the 'public realm' of centres through the encouragement of high quality civic design, including but not limited to the provision of attractive street paving, furniture, lighting and seating etc.</p> <p><b>RT3</b> To facilitate measures to improve the accessibility of centres by developing a pedestrian and cyclist friendly environment, which improves safety and limits traffic congestion where possible. It is the objective of the Council to promote accessibility to public transport. Development with a high potential for public transport utilisation by employees and visitors should be sited with ease of access to public transport facilities.</p> <p><b>RETAIL – GENERAL</b></p> <p><b>RT4</b> To promote and facilitate the development of retail developments in a sustainable manner. Retail related development shall be located on suitably zoned land within settlement boundaries. There shall be a general presumption against the development of retail uses within the rural area, except as otherwise provided for by a particular objective of this plan.</p> <p><b>RT5</b> To ensure that all retail development is generally in accordance with the Wicklow County Retail Strategy for the period up to 2022 and beyond to 2031. All development proposals shall be assessed having regard to the Retail Strategy for the Greater Dublin Area 2008-2016.</p> <p><b>RT6</b> To assess all planning applications having regard to the 'Retail Planning Authorities for Planning Authorities' (DoECLG, 2012), unless otherwise stated herewith.</p> <p><b>RT7</b> To permit the nature and scale of retail development appropriate to enable each centre to perform its role and function as defined within the County Retail Strategy. The nature and scale of a development proposed (either by themselves or cumulatively in conjunction with other developments) in a centre shall not compromise the role of function of any other centre within the hierarchy, in particular the role and function of a centre that is of a higher level in the hierarchy above that which is being considered.</p> <p><b>RT8</b> Regard shall be taken of the indicative floorspace need set out in Table 6.3 in the assessment of new retail applications in Levels 2 and 3 of the retail hierarchy. No single application shall be allowed to absorb more than 75% of the indicative allocation for that settlement.</p> <p><b>RT9</b> To require the submission of a Retail Impact Assessment and Traffic and Transport Assessment in any circumstance where the information is required to enable the proper assessment of a development proposal vis a vis the policies of the development plan. In particular, these assessments are likely to be required for significant retail development which, due to their nature, scale and location, may impact on the vitality and viability of centres. Retail Impact Assessments / Traffic and Transport Assessments shall be in accordance with the requirements set out in the Retail Planning Guidelines, 2012 and relevant Traffic Management Guidelines<sup>119</sup>.</p> <p><b>RETAIL – TOWN CENTRES</b></p> <p><b>RT10</b> To vigorously promote the vitality and viability of town centres. Development proposals not according with the fundamental objective to support the vitality and viability of town centre sites must demonstrate compliance with the 'sequential approach' before they can be approved. The 'sequential approach' shall be applied and assessed in accordance with the 'Retail Planning Guidelines, (DoECLG, 2012)<sup>120</sup>. The Council will discourage new retail development if they would either by themselves or cumulatively in conjunction with other developments seriously damage the vitality and viability of existing retail centres within the county. In the application of the 'sequential approach' due regard shall be paid to RT11 below which prioritises the 'core retail area' for new retail development.</p> <p><b>RT11</b> To promote developments which reinforce the role and function of the 'core retail area' as the prime shopping area of town centres. The 'core retail area' shall be promoted as the area of first priority for new retail development. In</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
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<sup>119</sup> Traffic Management Guidelines (DECLG, DoECLG, DoT and DTO, 2003); Traffic and Transport Assessment Guidelines (National Roads Authority, 2007); Planning Guidelines on Spatial Planning and National Roads (DECLG, 2012)

<sup>120</sup> In short, the order of priority for the sequential approach is to locate retail development in the city/town centre and only to allow retail development in edge-of-centre or out-of-centre locations where all other options have been exhausted. Refer to Guidelines for full description.

<p>settlements where no 'core retail area' is defined, regard shall be paid to the designated 'town centre' area, the location of the traditional/historical centre and the location of other retail units. Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the 'main street' of a smaller town, retail or commercial use will normally be required at street level.</p> <p><b>RT12</b> New retail developments in town centres will be required to provide proximate and easily accessible car and cycle parking or to make a financial contribution towards car parking where it has been or will be provided by the Local Authority.</p> <p><b>RETAIL – USES</b></p> <p><b>RT13</b> To promote the revitalisation of vacant / derelict properties / shop units. Where no viable retail use can be sustained, alternative uses will be assessed on their own merits against the requirements of the proper planning and sustainable development of the areas within which they are located. This objective will be used to ensure that all proposals for the reuse of existing retail floorspace can be evaluated against the proportion of overall vacancy and to reduce the possibility of dereliction.</p> <p><b>RT14</b> To control the provision of non-retail uses at ground floor level in the principal shopping streets of centres, in order to protect the retail viability of centres and to maintain the visual character of streets. This objective aims to prevent the proliferation of 'dead frontages' on key streets. In particular, active use of corner sites, particularly within larger centres, is considered pivotal in creating a sense of vibrancy.</p> <p><b>RT15</b> To promote the 'active' use of above ground floor levels, and in particular to promote the concept of 'living over the shop' in centres. Where a 'living over the shop' use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets very high quality of design and accommodation.</p> <p><b>RT16</b> To promote an appropriate mix and balance of different types of retail within centres and to control the number of bookmakers, off-licences (including off-licences in convenience stores), take-aways, and other uses that can adversely affect the character of a centre. The mix and balance of different type of retail (including retail services) is important to attract people to centres, and to ensure centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of a centre.</p> <p><b>RETAIL – OPPORTUNITY SITES</b></p> <p><b>RT17</b> Conscious of the fact that planning has an important role to play in promoting and facilitating active and healthy living patterns for local communities, the following criteria will be taken into account in the assessment of development proposals for fastfood/takeaway outlets, including those with a drive through facility:</p> <ul style="list-style-type: none"> <li>• Exclude any new fast-food outlets which offer foods that are high in fat, salt or sugar from being built or from operating within 400m of the gates or site boundary of schools, parks or playgrounds, excluding premises zoned town centre;</li> <li>• Fast food outlets/takeaways with proposed drive through facilities will generally only be acceptable within Major Town Centres or District Centres and will be assessed on a case-by-case basis;</li> <li>• Location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.</li> </ul> <p><b>RT18</b> To facilitate the identification, promotion and development of key town centre opportunity sites. Opportunity sites are prime sites within the town, which are under-utilised in terms of their development potential, and as such they should be revitalised.</p> <ul style="list-style-type: none"> <li>• The sites can be located at critical gateways or entry points to the town, and as such can be highly visible and may be suitable for 'landmark' type buildings. As the development of these sites will help set the tone for the town and influence the public perception of it, a high quality of urban design and innovation will be required at these locations.</li> <li>• Opportunity sites are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for sustainable, phased and managed development.</li> <li>• Opportunity sites are identified within local area/town/settlement plans.</li> </ul> <p><b>RETAIL - DESIGN</b></p> <p><b>RT19</b> To promote quality design in all retail development, in accordance with the design principles set out in the Retail Planning Guidelines 2012 and companion document 'Retail Design Manual' (DoAHG, 2012), including the guidance set out in the 'Development and Design Standards' appended to this plan.</p>				
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<p><b>RT20</b> To give positive consideration to the re-configuration of existing retail provision in Levels 2 and 3, to accommodate the demands of modern retailing.</p> <p><b>RT21</b> In certain circumstances, the Planning Authority may allow for a relaxation in certain development standards within centres, in the interest of achieving the best development possible, both visually and functionally.</p> <p><b>RT22</b> To promote quality design and materials in the development of shopfronts.</p> <p><b>RETAIL – ‘OUT OF TOWN’ CENTRES</b></p> <p><b>RT23</b> There shall be a general presumption against large out-of-town retail centres in particular those located adjacent or close to existing, new or planned national roads/motorways. However, as a limited exception, large retail warehouses may be considered for locations close to such road networks where the proposed development would be situated where the road network has sufficient capacity to cater for the scale of development proposed.</p> <p><b>RETAIL WAREHOUSING<sup>121</sup></b></p> <p><b>RT24</b> To strictly control and limit additional new retail warehousing / retail park floorspace in the County for the duration of the plan. Retail warehouse developments shall be required to be located on suitably zoned lands and where determined acceptable may be considered in the following settlements only: Bray, Wicklow, Arklow and Greystones. The Council will adopt a precautionary approach in the determination of proposals for retail warehousing. Any application for retail warehousing will be carefully assessed in view of the significant levels of recent provision across the region and will only be permitted where it is proven that the proposal will not impact adversely on the vitality and viability of established town centres. All applications shall be determined having regard to the ‘Retail Planning Guidelines for planning authorities’ (DoECLG, 2012). Local area plans for these towns shall identify land and include policies relating to the development of retail warehousing. The Council will strictly control the size of units and type of goods sold in Retail Warehouses in accordance with the Retail Planning Guidelines for Planning Authorities’ (2012). This may be controlled through the application of conditions. The Guidelines apply a cap of 6,000m<sup>2</sup> gross (including any ancillary garden centre) on large-scale single retail warehouse units, except in exceptional circumstances. Conditions may be attached restricting internal expansion by the construction of 1<sup>st</sup> floors or mezzanines. Conditions may be attached preventing the subdivision of retail warehouse units, e.g. preventing the subdivision of retail warehouse units into stores less than 700m<sup>2</sup> in out of centre locations, or coalescence of two or more stores. Retail warehouses shall generally only be considered as part of planned retail warehouse parks, which combine access arrangements and car parking. Single retail warehouse units may be considered on infill sites in built up areas and flexibility with regard to the type of goods sold may be considered where the location is easily accessible by foot from the core retail area.</p> <p><b>RETAIL – LARGE CONVENIENCE GOODS STORES</b></p> <p><b>RT25</b> To allow for the development of large convenience goods stores on suitably zoned land and to determine proposals having regard to the ‘Retail Planning Guidelines for Planning Authorities’ (DoECLG, 2012). Convenience retail floorspace caps shall be applied in accordance with ‘Section 2.4.1 Convenience retail floorspace caps’ of the Retail Planning Guidelines (DoECLG, 2012). The guidelines indicate a cap of 3,000m<sup>2</sup> net for County Wicklow. The planning application drawings should clearly delineate the floorspace to be devoted primarily for the sale of convenience goods. To prevent any adverse impact on town centres, the Council will generally limit the proportion of comparison goods floorspace within large convenience goods stores to a maximum of 20% of the retail floor area. Any proposal in excess of the 20% limit shall be considered on its merits and in particular having careful regard to the impact of a proposal on the vitality and viability of the town centre.</p>				
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<sup>121</sup> A retail warehouse is a large single level store specializing in the sale of bulky household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers. A retail park is a single development of at least three retail warehouses with associated car parking.

<p><b>RETAIL – NEIGHBOURHOOD CENTRES</b></p> <p><b>RT26</b> Within neighbourhood centres, it is the objective of the Council to protect, provide for, and improve the mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community, to a degree that is akin to their role and function as outlined in the Retail Strategy.</p> <p><b>RETAIL – LOCAL CONVENIENCE SHOPS</b></p> <p><b>RT27</b> To facilitate the provision of local retail units in residential areas where there is a clear deficiency of retail provision, subject to protecting residential amenity.</p> <p><b>RETAIL – SMALL TOWNS AND VILLAGES</b></p> <p><b>RT28</b> Small scale retail development appropriate to the scale and needs of the settlement and its catchment will be positively considered subject to the following control criteria:</p> <ul style="list-style-type: none"> <li>• there shall be a clear presumption in favour of central or edge of centre locations for new development, i.e. the traditional historical centre; out of centre locations will not be considered suitable for new retail;</li> <li>• new development shall be designed with the utmost regard to the historical pattern of development in the centre and the prevailing character, with particular regard to building form, height and materials and shall generally be required to incorporate a traditional shop front.</li> </ul> <p><b>RURAL RETAIL</b></p> <p><b>RT29</b> Rural shops, not connected (either functionally or spatially) to any settlement shall not be considered other than:</p> <ul style="list-style-type: none"> <li>• a retail unit which is ancillary to activities arising from farm diversification;</li> <li>• a retail unit designed to serve tourist or recreational facilities, and secondary to the main use;</li> <li>• a small scale retail unit attached to an existing or approved craft workshop retailing the product direct to the public; and/or</li> <li>• a small scale retail unit designed to serve a dispersed rural community.</li> </ul> <p><b>RETAIL – TOURISM</b></p> <p><b>RT30</b> Tourism retail<sup>122</sup> shall be encouraged at appropriate and established tourist locations, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• the applicant must show that the tourism attraction concerned is well established and has a suitable existing flow of visitors sufficient to make a retail facility viable;</li> <li>• the retail facility shall be sufficiently proximate to the tourism facility but shall be suitably located so as to not detract from the feature;</li> <li>• in order to ensure that the retail unit in itself does not supersede the existing tourist attraction as the main tourism feature of an area, any application for tourism retail in excess of 200sqm shall be required to justify the need for a larger retail unit and to include proposals (to be fully implemented by the retail developer) to effectively link the retail facility to the tourist attraction (both in terms of physical links <sup>123</sup> and linkage of the tourism identity / product <sup>124</sup>);</li> <li>• the retail facility shall include significant links with the local tourism community in terms of providing a tourist office or tourism information and space for the sale of locally produced goods / crafts.</li> </ul> <p><b>GARDEN CENTRES/ NURSERIES</b></p> <p><b>RT31</b> Garden centres (i.e. the use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment) shall generally be required to locate on zoned land in settlements. Garden centres shall only be considered outside settlements where it can be shown that the principal activity is the cultivation of plants and the retail activity is purely ancillary to the main use. In such cases, retail space shall not be expected to exceed 500sqm (indoor and outdoor retail sales area) and car parking shall be restricted to that strictly required to serve the permitted retail area.</p>				
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<sup>122</sup> Tourism retail is defined in the plan as retail space to be utilised principally for the sale of goods to visitors and tourists to an area, mainly craft or luxury items and which would not offer goods associated with normal convenience and comparison shopping and would not be expected to have a large draw / attraction from the local population.

<sup>123</sup> For example footpaths / cycleways or shuttle bus / jaunting car connections from the retail facility to the tourism feature

<sup>124</sup> For example joint marketing strategies, coordinated signage etc



<p><b>OUTLET CENTRES</b></p> <p><b>RT32</b> There shall be a general presumption against out-of-town regional shopping facilities; however, specialist outlet centres may be considered where the following criteria are met:</p> <ul style="list-style-type: none"> <li>• due regard shall be paid to the Retail Strategy and Retail Planning guidelines;</li> <li>• the developer can show through rigorous retail impact assessment that the proposed centre will not divert trade from either the City centre or major / County towns and that the centre will not absorb such a quantum of retail floorspace in the County so as to undermine the continued growth and viability of existing County settlements;</li> <li>• the site is located contiguous to a higher order town (i.e. Levels 1-3) and is not located in an isolated rural area, distant from major centres of population;</li> <li>• the site is located where existing frequent public transport is available or where a short shuttle type connection can be made to rail or light rail system (to be funded by the developer);</li> <li>• the retail facility shall be designed, developed and managed to provide opportunities for commercial synergy between an outlet centre and urban centre which would lead to economic benefits for the overall area.</li> </ul> <p><b>FACTORY SHOPS</b></p> <p><b>RT33</b> Proposals for factory shops shall be considered in accordance with the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012).</p> <p><b>RETAILING AND MOTOR FUEL STATIONS</b></p> <p><b>RT34</b> Proposals for retailing use at motor fuel stations shall be considered in accordance with the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012). Proposals for online and off line motorway service areas shall be considered in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p> <p><b>CASUAL TRADING</b></p> <p><b>RT35</b> Proposals for casual trading developments such as farmers' markets, Christmas markets, car boot sales etc., shall be considered in accordance with the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).</p>				
<p><b>Commentary:</b></p> <p><i>See commentary under Retail Vision and Strategic Objectives above.</i></p> <p><i>Consistent with the Vision and Strategic Objectives, these Objectives for Centres and Retail make further contributions towards maximising sustainable mobility in the County and associated interactions with emissions to air, energy usage and human health (SEO C1 PHH1) e.g.:</i></p> <ul style="list-style-type: none"> <li>• <i>RT9 - 'Traffic and Transport Assessments' requirement</i></li> <li>• <i>RT3 – 'To facilitate measures to improve the accessibility of centres by developing a pedestrian and cyclist friendly environment, which improves safety and limits traffic congestion where possible. It is the objective of the Council to promote accessibility to public transport. Development with a high potential for public transport utilisation by employees and visitors should be sited with ease of access to public transport facilities.'</i></li> <li>• <i>Various provisions referencing the 'Retail Planning Guidelines for Planning Authorities' one of the key informants of which was sustainable mobility.</i></li> <li>• <i>The unnecessary development of retail warehousing/retail parks outside of existing retail centres has the potential to adversely affect sustainable mobility and result in failures to minimise transport related emissions. RT24 controls and limits retail warehousing/retail parks and therefore contributes towards efforts to achieve sustainable mobility and minimise transport related emissions.</i></li> </ul> <p><i>By promoting development within existing centres and encouraging brownfield development (e.g. RT13), these provisions facilitate the avoidance of greenfield development and associated adverse effects. Brownfield and town centre development has the potential, if unmitigated, to impact upon environmental sensitivities including cultural heritage (SEOs CH1 CH2) – including context – and flood risk (SEOs W3 PHH1).</i></p>				

## 8.6.6 Chapter 7: Tourism and Recreation

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<p><b>Strategic Objectives</b></p> <ul style="list-style-type: none"> <li>To facilitate the expansion of existing and the development of new tourism and recreation related development</li> <li>To facilitate Fáilte Ireland and Wicklow County Tourism initiatives for the development of tourism in the County including the Kildare Wicklow Destination 'Grand Tour' and 'Ireland's Ancient East' initiative.</li> <li>To identify strategic sites capable of accommodating new tourism ventures while also ensuring the preservation of the natural landscape of the area</li> <li>To ensure the effective management and enhancement of the appearance of the key settlements within the County</li> <li>To protect Wicklow's principal strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, woodlands and waterways, coastal areas and beaches, and built and natural heritage;</li> <li>To facilitate the development of alternative tourism products within the County such as eco-tourism, craft / artisan centres</li> <li>To preserve the character and distinctiveness of scenic landscapes as described in the Landscape Categories of the County set out in chapter 10.</li> <li>To ensure a focus on high quality tourism and recreation products</li> <li>To protect the environmental quality of the County;</li> </ul> <p>Subject to the proper planning and sustainable development of an area, and subject to compliance with all other objectives of this plan, it is the objective of the Council to favourably consider development proposals that contribute towards the achievement of these strategic objectives.</p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
<p><b>Commentary:</b></p> <p><i>The evaluation of these provisions relating to tourism and recreation, which either directly or indirectly facilitate new development, is consistent with the evaluation of the preferred alternative scenario for the Draft Plan as detailed in full in Section 7.</i></p> <p><i>Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The provision of all necessary infrastructure in advance of development would facilitate both the following:</i></p> <ul style="list-style-type: none"> <li><i>The achievement of balanced and orderly development - as set out by higher level planning objectives; and</i></li> <li><i>Appropriate levels of environmental protection and management especially with respect to the provision of water services (and associated positive effects on the status of waters, ecology and human health - <b>SEOs M1 M2 W1 W2 B1 B2 B3 PHH1</b>) and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage (<b>SEOs C1 PHH1</b>).</i></li> </ul> <p><i>Balanced and orderly development would mean a concentration of growth in urban centres and appropriate growth in rural areas: towns would develop within settlement boundaries and rural areas would be supported by larger urban centres and a control of sporadic rural housing. This approach would both:</i></p> <ul style="list-style-type: none"> <li><i>Help to maximise the uptake in smarter, more sustainable modes of transport and minimise transport related emissions (including indirect benefits with regard to the protection of human health <b>SEOs C1 PHH1</b>);</i></li> </ul>				

- Contribute towards the protection of many environmental components outside of the settlement boundaries of growth towns that would otherwise occur. Such components include biodiversity and flora and fauna, soil, water (including interactions with population and human health), landscape designations and cultural heritage (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1); and
- Make most use of existing water services and drainage infrastructure, subject to capacity being provided (including indirect benefits with regard to the protection of water, biodiversity and flora and fauna, soil and human health) (SEOs M1 M2 W1 W2 W3 B1 B2 B3 S1 PHH1).

The construction and operation of all infrastructure and economic and housing development has the potential to result in adverse effects upon all environmental components however these effects have been mitigated by provisions which have been integrated into the Draft Plan, including those which are identified in Section 9 of this report. The potential adverse effects (if unmitigated) include the following:

- Loss of biodiversity with regard to Natura 2000 Sites and Annexed habitats and species (SEO B1)
- Loss of biodiversity with regard to ecological connectivity and stepping stones (SEO B2)
- Loss of biodiversity with regard to designated sites including Wildlife Sites and listed species (SEO B3)
- Spatially concentrated deterioration in human health (SEO PHH1)
- Damage to the hydrogeological and ecological function of the soil resource (SEO S1)
- Adverse impacts upon the status and quality of water bodies, including bathing waters (SEOs W1 W2)
- Increase in the risk of flooding (SEO W3)
- Failure to provide adequate and appropriate waste water treatment (SEO M1; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (SEO M2; water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)
- Increases in waste levels (SEO M3)
- Failure to contribute towards sustainable transport and associated impacts (SEO C1; transport infrastructure investment is needed to ensure the mitigation of potential conflicts)
- Effects on entries to the Record of Monuments and Places and other archaeological heritage (SEO CH1)
- Effects on entries to the Records of Protected Structures and other architectural heritage (SEO CH2)
- Occurrence of adverse visual impacts (SEO L1)

These Strategic Objectives – including the 'Grand Tour' and 'Ireland's Ancient East - have the potential to both contribute towards a better management of tourism in sensitive areas and thereby benefitting various environmental components including habitats at certain locations<sup>125</sup> (SEOs B1 B2 B3). The reference to protecting environmental quality and landscapes and to sustainable development would contribute towards beneficial effects upon the protection/management of all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). As with other developments and uses, those related to tourism and recreation would present the potential for significant adverse environmental effects to arise with regard to all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1).

**General Objectives**

**T1** To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.

**T2** To ensure that all tourism and recreation developments are designed to the highest quality and standard.

**T3** To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. Within existing towns and villages, the Council will promote and facilitate the development of tourist related uses at appropriate sites.

**T4** To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.

**T5** The Council recognises that certain tourist facilities that are located in rural areas, may be provided as stand alone development, and that ancillary uses (e.g. club house, café, restaurant, shop etc) may be required in order to ensure the long term viability of the tourist facility. Additional uses will only be permitted in cases where the additional use is integrated with and connected to the primary use of the site as a tourist facility, and in cases where the Council

B1 B2 B3 PHH1  
S1 W1 W2 W3 M1  
M2 M3 C1 CH1  
CH2 L1

B1 B2 B3 PHH1 S1  
W1 W2 W3 M1 M2  
M3 C1 CH1 CH2  
L1

<sup>125</sup> Emerging findings from the examination of areas along the Wild Atlantic Way (CAAS on behalf of Fáilte Ireland) show that managing tourists at sites would contribute towards the meeting of requirements under the Habitats Directive.

<p>is satisfied that the additional use is ancillary to the primary use of the site as a tourist facility. The additional use shall be located adjacent to the tourist facility.</p> <p><b>T6</b> To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration'<sup>126</sup> in all landscape areas:</p> <ul style="list-style-type: none"> <li>▪ The following tourist uses will <b>not</b> be permitted within the Area of Outstanding Natural Beauty (both the Mountain Uplands Area and the Coastal Area): Static caravans and mobile homes <sup>127</sup>;</li> <li>▪ Holiday homes will not be permitted in any landscape category other than urban zones except where they comply with objectives T13, T14 and T15</li> </ul> <p><b>T7</b> To favourably consider proposals for tourism and recreation related development, which involve the reinstatement, conservation and/or replacement of existing disused buildings. This shall be subject to all other objectives being complied with, and subject to the proper planning and sustainable development of the area. In all areas, preference will be given to the conversion and adaptation of existing buildings rather than the provision of new development on greenfield sites.</p> <p><b>T8</b> To facilitate the provision of tourist information / interpretive centres and cultural venues at appropriate locations where they can be integrated with existing settlements or existing tourism facilities.</p> <p><b>T9</b> To facilitate the development of tourism facilities and infrastructure related to the film industry, including film trails / routes, signage and visitor attractions.</p>				
<p><b>Commentary:</b></p> <p><i>See commentary under Strategic Objectives above.</i></p> <p><i>Various mitigation and benefits to environmental protection and management are facilitated by these provisions, for example:</i></p> <ul style="list-style-type: none"> <li>• T1 – 'in a sustainable manner'</li> <li>• T2 – 'designed to the highest quality and standard'</li> <li>• T3 – 'at appropriate sites'</li> <li>• T4 – 'To only permit the development... where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein....The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.'</li> <li>• T6 – 'To ensure that tourism and recreation related developments are appropriately located in the County'</li> <li>• T7 – 'reinstatement, conservation and/or replacement of existing disused buildings'</li> </ul>				
<p><b>Accommodation</b></p> <p><b>T10</b> To facilitate the development of a variety of quality accommodation types, at various locations, throughout the County.</p> <p><b>T11</b> To positively consider the development of new hotels<sup>128</sup> in all parts of the County, with particular preference for locations in larger settlements (Levels 1-6 of the County settlement hierarchy). In other, more rural locations (villages / rural areas), it must be demonstrated that</p> <ul style="list-style-type: none"> <li>- the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility;</li> <li>- a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area;</li> <li>- the distance of the location from a significant settlement is such that visitors to the area / attraction are unlikely to avail of existing hotel facilities.</li> </ul>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	

<sup>126</sup> Uses that are 'open for consideration' are uses that will only be permitted in cases where the Council is satisfied that the use would not conflict with the general objectives for that landscape area and permitted or existing uses, as well as being consistent with the proper planning and sustainable development of the area and the strategies / objectives of the plan.

<sup>127</sup> This refers to the development of any new static caravan and mobile home parks; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design.

<sup>128</sup> A building, or part thereof, where sleeping accommodation, meals and other refreshments and entertainment, conference facilities, etc., are available to residents and non-residents, and where there is a minimum of twenty rooms en suite. A hotel includes an 'apart hotel'.

<p>T12 To positively consider the (part) conversion of existing dwellings to Bed &amp; Breakfasts (B&amp;Bs) <sup>129</sup> and Guesthouses <sup>130</sup>, to be operated by the owner-occupier of the dwelling. Applications for new build B&amp;Bs / guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, rural town, rural area etc) will be applied.</p> <p>T13 To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.</p> <p>T14 To require the developers / owners of new holiday homes / self-catering developments to enter strict legal agreement (under Section 47 of the Planning &amp; Development Act) with the Planning Authority specifying that</p> <ul style="list-style-type: none"> <li>- the units may only be used for tourism purposes and shall not be allowed to be used as a permanent residences;</li> <li>- in the case of small-scale developments <sup>131</sup>, the entire development, including all buildings, land and any on-site tourist facility, shall be held in single ownership and shall not be subdivided. All units shall be available for short term letting only of a maximum duration of 4 weeks;</li> <li>- in the case of larger scale developments <sup>132</sup> <ol style="list-style-type: none"> <li>(a) all lands, including any on-site tourist facility shall be held under the management of a single Estate Company (including all lands included in the site boundary and land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land which is the subject of the application) and</li> <li>(b) in the event that any unit is sold or leased, the owner/lessee shall enter a legal agreement with the Estate Company stipulating that the purchaser, lessee and any successors in title be, and remain, members of the Estate Company, and stipulating that the unit may only be used by the owner/lessee for holiday use for a maximum of 3 months in any year and shall at all other times be used/leased/ marketed by the Estate Company for short term (maximum 4 weeks) tourism use.</li> </ol> </li> </ul> <p>T15 Holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.</p> <p>T16 To facilitate the development of hostels <sup>133</sup> along established walking / hiking routes and adjacent to existing tourism / recreation facilities.</p> <p>T17 To encourage touring caravan and camping sites to locate adjacent to or within existing settlements or established tourism facilities (subject to the exclusion set out in Objective TR6), having due regard to surrounding land uses and proper planning and development of the area.</p> <p>T18 To give sympathetic consideration to the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area, and subject to compliance with all other objectives of this plan.</p>				
<p><b>Commentary:</b></p> <p><i>See commentary under Strategic Objectives above. Various mitigation and benefits to environmental protection and management are facilitated by these provisions, for example:</i></p> <ul style="list-style-type: none"> <li>• T13 – ‘To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.’</li> </ul>				

<sup>129</sup> A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public and breakfast may be provided as part of the service but no other meals.

<sup>130</sup> A building, or part thereof, where sleeping accommodation, meals and other refreshments are available to residents and non-residents, and which has a minimum of five rooms and no more than nineteen rooms.

<sup>131</sup> Small-scale holiday home / self-catering developments are generally those associated with on-farm accommodation and small-scale tourist attractions or developments, and would not normally be in excess of 10 units.

<sup>132</sup> Large-scale holiday home / self-catering developments are generally those associated with significant tourism / recreation complexes such as hotels, golf courses, adventure centres etc.

<sup>133</sup> A building, or part thereof, which would provide meals, sleeping accommodation and maybe other refreshments and entertainment to residents only, and is other than a hostel where care is provided.

<ul style="list-style-type: none"> <li>• T16 – ‘To facilitate the development of hostels<sup>134</sup> along established walking / hiking routes and adjacent to existing tourism / recreation facilities.’</li> <li>• T17 – ‘having due regard to surrounding land uses and proper planning and development of the area.’</li> <li>• T18 – ‘subject to the proper planning and sustainable development of the area’</li> </ul>				
<p><b>Integrated Tourism/Leisure/Recreational Complexes</b></p> <p>Integrated tourism / leisure / recreational complexes are medium to large-scale leisure and recreational developments that will often include accommodation facilities. The development of a limited number of exceptionally high quality integrated tourism, leisure and recreational complexes at appropriate locations, particularly untraditional tourist locations, can have positive results in terms of realising the creation of new tourism products and in terms of promoting tourism growth.</p> <p>They will normally include some of the following uses: Hotel and associated facilities, Restaurants / cafes, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, indoor/outdoor ski centre, museums/art galleries, nature trails, walking routes and associated facilities. They may also include tourist related residential and retail facilities that are ancillary to the main tourist attraction.</p> <p><b>T19</b> To provide for holiday home development (subject to Objective T14) at the following locations:</p> <ul style="list-style-type: none"> <li>• Baltyboys Golf Club (up to 4 units on a site of 1.3ha as shown on Map 07.01)</li> <li>• Annamoe Fish Farm, (on a site of 1.2ha as shown on Map 07.02)</li> </ul> <p><b>T20</b> To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:</p> <ul style="list-style-type: none"> <li>• Druids Glen Golf Club, Woodstock Demesne (Map 7.03);</li> <li>• Ballinahinch Lower, Newtownmountkennedy (Map 7.04);</li> <li>• Brook Lodge, Macreddin West, Aughrim (Map 7.05);</li> <li>• Rathsallagh House, Dunlavin (Map 7.06);</li> <li>• Castletimon, Brittas Bay (Map 07.07);</li> <li>• Jack White’s Cross (Map 07.08).</li> </ul> <p><b>T21</b> To consider applications for the development of further ITLR facilities having regard to:</p> <ul style="list-style-type: none"> <li>• Accessibility from the east and west transport corridors;</li> <li>• Accessibility to major towns and/or centres of population;</li> <li>• Proximity to designated tourism/visitor areas;</li> <li>• The existence of other such facilities or major tourist accommodation sites in the vicinity;</li> <li>• The adequacy of the site area and site features to accommodate a range of integrated tourist / leisure / recreational activities;</li> <li>• The Council will support the development of integrated tourism/leisure/recreational complexes on estate holdings with large estate houses that are directly attached to villages or towns.</li> </ul> <p><b>T22</b> To require all applications for development at identified or new ITLR sites to comply with the following requirements:</p> <ul style="list-style-type: none"> <li>• Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority;</li> <li>• The development as a whole shall be held in the single ownership of the developer. In the event that certain elements of the development will require to be sold / leased to make the project viable, this shall be stated at the outset and measures proposed to operate / manage / market the entirety of the facility as a single entity;</li> <li>• Any holiday home / self-catering type accommodation proposed as part of the facility shall accord with Objective T14;</li> <li>• All development shall be so designed to respect the character of the area and any existing heritage features on the site, including demesne houses or other protected features.</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
<p><b>Commentary:</b> See commentary under Strategic Objectives above.</p> <p>Various mitigation and benefits to environmental protection and management are facilitated by these provisions, for example:</p> <ul style="list-style-type: none"> <li>• T20 – ‘Accessibility from the east and west transport corridors’, ‘Accessibility to major towns and/or centres of population’, ‘Proximity to designated tourism/visitor areas’.</li> </ul>				

<sup>134</sup> A building, or part thereof, which would provide meals, sleeping accommodation and maybe other refreshments and entertainment to residents only, and is other than a hostel where care is provided.

- T21 – ‘Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority’, ‘All development shall be so designed to respect the character of the area and any existing heritage features on the site, including demesne houses or other protected features.’

Note: objectives providing for development in areas which are removed from the established development envelopes of existing settlements, in particular, provide for a less sustainable type of development and pose certain conflicts, especially with regard to:

- Adverse effects on sustainable mobility with increases in car usage (SEO C1);
- Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air (SEO C1);
- Adverse visual impacts on the landscape (SEO L1); and
- Increased pressures on ground and surface water bodies arising from limited options for water services (SEOs W1 W2 M1 M2).

Of these effects, adverse effects on sustainable mobility and visual impacts would be least likely to be mitigated for new development at locations such as Baltyboys Golf Club (Area of Outstanding Natural Beauty), Annamoe fish farm (Area of Outstanding Natural Beauty) and Castletimon Brittas Bay (located in a sensitive coastal area with landscape sensitivities including landscape designation).

**Other visitor facilities**

**T23** The Council will encourage the opening up of heritage Country houses (such as Derrybawn House, Laragh (see Map 7.05) for use as places of Retreat, Study and Education subject to the following criteria being fulfilled:

- The facility shall be accommodated within the existing house or a small scale sympathetic extension thereto;
- the house shall be of a sufficient size to provide the facilities required including overnight accommodation, restaurant / dining facilities and meeting / seminar facilities;
- courses shall be operated by the house owner;
- visitor stay shall be short term only.

Any development of such estates should have regard to the following criteria within an overall planning application:

- Proximity to existing tourism/visitor areas;
- An adequate site area to provide the appropriate facilities without compromising the existing attractions of the location;
- The preservation of the character of the existing landscape;
- Any development, including ancillary residential shall be retained in single or common ownership and/or shall be the subject of a concise legal management contract that ensures the continued future appropriate maintenance and management of the property.

**Tourism & recreation infrastructure**

**T24** To promote and facilitate improvements to tourism and recreation infrastructure within the County. The Council will favourably consider proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking facilities, service/rest facilities etc., subject to the proper planning and sustainable development of the area, and the objectives of this plan.

**T25** To cooperate with Wicklow County Tourism, Bord Fáilte and other appropriate bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions.

**T26** To positively consider applications for new developments that provide facilities and services for travelling tourists (such as rest facilities, cafes, etc) at appropriate locations in the County. Only where it is not viable or convenient to provide such services in existing settlements / established visitor facilities, will alternative locations be considered and these should be conveniently located adjacent to the national road network.

**Tourism & Recreation Themes & Products**

**T27** To encourage eco-tourism projects or those tourism projects with a strong environmentally sustainable design and operational ethos.

**T28** To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc. In particular, to consider the development of Belmont Demesne, Delgany (an area of 80.79ha as shown on Map 07.10) as an outdoor adventure / equestrian centre.

**T29** To support the development of new and existing walking, cycling and driving routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:

- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes

<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
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- the development of a new walking route from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way
- hill walking trails in West Wicklow
- the expansion of the 'Blessington Greenway' walk around the Poulaphuca reservoir
- the development of a lakeshore walk around the Vartry reservoir
- the extension of the old Shillelagh branch railway walk from Aughrim to Shillelagh
- The development of a walking route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass

subject to consultation and agreement with landowners.

**T30** To support the development of craft/artisan centres at established tourist facilities. In particular, the Council will support the development of an Arts, Crafts and Interpretive Centre at Sexton's garden Centre, Glen Of The Downs (Map 07.11).

**T31** To promote and facilitate new and high quality investment in the tourism industry in Wicklow, with particular reference to tourist and recreation activities that relate to one or more of the following themes: Christian and pre-Christian heritage, mining heritage, scenic beauty, houses and gardens, waterways.

**T32** To support the development of Avoca Mines as a tourist attraction. The development of a mining heritage centre could incorporate a range of projects incorporating tourism, nature exploitation, scientific and ecological research, adventure, craftwork and environmental projects. Any development shall accord with the principle of sustainable tourist development and shall particularly ensure the preservation and enhancement of mining heritage.

**T33** To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of "agreed access", the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource for the residents of County Wicklow and other visitors.

**T34** To promote and encourage the recreational use of coastline, rivers and lakes for activities such as game fishing, boat sailing etc. Where such recreational uses involve the development of structures or facilities, the Council will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.

**Commentary:**

*See commentary under Strategic Objectives above.*

*Various mitigation and benefits to environmental protection and management are facilitated by these provisions, for example:*

- *T23 - 'The preservation of the character of the existing landscape'*
- *T24 - 'improving traffic flow', 'subject to the proper planning and sustainable development of the area, and the objectives of this plan.'*
- *T26 - 'appropriate locations'*
- *T27 - 'strong environmentally sustainable design and operational ethos.'*
- *T32 - 'sustainable tourist development', 'preservation and enhancement of mining heritage'*
- *T34 - 'the Council will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.'*

*The development of new and existing walking, cycling and driving routes/trails and the development of linkages between trails in Wicklow and adjoining counties – including those identified by Objective T29 – have the potential to contribute towards a better management of tourism in sensitive areas and thereby benefitting various environmental components including habitats at certain locations<sup>135</sup> (SEOs B1 B2 B3). The reference to protecting environmental quality and landscapes and to sustainable development would contribute towards beneficial effects upon the protection/management of all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). As with other developments and uses, those related to tourism and recreation would present the potential for significant adverse environmental effects to arise with regard to all environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1).*

<sup>135</sup> Emerging findings from the examination of areas along the Wild Atlantic Way (CAAS on behalf of Fáilte Ireland) show that managing tourists at sites would contribute towards the meeting of requirements under the Habitats Directive.



*Nonetheless, the development of trails presents a variety of potentially adverse effects (upon environmental components including soil, water, landscape, cultural heritage and emissions to air and waste) that would be likely to arise from both the construction and operation of such developments and/or their ancillary infrastructure. These types of infrastructure are often constructed in ecologically and visually sensitive areas along the coast and adjacent to the banks of rivers and streams. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development (see Section 9) and by measures arising from lower tier assessments.*

## 8.6.7 Chapter 8: Community Development

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated</b> <b>Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>Objectives</b>				
<p><b>Community Development</b></p> <p><b>CD1</b> To consult and engage with prescribed bodies, local community interest groups and individuals during the local plan making process for towns and villages to determine community / social infrastructure deficiencies and needs in accordance with the provisions of the Planning and Development Act.</p> <p><b>CD2</b> During the local plan making process for towns and villages, to seek to facilitate community development and socially inclusive communities, through proper land use zoning and transportation planning, phasing and the setting out of high standards of design in both streets and buildings.</p> <p><b>CD3</b> To facilitate the delivery of community facilities in accordance with the 'Hierarchy Model of Community Facilities' prepared under the Development Levy Scheme (under Section 48 of the Planning and Development Acts) (as set out on Table 8.1 of this chapter).</p> <p><b>CD4</b> To recognise the needs of those with disabilities throughout the County and to acknowledge their right to lead as enriching, fulfilling and independent lives as possible. In support of this, all policies, objectives and development standards of this plan have been proofed to ensure that not only do they not impede on the lives of people with disabilities but that they proactively assist and enable them.</p> <p><b>CD5</b> Where specified by the Planning Authority, new significant residential or mixed use development<sup>136</sup> proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.</p> <p><b>Education &amp; Development Objectives</b></p> <p><b>CD6</b> To facilitate the provision of schools by zoning suitable lands in local plans capable of meeting the demands of the projected populations. Prior to the identification of lands for primary and secondary school provision the Council shall consult with the Forward Planning and Site Acquisition and Management sections of the Department of Education.</p> <p><b>CD7</b> Where lands are zoned for educational use, to facilitate the development of facilities that provide for linkages between schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities.</p> <p><b>CD8</b> Where lands are zoned for employment use, to facilitate the development of employment training facilities (privately and/or publicly funded).</p> <p><b>CD9</b> Where practicable, education, community, recreational and open space facilities shall be clustered. However schools shall continue to make provision for their own recreational facilities as appropriate.</p>	<p><b>B1 B2 B3 PHH1</b> <b>S1 W1 W2 W3 M1</b> <b>M2 M3 C1 CH1</b> <b>CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1</b> <b>W1 W2 W3 M1 M2</b> <b>M3 C1 CH1 CH2</b> <b>L1</b></p>	

<sup>136</sup> This is determined to be any proposed development in: (a) settlement levels 1 to 4 of 150+ residential units, (b) settlement level 5 of 75+ residential units and (c) settlement level 6 of 30+ residential units.  
CAAS for Wicklow County Council

<p><b>CD10</b> To facilitate the development of third level facilities within the County, in particular the further development of the Wicklow County Campus at Clermont, Rathnew including the development of full time tertiary vocational and academic courses on campus.</p> <p><b>CD11</b> To seek the provision of dedicated facilities for adult and community education in recognition of the growing demand for life-long learning opportunities.</p> <p><b>CD12</b> To facilitate and promote the use of education facilities after school hours / weekends for other community and non-school purposes, where possible.</p> <p><b>CD13</b> To facilitate and promote the continuation and expansion of rural/village primary schools.</p> <p><b>Health and Care Objectives</b></p> <p><b>CD14</b> To facilitate the development of healthcare uses at suitable locations, in liaison with the appropriate health authorities. Health facilities will be considered at all locations and in all zones, provided that:</p> <ul style="list-style-type: none"> <li>• The location is readily accessible to those availing of the service, with a particular presumption for facilities in towns and villages and in areas of significant residential development. Isolated rural locations will not generally be considered except where it can be shown that the nature of the facility is such that demands such a location;</li> <li>• The location is generally accessible by means other private car, in particular by public transport services, or by walking / cycling, and;</li> <li>• The location is accessible to those with disabilities.</li> </ul> <p><b>CD15</b> To facilitate the establishment of new or expansion of existing hospitals, nursing homes, centres of medical excellence, hospices, respite care facilities or facilities for those with long term illness.</p> <p><b>CD16</b> To allow for the change of use of all or part of an existing dwelling in a residential zone to health care usage, subject to normal planning considerations, paying particular regard to car parking availability, impacts on traffic flow and obstruction and impacts on residential amenities.</p> <p><b>Residential &amp; Day Care Objectives</b></p> <p><b>CD17</b> To provide for new or extended residential care facilities for the elderly at the following locations as shown on maps 8.01-8.04:</p> <ul style="list-style-type: none"> <li>• Ballinahinch Lower, Newtownmountkennedy (c. 8ha as shown on Map 8.01)</li> <li>• Blainroe / Kilpoole Lower (c. 2.5ha as shown on Map 8.02)</li> <li>• Coolgarrow, Woodenbridge (1.5ha as shown on Map 8.03)</li> <li>• Killickabawn, Kilpedder (c. 6ha as shown on Map 8.04)</li> </ul> <p><b>CD18</b> To facilitate the development and improvement of new and existing residential and day care facilities throughout the County.</p> <p><b>CD19</b> Residential and day care facilities shall in general be required to locate in existing towns or villages and shall be located close to shops and other community facilities required by the occupants and shall be easily accessible to visitors, staff and servicing traffic; locations outside of delineated settlement boundaries shall only be considered where</p> <ul style="list-style-type: none"> <li>• The site is located in close proximity to a settlement and would not comprise an isolated development;</li> <li>• There are excellent existing or potential to provide new vehicular and pedestrian linkages available to settlement services</li> <li>• The design and scale of the facility is reflective of the semi-rural location.</li> </ul> <p><b>CD20</b> 'Retirement villages', made up of a number of independent housing units, with limited / no on site care facilities will be required to locate on residentially zoned land in settlements (or where no local area plan exists, within the defined boundary of the settlement).</p> <p><b>Childcare &amp; Preschool Objectives</b></p> <p><b>CD21</b> To facilitate the provision of childcare in a manner which is compatible with land-use and transportation policies and adheres to the principles of sustainable development.</p> <p><b>CD22</b> To facilitate the provision of a network of childcare facilities that reflects the distribution of the residential population in the County, in order to minimise travel distance and maximise opportunities for disadvantaged communities.</p> <p><b>CD23</b> Where considered necessary by the Council, to require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage &amp; Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging</p>				
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<p>demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Council not to allow a change of use of these premises within five years.</p> <p><b>CD24</b> While the Planning Authority does not encourage the provision of childcare facilities in rural areas, consideration may be given subject to the following strict criteria:</p> <ul style="list-style-type: none"> <li>• existing infrastructural services (water supply, wastewater disposal, entrance and car parking arrangements) are adequate or can be upgraded to a standard suitable to meet the needs of the facility; and</li> <li>• the scale of the facility (i.e. the number of children attending) shall be modest and appropriate to the rural location and will be required to be justified on the basis of the catchment of the facility, the proximity to other childcare facilities and the proximity to an existing town or village, where land is zoned or available for childcare development.</li> </ul> <p><b>Leisure &amp; Recreation Objectives</b></p> <p><b>CD25</b> To facilitate opportunities for play and support the implementation of the Wicklow County Council Play Policy and its objectives, including the collection of development levies.</p> <p><b>CD26</b> In all new residential development in excess of 75 units, where considered necessary by the Council, the developer shall provide, in the residential public open space area, a dedicated children's play area, of a type and with such features to be determined following consultation with Community, Cultural &amp; Social Development Office of Wicklow County Council.</p> <p>The location of any such proposal shall be situated within a centrally located area capable of being passively supervised by surrounding developments.</p> <p><b>CD27</b> All new estates, streets, open spaces/parks and community facilities shall be designed with the needs and safety of children as a priority.</p> <p><b>CD28</b> Subject to safety considerations, natural features (trees, streams etc) shall be retained in new developments.</p> <p><b>CD29</b> In accordance with Objective CD5, where a deficiency in facilities for teenagers/young adults and/or indoor community space is identified in an area, the developer of any significant new residential estate shall submit proposals to address the deficiency.</p> <p><b>CD30</b> All new neighbourhood parks or active open space zones shall include a 'mixed use games area' (MUGA) of an appropriate size and nature to be determined in, pre-consultation with the Community, Cultural &amp; Social Development Office of Wicklow County Council.</p> <p><b>CD31</b> New community buildings / facilities shall be designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics / dance, martial arts etc), meeting / club use and the operation of youth clubs and youth services</p> <p><b>CD32</b> To provide for the development of facilities that contribute to the improvement of the health and wellbeing of the inhabitants of County Wicklow and facilitate participation in sport and recreation.</p> <p><b>CD33</b> Through the local plan and Action Area Plan process to identify the need and designate suitable active open space for the provision and expansion of sport and recreation opportunities, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport &amp; Recreation and Active Open Space policies.</p> <p><b>CD34</b> Facilities for sports shall normally be located close to towns or villages, on designated Active Open Space land. All efforts will be required to be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.</p> <p><b>CD35</b> The redevelopment for alternative uses of open space and recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Council unless suitable and improved alternative recreational facilities can be provided in a convenient location.</p> <p><b>CD36</b> The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including car parking and changing rooms.</p> <p><b>Culture Objectives</b></p> <p><b>CD37</b> To facilitate opportunities for the provision and development of Arts projects.</p> <p><b>CD38</b> To facilitate the creation and display of works of art at appropriate public locations, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.</p>				
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<p><b>CD39</b> To facilitate the development of the library service within the County.</p> <p><b>CD40</b> To facilitate the development of new, improved or expanded places of worship and burial grounds at appropriate locations in the County, where the demand for the facility has been demonstrated.</p> <p><b>Open Space Objectives</b></p> <p><b>CD41</b> Through the local plan process to designate suitable active open space in all settlements, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport &amp; Recreation and Active Open Space policies.</p> <p><b>CD42</b> To require active open space to be provided in tandem with new residential development (in accordance with the standards set out in the Development Design Standards Appendix)</p> <p><b>CD43</b> In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development. Non-community uses on such lands will not normally be permitted.</p> <p><b>CD44</b> To facilitate the development of allotments of an appropriate scale on lands which meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Lands situated within or immediately adjacent to the edge of towns/villages;</li> <li>• Lands that are easily accessible to the residents of a particular town or village;</li> <li>• Where an adequate water supply can be provided;</li> <li>• Where adequate road infrastructure and access exists/can be provided;</li> <li>• Where adequate parking facilities can be provided.</li> </ul> <p><b>CD45</b> All active open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after day light hours (refer to 'Light pollution' section of Waste and Environmental Emissions Chapter).</p>				
<p><b>Commentary:</b></p> <p><i>The community development provisions will, in-combination with the implementation of other strategies in the County, contribute towards the overall development of the County.</i></p> <p><i>By facilitating community development (which would encompass new built development and the construction and operation of infrastructure to service this development), these provisions would potentially conflict with the full range of environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). Potential adverse effects would be mitigated by measures which have been integrated into the Draft Plan (see Section 9) – this includes those potential impacts that may arise on open space as a result of leisure and recreation development. The evaluation against Strategic Environmental Objectives (SEOs) that is provided above is consistent with the evaluation of the preferred scenario which is provided in Section 7. Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development – including community development – will give rise to a series of circumstances that are likely to place a low burden on the environment.</i></p> <p><i>The community development provisions place an emphasis on integrating the delivery of community development alongside other types of development as well as improved physical access to this infrastructure and associated services. This will have various benefits on the protection and management of the environment and will contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEO C1 PHH1).</i></p> <p><i>In addition the community development provisions would help to:</i></p> <ul style="list-style-type: none"> <li>• <i>Avoid the need for unnecessary greenfield development in certain locations thereby contributing towards the protection of many environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1).</i></li> <li>• <i>Enable development to be served by existing water services and drainage infrastructure, subject to capacity being provided (SEOs M1 M2 W1 W2 W3 B1 B2 B3 S1 PHH1).</i></li> </ul> <p><i>With regard to Objective CD17, the location of residential care facilities for the elderly away from services, such as community, social and retail services, reduces the ability of the elderly to independently utilise these services. This can adversely affect patterns of sustainable mobility (SEO C1).</i></p>				

## 8.6.8 Chapter 9: Infrastructure Development

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>ROADS &amp; TRANSPORTATION</b>				
<b>Strategy</b>				
<ul style="list-style-type: none"> <li>Craft land use policies to produce settlements of such form and layout that facilitates and encourages sustainable forms of movement and transport, prioritising walking and cycling, and for larger settlements, bus transport. To achieve this aim Integrated transport , IFPLUT studies have and will be used to prepared, which will continue to inform future policy formulation;</li> <li>Promote development that facilitates the delivery of local transport links within towns (such as feeder buses to train stations), between towns and in rural areas;</li> <li>Promote development that delivers the improvements to of public transport services, in particular the upgrading of the Dublin - Rosslare train line, improved Dart Services, bringing the LUAS/BRT to Bray and the development of improved bus services;</li> <li>Allow for the improvement or provision of new walking and cycling facilities throughout the County;</li> <li>Facilitate the improvement of our existing road network, to remove bottlenecks and increase free flow;</li> <li>To improve east - west linkages in the County, as well as linkages between the west and south of the County to other counties;</li> <li>To improve facilities for pedestrians and access for people with special mobility needs.</li> </ul>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	
<b>Commentary:</b>				
<p><i>This Strategy will primarily contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEOs C1 PHH1). Directly (from the construction and operation of transport infrastructure) and indirectly (from facilitating non-transport development) these provisions have the potential to result in significant adverse effects (including in-combination effects across County borders) upon most environmental components including ecology (SEOs B1 B2 B3), soil function (SEO S1), the status of water bodies (SEOs W1 W2), flood risk (SEO W3 PHH1), cultural heritage (SEOs CH1 CH2), the landscape (SEO L1) and emissions and energy usage (SEOs C1 PHH1).</i></p> <p><i>This Strategy would also contribute towards and support the preferred alternative scenario (see details and evaluation at Section 7). Therefore the effects arising from implementation of the preferred alternative scenario – both beneficial and potentially adverse - are contributed towards by this Strategy. Potential adverse effects would be mitigated by the measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.</i></p>				
<b>PUBLIC TRANSPORT</b>				
<b>Public transport objectives</b>				
<p><b>TR1</b> To cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, integrated transport system in the greater Dublin area.</p> <p><b>TR2</b> To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular</p> <ul style="list-style-type: none"> <li>to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors;</li> <li>to enhance existing parking facilities at and/or the improvement of bus links to the train stations in Bray, Greystones, Wicklow and Arklow;</li> <li>to promote the linkage of the LUAS extension/Bus Rapid Transport to Bray DART;</li> <li>to encourage the improvement of bicycle parking facilities at all transport interchanges;</li> <li>to improve existing and provide new footpath/footway linkages to existing / future transport interchange locations;</li> <li>to allow for the construction of bus shelters, particularly where they incorporate bicycle parking facilities.</li> </ul>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	

<b>TR3</b>	To continue to work with Iarnród Éireann on the improvement of mainline train and DART services into Wicklow and in particular, to facilitate all options available to increase capacity through Bray Head and along the coastal route south of Greystones.			
<b>TR4</b>	To ensure that possibilities for improvement of the Dublin – Rosslare line, including the re-opening of closed stations, are maintained and to ensure that land uses adjacent to former stations are appropriate and would facilitate future improvements. In particular <ul style="list-style-type: none"> <li>▪ to resist any development within 20m of the railway line;</li> <li>▪ to resist demolition or removal of any former train station structures or apparatus, other than for safety reasons;</li> <li>▪ to require any development proposals in the vicinity of former train stations to be so designed to facilitate future access to the station and to reserve adequate space for future car parking.</li> </ul>			
<b>TR5</b>	To facilitate, through both the zoning of land and the tie-in of new facilities with the development of land and the application of supplementary development contributions, the extension of the LUAS/Bus Rapid Transport to Bray Environs/Fassaroe and linked to Bray Dart Station in accordance with the provision of the 'Greater Dublin Area Draft Transport Strategy 2011 – 2030'.			
<b>TR6</b>	To improve the capacity of the N11 / M11 from Rathnew to the County boundary at Bray in a manner capable of facilitating greater free flow of public transport.			
<b>TR7</b>	To promote the delivery of improved and new bus services both in and out of the County but also within the County by: <ul style="list-style-type: none"> <li>▪ Facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted);</li> <li>▪ Requiring the developers of large-scale<sup>137</sup> new employment and residential developments in the designated metropolitan and large growth towns in the County that are distant (more than 2km) from train / LUAS stations to fund / provide feeder bus services for an initial period of at least 3 years;</li> <li>▪ Promoting the growth of designated settlements to a critical mass to make bus services viable and more likely to continue;</li> <li>▪ In larger settlements that can sustain bus services, to require new housing estate road layouts to be designed to have permeable 'bus only' linkages between different housing estates;</li> <li>▪ To work with Bus Éireann to improve services in south and west Wicklow.</li> </ul>			
<b>TR8</b>	To promote the existing service provided and encourage the further development of the Wicklow Rural Transport Initiative.			

**Commentary:***These Public Transport Objectives*

(RT1 – 'high quality, integrated transport system'; RT2 – 'promote the development of transport interchanges', 'promote the linkage of the LUAS extension/Bus Rapid Transport to Bray DART', 'encourage the improvement of bicycle parking facilities at all transport interchanges', 'improve existing and provide new footpath/footway linkages', 'allow for the construction of bus shelters, particularly where they incorporate bicycle parking facilities'; RT3 – 'improvement of mainline train and DART services into Wicklow and in particular, to facilitate all options available to increase capacity through Bray Head and along the coastal route south of Greystones'; RT4 – 'improvement of the Dublin – Rosslare line'; RT5 – 'the extension of the LUAS/Bus Rapid Transport to Bray Environs/Fassaroe and linked to Bray Dart Station'; RT6 – 'improve the capacity of the N11 / M11 from Rathnew to the County boundary at Bray'; RT7 – 'promote the delivery of improved and new bus services both in and out of the County'; RT8 – 'support and facilitate the existing service provided and encourage the further development of the Wicklow Rural Transport Initiative')

would contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEOs C1 PHH1) and facilitate the preferred scenario for the Plan (see Section 7) and associated beneficial environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1).

Directly (from the construction and operation of transport infrastructure) and indirectly (from facilitating non-transport development) these provisions have the potential to result in significant adverse effects upon most environmental components including ecology (SEOs B1 B2 B3), soil function (SEO S1), the status of water bodies (SEOs W1 W2), flood risk (SEO W3 PHH1), cultural heritage (SEOs CH1 CH2) and the landscape (SEO L1). Although improving provision of rail services would facilitate net reductions in emissions to air (SEOs C1 PHH1) both new infrastructure and intensifying the use of existing

<sup>137</sup> Large-scale residential development is taken to be any single development that would increase the housing stock in the settlement by 10% or more and a large-scale employment development is taken to be one with a working population of 200 persons or more.

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

infrastructure would be likely to result in increases at local level (SEOs C1 HH1). In addition to contributing towards the beneficial effects associated with the preferred alternative scenario (see details and evaluation at Section 7), these provisions would contribute towards potentially adverse effects. Such effects would be mitigated by the measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.

Development arising from this provision – including the improvement of mainline train and DART services into Wicklow, provision for an increase in capacity through Bray Head and along the coastal route south of Greystones, an improvement of the Dublin to Rosslare line and an extension of the LUAS/Bus Rapid Transport to Bray Environs/Fassaroe – would be required to comply with, as relevant, the mitigation measures which have been integrated into the Draft Plan, including those measures concerning compliance with legislation such as the Habitats and Water Framework Directives (see Section 9).

<p><b>Cycling &amp; Walking Objectives</b></p> <p><b>TR9</b> To improve existing or provide new foot and cycleways on existing public roads, as funding allows.</p> <p><b>TR10</b> To require all new regional and local roads to include foot and cycleways.</p> <p><b>TR11</b> To facilitate the development of foot and cycleways off road (e.g. through open spaces, along established rights-of-way etc), in order to achieve the most direct route to the principal destination (be that town centre, schools, community facilities or transport nodes), while ensuring that personal safety, particularly at night time, is of the utmost priority.</p> <p><b>TR12</b> To encourage the provision of secure covered bicycle-parking facilities at strategic locations such as town centres, neighbourhood centres, community facilities and transport nodes.</p> <p><b>TR13</b> To facilitate the development of a cycling and walking amenity routes throughout the County.</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
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**Commentary:**

The Cycling and Walking Objectives will primarily contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEOs C1 PHH1). These provisions would also facilitate the preferred scenario for the Plan (see Section 7) and associated beneficial environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1).

Note that the development of parts of the walking and cycling network adjacent to water courses and the coast may present, in particular, an increased potential for adverse effects upon certain environmental components such as ecology (SEOs B1 B2 B3) and the status of water bodies (SEO W1) to arise, however; these effects will be mitigated by various measures which have been integrated into the Draft Plan. Directly (from the construction and operation of transport infrastructure) and indirectly (from facilitating non-transport development) these provisions have the potential to result in significant adverse effects upon most environmental components including ecology (SEOs B1 B2 B3), soil function (SEO S1), the status of water bodies (SEOs W1 W2), flood risk (SEO W3 PHH1), cultural heritage (SEOs CH1 CH2) and the landscape (SEO L1). In addition to contributing towards the beneficial effects associated with the preferred alternative scenario (see details and evaluation at Section 7), these provisions would contribute towards potentially adverse effects. Such effects would be mitigated by the measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.

<p><b>General road objectives</b></p> <p><b>TR14</b> To improve public roads in the County as necessary, including associated bridges and other ancillary structures, as funding allows, having due regard to both the transportation needs of the County and the protection of natural habitats.</p> <p><b>TR15</b> Traffic Impact Assessments will be required for new developments in accordance with the thresholds set out in the 'Design Manual for Roads and Bridges' the 'Traffic &amp; Transport Assessment Guidelines' (TII) and the Design Manual for Urban Roads and Streets (DoECLG &amp; DoTTS).</p> <p><b>TR16</b> Road Safety Audits and/or Road Safety Impact Assessments shall be required at the discretion of the Planning Authority, but shall generally be required where new road construction or a permanent change to the existing road layout is proposed.</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
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**Commentary:**

Arising both directly from the construction and operation and indirectly from facilitating non-transport related development, these projects would have the potential to give rise to a range of adverse impacts including contributing towards the motorised transport and associated emissions and energy usage (SEOs C1 PHH1), ecology (SEOs B1 B2 B3), archaeological and architectural heritage, including context (SEOs CH1 CH2), visual impacts (SEO L1), waste levels (SEO M3), human health (SEO HH1), soil and the status of water bodies (SEOs S1 W1 W2), flood risk (SEO W3). Potential conflicts would be mitigated by the measures which have been integrated into the Draft Strategy and are identified in Section 9 of this report and any additional requirements arising through lower tier assessments or granting of permission. These projects would also facilitate public transport, improving sustainable mobility and associated interactions (SEOs C1 HH1) as well as facilitating the preferred scenario for the Plan (see Section 7) and associated beneficial environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). Potential adverse effects would be mitigated by the measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.

<p><b>National Roads</b></p> <p>The County of Wicklow is served by two national roads - the N11 and the N81, both of which connect to the M50 motorway, providing ease of access to and from the County. The national road network in the County provides an essential means of access to the metropolitan area. The capacity of these existing roads has come under increasing pressure from the ever-increasing number of commuters to Dublin.</p> <p><b>N11/M11</b></p> <p>While the N11 has undergone significant upgrading over the past number of years, works are still required in order to fully upgrade this national road.</p> <p><b>Objectives for the M/N11</b></p> <ul style="list-style-type: none"> <li>• Upgrading of substandard junctions on the N11/M11, to improve the safety and capacity of the junctions;</li> <li>• upgrading of the N11 to motorway status between Bray and Cullenmore;</li> <li>• upgrading of the N11/M11 between the County boundary and Kilmacanogue / Glen of the Downs, including road capacity and safety improvements to the main carriageway and all necessary improvements to associated junctions;</li> <li>• Improving the M11 / M50 merge;</li> <li>• upgrading the N11 interchange at the Glen of the Downs to facilitate the provision of a northern link road from the N11 to Greystones;</li> <li>• upgrade Ballyronan Interchange to facilitate improved access to Newtownmountkennedy and a possible link road from Ballyronan to Kilcoole; and</li> <li>• the provision of a third interchange on the Arklow by-pass, linking the M11 to Vale Road</li> </ul> <p><b>N81</b></p> <p>The N81 has also been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The TII's priority in the last number of years has been firstly the national primary roads and more recently, the Major Interurban Routes (MIUs) and the N81, being a national secondary route, has been somewhat overlooked for investment. However, a recent audit of the national roads has shown the N81 to be particularly deficient in overall safety and this has refocused attention back onto the improvement of this route.</p> <p>The TII National Road Design Office in Naas characterise the N81 as having poor horizontal and vertical alignment. The route consists of a single lane carriageway without a hard strip or hard shoulder along sections of the road way. The road was limited over taking capacity and as a result platooning regularly occurs. In 2008 the National Roads Design Office began the process of assessing the possibility of upgrading this road network between Tallaght and Hollywood Cross incorporating a bypass of the town of Blessington. Stage 2 of this process has now been completed with a preferred route option being identified.</p> <p><b>Works Objectives for the N81</b></p> <ul style="list-style-type: none"> <li>▪ Tallaght to Hollywood Cross upgrade</li> <li>▪ Upgrades at Deering's and Hangman's bends</li> <li>▪ Local alignment and width improvements south of Hollywood cross</li> </ul> <p>The Council will work to ensure the N81 receives much greater funding than received to date for improvements.</p> <p><b>Leinster Outer Orbital Route (LOOR)</b></p> <p>The Regional Planning Guidelines for the Greater Dublin Area identify a need for a Leinster Orbital Route, the purpose of which would be to provide an alternative bypass of Dublin for national road traffic not wishing to access the Metropolitan Area and to provide a transport link between development centres in the Hinterland Area of the Greater Dublin Area, in a way which supports their sustainable, physical and economic development.</p> <p>Both Transport 21 and the National Development Plan 2007 committed the NRA (now the TII) to carrying out a feasibility study on the LOR. In 2009, the TII completed a draft study, which included the identification of possible route corridors. A corridor linking Drogheda to Navan to Naas is identified as the optimum route having regard to the objectives set out in the policy documents. While this study does not identify a link to Wicklow, it does recommend that further studies be carried out into this possibility. The linkage of Wicklow to this outer orbital network is considered critical to the future growth of the south of the County and in particular to the viability of future port activities in Arklow. It is therefore considered appropriate to identify possible route corridors for this link up in this Plan.</p> <p>(Road objective (E) - Map 9.01)</p> <p><b>National Road objectives</b></p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
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<p><b>TR17</b> The Council will, in line with Government and Transport Infrastructure Ireland (TII) policies, and in accordance with the "Roads Needs Study", published by the TII, seek to bring national primary and secondary roads up to the appropriate standards</p> <p><b>TR18</b> To support major road improvements by reserving the corridors, as and when these are identified, of any such proposed routes free of development, which would interfere with the provision of such proposals.</p> <p><b>TR19</b> To co-operate with TII in the upgrade of existing interchanges on the National Routes and where appropriate and necessary, to restrict development immediately adjacent to interchanges to provide for the future enlargement of interchanges.</p> <p><b>TR20</b> To co-operate with TII and other Local Authorities to improve existing or provide new links from Wicklow (in particular, the growth centres and ports of Wicklow) to other counties in the region, including the Leinster Outer Orbital Route as proposed in the Regional Planning Guidelines.</p> <p><b>TR21</b> To safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads in line with the provisions of the 'Spatial Planning and National Roads' Guidelines' (DoECLG 2012).</p> <p><b>TR22</b> To ensure that all new developments in proximity to National Routes provide suitable protection against traffic noise in compliance with S.I No. 140 of 2006 Environmental Noise Regulations and any subsequent amendments to these regulations.</p> <p><b>TR23</b> To protect the carrying capacity, operational efficiency and safety of the national road network and associated junctions, significant applications either in the vicinity of or remote from the national road network and associated junctions, that would have an impact on the national route, must critically assess the capacity of the relevant junction. If there is insufficient spare capacity to accommodate the increased traffic movements generated by that development taken in conjunction with other developments with planning permission that have not been fully developed, or if such combined movements impact on road safety, then such applications must include proposals to mitigate these impacts.</p> <p><b>TR24</b> A new means of access onto a national road will generally not be permitted, but may be considered if one of the following circumstances applies:</p> <ul style="list-style-type: none"> <li>• The national road passes through a designated settlement and a speed limit of 50km/h or less applies;</li> <li>• where the new access is intended to replace an existing deficient one<sup>138</sup>; and</li> <li>• where exceptional circumstances apply, as described in Section 3.2.6 of the NRA 'Policy Statement on Development Management and Access to National Roads' (NRA May 2006).</li> </ul>				
<p><b>Commentary:</b></p> <p><i>Arising both directly from the construction and operation and indirectly from facilitating non-transport related development, these projects would have the potential to give rise to a range of adverse impacts including contributing towards the motorised transport and associated emissions and energy usage (SEOs C1 PHH1), ecology (SEOs B1 B2 B3), archaeological and architectural heritage, including context (SEOs CH1 CH2), visual impacts (SEO L1), waste levels (SEO M3), human health (SEO HH1), soil and the status of water bodies (SEOs S1 W1 W2), flood risk (SEO W3). Potential conflicts would be mitigated by the measures which have been integrated into the Draft Strategy and are identified in Section 9 of this report and any additional requirements arising through lower tier assessments or granting of permission. These projects would also facilitate public transport, improving sustainable mobility and associated interactions (SEOs C1 HH1) as well as facilitating the preferred scenario for the Plan (see Section 7) and associated beneficial environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). Potential adverse effects would be mitigated by the measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.</i></p> <p><i>The Plan does not provide for the development of the Leinster Outer Orbital Route and any future Plan of the Strategy to accommodate the route would have to be subject to SEA and AA – were this to occur, reservation of the route corridors now would facilitate the avoidance of future disturbance of development areas and associated potential effects upon various environmental components.</i></p>				
<p><b>Objectives for Regional Roads</b></p> <ul style="list-style-type: none"> <li>• To maintain and improve the R756 (Wicklow Gap), having due regard to the designation of the Wicklow Mountains as a Natura 2000 site<sup>139</sup>;</li> </ul>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	

<sup>138</sup> This does not imply that permission will be granted for additional vehicular movements onto the national road on the basis that the existing access is being improved.

<sup>139</sup> Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC).

<ul style="list-style-type: none"> <li>to improve the R747 (Arklow – Aughrim – Tinahely – Baltinglass), including re-alignment or by-passing of existing sections where necessary, having particular regard to the role this route may play in a future LOOR;</li> <li>the provision of a 'northern access road' from north Greystones to the N11 (at the Glen Of The Downs N11 interchange); and</li> <li>to provide other smaller, more localised road improvement schemes required during the lifetime of the plan, as funding allows.</li> </ul> <p><b>Regional Road objectives</b></p> <p><b>TR25</b> To continue to improve regional roads to the appropriate standards consistent with predicted traffic flow and in accordance with Government policy and the Roads Programme adopted by the Council. New and existing road space will be allocated to provide for bus, cycle and pedestrian facilities.</p> <p><b>TR26</b> To improve the regional road links between the national road network and the growth centres of County Wicklow in order to cater for anticipated additional traffic flows and to facilitate the economic development of these settlements.</p> <p><b>TR27</b> To improve regional road links between Wicklow and other counties, in particular the Blessington to Naas route and routes from Dunlavin and Baltinglass to the M9/N9.</p> <p><b>TR28</b> New means of access onto regional roads will be strictly controlled and may be considered if one of the following circumstances applies:</p> <ul style="list-style-type: none"> <li>The regional road passes through a designated settlement and a speed limit of 50km/h or less applies;</li> <li>where the new access is intended to replace an existing deficient one<sup>140</sup>;</li> <li>where it is demonstrated that the entrance is essential and no other means of access is available.</li> </ul> <p><b>Local Roads</b></p> <p>Urban roads provide the principal circulation networks through the County, meeting the needs of local journeys and providing connections to higher order routes. Local roads are classified as primary, secondary and tertiary and all local roads in the control of the Local Authority have been classified and given a unique ID. The Design Manual for Urban Roads and Streets (March 2013) set out the following street hierarchy and functions for roads within urban areas:</p> <p><b>Arterial Routes</b></p> <p>These are the major routes via which major centres/nodes are connected. They may also include orbital or cross metropolitan routes within cities and larger towns.</p> <p><b>Link Roads</b></p> <p>These provide the links to <i>Arterial</i> streets, or between <i>Centres, Neighbourhoods</i>, and/or <i>Suburbs</i>.</p> <p><b>Local Roads</b></p> <p>These are the streets that provide access within communities and to <i>Arterial</i> and <i>Link roads</i>.</p> <p><b>Urban/Local Road Objectives</b></p> <p><b>TR29</b> To continue to improve urban/local roads to the appropriate standards (given the location), consistent with predicted traffic flow and in accordance with Government policy and the Roads Programme adopted by the Council.</p> <p><b>TR30</b> To provide new roads in urban areas in accordance with objectives identified in local area, town and settlement plans.</p> <p><b>TR31</b> To require all new or improved urban local roads to make provision for public lighting, foot and cycleways and bus stop facilities, where deemed appropriate by the local authority.</p> <p><b>TR32</b> To improve local road links to the regional and national road network and between towns and villages, to facilitate the sharing of employment and community facilities between settlements.</p> <p><b>TR33</b> Where a proposed development is adjoining future development lands or provides the only possible access route to other lands, new roads will be required to be designed to ensure that future access to other lands can be facilitated.</p> <p><b>Rural Local Roads</b></p> <p>Rural local roads serve an important function providing access to rural properties and agricultural lands within the countryside while also providing linkages to regional and local collector roads.</p> <p><b>TR34</b> Rural local roads shall be protected from inappropriate development and road capacity shall be reserved for necessary rural development.</p>				
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<sup>140</sup> This does not imply that permission will be granted for additional vehicular movements onto the regional road on the basis that the existing access is being improved.

<p><b>Road Improvement Reservation Objective</b></p> <p><b>TR35</b> The Council will preserve free of development, all published alternative road improvement lines and route corridors, where development would seriously interfere with the road's objective, until such time as a final decision on a preferred route has been made. The Council will endeavour to ensure that a decision with respect to final road lines is decided upon as expeditiously as possible in order to prevent unnecessary sterilisation.</p> <p><b>Parking</b></p> <p>Parking policy is an important element in an authority's overall planning and transport policy. The level of car parking provided, its location, fee structure and enforcement levels can all have a considerable effect on car use and traffic flow patterns. The availability of convenient and affordable parking in an area can influence people's decision on their mode of travel and has the potential to be a powerful travel demand management tool. An off-street parking policy should recognise the role that the provision or otherwise of additional parking spaces can play in encouraging or discouraging travel by car. If demand management policies are being implemented then a reduction in the number of parking spaces may be desirable in congested urban areas with parking enforcement. Planning policy may seek to limit the number of parking spaces provided for new developments.</p> <p><b>Parking objectives</b></p> <p><b>TR36</b> New / expanded developments shall be accompanied by appropriate car parking provision, with particular regard being taken of the potential to reduce private car use in locations where public transport and parking enforcement are available. At such locations, the car parking standards set out in Volume 4(1) Table 7.1 shall be taken as <i>maximum standards</i>, and such a quantum of car parking will only be permitted where it can be justified.</p> <p>In locations where public transport and parking enforcement are not available, the car parking standards set out in Volume 4(1) Table 7.1 shall be taken as <i>minimum standards</i>. Deviations from this table may be considered in the following cases:</p> <ul style="list-style-type: none"> <li>▪ In town centres where there is a parking enforcement system in place or a town car park in proximity to the site. In such cases, only the needs of long-term users (e.g. employees, residents) will have to be addressed by the developer;</li> <li>▪ In multi-functional developments (e.g. hotels, district centres), where the developer provides a robust model of car parking usage to show that dual usage will occur and that peak car parking demand at any time of the day / week will always be met;</li> <li>▪ Other situations will be considered on a case-by-case basis.</li> </ul> <p>In situations where a developer cannot meet the necessary car parking requirement on or near the development site, the developer may request the Local Authority to accept a special payment in lieu, to be utilised by the Local Authority in providing car parking in the area.</p> <p><b>TR37</b> Provision shall be made in all new / expanded developments for disabled parking (and associated facilities such as signage, dished kerbs etc), at a suitable and convenient location for users.</p> <p><b>TR38</b> Provision shall be made for off street loading / unloading facilities in all new / expanded developments which are to receive regular deliveries.</p>				
<p><b>Commentary:</b></p> <p><i>Arising both directly from the construction and operation and indirectly from facilitating non-transport related development, these projects would have the potential to give rise to a range of adverse impacts including contributing towards the motorised transport and associated emissions and energy usage (SEOs C1 PHH1), ecology (SEOs B1 B2 B3), archaeological and architectural heritage, including context (SEOs CH1 CH2), visual impacts (SEO L1), waste levels (SEO M3), human health (SEO HH1), soil and the status of water bodies (SEOs S1 W1 W2), flood risk (SEO W3). Potential conflicts would be mitigated by the measures which have been integrated into the Draft Strategy and are identified in Section 9 of this report and any additional requirements arising through lower tier assessments or granting of permission. These projects would also facilitate public transport, improving sustainable mobility and associated interactions (SEOs C1 HH1) as well as facilitating the preferred scenario for the Plan (see Section 7) and associated beneficial environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1). Potential adverse effects would be mitigated by the measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.</i></p> <p><i>The Plan does not provide for the development of the Leinster Outer Orbital Route and any future Plan of the Strategy to accommodate the route would have to be subject to SEA and AA – were this to occur, reservation of the route corridors now would facilitate the avoidance of future disturbance of development areas and associated potential effects upon various environmental components.</i></p>				

<p><b>ROADSIDE SIGNAGE (for shopfront signage, see Volume 4 (1) of the plan)</b></p> <p><b>Objectives</b></p> <p><b>AS1 Advertising signs</b> will not be permitted except for public service advertising. This is to avoid visual clutter, to protect and preserve the amenity and/or special interest of the area, to ensure traffic safety and where applicable, to preserve the integrity of buildings, particularly those listed for preservation. Strictly temporary signs may be permitted to advertise permitted development, subject to an assessment of the cumulative impact of signage in the area and having regard to the particular environment of the site.</p> <p><b>Information and Directional Signs</b></p> <p><b>AS2 National Road N11/M11</b> Signage on this route will be strictly controlled and signs will generally only be permitted in accordance with National Roads Authority's "Policy on the provision of Tourist and Leisure signage on National Roads". In particular this policy allows for advance signing for a tourism attraction with 75,000 visitors per year. In addition, signs at N11/M11 off slips will be considered for:</p> <ul style="list-style-type: none"> <li>Hotels of a minimum three star status that are remote from a settlement signposted from the N11/M11 and within 5 km of that junction;</li> <li>Regional Tourist attractions including Kilruddery House and Gardens, Mount Usher Gardens, Wicklow Gaol, Kilmacurragh Arboretum etc.</li> </ul> <p><b>AS3 National Road N81</b> Signage on this route, outside of Blessington and Baltinglass, will be controlled and signs will generally only be permitted in accordance with National Roads Authority's "Policy on the provision of Tourist and Leisure signage on National Roads". In particular this policy allows for advance signing for a tourism attraction with 10,000 visitors per year.</p> <p>In addition, signs 200m or so in advance of N81 junctions will be considered for:</p> <ul style="list-style-type: none"> <li>Hotels of a minimum three star status that are remote from a settlement signposted from the N81, and within 5 km of that junction;</li> <li>Regional Tourist attractions such as Russborough House.</li> </ul> <p><b>AS4 Regional &amp; Local Roads</b> Directional and information signage will be permitted on Regional and Local Routes. Such signage shall be in finger post form<sup>141</sup> and shall include only the business / facility name and distance information. Subject to the following:</p> <ul style="list-style-type: none"> <li>These are intended to complement, but not replace, pre-planning of the journey and the use of verbal instructions, maps and road atlases;</li> <li>Supplement rather than duplicate information already provided on other direction signs. In particular signs will only be considered from the town or village (that is already well signposted) nearest to the facility;</li> <li>Tourism and leisure facilities shall be on signs of white writing on brown background. All other signs shall be black writing on a white background;</li> <li>Signs will be permitted from more than one direction only where it can be demonstrated that the different approaches are well trafficked, and add convenience to road users;</li> </ul> <p>In addition signs will also be considered where there are clear benefits to the road user, e.g. for safety reasons, where locations may be hard to find or to encourage visitors to use particular routes.</p> <p><b>AS5 Signage in towns &amp; villages</b> Directional and information signage will be permitted as per objective AS4 for Regional and Local Routes.</p> <p>A combined sign at the main entrance(s) to a settlement, of a suitable size and design may be considered, particularly if a settlement is a tourist destination, where there are a number of accommodation, dining, or visitor facilities. Any such structures that would interfere with traffic signs, sight lines or distract driver attention will not be permitted.</p> <p><b>AS6 Identification signage on sites / buildings</b> Signage on sites or buildings shall comply with the following requirements:</p> <ul style="list-style-type: none"> <li>Signage on shopfronts or other non-retail service uses in town and village centres shall comply with Section 10.6 of Chapter 10 of this plan;</li> <li>Signage on other commercial buildings / sites (e.g. in business parks, hotels etc) shall be tastefully designed and positioned at or near the main entrance to the site / structure, with lettering size limited to that necessary</li> </ul>			<p>B1 B3 PHH1 S1 W1 W2 M3 CH1 CH2 L1</p>	<p>B2 W3 M1 M2 C1</p>
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<sup>141</sup> Finger post signs shall not exceed 1.4sqm in size.

<p>to identify the site when in visual distance (which would not normally require lettering in excess of 300mm height);</p> <ul style="list-style-type: none"> <li>• In rural areas, a wall mounted plaque type sign at the entrance gates will normally be considered sufficient for site identification purposes, with lettering not exceeding 200mm. A pole mounted traditional hanging type style, not exceeding 300mm x 500mm may also be permitted, subject to the proviso that no impacts on traffic safety arise;</li> <li>• The size, scale and number of freestanding signs, flagpoles or other signage structures with logos or advertising thereon will be controlled in the interests of amenity and the preservation of the character of the area;</li> <li>• Signs will not be permitted where they compete with road signs or otherwise endanger traffic safety.</li> </ul>				
<p><b>Commentary:</b></p> <p><i>The construction – including excavation - and presence of signage has the potential to interact with various environmental components. Adverse effects would be mitigated by various measures which have been integrated into the Plan (see Section 9).</i></p>				
<p><b>PORTS, HARBOURS, MARINAS &amp; AVIATION</b></p> <p>The future development of the County's ports places increased demands on the existing transport network, in particular the road network, with the potential for large freight transport. Wicklow Port is considered to have the highest potential for significant development / expansion in the short term given the high quality connections, both rail and road, that are available since the completion of the Wicklow Port Access Road. The potential for the development of a new port at Arklow Rock is also recognised, but additional investment in road infrastructure to link this possible port to the N11 / LOOR will be required. A road line will be reserved to facilitate the development of this proposed port.</p> <p>The existing / future marinas at Bray, Greystones, Wicklow and Arklow also give rise to traffic demands on the County's roads, which is considered desirable to accommodate given the significant economic, tourism and recreational benefits accruing to the County from such developments.</p> <p>Wicklow currently has a number of small aerodrome and air strips, whose function is principally recreation rather than transport. However, it is considered that there may be possibilities for the development of this sector, given the proximity of the County to the major population base of Dublin and the availability of coastal areas, which may be suitable for landing strips.</p> <p><b>Ports, Harbours, Marinas &amp; Aviation Objectives</b></p> <p><b>RT39</b> To promote and facilitate through appropriate transport planning and land-use zoning the expansion of port activities at Wicklow and Arklow. In particular, to provide for a Port Access Road at Arklow.</p> <p><b>RT40</b> To promote and facilitate through appropriate transport planning and land-use zoning the expansion or development of recreational facilities and marinas at Bray, Greystones, Wicklow and Arklow harbours.</p> <p><b>RT41</b> To facilitate the development of the aviation sector, in particular aerodromes and air strips within the County , subject to clear demonstration of the need and viability of such developments and due regard to environmental and residential impacts of such development, particularly on the coastal area.</p>	<p><b>B1 B2 B3 PHH1 S1 M1 M3 W1 W2 W3 CH1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
<p><b>Commentary:</b></p> <p><i>The expansion of port activities and recreational activities at Wicklow and Arklow have the potential to impact upon various environmental components including: sensitive coastal and transitional waters, including ecology and morphology (SEO W1) and associated ecology (SEOs B1 B2 B3), flood risk (SEOs W3 PHH1), sensitive landscapes (SEO L1) and cultural heritage (SEOs CH1 CH2).</i></p> <p><i>The reservation of the route corridors facilitates the avoidance of future disturbance of development areas and associated potential effects upon various environmental components (SEOs B1 B2 B3 PHH1 S1 M1 M3 W1 W2 W3 CH1).</i></p> <p><i>The development of aerodromes and air strips has the potential to impact upon often have to be accompanied by amounts of public and private transport infrastructure and services and water services (SEOs M1 M2). Development of greenfield lands would have the potential to significantly affect water, soil, ecology, landscape and cultural heritage resources (SEOs W1 W2 W3 S1 B1 B2 B3 L1 CH1 CH2). An increase in flights could generate additional amounts of greenhouse gas emissions and noise emissions which could interact with human health (SEOs C1 PHH1). Lower tier assessments would have to give consideration to flight paths utilised by flights to and from existing airports.</i></p>				

<b>WATER INFRASTRUCTURE AND FLOODING</b>				
<p><b>Strategy:</b></p> <ul style="list-style-type: none"> <li>To facilitate Irish Water in the protection, improvement and conservation of the County's water resources;</li> <li>To facilitate Irish Water in the provision of necessary water services infrastructure, in a sustainable manner;</li> <li>To facilitate the development of private water and wastewater facilities in accordance with EU and national legislation and guidance</li> <li>To implement the provisions of the Water Framework Directive, the Eastern and Midland River Basin Management Plans and the Wicklow Ground Water Protection Scheme</li> <li>To assist the Office of Public Works through the implementation of measures capable of managing and mitigating against the consequences of flooding in all areas</li> <li>To implement the findings of the Wicklow Climate Change Audit through appropriate policy provision</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
<p><b>Commentary:</b></p> <p><i>The provision of water infrastructure and assistance in flood risk management (SEOs M1 M2 W3) and the application of climate change measures (SEOs C1 W3) would benefit the protection of the environment from the adverse effects of other development as well as contributing towards sustainable development (SEOs B1 B2 B3 PHH1 S1 W1 W2). The construction and operation of this infrastructure would potentially significantly adversely affect various environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M3 CH1 CH2 L1) during both construction and operation.</i></p> <p><i>Adverse effects would be mitigated by both measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.</i></p> <p><i>This Strategy would contribute towards and support the preferred alternative scenario (see details and evaluation at Section 7). Therefore the effects arising from implementation of the preferred alternative scenario are contributed towards by this Strategy.</i></p>				
<p><b>Water Objectives</b></p> <p><b>WI1</b> In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's <i>Water Services Investment Programme</i>, to ensure the provision of sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in particular, to endeavour to secure the delivery of regional and strategic water supply schemes and any other smaller, localised water improvement schemes required during the lifetime of the plan.</p> <p><b>WI2</b> To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plans, the Groundwater Protection Scheme and source protection plans for public water supplies.</p> <p><b>WI3</b> To require new developments to connect to public water supplies where services are adequate or where they will be provided in the near future.</p> <p><b>WI4</b> Where connection to an existing public water supply is not possible, or the existing supply system does not have sufficient capacity, the provision of a private water supply will be permitted where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health or would not impact on the source or yield of an existing supply, particularly a public supply.</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
<p><b>Commentary:</b></p> <p><i>In addition to facilitating the orderly development of the County as part of the preferred alternative scenario for the Plan (see Section 7), the provision of safe drinking water (SEO M2) would contribute towards the protection of human health (SEO PHH1). There would be potential for significant adverse environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1) upon various environmental components to arise during both construction – if required – and operation (abstraction of water could conflict with the status of water bodies and aquatic ecology for example). Such effects could be mitigated by measures including those which have been integrated into the Draft Plan and any additional requirements arising through lower tier assessments.</i></p>				
<p><b>Wastewater objectives</b></p> <p><b>WI5</b> In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's <i>Water Services Investment Programme</i>, to ensure that all lands zoned for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes.</p> <p><b>WI6</b> Permission will be considered for private wastewater treatment plants for single rural houses where:</p> <ul style="list-style-type: none"> <li>The specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

<ul style="list-style-type: none"> <li>The system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);</li> <li>The proposed method of treatment and disposal complies with Wicklow County Council's Policy for Wastewater Treatment &amp; Disposal Systems for Single Houses (PE ≤ 10) and the Environmental Protection Agency "Waste Water Treatment Manuals";</li> <li>In all cases the protection of ground and surface water quality shall remain the <u>overriding priority</u> and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.</li> </ul> <p><b>WI7</b> Private wastewater treatment plants for multi-house developments will not be permitted.</p> <p><b>WI8</b> Private wastewater treatment plants for commercial / employment generating development will only be considered where:</p> <ul style="list-style-type: none"> <li>Irish Water has confirmed the site is due to be connected to a future public system in the area<sup>142</sup> or Irish Water have confirmed there are no plans for a public system in the area, and</li> <li>It can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria.</li> </ul> <p>An annually renewed contract for the management and maintenance of the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.</p> <p><b>WI9</b> Where any application for a private treatment plant would require a discharge licence under the Water Pollution Acts, a simultaneous application for same shall be required to be made when submitting the planning application.</p>				
<p><b>Commentary:</b></p> <p><i>In addition to facilitating the orderly development of the County as part of the preferred alternative scenario for the Plan (see Section 7), the appropriate treatment of waste water (SEO M1) would contribute towards the protection of various environmental components including:</i></p> <ul style="list-style-type: none"> <li>Human health (SEO PHH1);</li> <li>Biodiversity, flora and fauna (SEO B1 B2 B3);</li> <li>The status of waters (SEO W1 W2); and</li> <li>Soil (SEO S1).</li> </ul> <p><i>There would be potential for significant adverse environmental effects (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1) upon various environmental components to arise during both construction and operation (outflow could conflict with various components including the status of water bodies, aquatic ecology and human health for example). Such effects could be mitigated by measures including those which have been integrated into the Draft Plan.</i></p>				
<p><b>Storm &amp; Surface Water Infrastructure Objectives</b></p> <p><b>WI10</b> Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.</p> <p><b>WI11</b> Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) and in particular, to ensure that all surface water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved surface water system.</p> <p><b>Flood Management Objectives</b></p> <p><b>FL1</b> To prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Town Plans, where considered necessary.</p> <p><b>FL2</b> To implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).</p> <p><b>FL3</b> The zoning of land that has been identified as being at a high or moderate flood risk (flood zone A or B) shall be in accordance with the requirements of the Flood Risk Guidelines and in particular the 'justification test for development plans' (as set out in Section 4.23 and Box 4.1 of the guidelines).</p> <p><b>FL4</b> Applications for new developments or significant alterations/extension to existing developments in a flood risk area shall comply with the following:</p> <ul style="list-style-type: none"> <li>Follow the 'sequential approach' as set out in the Flood Risk Guidelines.</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

<sup>142</sup> The developers of the private temporary treatment plants will be required to submit details of how the proposed development will be decommissioned where a connection to the future public sewer is possible and the subject lands returned to their previous state

<ul style="list-style-type: none"> <li>Flood risk assessments will be required with all planning applications proposed in areas identified as having a flood risk, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site).</li> <li>Where a development is proposed in an area identified as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission.</li> <li>Restrict the types of development permitted in Flood Zone A and Flood Zone B to that are 'appropriate' to each flood zone, as set out in Table 3.2 of the guidelines for Flood Risk Management (DoEHLG/OPW, 2009).</li> <li>Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the guidelines, will not be permitted, except where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.</li> <li>Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines.</li> <li>Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less</li> </ul> <p><b>FL5</b> To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Guidelines 'Justification test'.</p> <p><b>FL6</b> To resist developments that would significantly interfere with natural surface / ground water flows or give rise to potential flooding, including land reclamation projects, projects involving significant landscape remodelling, or projects that would involve covering / culverting or re-alignment of water courses.</p> <p><b>FL7</b> To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.</p> <p><b>FL8</b> Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.</p> <p><b>FL9</b> To require all new developments to include proposals to deal with rain and surface water collected on site and where deemed necessary, to integrate attenuation and SUDS measures.</p> <p><b>FL10</b> For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance/ vegetation. A minimum setback of up to 10m (or other width, as determined by the Council) will be required either side depending on the width of the watercourse.</p>				
<p><b>Commentary:</b></p> <p><i>In addition to facilitating the orderly development of the County as part of the preferred alternative scenario for the Plan (see Section 7), the appropriate management of both storm and surface water and flood risk (SEO W3) would contribute towards the protection of various environmental components including:</i></p> <ul style="list-style-type: none"> <li><i>Human health (SEO PHH1);</i></li> <li><i>Biodiversity, flora and fauna and cultural heritage (SEOs B1 B2 B3 CH1 CH2); and</i></li> <li><i>Existing infrastructure and services (SEOs M1 M2 M3) with resultant protection of the status of waters, soils, human health and ecology during flood events (SEOs W1 W2 S1 PHH1 B1 B2 B3).</i></li> </ul> <p><i>In addition, flood risk management infrastructure and the application of the Justification Test provided for by the 2009 'The Planning System and Flood Risk Management' Guidelines would allow for the development of areas which would improve sustainable mobility levels (SEO C1).</i></p> <p><i>Flood risk management infrastructure and coastal defences have the potential to result in significant adverse environmental effects during construction and operation on most environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 CH1 CH2 L1). These types of infrastructure are often constructed in ecologically and visually sensitive areas along the coast and adjacent to the banks of rivers and streams. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan (see Section 9) and by measures arising from lower tier assessments.</i></p>				



<b>SOLID WASTE MANAGEMENT</b>				
<p><b>Strategy</b> To promote and facilitate best practice in prevention, re-use, recovery, recycling and disposal of all waste and environmental emissions produced in the County</p> <p><b>Solid waste management objectives</b></p> <p><b>WE1</b> To require all developments likely to give rise to significant quantities of waste, either by virtue of the scale of the development or the nature of the development (e.g. one that involves demolition) to submit a construction management plan, which will outline, amongst other things, the plan for the safe and efficient disposal of waste from the site.</p> <p><b>WE2</b> To require all new developments, whether residential, community, agricultural or commercial to make provision for storage and recycling facilities (in accordance with the standards set out in Development &amp; Design Standards of this plan).</p> <p><b>WE3</b> To facilitate the development of existing and new waste recovery facilities and in particular, to facilitate the development of 'green waste' recovery sites.</p> <p><b>WE4</b> To facilitate the development of waste-to-energy facilities, particularly the use of landfill gas and biological waste.</p> <p><b>WE5</b> To have regard to the Council's duty under the 1996 Waste Management Act (as amended), to provide and operate, or arrange for the provision and operation of, such facilities as may be necessary for the recovery and disposal of household waste arising within its functional area.</p> <p><b>WE6</b> To facilitate the development of sites, services and facilities necessary to achieve implementation of the objectives of the Regional Waste Management Plan.</p> <p><b>HAZARDOUS WASTE &amp; EMISSIONS</b></p> <p><b>Hazardous waste &amp; emissions objectives</b></p> <p><b>WE7</b> To facilitate the development of sites, services and facilities for the disposal of hazardous household wastes in accordance with the objectives of the Regional Waste Management Plan.</p> <p><b>WE8</b> To have regard to the "Major Accidents Directive" (Seveso-III (Directive 2012/18/EU)). This Directive relates to the control of major accidents involving dangerous substances with an objective to prevent major accidents and limit the consequences of such accidents. This policy will be implemented through Development Management, through specific control on the siting of new establishments and whether such a siting is likely to increase the risk or consequence of a major accident.</p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
<p><b>Commentary:</b></p> <p><i>These provisions provide for waste management. The implementation of these provisions, including the construction and operation of waste management infrastructure, would facilitate the reduction of waste levels (SEO M3) at the same time as presenting potential conflicts with various environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M2 CH1 CH2 L1). These conflicts would be mitigated by, inter alia, measures which have been integrated into the Draft Plan and the Regional Waste Management Plan – compliance with these measures would contribute towards the protection of human health (PHH1) and various environmental components including air, soil, water, and ecology (SEOs B1 B2 B3 C1 W1 W2 S1)</i></p> <p><i>The provision of waste management facilities (SEO M3) in certain locations could reduce transport related emissions (SEOs C1 PHH1).</i></p> <p><i>The provisions would contribute towards and support the preferred alternative scenario (see details and evaluation at Section 7). Therefore the effects arising from implementation of the preferred alternative scenario are contributed towards by these provisions.</i></p>				
<p><b>EMISSIONS TO AIR</b></p> <p><b>Air emissions objectives</b></p> <p><b>WE9</b> To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).</p> <p><b>WE10</b> To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have approved by the Local Authority construction and/or operation management plans to control such emissions.</p> <p><b>WE11</b> To require activities likely to give rise to air emissions to implement measures to control such emissions, to install air quality monitors and to provide an annual air quality audit.</p>	<p><b>C1 B1 B2 B3 PHH1</b></p>			<p><b>M1 M2 M3 W1 W2 W3 CH1 CH2 L1 S1</b></p>

<p><b>NOISE POLLUTION</b>  <b>Noise pollution objectives</b>  <b>WE12</b> To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 2006.  <b>WE13</b> To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulation by the EPA).  <b>WE14</b> To require proposals for new developments with the potential to create excessive noise to prepare a construction and/or operation management plans to control such emissions.  <b>WE15</b> To require activities likely to give rise to excessive noise to install noise mitigation measures and monitors. The provision of a noise audit may also be required as appropriate.  <b>LIGHT POLLUTION</b>  <b>Light pollution objectives</b>  <b>WE16</b> To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences to mitigate impacts, in accordance with the Development and Design Standards set out in this plan.</p>				
<p><b>Commentary:</b>  <i>These provisions are primarily concerned with environmental protection and management and would benefit environmental components as follows:</i></p> <ul style="list-style-type: none"> <li>• Sustainable mobility and associated interactions with air quality (<b>SEO C1</b>);</li> <li>• Human health (<b>SEO PHH1</b>); and</li> <li>• Biodiversity, flora and fauna (<b>SEOs B1 B2 B3</b>).</li> </ul>				
<p><b>CLIMATE CHANGE</b>  <b>Climate Change Objectives</b>  <b>CCE1</b> To have regard to the EU and national legislation and strategies on climate change in its decision making process, in order to contribute to a reduction and avoidance of human induced climate change.  <b>CCE2</b> To support the government programme for the development of national climate change legislation.  <b>CCE3</b> To implement the 'National Climate Change Adaptation Framework - Building Resilience to Climate Change' by supporting the preparation of a Climate Change Adaptation Plan.  <b>CCE4</b> To support the development of a Wicklow County Adaptation Strategy and to support the land use aspects of the strategy.  <b>CCE5</b> To have regard to climate change mitigation and adaptation in assessing all large scale development including all critical transport and energy infrastructural developments.</p>	<p><b>B1 B2 B3 PHH1  S1 W1 W2 W3 M1  M2 M3 C1 CH1  CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1  W1 W2 W3 M2 M3  C1 CH1 CH2 L1</b></p>	
<p><b>Commentary:</b>  <i>The National Climate Change Policy Framework provides a strategic policy focus to ensure adaptation measures are taken across different sectors and levels of government to reduce Ireland's vulnerability to the negative impacts of climate change.</i></p> <p><i>Climate change adaptation measures have the potential to result in beneficial significant environmental effects:</i></p> <ul style="list-style-type: none"> <li>• Land use planning, providing for the location of new development close to existing development and serviced by public transport, at an appropriate density, can reduce the need to travel by car and contribute towards increases in sustainable mobility and reductions in greenhouse gas emissions (<b>SEO C1</b>).</li> <li>• Adaptation measures such as flood risk management infrastructure and coastal zone management could, inter alia, help to protect humans (<b>SEO PHH1</b>) from flood risk (<b>SEO W3</b>), prevent the loss of biodiversity and heritage (<b>SEOs B1 B2 B3 CH1 CH2 L1</b>) and protect existing infrastructure and services (<b>SEOs M1 M2 M3 W1 W2</b>) with resultant protection of the status of waters and soils during flood events (<b>SEOs W1 W2 S1</b>).</li> <li>• The development of green infrastructure could: contribute towards increases in sustainable mobility and reductions in greenhouse gas emissions (<b>SEO C1</b>); minimise increases in flood risk (<b>SEO W3</b>) and protect human health (<b>SEO HH1</b>); contribute towards the provision of various services and the sustainable management of water (<b>SEOs M1 M2 M3</b>); protect and manage biodiversity and water quality (<b>SEOs B1 B2 B3 W1 W2</b>); and protect cultural heritage and landscape sensitivities (<b>SEOs CH1 and CH2</b>).</li> </ul> <p><i>Certain climate change adaptation actions such as flood defence infrastructure and the development of green infrastructure have the potential to result in significant adverse environmental effects during construction and operation on most environmental components (<b>SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 CH1 CH2 L1</b>). These types of infrastructure are often constructed in ecologically and visually sensitive areas along the coast and adjacent to the banks of rivers and streams. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan (see Section 9) and by measures arising from lower tier assessments.</i></p>				

ENERGY			
<p><b>Wind Energy Objectives</b></p> <p><b>CCE6</b> To encourage the development of wind energy in accordance with the County Wicklow Wind Strategy and in particular to allow wind energy exploitation in most locations in the County subject to:</p> <ul style="list-style-type: none"> <li>• consideration of any designated nature conservation areas (SACs, NHAs, SPAs, SAAOs etc) and any associated buffers;</li> <li>• impacts on Wicklow's landscape designations;</li> <li>• impacts on visual, residential and recreational amenity;</li> <li>• impacts on 'material assets' such as towns, infrastructure and heritage sites;</li> <li>• consideration of land cover and land uses on or adjacent to the site; and</li> <li>• best practice in the design and siting of wind turbines, and all ancillary works including access roads and overhead cables.</li> <li>• Wind farms shall be at least 1000m from any residential dwellings.</li> </ul> <p><b>CCE7</b> All wind farms shall be granted for a duration of 10 years (maximum) unless a shorter period is requested.</p> <p><b>CCE8</b> To facilitate the development of off-shore wind energy projects insofar as onshore facilities such as substations/connections to the grid, may be required.</p> <p><b>Solar Energy Objectives</b></p> <p><b>CCE9</b> To facilitate the development of solar generated electricity.</p> <p><b>CCE10</b> To positively consider all applications for the installation of PV cells at all locations, having due regard to architectural amenity and heritage.</p> <p><b>Hydro Energy Objectives</b></p> <p><b>CCE11</b> To facilitate the development of expanded or new river / lake based hydroelectricity plants, subject to due consideration of ecological impacts, in particular, the free flow of fish and maintenance of biodiversity corridors.</p> <p><b>CCE12</b> To facilitate the development of off shore hydroelectricity projects insofar as onshore facilities such as substations/connections to the grid, may be required.</p> <p><b>Bio-Energy Objectives</b></p> <p><b>CCE13</b> To facilitate the development of projects that convert biomass to gas or electricity.</p> <p><b>CCE14</b> Other than biomass installations that are location specific to the rural area, biomass conversion installations / facilities shall be located on suitable zoned industrial land in settlements.</p> <p><b>Small-scale renewable objectives</b></p> <p><b>CCE15</b> To facilitate the development of small-scale electricity generation installations</p>			<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1</b></p> <p><b>C1</b></p>
<p><b>Commentary:</b></p> <p><i>The development of renewable energy sources would contribute towards achieving various government objectives relating to the amount of energy to be consumed from renewable sources and reducing greenhouse gas emissions. Such development has, however, the potential to impact upon various environmental components. Further general commentary on the types of potential effects arising from different renewable energies is provided below. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan (see Section 9) and by measures arising from lower tier assessments.</i></p> <p><b>Wind Energy</b></p> <p><b>Positive Effects:</b> Contribution towards renewable energy and minimisation of greenhouse gases targets</p> <p><b>Potential Negative Effects, if unmitigated:</b></p> <ul style="list-style-type: none"> <li>• Potential impacts include those associated with construction and operation of the turbines and ancillary facilities and infrastructure (including roads and electrical infrastructure)</li> <li>• Potential human health impact: shadow flicker, noise, and impacts arising from bog bursts and landslides</li> <li>• Potential impact upon designated and non-designated biodiversity and flora and fauna including birdlife</li> <li>• Potential interactions leading to change in structure of soil and geology and changes to drainage</li> <li>• Potential impacts on water status during construction - this could interact with drinking water sources and biodiversity</li> <li>• Potential impacts upon the context of protected archaeological and architectural heritage - including the context of this heritage - as well as unknown archaeological heritage</li> <li>• Potential impacts upon traffic during construction due to transportation of turbine components</li> <li>• Changes to the character of areas would be likely to occur however visual impacts would depend on various factors including the size, number and spacing of the turbines, perception of the relevant areas and any cumulative effect arising from multiple wind farms</li> </ul>			

**Solar Energy**

**Positive Effects:** Contribution towards renewable energy targets

**Potential Negative Effects, if unmitigated:**

- Potential impacts on architectural heritage - including the context of this heritage - at micro scale
- Potential impacts on habitats and species and micro scale
- Large scale installations may have visual impacts - these would depend on perception of the relevant area -, however these are unlikely to be provided for

**Hydro Energy (Lakes/Rivers)**

**Positive Effects:** Contribution towards renewable energy and minimisation of greenhouse gases targets

**Potential Negative Effects, if unmitigated:**

- Depending on the scale and location of the development there is potential for impacts to occur on biodiversity, in particular aquatic biodiversity
- Potential to impact upon the morphological, biological and chemical status of waters - this could interact with drinking water sources (in freshwater) and biodiversity
- Potential interactions leading to change in structure of soil and geology
- Operation could impact upon flood risk elsewhere
- Potential impacts upon archaeological heritage or nearby architectural heritage, including context
- Changes to the character of locations may occur however visual impacts would depend upon, inter alia, the size of the installation, ancillary facilities and the perception and visibility of the relevant area

**Hydro Energy (Off Shore)**

**Positive Effects:** Contribution towards renewable energy and minimisation of greenhouse gases targets

**Potential Negative Effects, if unmitigated:**

- On biodiversity, in particular aquatic biodiversity
- Interactions with navigation routes
- Changes in sediment regimes (could affect beaches, for example)
- Effects on water column structure and flows Effects with respect to coastal flood risk
- Potential interactions leading to change in structure of sea bed/geology
- Changes to the character of coastal locations could occur however visual impacts would depend upon the size and design of the installation, ancillary facilities and the perception and visibility of the relevant area

**Bio-Energy**

**Positive Effects:** Contribution towards renewable energy and minimisation of greenhouse gases targets. Can provide for the use of agricultural and other wastes

**Potential Negative Effects, if unmitigated:**

- Potential impact upon designated and non-designated biodiversity and flora and fauna arising from changes in vegetation. Soil structure may also be impacted upon.
- Changes in farming practices may lead to changes in drainage and runoff which could impact upon biological and chemical status of waters - - this could interact with drinking water sources and biodiversity
- Potential human health impact: odour and noise from operation of plants
- Potential impacts upon traffic during operation due to transportation of fuel to plants
- Fuels derived from bio-mass still produce emissions however these are less than those derived from fossil fuels
- Changes to the land cover of areas could occur however visual impacts would depend on perception of the relevant area;
- Biomass plants may have visual impacts - these would depend on perception of the relevant area

**Geothermal Energy**

**Positive Effects:** Contribution towards renewable energy targets

**Potential Negative Effects, if unmitigated:**

- Potential impacts upon the status of waters and ecology contained within, especially arising from changes in the temperature of groundwater which can impact upon the structure and ecology of the aquifer and any dependent surface waters - this could interact with drinking water sources
- Potential interactions leading to change in structure of soil and geology
- Potential impacts upon archaeology, including unknown underground archaeology
- Potential impacts upon on site water services
- Potential impacts upon context of archaeological and architectural heritage arising from surface installation

<i>It is noted that Objective CCE6 includes a requirement that 'Wind farms shall be at least 1000m from any residential dwellings' which would limit Wicklow County Council's ability to contribute towards the National Renewable Energy Action Plan target of 40% of electricity demand to be provided by renewable energy by 2020. In addition, the distance specified is not consistent with Government policy on the issue.</i>				
<b>Transmission &amp; Distribution Objectives</b> CCE16 To support the development and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required; CCE17 To suitably manage development within 35m of existing 110KV/220kV transmission lines; CCE18 To support and facilitate the development of landing locations for any cross channel power interconnectors.	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 C1 CH1 CH2 L1	
<b>Commentary:</b> <i>The development of electricity transmission and distribution has the potential to impact upon various environmental components. The provisions would contribute towards and support the preferred alternative scenario (see details and evaluation at Section 7). Therefore the effects arising from implementation of the preferred alternative scenario are contributed towards by these provisions.</i>				
<b>Electricity Demand Objectives</b> CCE19 To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 243 of 2012 European Communities (Energy Performance of Buildings) Regulations 2012 and the Building Control (Amendment) Regulations 2014. CCE20 To facilitate retrofitting of existing buildings with electricity saving devices and installations, where permission is required for such works.			B1 B2 CH1 CH2	B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 L1
<b>Commentary:</b> <i>Retrofitting of buildings can interact with cultural heritage (SEOs CH1 CH2) and biodiversity sensitivities (SEOs B1 B3).</i>				
<b>Transport energy objectives</b> CCE21 Through coordinated land-use and transport planning, to reduce the demand for vehicular travel and journey lengths CCE22 Through sustainable planning and investment in transport infrastructure, including roads and public transport systems, to reduce journey; times, length, congestion and to increase the attractiveness of public transport CCE23 To facilitate the development of services and utilities for alternative vehicles types	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 C1 CH1 CH2 L1	
<b>Commentary:</b> <i>The provisions would contribute towards and support the preferred alternative scenario (see details and evaluation at Section 7). Therefore the effects arising from implementation of the preferred alternative scenario are contributed towards by these provisions. In particular these provisions would contribute towards maximising sustainable mobility and associated interactions with emissions to air, energy usage and human health (SEO C1 PHH1).</i>				
<b>Heating objectives</b> CCE24 To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 273 of 2012 European Communities (Energy Performance of Buildings) Regulations 2012. and the Building Control (Amendment) Regulations 2014. CCE25 To facilitate retrofitting of existing building with heat saving devices and installations, where permission is required for such works			B1 B2 CH1 CH2	B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 L1
<b>Commentary:</b> <i>Retrofitting of buildings can interact with cultural heritage (SEOs CH1 CH2) and biodiversity sensitivities (SEOs B1 B3).</i>				
<b>TELECOMMUNICATIONS</b> <b>Strategy:</b> • To promote and facilitate the development of telecommunications infrastructure throughout the County. <b>Telecommunications Objectives</b> T1 To facilitate the roll out of the National Broadband Plan and the development/expansion of communication, information and broadcasting networks, including mobile phone networks, broadband and other digital services, subject to environmental and visual amenity constraints. T2 The development of new masts and antennae shall be in accordance with the development standards set out in Volume 4(1) of this plan	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 C1 CH1 CH2 L1	

<b>T3</b>	To ensure that telecommunications structures are provided at appropriate locations that minimise and / or mitigate any adverse impacts on communities, and the built or natural environment.				
<b>Commentary:</b> <i>The development of telecommunications has the potential to impact upon various environmental components. References to communities and the built or natural environment improves the status of SEOs.</i>					
<i>The provisions would contribute towards and support the preferred alternative scenario (see details and evaluation at Section 7). Therefore the effects arising from implementation of the preferred alternative scenario are contributed towards by these provisions.</i>					

## 8.6.9 Chapter 10: Heritage

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated</b> <b>Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>BUILT HERITAGE</b> Note that it is proposed to delete The Rectory in Annamoe from County Wicklow's Record of Protected Structures. This structure retains much of its late 19 <sup>th</sup> century appearance and continues to make a positive contribution to the streetscape of Annamoe. In the absence of information identifying that the structure does not merit protection through listing on the Record of Protected Structures it is recommended that this structure is retained on the Record.				
<b>Built Heritage Strategy</b> <ul style="list-style-type: none"> <li>To ensure that the protection and conservation of the built heritage of Wicklow is an integral part of the sustainable development of the county and safeguard this valuable, and in many instances, non-renewable resource through proper management, sensitive enhancement and appropriate development.</li> <li>To safeguard archaeological sites, monuments, objects and their settings listed in the Record of Monuments and Places (RMP), and any additional newly discovered archaeological remains.</li> <li>To identify archaeologically sensitive historic landscapes.</li> <li>To ensure the protection of the architectural heritage of Wicklow through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County.</li> <li>To support the actions in the County Wicklow Heritage Plan, in order to enhance the understanding, appreciation and protection of Wicklow's built heritage.</li> </ul>	<b>B1 B2 B3 PHH1</b> <b>S1 W1 W2 W3</b> <b>CH1 CH2 L1 C1</b>		<b>B1 B2 B3 PHH1 S1</b> <b>W1 W2 M3 CH1</b> <b>CH2 L1</b>	<b>M1 M2</b>
<b>Commentary:</b> <i>This Strategy facilitate the protection of architectural and archaeological heritage (SEOs CH1 CH2) including context and contribute towards the management of the landscape (SEO L1). Reference to supporting the actions in the County Wicklow Heritage Plan would be likely to benefit the protection and management of ecology, water and soil resources (SEOs B1 B2 B3 W1 W2 S1) and would beneficially interact with the protection of human health (SEOs PHH1). The Heritage Plan includes proposals for the development of walking routes (SEO C1), the construction and operation of which could potentially conflict with environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 M3 CH1 CH2 L1).</i>				
<b>Archaeology Objectives</b> <b>BH1</b> No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value. <b>BH2</b> Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance as identified in Schedule 10.01 & 10.02 and Maps 10.01 & 10.02 of this Plan) shall be subject to an archaeological assessment. When dealing with proposals for development that would impact upon archaeological sites and/or features, there will be presumption in favour of the 'preservation in situ' of archaeological remains and settings, in accordance with Government policy. Where permission for such proposals is granted, the Council will require the developer to have the site works supervised by a competent archaeologist.	<b>CH1 L1</b>			<b>B1 B2 B3 PHH1</b> <b>S1 W1 W2 W3</b> <b>CH2 M1 M2 M3</b> <b>C1</b>

<p><b>BH3</b> To protect previously unknown archaeological sites and features, including underwater sites, where they are discovered during development works.</p> <p><b>BH4</b> To facilitate public access to National Monuments in State or Local Authority care, as identified in Schedule 10.02 of this plan.</p> <p><b>BH5</b> To protect the Hillforts in west Wicklow and to engage with the relevant central Government department to seek to undertake a detailed study of their importance.</p> <p><b>BH6</b> To facilitate the designation of the Glendalough Monastic Settlement as a UNESCO World Heritage Site.</p>				
<p><b>Commentary:</b>  <i>These objectives facilitate the protection of archaeological heritage (SEO CH1) including context and contribute towards the management of the landscape (SEO L1).</i></p>				
<p><b>Architectural Heritage Objectives</b></p> <p><b>BH7</b> To support the work of the National Inventory of Architectural Heritage (NIAH) in collecting data relating to the architectural heritage, including the historic gardens and designed landscapes, of the County, and in the making of this information widely accessible to the public, and property owners.</p> <p><b>BH8</b> To have regard to 'Architectural Heritage Protection: Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.</p> <p><b>Record of Protected Structures Objectives</b></p> <p><b>BH9</b> To protect the character and special interest of protected structures.</p> <p><b>BH10</b> To positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to consultation with suitably qualified Conservation Architects and / or other relevant experts, suitable design, materials and construction methods.</p> <p><b>BH11</b> All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection.</p> <p><b>BH12</b> To support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc) previously existed.</p> <p><b>BH13</b> To strongly resist the demolition of protected structures, unless it can be demonstrated that exceptional circumstances exist. In cases where demolition or partial demolition is permitted or where permission is given for the removal of feature(s), the proper recording of the building / feature will be required before works are undertaken and where possible the reuse of such features should be considered in any replacement buildings.</p> <p><b>BH14</b> The Council shall consider the change of use of Protected Structures, provided that it can be shown that the structure, character, appearance and setting will not be adversely affected or where it can be shown it is necessary to have an economic use to enable its upkeep.</p> <p><b>Other Structures &amp; Vernacular Architecture Objectives</b></p> <p><b>BH15</b> To seek (through the development management process), the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as milestones, stonewalls, traditional &amp; historic shopfronts and pub fronts, thatched roofs and other historic elements. The demolition of vernacular buildings will be discouraged.</p> <p><b>BH16</b> Development proposals affecting vernacular buildings and structures will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning application process.</p> <p><b>BH17</b> Where an item or a structure (or any feature of a structure) is considered to be of heritage merit (where not identified in the RPS<sup>143</sup>), the Council reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County's architectural heritage.</p> <p><b>Architectural Conservation Area Objectives</b></p> <p><b>BH18</b> Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals, shall be considered for protection. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable.</p> <p><b>BH19</b> The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole. Schemes for the conservation and enhancement of the character and appearance of Architectural Conservation</p>	CH2 B2 L1 S1			B1 B3 PHH1 W1 W2 W3 CH1 M1 M2 M3 C1

<sup>143</sup> The National Inventory of Architectural Heritage can be utilised as a source of information with regard to the architectural value of any such items or structures.

<p>Areas will be promoted. In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles will apply:-</p> <ul style="list-style-type: none"> <li>Proposals will only be considered where they positively enhance the character of the ACA;</li> <li>The siting of new buildings should, where appropriate retain the existing street building line;</li> <li>The mass of the new building should be in scale and harmony with the adjoining buildings, and the area as a whole, and the proportions of its parts should relate to each other, and to the adjoining buildings;</li> <li>Architectural details on buildings of high architectural value should be retained wherever possible. Original features, which are important to a building's character such as window type, materials, detailing, chimneys, entrances and boundary walls, both within and outside the architectural conservation area should be retained where possible;</li> <li>A high standard of shopfront design relating sympathetically to the character of the building and the surrounding area will be required;</li> <li>The materials used should be appropriate to the character of the area. Planning applications in ACAs should be in the form of detailed proposals, incorporating full elevational treatment and colours and materials to be used;</li> <li>Where modern architecture is proposed within an ACA, the application should provide details (drawings and/or written detail) on how the proposal contributes to, or does not detract from the attributes of the ACA.</li> </ul> <p><b>BH20</b> To consider the designation of further ACAs for towns and villages in County Wicklow, when preparing future local plans, and as deemed appropriate.</p> <p><b>BH21</b> To establish, where it is considered appropriate, "Areas of Special Planning Control", if it is considered that all or part of an Architectural Conservation Area is of special importance to the civic life or the architectural, historical, cultural or social character of a town or village in which it is situated.</p>				
<p><b>Commentary:</b>  <i>These objectives facilitate the protection of archaeological heritage, including context and specifically mentioned 'historic gardens' (SEO CH2 B2 S1), and contribute towards the management of the landscape (SEO L1).</i></p>				
<p><b>Historical &amp; Cultural Heritage Objectives</b></p> <p><b>BH22</b> To protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RPS.</p> <p><b>BH23</b> To facilitate access to and appreciation of areas of historical and cultural heritage, through the development of appropriate trails and heritage interpretation, in association with local stakeholders and site landowners, having regard to the public safety issues associated with such sites.</p> <p><b>BH24</b> To facilitate future community initiatives to increase access to and appreciation of railway heritage, through preserving the routes of former lines free from development.</p> <p><b>BH25</b> Any road or bridge improvement works along the Military Road shall be designed and constructed with due regard to the history and notable features of the road (in particular its original support structures, route and alignment), insofar as is possible and reasonable given the existing transport function of the road.</p>	<p>CH1 CH2 L1</p>			<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1</p>
<p><b>Commentary:</b>  <i>This Strategy facilitate the protection of architectural and archaeological heritage (SEOs CH1 CH2) including context and contribute towards the management of the landscape (SEO L1).</i></p>				
<p><b>NATURAL HERITAGE</b></p>				
<p><b>Natural Heritage Strategy</b></p> <ul style="list-style-type: none"> <li>To conserve and enhance biodiversity in recognition of the many ecosystem services provided to society</li> <li>To promote an integrated approach to landscape planning and management in order to protect the county's unique landscape character.</li> <li>To conserve and enhance the County's geological heritage</li> <li>To avoid negative impacts upon the natural environment and promote appropriate enhancement of the natural environment as an integral part of any development;</li> <li>To support the actions in the County Wicklow Heritage Plan which seek to enhance the understanding, appreciation and protection of Wicklow's biodiversity including the County Wicklow Biodiversity Action Plan.</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 CH1 CH2 L1 C1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 M3 CH1 CH2 L1</p>	<p>M1 M2</p>
<p><b>Commentary:</b>  <i>The Natural Heritage Strategy is primarily concerned with the protection and management of the environment, benefitting environmental components including:</i></p> <ul style="list-style-type: none"> <li><i>Biodiversity, flora and fauna (SEOs B1 B2 B3);</i></li> </ul>				



- Landscape (SEO L1);
- Cultural heritage (SEO CH1 CH2);
- Waters (SEOs W1 W2);
- Soil (SEO S1);
- Flood risk management (SEOs W3 PHH1);
- Human health (SEO PHH1); and
- Sustainable mobility and associated reductions in travel related emissions (SEO C1);

In addition to facilitating environmental management and protection, the County Wicklow Heritage Plan includes proposals for the development of walking routes (SEO C1), the construction and operation of which could potentially conflict with environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 M3 CH1 CH2 L1). Adverse effects would be mitigated by both measures which have been integrated into the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.

<p><b>Biodiversity Objectives</b></p> <p><b>NH1</b> To ensure that the impact of new developments on bio-diversity is minimised and to require measures for the protection and enhancement of bio-diversity in all proposals for large developments.</p> <p><b>NH2</b> No projects giving rise to significant cumulative, 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<sup>144</sup>).</p> <p><b>NH3</b> To contribute, as appropriate, towards the protection of designated ecological sites including candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs). To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including the following and any updated/superseding documents:</p> <ul style="list-style-type: none"> <li>• EU Directives, including the Habitats Directive (92/43/EEC, as amended)<sup>145</sup>, the Birds Directive (2009/147/EC)<sup>146</sup>, the Environmental Liability Directive (2004/35/EC)<sup>147</sup>, the Environmental Impact Assessment Directive (85/337/EEC, as amended), the Water Framework Directive (2000/60/EC) and the Strategic Environmental Assessment Directive (2001/42/EC).</li> <li>• National legislation, including the Wildlife Act 1976<sup>148</sup>, the European Communities (Environmental Impact Assessment) Regulations 1989 (SI No. 349 of 1989) (as amended), the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the Planning and Development Act 2000 (as amended), the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011) and the European Communities (Environmental Liability) Regulations 2008<sup>149</sup>.</li> <li>• National policy guidelines (including any clarifying Circulars or superseding versions of same), including the Landscape and Landscape Assessment Draft Guidelines 2000, the Environmental Impact Assessment Sub-Threshold Development Guidelines 2003, Strategic Environmental Assessment Guidelines 2004 and the Appropriate Assessment Guidance 2010.</li> <li>• Catchment and water resource management Plans, including Eastern and South Eastern River Basin Management Plan 2009-2015 (including any superseding versions of same).</li> <li>• Biodiversity Plans and guidelines, including Actions for Biodiversity 2011-2016: Ireland's 2<sup>nd</sup> National Biodiversity Plan (including any superseding version of same).</li> <li>• Ireland's Environment 2014 (EPA, 2014, including any superseding versions of same), and to make provision where appropriate to address the report's goals and challenges.</li> </ul>	<p><b>B1 B2 B3 L1 W1 W2 S1</b></p>			<p><b>PHH1 W3 M1 M2 M3 C1 CH1 CH2</b></p>
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<sup>144</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place.

<sup>145</sup> Including Annex I habitats, Annex II species and their habitats and Annex IV species and their breeding sites and resting places (wherever they occur).

<sup>146</sup> Including Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur).

<sup>147</sup> Including protected species and natural habitats.

<sup>148</sup> Including species of flora and fauna and their key habitats.

<sup>149</sup> Including protected species and natural habitats.

<p><b>NH4</b> All projects and plans arising from this plan<sup>150</sup> (including any associated improvement works or associated infrastructure) will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:</p> <ol style="list-style-type: none"> <li>1. The Plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or</li> <li>2. The Plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type and / or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or</li> <li>3. The Plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.</li> </ol> <p><b>NH5</b> To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites<sup>151</sup> in Wicklow.</p> <p><b>NH6</b> Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p> <p><b>NH7</b> The Council recognises the natural heritage and amenity value of the Wicklow Mountains National Park and shall consult at all times with National Park management regarding any developments likely to impact upon the conservation value of the park, or on issues regarding visitor areas.</p> <p><b>NH8</b> To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats or wildlife corridors.</p> <p><b>NH9</b> To support, as appropriate, relevant public bodies like the National Parks and Wildlife Service efforts to seek to control and manage alien / invasive species within the County.</p> <p><b>NH10</b> To facilitate, in co-operation with the relevant statutory authorities and other groups, the identification of valuable or vulnerable habitats of local or regional importance, not otherwise protected by legislation.</p> <p><b>NH11</b> Engage with the National Parks &amp; Wildlife Service to ensure Integrated Management Plans are prepared for all Natura 2000 sites (or parts thereof). This will facilitate the development of site specific Conservation Objectives in the context of the proper planning and sustainable development of the County.</p> <p><b>NH12</b> To support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses(rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the Natura 2000 network in Wicklow.</p>				
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<sup>150</sup> Such projects include but are not limited to those relating to: agriculture; amenity and recreation; contaminated sites; electricity transmission; flood alleviation and prevention; forestry; mineral extraction; renewable energy projects; roads; telecommunications; tourism; wastewater and discharges; and water supply and abstraction.

<sup>151</sup> Along with cSACs, SPAs and pNHA these include Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).

<b>Commentary:</b>				
<i>These objectives are primarily concerned with the protection and management of natural heritage including:</i>				
<ul style="list-style-type: none"> <li>• Biodiversity, flora and fauna (SEOs B1 B2 B3);</li> <li>• Landscape (SEO L1);</li> <li>• Waters (SEOs W1 W2); and</li> <li>• Soil (SEO S1).</li> </ul>				
<b>Woodlands, Trees &amp; Hedgerows Objectives</b>	<b>B1 B2 B3 L1 W1 W2 S1</b>			<b>PHH1 W3 M1 M2 M3 C1 CH1 CH2</b>
<p><b>NH13</b> To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of amenity or the environmental, as set out in Schedule 10.08 and Map 10.08 A, B &amp; C of this plan.</p> <p><b>NH14</b> To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high value, where it appears that they are in danger of being felled.</p> <p><b>NH15</b> Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.</p> <p><b>NH16</b> To discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling where possible.</p> <p><b>NH17</b> To encourage the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native, and appropriate local characteristic species, in all new developments.</p> <p><b>NH18</b> To encourage the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Council).</p>				
<b>Commentary:</b>				
<i>These objectives are primarily concerned with the protection and management of natural heritage including:</i>				
<ul style="list-style-type: none"> <li>• Biodiversity, flora and fauna (SEOs B1 B2 B3);</li> <li>• Landscape (SEO L1);</li> <li>• Waters (SEOs W1 W2); and</li> <li>• Soil (SEO S1).</li> </ul>				
<b>Water Systems Objectives</b>	<b>W1 W2 B1 B2 B3 L1 S1 PHH1 W3</b>			<b>M1 M2 M3 C1 CH1 CH2</b>
<p><b>NH19</b> To facilitate the implementation of the <i>EU Water Framework Directive</i> and associated River Basin and Sub-Basin Management Plans and the <i>EU Groundwater Directive</i> to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality.</p> <p><b>NH20</b> To resist development that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of natural habitats.</p> <p><b>NH21</b> To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent disposal systems in the vicinity of water bodies that provide drinking water or development that would exacerbate existing underlying water contamination</p> <p><b>NH22</b> To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 10m along watercourses should be provided (or other width, as determined by the Council) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board "Requirements for the protection of fisheries habitat during the construction and development works at river sites"</p> <p><b>NH23</b> To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme (as shown on Map 10.09).</p>				

<p><b>Commentary:</b></p> <p>These objectives are primarily concerned with the protection and management of water resources (SEOs W1 W2) and would also benefit the protection and management of:</p> <ul style="list-style-type: none"> <li>• Biodiversity, flora and fauna (SEOs B1 B2 B3);</li> <li>• Landscape (SEO L1);</li> <li>• Human health (SEO PHH1);</li> <li>• Flood risk (SEOs W3 PHH1); and</li> <li>• Soil (SEO S1).</li> </ul>			
<p><b>Soils &amp; Geology Objectives</b></p> <p><b>NH24</b> Geological and soil mapping where available shall be considered in planning decisions relating to settlement, excavation, flooding, food production value and carbon sequestration, to identify prime agricultural lands (for food production), degraded/contaminated lands (which may have implications for water quality, health, fauna), lands with unstable soils / geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.</p> <p><b>NH25</b> Protect and enhance 'County Geological Sites' (Schedule 10.10 and Map 10.10 of this plan) from inappropriate development at or in the vicinity of a site, such that would adversely affect their existence, or value.</p> <p><b>NH26</b> To consult with the Geological Survey of Ireland as is deemed necessary, when dealing with any proposals for major developments, which will entail 'significant' ground excavation, such as quarrying, road cuttings, tunnels, major drainage works, and foundations for industrial or large buildings and complexes.</p> <p><b>NH27</b> To facilitate public access to County Geological Heritage Sites, on the principle of "agreed access" subject to appropriate measures being put in place to ensure public health and safety and subject to the requirements of Article 6 of the Habitats Directive.</p> <p><b>NH28</b> To facilitate the Geological Survey of Ireland, and other interested bodies with the interpretation of geological heritage in Wicklow, and to facilitate the development of a "Wicklow Rock Trail", Geopark or other similar geo-tourism initiatives.</p> <p><b>NH29</b> To facilitate the exploitation of mineral resources, in an environmentally sensitive manner, in accordance with the policies and control measures set out in Chapter 5.</p>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>
<p><b>Commentary:</b></p> <p>These objectives are primarily concerned with the protection and management of soil and geology (SEO S1) and would also benefit the protection and management of:</p> <ul style="list-style-type: none"> <li>• Biodiversity, flora and fauna (SEOs B1 B2 B3);</li> <li>• Landscape (SEO L1);</li> <li>• Human health (SEO PHH1); and</li> <li>• Flood risk (SEOs W3 PHH1).</li> </ul> <p>The exploitation of mineral resources (NH29) and the construction and operation of trails/tourism initiatives (NH28) could potentially conflict with environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1) however adverse effects would be mitigated by measures which have been integrated into these provisions (e.g. NH27 'subject to the requirements of Article 6 of the Habitats Directive' and NH29 'environmentally sensitive manner'), other provisions within the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission</p>			
<p><b>General Green Infrastructure Objectives</b></p> <p><b>NH30</b> To recognise the importance and contribution of Green Infrastructure throughout the region for the maintenance of biodiversity and ensuring that the region will be able to, or be ecologically robust enough to, adapt and respond to climate change issues.</p> <p><b>NH31</b> To protect existing green infrastructure resources and to facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the benefits that can be achieved with regard to the following:</p> <ul style="list-style-type: none"> <li>• Provision of open space amenities</li> <li>• Sustainable management of water</li> <li>• Protection and management of biodiversity</li> <li>• Protection of cultural heritage</li> <li>• Protection of protected landscape sensitivities</li> </ul>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 C1 CH1 CH2 L1</p> <p>M1</p>

<p><b>NH32</b> During the review process of the existing local plans, to consider identifying Green Infrastructure resources within and on the edge of the settlement boundary and to consider the inclusion of local green infrastructure proposals in each plan in line with the Green Infrastructure proposals and objectives set out in this section.</p> <p><b>NH33</b> New development and redevelopment proposals, where considered appropriate, are required to contribute towards the protection, management and enhancement of the existing green infrastructure of the local area in terms of the design, layout and landscaping of development proposals.</p> <p><b>NH34</b> To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>NH35</b> To identify and facilitate the provision of linkages along and between river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>NH36</b> To promote and facilitate the development of coastal paths linking up with existing recreational paths/strategic walkways/cycleways, creating new linkages between coastal sites and inward linkages to settlements and green spaces in built up areas and extensions to existing facilities where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>NH37</b> To facilitate the development of the coastal walking and cycling route between Greystones and Wicklow Town as well as links between this route and the regional road R761.</p>				
<p><b>Commentary:</b></p> <p><i>The development of green infrastructure would facilitate: contributions towards increases in sustainable mobility and reductions in greenhouse gas emissions (SEO C1); minimising increases in flood risk (SEO W3) and protection of human health (SEO PHH1); protection and management biodiversity and water quality (SEOs B1 B2 B3 W1 W2); and protection cultural heritage and landscape sensitivities (SEOs CH1 CH2 L1).</i></p> <p><i>The development of green infrastructure potentially conflicts with most environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 CH1 CH2 L1). This type of infrastructure is often constructed in ecologically and visually sensitive areas along the coast and adjacent to the banks of rivers and streams. Potential adverse effects (including in-combination effects across County borders) would be mitigated by measures which have been integrated into these provisions (e.g. NH34 ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites), other provisions within the Draft Plan (see Section 9) and any additional requirements arising through lower tier assessments or granting of permission.</i></p>				
<p><b>Recreational Use of Natural Resources Objectives</b></p> <p><b>NH38</b> To facilitate the use of natural areas for active outdoor pursuits, subject to the highest standards of habitat protection and management and all other normal planning controls.</p> <p><b>NH39</b> The facilitate access to amenity areas in the County for the benefit of all, on the basis of cooperation with landowners, recreational users and other relevant stakeholder groups to promote "agreed access" on public and privately owned land in the County on the basis of sustainability, consultation and consensus.</p> <p><b>NH40</b> To protect and facilitate The Wicklow Way and St. Kevin's Way as permissive waymarked routes in the County. The Council shall work in partnership with relevant stakeholders in relation to management of these routes, and will protect them from inappropriate development, which would negatively infringe upon their use.</p> <p><b>NH41</b> To preserve the open character of commonage land and similar hill land and secure access over paths and tracks through consensus with local landowners, particularly in mountain areas.</p> <p><b>NH42</b> To facilitate the development of the coastal walking and cycling route between Bray and Arklow in consultation with landowners.</p> <p><b>NH43</b> To implement the measures set out in the Bray Head SAAO (Special Amenity Area Order) (See Map 10.11).</p> <p><b>NH44</b> To protect the quality of bathing waters and to endeavour to ensure that bathing waters achieve "sufficient or better status by 2015" and increase the number of bathing waters classified as "good" or "excellent", in accordance with the Bathing Water Directive (Directive 2006/7/EC).</p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	

<p><b>Public Rights of Way Objectives</b></p> <p><b>NH45</b> The Council will utilise its relevant statutory powers for the purpose of preserving in so far as is practical, the character of the routes of the public rights of way detailed in Table 10.1 (Map 10.12). In this regard, the Council will, in the interests of attaining a balance between the needs of the individual owners of holdings over which these listed routes transverse and the common good, engage with such land-owners in circumstances where there are reasonable ground for giving consideration to the re-routing of sections of these means of public access within the same holding.</p> <p><b>NH46</b> To carry out further research, where resources permit regarding the identification and mapping of other potential existing public rights of ways in the county. Such research will be carried out in consultation with, elected representatives, members of the public, relevant public bodies, users of amenity access routes, landowners, farmer representative groups and the Wicklow Upland Council (where appropriate) for consideration for inclusion of any further identified PROWs in this plan by way of variation.</p>				
<p><b>Commentary:</b></p> <p><i>These provisions would facilitate: contributions towards increases in sustainable mobility and reductions in greenhouse gas emissions (SEO C1) and the implementation of measures set out in the Bray Head SAAO (NH43) and the protection of the quality of bathing waters (NH44) would facilitate the protection and management of various environmental components.</i></p> <p><i>Facilitating access to and the use of natural resources for recreation potentially conflicts with most environmental components (SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 CH1 CH2 L1). These types of uses often occur in ecologically and visually sensitive areas along the coast and adjacent to the banks of rivers and streams. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan (see Section 9) and by measures arising from lower tier assessments.</i></p>				
<p><b>Wicklow's Landscape Objectives</b></p> <p><b>NH47</b> All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features identified and the landscape character descriptions set out for each landscape area set out in Table 4.2 of Volume 4(7) of this plan.</p> <p><b>NH48</b> Any application for permission in the AONB which may have the potential to significantly adversely impact the landscape area shall be accompanied by a Landscape / Visual Impact Assessment, which shall include, inter alia, an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape, a series of photos or photomontages of the site / development from clearly identified vantage points, an evaluation of impacts on any listed views / prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility). The Assessment shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.</p> <p><b>NH49</b> To resist development that would significantly or unnecessarily alter the natural landscape and topography, including land infilling / reclamation projects or projects involving significant landscape remodelling, unless it can be demonstrated that the development would enhance the landscape and / or not give rise to adverse impacts</p> <p><b>Views &amp; Prospects Objectives</b></p> <p><b>NH50</b> To protect listed views and prospects from development that would either obstruct the views / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.</p>	<p>L1 CH1 CH2 B1 B2 B3 W1</p>			<p>PHH1 S1 W2 W3 M1 M2 M3 C1</p>
<p><b>Commentary:</b></p> <p><i>These objectives are primarily concerned with the protection and management of the landscape (SEO L1) and would also benefit the protection and management of:</i></p> <ul style="list-style-type: none"> <li>• Cultural heritage (SEOs CH1 CH2);</li> <li>• Biodiversity, flora and fauna (SEOs B1 B2 B3); and</li> <li>• Surface waters (SEO W1).</li> </ul>				

## 8.6.10 Chapter 11: Coastal Zone Management

For an explanation of SEO codes e.g. **B1**, **B2**, **B3**, **PHH1**, etc. refer to Table 8.2 on page 77.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<p>A number of areas along the coast are designated protected sites under the Habitats Directive and/or the Birds Directive therefore any plans or projects with the identified potential to impact on one of these sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EIS.</p> <p><b>General Coastal Zone Management Objectives</b></p> <p><b>NH52</b> To ensure that there is no removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act (1992), in close co-operation with the Department of Communications, Energy &amp; Natural Resources and the Department of Environment, Community and Local Government.</p> <p><b>NH53</b> To ensure that no reclamation of estuary land or coastal marshland occurs, which would damage coastal habitats.</p> <p><b>NH54</b> To protect both public and private investment by prohibiting any new building or development (including caravans and temporary dwellings) within 100m of 'soft shorelines' i.e. shorelines that are prone to erosion.</p> <p><b>NH55</b> To prohibit the development of habitable structures below 3m (OD Malin), in the interest of public safety and the protection of property and residential amenity.</p> <p><b>NH56</b> To protect the character and visual potential of the coast and conserve the character and quality of seascapes.</p> <p><b>NH57</b> To facilitate an Integrated Coastal Zone Management approach to ensure the conservation, management and protection of man-made and natural resources of the coastal zone.</p> <p><b>NH58</b> To facilitate the provision/reinforcement of coastal defences and protection measures as identified in the Murrrough Coastal Protection Study<sup>152</sup> and where considered necessary.</p>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
<p><b>Commentary:</b></p> <p><i>These objectives primarily facilitate the protection and management of the coastal environment including ecology, soil, the status of surface waters, flood risk management, human health, the landscape, cultural heritage and the protection of infrastructure (SEOs <b>B1 B2 B3 S1 PHH1 W1 W2 W3 M1 M2 CH1 CH2 L1</b>).</i></p> <p><i>The provisions contained in the Draft Plan for the protection of coastal assets (defences from flooding, ecological, cultural, recreational and amenity) will help to facilitate the orderly development of the County as part of the preferred alternative scenario for the Plan (see Section 7).</i></p> <p><i>Coastal defences and protection measures (SEO <b>W3</b>) would contribute towards the protection of various environmental components during flood events including:</i></p> <ul style="list-style-type: none"> <li>o <i>Human health (SEO <b>PHH1</b>);</i></li> <li>o <i>Biodiversity, flora and fauna and cultural heritage (SEOs <b>B1 B2 B3 CH1 CH2</b>); and</i></li> <li>o <i>Existing infrastructure and services (SEOs <b>M1 M2 M3</b>) with resultant protection of the status of waters, soils, human health and ecology during flood events (SEOs <b>W1 W2 S1 PHH1 B1 B2 B3</b>).</i></li> </ul> <p><i>In addition, coastal defences and protection measures and the application of the Justification Test provided for by the 2009 'The Planning System and Flood Risk Management' Guidelines would allow for the development of areas which would improve sustainable mobility levels (SEO <b>C1</b>).</i></p> <p><i>Coastal defences and protection measures have the potential to result in significant adverse environmental effects during construction and operation on most environmental components (SEOs <b>B1 B2 B3 PHH1 S1 W1 W2 W3 M2 M3 CH1 CH2 L1</b>). These types of infrastructure are often constructed in ecologically and visually sensitive areas along the coast. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan (see Section 9) and by measures arising from lower tier assessments.</i></p>				

<b>Cell 1 Bray Town</b> <b>Objective CZ1</b> To enhance the visual, recreational and natural amenities of the Bray coastal area, in accordance with the policies and objectives set out in the County Development Plan and Bray Town Development/Local Area Plan.	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1	
<b>Cell 2 Bray Head</b> <b>Objective CZ2</b> <ol style="list-style-type: none"> <li>1. To protect and enhance Bray Head, in accordance with the SAO.</li> <li>2. To maintain and enhance public right of ways on Bray Head and in particular the cliff path from Bray to Greystones.</li> <li>3. To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps, while preserving the rugged and natural character of the area and its paths.</li> <li>4. To protect all listed views and prospects to or from Bray Head as set out in the Bray Town Development/ Local Area Plan and County Development Plan.</li> <li>5. Development, which would reduce existing areas of heathland, maritime grassland and wooded areas, will not normally be permitted except for reasons of overriding public interest.</li> <li>6. To facilitate existing agricultural usage of Bray Head, in a sustainable and suitable manner which does not compromise either landscape quality or habitat diversity.</li> <li>7. To strictly regulate and manage development in this cell to protect its amenity and green break function between the built up area of Bray and Greystones. Within this area, the following restrictions apply:             <ol style="list-style-type: none"> <li>a. Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;</li> <li>b. The highest standards of siting and design will be rigorously enforced for any developments in this area;</li> <li>c. Commercial and industrial development will be prohibited in the cell.</li> </ol> </li> </ol>	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1	
<b>Cell 3 Bray Head to Greystones (Rathdown)</b> <b>Objective CZ3</b> <ol style="list-style-type: none"> <li>1. To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply:-             <ol style="list-style-type: none"> <li>a. Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;</li> <li>b. The highest standards of siting and design will be rigorously enforced for any developments in this area;</li> <li>c. Commercial and industrial development will be prohibited in the cell.</li> </ol> </li> <li>2. To maintain and enhance the public right of way - the cliff path from Bray to Greystones, while preserving its rugged and natural character.</li> <li>3. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> </ol>	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1	
<b>Cell 4 Greystones Town</b> <b>Objective CZ4</b> <ol style="list-style-type: none"> <li>1. To support the objectives of the Greystones – Delgany and Kilcoole Local Area Plan, in particular to provide for a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.</li> <li>2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.</li> </ol>	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1	
<b>Cell 5 Greystones to Kilcoole (Ballynerrin)</b> <b>Objective CZ5</b> <ol style="list-style-type: none"> <li>1. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.</li> </ol>	B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1		B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1	



<ol style="list-style-type: none"> <li>2. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.</li> <li>3. To prohibit the development of new dwellings within 100m of the shoreline.</li> <li>4. To protect all listed views and prospects along the R761 and coast in this cell.</li> <li>5. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>6. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.</li> <li>7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.</li> </ol>				
<p><b>Cell 6 Kilcoole - Wicklow Town (The Murrough)</b> <b>Objective CZ6</b></p> <ol style="list-style-type: none"> <li>1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the designated area.</li> <li>2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.</li> <li>3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five mile point and Ballybla.</li> <li>4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.</li> <li>6. To prohibit the development of new dwellings within 100m of the shoreline.</li> <li>7. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.</li> <li>8. To protect all listed views and prospects along the R761 and coast in this cell.</li> <li>9. To facilitate the provision of necessary infrastructure, include water infrastructure, to serve the local settlements/area.</li> </ol>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	
<p><b>Cell 7 Wicklow Town &amp; Environs</b> <b>Objective CZ7</b></p> <ol style="list-style-type: none"> <li>1. To support the coastal protection and development objectives of the Wicklow Town – Rathnew Development /Local Area Plan.</li> <li>2. No development will be permitted that has the potential to adversely affect the conservation objectives of The Murrough Wetlands SAC, The Murrough SPA, Wicklow Head SAC, or Wicklow Reef SPA either directly, indirectly or cumulatively. Applications for planning permission will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the Natura 2000 site.</li> <li>3. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.</li> <li>4. To support investigations into alternatives for the development of Wicklow port.</li> <li>5. To retain Wicklow Golf Club at its present location and to preserve the open character of this area, as it acts as an important buffer area between the town and recreation areas further to the south.</li> </ol>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	

<p><b>Cell 8 Wicklow Head / Kilpoole</b> <b>Objective CZ8</b></p> <ol style="list-style-type: none"> <li>To preserve the open character of Wicklow Head.</li> <li>No development will be permitted that has an adverse impact on the environmental and ecological quality of the Magherabeg pNHA / cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a SAC, including development that is within a SAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate that a proposed development does not, beyond all reasonable doubt, adversely impact on the integrity of a designated area.</li> <li>Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</li> <li>To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive.</li> <li>To facilitate the development of new tourist accommodation subject to the following controls:- <ol style="list-style-type: none"> <li>The development of new tourist accommodation shall be restricted to the existing development cluster at Blainroe or to existing developed sites;</li> <li>Permission will only be considered for new accommodation where the development forms part of a well-developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>The development of any further static or touring caravan parks shall be prohibited;</li> <li>The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>Automated gates will not be permitted on any development.</li> </ol> </li> <li>To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</li> <li>To conserve the right of way from the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay.</li> </ol>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
<p><b>Cell 9 Brittas Bay</b> <b>Objective CZ9</b></p> <ol style="list-style-type: none"> <li>To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.</li> <li>No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not, beyond all reasonable doubt, adversely impact on the integrity of a designated area.</li> <li>To protect, conserve and encourage the recovery of the beach-dune system at Brittas Bay. Development that results in the erosion of the beach-dune system will not be permitted. In this respect, the Council will particularly ensure protection against erosion caused by amenity and recreational use of the dunes. Regard will be paid to the 'Wicklow County Council Brittas Bay Monitoring Project 2004'.</li> <li>Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</li> </ol>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

<ol style="list-style-type: none"> <li>5. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.</li> <li>6. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).</li> <li>7. All services and facilities to serve the local community and tourists shall be located within the boundaries of Ballynacarrig Village. Notwithstanding this, one small-scale local service type development shall be considered in proximity to the South Beach car park. The development may comprise a shop/service garage/pub/restaurant/café development. The maximum floor area of the development shall be 200m<sup>2</sup>.</li> <li>8. To facilitate the development of new tourist accommodation subject to the following controls:             <ol style="list-style-type: none"> <li>a. New tourist accommodation shall be directed into one of the three identified development clusters of Ballynacarrig Village, Brittas Bridge and Cornagower (as shown on Map 11.02), or to existing developed sites. Only in exceptional circumstances, and where the following criteria are complied with, will accommodation be considered on a greenfield site outside a cluster:                 <ol style="list-style-type: none"> <li>(i) the development shall be located in close proximity to the identified clusters and shall have or be provided with direct and high quality connections to the clusters and to the coast;</li> <li>(ii) the development shall be of an exceptionally high quality design.</li> </ol> </li> <li>b. Permission will only be considered for new accommodation where the development forms part of a well-developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>c. The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design;</li> <li>d. The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>e. Automated gates will not be permitted on any development.</li> </ol> </li> <li>9. To limit the size of existing public car parks to the present levels and to support the development of additional car parking on the inland side of the road at Cornagower East.</li> <li>10. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>11. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</li> </ol>				
<p><b>Cell 10 Mizen Head to Arklow (Sallymount / Johnstown)</b>  <b>Objective CZ10</b></p> <ol style="list-style-type: none"> <li>1. To facilitate the enhancement of recreational amenities and facilities in the cell to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.</li> <li>2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of a designated area.</li> <li>3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</li> </ol>	<p>B1 B2 B3 PHH1  S1 W1 W2 W3 M1  M2 M3 C1 CH1  CH2 L1</p>		<p>B1 B2 B3 PHH1 S1  W1 W2 W3 M1 M2  M3 C1 CH1 CH2  L1</p>	

<p>4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.</p> <p>5. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).</p> <p>6. To facilitate the development of new tourist accommodation subject to the following controls:-</p> <ol style="list-style-type: none"> <li>New tourist accommodation shall be limited to suitable sites west of the coast road that are served by high quality road network and are or can be provided with direct and proximate access to the coast;</li> <li>Permission will only be considered for new tourist accommodation where the development forms part of a well-developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design;</li> <li>The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>Automated gates will not be permitted on any development.</li> </ol> <p>7. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</p> <p>8. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking on the inland side of the coast road, proximate to existing access ways to the beach.</p> <p>9. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</p> <p>10. To facilitate the provision of necessary infrastructure, include water and energy infrastructure, to serve the local settlements/area.</p>				
<p><b>Cell 11 Arklow Environs</b> <b>Objective CZ11</b></p> <ol style="list-style-type: none"> <li>To enhance the visual, recreational and natural amenities of the Arklow coastal area, in accordance with the policies and objectives set out in the Arklow Town and Environs Development / Local Area Plan.</li> <li>To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.</li> <li>To support and facilitate the development of marine and shipping activity in Arklow, particularly the recreational use of the existing harbour / marina and the development of a roll on-roll off port at the existing Roadstone jetty.</li> </ol>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	
<p><b>Cell 12 Arklow Head / Clogga</b> <b>Objective CZ12</b></p> <ol style="list-style-type: none"> <li>To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.</li> <li>Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</li> </ol>	<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>		<p>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</p>	

<p>3. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.</p> <p>4. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).</p> <p>5. To facilitate the development of new tourist accommodation subject to the following controls:-</p> <ol style="list-style-type: none"> <li>New tourist accommodation shall be restricted to the existing developed cluster at Clogga or to existing developed sites;</li> <li>Permission will only be considered for new accommodation where the development forms part of a well-developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>The development of any further static or touring caravan parks shall be prohibited;</li> <li>Automated gates will not be permitted on any development;</li> <li>New development shall have or be provided with high quality direct access to the main traffic routes;</li> <li>Development shall be of an exceptionally high quality design.</li> </ol> <p>6. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking, proximate to existing access ways to the beach.</p> <p>7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</p>				
<p><b>Commentary:</b></p> <p>See commentary under General Coastal Zone Management Objectives above.</p>				

### 8.6.11 Level 5 Town Plans

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>GENERAL OBJECTIVES</b>				
<p><b>Population and housing objectives</b></p> <ul style="list-style-type: none"> <li>To adhere to the objectives of the Wicklow County Development Plan in regard to population and housing as are applicable to Level 5 towns</li> <li>Notwithstanding the zoning of land for residential purposes, the Planning Authority shall monitor and implement the population targets as set out in the County Development Plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.</li> <li>Housing occupancy controls: As 'small growth towns', these settlements should provide for the housing demands generated from people from across the County and region. As such, there should be no restriction on the occupancy of housing within these settlements.</li> </ul>	<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>		<p><b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b></p>	

<p><b>Economic Development &amp; Employment Objectives</b></p> <ul style="list-style-type: none"> <li>• Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will allow for the development of 'people' intensive employment generating developments that provide for the local convenience and social service needs of the area and that provide for the needs of tourists and visitors. The Council will allow for the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a local rural resource.</li> <li>• Promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with that settlement and maximise each town's location as a destination and gateway between the tourism assets.</li> <li>• To facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.</li> <li>• To ensure sufficient zoned land is available in appropriate locations capable of facilitating the development of appropriate employment opportunities in accordance with the provisions of the County Development Plan.</li> </ul> <p><b>Town Centre &amp; Retail Objectives</b></p> <ul style="list-style-type: none"> <li>• Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites.</li> <li>• To protect features that contribute to the towns' overall appearance and heritage value.</li> <li>• To encourage higher residential densities in the towns' centres and the concept of 'living over the shop'.</li> <li>• To allow a relaxation in certain development standards in the town centres in the interest of achieving the best development possible, both visually and functionally.</li> <li>• Provide for an expansion in the variety of retail and retail services facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the "Retail Planning Guidelines for Planning Authorities" (DOEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.</li> <li>• The redevelopment of lands within the town core areas, particularly those sites with frontage onto the main streets and squares of the town, shall provide for a street fronting building of a high quality design or for a high quality urban space, including hard and soft landscaping, and appropriate street fixtures and furniture, in order to enhance and create a more attractive streetscape.</li> </ul> <p><b>Community Infrastructure and Open Space Objective</b> To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 8 of the County Development Plan.</p> <p><b>Service Infrastructure Objectives</b></p> <ul style="list-style-type: none"> <li>• Promote the development of a safe and accessible pedestrian, cycling and traffic routes.</li> <li>• Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement</li> </ul> <p><b>Heritage Objective</b> To protect the natural, architectural and archaeological heritage of each town, in accordance with the objectives set out in Chapter 10 of the County Development Plan, as are applicable to each town.</p> <p><b>Strategic Land Reserve Objective</b> These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However these lands are not necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2022, if the need arises. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.</p> <p><b>Conservation Area Objective</b> To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>				
<p><b>Commentary:</b></p> <p><i>Level 5 settlements in County Wicklow are the smaller towns of the County that provide important economic and social services to their populations and immediate hinterland. Such towns normally have a good range of infrastructural services and are suited to accommodating urban generated housing demand.</i></p>				

The Plans for Level 5 settlements establish a framework for the planned, co-ordinated and sustainable development of each settlement, and enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life, without compromising the protection and management of the environment and efforts to contribute towards sustainable development. The Plans do this while contributing towards the overall development of the County which is articulated through the preferred alternative scenario at Section 7. The effects arising from implementation of the preferred alternative scenario are contributed towards by both the General Objectives (listed above) and the more detailed objectives and land use zonings contained within the settlement plans (refer to Volume 2 of the Plan). The interactions with SEO codes above, therefore, reflect the evaluation provided for the preferred alternative scenario at Section 7.

Measures facilitating appropriate levels of environmental protection and management have been integrated into the Level 5 Plans. These measures include those relating to both the provision of water services (and associated positive effects on the status of waters, ecology and human health - **SEOs M1 M2 W1 W2 B1 B2 B3 PHH1**) and the provision of transport infrastructure integrated with land use planning (and associated interactions with sustainable mobility, emissions and energy usage - **SEOs C1 PHH1**). The Plans accommodate urban generated housing demand in zoned areas within existing settlements thereby facilitating an avoidance of the adverse effects that would otherwise with higher levels of greenfield development in more sensitive, unserviced areas for instance.

Environmental considerations were integrated into the zoning of the Level 5 Plans through an interdisciplinary approach involving Planners and environmental specialists.

- The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the AA process facilitated zoning that avoids impacts upon sensitive ecology and Natura 2000 sites (**SEOs B1 B2 B3**). The AA concluded that the Level 5 Plans will not affect the integrity of the Natura 2000 network<sup>153</sup>.
- The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that avoids inappropriate development being permitted in areas of high flood risk (**SEOs PHH1 W3**).
- The planning team also took into account other environmental considerations including sustainable mobility and sensitivities relating to cultural heritage, landscape and water (**SEOs C1 PHH1 CH1 CH2 L1 W1 W2**), as well as taking into account overlay mapping of environmental sensitivities (which is similar to that shown on Figure 4.18 on page 54 but was produced at lower scale for some settlements).

Key sensitivities in each of the Level 5 settlements which have been considered by the Plan preparation/SEA/AA/SFRA processes include those summarised below. The following will ensure that conflicts with the various environmental components (**SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1**) are mitigated:

- The detailed objectives and land use zonings contained within the settlement plans (refer to Volume 2 of the Plan);
- The Level 5 General Objectives (above);
- Objectives etc. contained in the main written statement of the Draft Plan (see Section 9); and
- Any additional requirements arising through lower tier assessments or granting of permission.

#### Ashford

- Served by Wicklow Sewerage Scheme, adequate capacity to meet the needs of projected population growth.
- Served by Wicklow Water Supply Scheme, sufficient water supply to meet the needs of projected population growth (improvements may be required in the watermain distribution system).
- One building on Record of Protected Structures (former Garda Station) and demesne structures and grounds surrounding centres.
- Few archaeological sites in the plan area.
- Vartry River (Salmonid River) flows through the town to The Murrough, a protected wetland on the coast.
- Landscape is considered to be of low vulnerability.

#### Aughrim

- Certain lands at a high and moderate risk of flooding.
- Served by an aeration wastewater treatment plant, improvements may be required during the course of the plan to enable development. **Correct**
- Public water supply abstracted from the Tinakilly River may not be sufficient capacity to meet the needs of increased population up to 2022; the delivery of a new Mid-Wicklow Regional Water Supply Scheme is being considered by Irish Water and would resolve the water supply constraints in the area into the future. **Correct**
- The Aughrim River, which flows from confluence of the Derry Water and River Ow forms a significant natural feature south of the town centre area.

<sup>153</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- no alternative solution available;
- imperative reasons of overriding public interest for the plan/programme/project to proceed; and
- adequate compensatory measures in place.

**Baltinglass**

- *Potential for flooding arising from the presence of the River Slaney which is designated as a Special Area of Conservation.*
- *Served by wastewater treatment plant - works required to increase the capacity to cater for the projected future population of the area.*
- *Served by 2 wells and springs - upgrades likely to be required in longer term.*
- *Traffic congestion along the Main Street.*
- *The R747/N81 junction has been identified as an area in need of improvement in particular the removal of hazardous pedestrian movements on this route.*
- *Contains a significant amount of natural, archaeological and built heritage.*
- *Six buildings within the core are listed on the Record of Protected Structures, with a further seven entries located outside the town core but within the plan area.*
- *Various recorded monuments including the recorded monuments at Baltinglass Hills which is also listed as a zone of archaeological potential.*
- *Landscape within and around Baltinglass comprises of the corridor area along the N81 national secondary route/an area of high amenity in recognition of the presence of the Baltinglass hills to the north east and the rural area relating to low lying farmlands to the south of the town.*
- *One listed view within the plan area south of Baltinglass along the R747 'view of Rathnagree and Rathcoran hillforts'.*
- *One listed prospect north of the town 'Prospect of Slaney River valley, Baltinglass Abbey, Rathnagree and Rathcoran hillforts'.*

**Carnew**

- *Waste Water Treatment Plant is currently overloaded and therefore improvements will be required to facilitate the growth objectives of the plan.*
- *Water supplied by Tinahely regional water supply scheme - currently no deficiencies in this supply or network, which would impact on the development of Carnew.*
- *21 buildings listed on the Record of Protected Structures.*
- *Recorded monuments include Carnew Castle/Tower House.*
- *Landscape is designated as a Rural Area and there are no listed views or prospects within or surrounding the plan area.*

**Dunlavin**

- *Currently deficient in wastewater services - proposed new WWTP (under construction) will be capable of meeting the requirements of the planned population up to 2022.*
- *Currently deficient in water supply - limited headroom to accommodate future development. As part of the Wicklow Water Supply Scheme plans had been developed to extend the Ballymore Eustace Supply Scheme to Dunlavin via a new reservoir; however funding for this scheme was not included in the most recent Water Services Investment Programme. Increased water supply is required in order to facilitate the future expansion of Dunlavin.*
- *Entire town core is designated as an area of 'archaeological potential or significance' and as an 'Architectural Conservation Area', while the disused rail line is an important man made landscape feature of cultural and amenity value, with features such as granite bridges, railway mounds and cuttings, and the former station and platform still remaining.*

**Enniskerry**

- *While the Enniskerry WWTP it has a design capacity 6,000pe, it accepts imported sludge from other locations which absorbs much of its capacity, and therefore there is the possibility that the plant would not have enough capacity to meet the growth targets of this plan.*
- *The provision of an alternative route to Enniskerry from the N11/M11 is required having regard to the hazardous junction at the N11/M11 and alignment of the R117. It is envisaged that this new route from the N11/M11 will be via the improved Fassaroe Interchange, through the new development zone on the west side of the Fassaroe Interchange, as proposed in the Local Area Plan for Bray Environs. This zone is to be served by a 'Bus Rapid Transit' (BRT) route or the LUAS and new linkage to Enniskerry is considered to be of benefit to both road user safety and those wishing to use the BRT/LUAS.*
- *The landscape within and around Enniskerry is highly attractive, particularly due to its valley topography and numerous mature trees. In terms of natural heritage, the key feature in the settlement is the Glencullen River with Knocksink Wood surrounding, which is an EU protected Natura 2000 Site. There are a number of important archaeological sites (national monuments) in the plan area also.*
- *There are a number of buildings located within the plan area listed on the Record of Protected Structures including those in an Architectural Conservation Area.*
- *The County Development Plan categorises the landscape surrounding Enniskerry in all directions as an Area of Outstanding Natural Beauty.*



**Tinahely**

- Certain lands are at high and moderate risk of flooding.
- Wastewater Treatment Plant - improvements may be required during the course of the plan. An Asset Need Brief was submitted to Irish Water in August 2014 to consider the issues with the plant.
- Served by the Tinahely Regional Water Supply Scheme - currently no deficiencies in this supply or network, which would impact on future development.
- Town centre would benefit from the introduction of additional off street public parking.
- Slaney River Valley Special Area of Conservation is a key feature.
- Contains and Architectural Conservation Area.

**8.6.12 Level 6 / 7 Settlement Plans**

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	<b>Mitigated</b> <b>Conflicts</b>	<b>No Likely</b> interaction with status of SEOs
<b>GENERAL OBJECTIVES</b>				
<b>Population and housing objectives</b> <ul style="list-style-type: none"> <li>• To adhere to the Level 6 settlements' population and housing objectives of the Wicklow County Development Plan</li> <li>• No single application shall increase the existing housing stock in the settlement by more than 15% and the maximum size of development that will be considered will be 25% of the number of houses permissible over the life of the plan for that settlement.</li> <li>• Notwithstanding the designation of land for residential purposes, the Planning Authority shall monitor and implement the population targets as set out in the County Development Plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.</li> </ul> <b>Economic Development Objectives</b> <ul style="list-style-type: none"> <li>• Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will allow for the development of 'people' intensive employment generating developments that provide for the local convenience and social service needs of the area and that provide for the needs of tourists and visitors. The Council will allow for the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a local rural resource.</li> <li>• Promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with that settlement and maximise each town's location as a destination and gateway between the tourism assets.</li> <li>• To facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.</li> <li>• To encourage the provision of live-work units as part of mixed-use developments in appropriate locations.</li> <li>• To improve the 'public realm' particularly in the designated primary zone, with particular regard to footpath width and design quality, hard and soft landscaping, open spaces, street furniture, signage, street lighting and the on-street car parking layout, and any other aspects of the local environment that effect the attractiveness and accessibility of the primary zone.</li> <li>• Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites.</li> <li>• To protect features that contribute to the towns' overall appearance and heritage value</li> <li>• Provide for an expansion in the variety of retail and retail services facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the "Retail Planning Guidelines for Planning Authorities"</li> </ul>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	

<p>(DOEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.</p> <p><b>Community Infrastructure and Open Space Objectives</b></p> <ul style="list-style-type: none"> <li>To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and open space/recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 8 of the County Development Plan</li> <li>The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.</li> </ul> <p><b>Service Infrastructure Objectives</b></p> <ul style="list-style-type: none"> <li>Promote the development of a safe and accessible pedestrian, cycling and traffic routes.</li> <li>Where any proposed development is adjoining possible future development lands or provides the only possible access route to other lands, new roads will be required to be designed to ensure that future access to other lands can be facilitated</li> <li>Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement</li> <li>To implement the objectives and development standards of Chapter 9 of the County Development Plan as applicable to each town.</li> </ul> <p><b>Heritage Objective</b></p> <p>To protect the natural, architectural and archaeological heritage of each town, in accordance with the objectives and development standards set out in Chapter 10 of the County Development Plan as are applicable to each town.</p> <p><b>Flood Risk Assessment 'Level 6 Mitigation Objective'</b></p> <p>To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:</p> <ul style="list-style-type: none"> <li>The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.</li> <li>The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies <u>with at least one</u> of the following:       <ol style="list-style-type: none"> <li>The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.</li> <li>The development comprises previously developed and/or under-utilised lands/sites,</li> <li>There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.</li> </ol> </li> </ul>				
<p><b>Commentary:</b></p> <p><i>Level 6 settlements in County Wicklow are the smallest 'towns' of the County, but still provide important economic and social services to their populations and rural hinterland. Such towns normally have a reasonable range of infrastructural services and are suited to accommodating some urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. Level 6 'Rural Towns' are differentiated in the County Development Plan from Level 5 'Small Growth Towns' having regard to their more rural character, the rural nature of their catchments and the lower capacity for significant growth.</i></p> <p><i>The Plans for Level 6 settlements establish a framework for the planned, co-ordinated and sustainable development of each settlement, and enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life, without compromising the protection and management of the environment and efforts to contribute towards sustainable development. The Plans do this while contributing towards the overall development of the County which is articulated through the preferred alternative scenario at Section 7. The effects arising from implementation of the preferred alternative scenario are contributed towards by both the General Objectives (listed above) and the more detailed objectives and land use zonings contained within the settlement plans (refer to Volume 2 of the Plan). The interactions with SEO codes above, therefore, reflect the evaluation provided for the preferred alternative scenario at Section 7.</i></p>				

Measures facilitating appropriate levels of environmental protection and management have been integrated into the Level 6 Plans. These measures include those relating to both the provision of water services (and associated positive effects on the status of waters, ecology and human health - **SEOs M1 M2 W1 W2 B1 B2 B3 PHH1**) and the provision of transport infrastructure integrated with land use planning (and associated interactions with sustainable mobility, emissions and energy usage - **SEOs C1 PHH1**). The Plans accommodate local demand and some urban generated housing demand in zoned areas within existing settlements thereby facilitating an avoidance of the adverse effects that would otherwise with higher levels of greenfield development in more sensitive, unserved areas for instance.

Environmental considerations were integrated into the zoning of the Level 6 Plans through an interdisciplinary approach involving Planners and environmental specialists.

- The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the AA process facilitated zoning that avoids impacts upon sensitive ecology and Natura 2000 sites (**SEOs B1 B2 B3**). The AA concluded that the Level 5 Plans will not affect the integrity of the Natura 2000 network<sup>154</sup>.
- The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that avoids inappropriate development being permitted in areas of high flood risk (**SEOs PHH1 W3**).
- The Planning Team also took into account other environmental considerations including sustainable mobility and sensitivities relating to cultural heritage, landscape and water (**SEOs C1 PHH1 CH1 CH2 L1 W1 W2**).

Key sensitivities in each of the Level 6 settlements which have been considered by the Plan preparation/SEA/AA/SFRA processes include those detailed below. The following will ensure that conflicts with the various environmental components (**SEOs B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1**) are mitigated:

- The detailed objectives and land use zonings contained within the settlement plans (refer to Volume 2 of the Plan);
- The Level 6 General Objectives (above);
- Objectives etc. contained in the main written statement of the Draft Plan (see Section 9); and
- Any additional requirements arising through lower tier assessments or granting of permission.

#### **Avoca**

- Traffic congestion an issue.
- The delivery of a new Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclash, Aughrim/ Annacurragh and Redcross) is being considered by Irish Water and would resolve any water supply constraints in the area into the future.
- Licensed Wastewater Treatment Plant in Ballanagh is currently overloaded and has no extra capacity – the plant provides primary treatment only with no preliminary or secondary treatment. Treated effluent is of a poor quality and discharges to the Avoca River.
- Scenic rural setting along the Avoca River.

#### **Donard**

- Public water supply to Donard is close to capacity, for future development an additional source of water will be required.
- Slaney River Valley Special Area of Conservation is hydrologically linked to the settlement via the Brown's Beck River.
- Range of 18th and 19th century architecture in the town some of which are listed in the Record of Protected Structures.
- Town core is suffering from dereliction and decay, with a number of buildings currently unoccupied and falling into disrepair.
- The town green provides an attractive open space while the views of the surrounding wooded landscape from the town enhance its rural setting. Donard is located in close proximity to Lugnaquilla Mountain, the highest peak in Wicklow and is well positioned to take advantage of the natural and recreational amenities in the surrounding hinterland, particularly with regard to potential to serve visitors and tourists.

<sup>154</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- no alternative solution available;
- imperative reasons of overriding public interest for the plan/programme/project to proceed; and
- adequate compensatory measures in place.

**Kilmacanogue**

- *Water Supply has sufficient capacity to serve the growth targets for this settlement.*
- *There is sufficient capacity in the public sewer network and wastewater flows to a pumping station in the town, where it is finally pumped to the Shanganagh Waste Water Treatment Plant (Bray).*
- *High volume of traffic using the N11 junction in the town – the layout of the junction results in conflicting traffic movements at some locations.*

**Newcastle**

- *Water supplied by the Vartry Scheme.*
- *Wastewater infrastructure will require improvement to meet the growth targets for Newcastle.*
- *Castle ruins.*

**Roundwood**

- *Water Supply capacity is limited and only sufficient enough to cater for current needs.*
- *Wastewater plant in Roundwood is operating in excess of its capacity.*
- *Attractive setting with views of the Vartry Reservoir and surrounding mountainous landscape.*
- *Roundwood Park Demesne form a natural boundary to the south of the settlement.*

**Shillelagh**

- *No deficiencies in water supply or network, which would impact on the development of Shillelagh.*
- *Served by wastewater treatment plant - works required to increase the capacity to cater for the projected future population of the area.*
- *Derry River, which forms part of the River Slaney Valley SAC, flows through the town.*
- *Town was planned as part of the Fitzwilliam estate in the 17th century with the nearby Coolattin House being the seat of the estate.*

**Laragh-Glendalough<sup>155</sup>**

- *Laragh Waste Water Treatment Plant does not have sufficient capacity to provide for current peak demand levels or levels of projected growth. Developments in the vicinity of Glendalough are mainly served by private waste water treatment plants, including small scale treatment plants at the car park, OPW interpretive centre and Glendalough Hotel and a number of private waste water treatment plants.*
- *At present, water supply is able to meet demand but in times of dry weather and high demand, such as the tourist season, supply can be limited. The delivery of a new Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclesh, Aughrim/ Annacurragh and Redcross) is being considered by Irish Water and would resolve the water supply constraints in the area into the future.*
- *Laragh village and the Glendalough area suffer from traffic congestion during periods of peak demand, which has the effect of reducing the amenity and safety of the area.*
- *Unique natural, archaeological and built heritage within and surrounding the Plan area including Glendalough Early Medieval Monastic Settlement' and Wicklow Mountains National Park'.*

<sup>155</sup> For the purposes of assessment the Laragh-Glendalough Settlement and Tourism Plan is considered in this Section.  
CAAS for Wicklow County Council

## **Section 9 Mitigation Measures**

### **9.1 Introduction**

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan. Various environmental sensitivities and issues have been communicated to the Council through the SEA, Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) processes. By integrating all related recommendations into the Plan, the Council have ensured that both the beneficial environmental effects of implementing the Plan have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Mitigation was achieved through the:

- Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development;
- Integration of individual SEA, AA and SFRA provisions into the text of the Plan; and
- Integration of environmental considerations into zoning provisions of the Plan.

### **9.2 Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development**

Far in advance of both the submission of the pre-Draft Plan to the Elected Members for approval and the placing of the Draft Plan (and associated SEA, AA and SFRA documents) on public display, Wicklow County Council undertook various works in order to inform the preparation of the Draft Plan.

The findings of this strategic work have been integrated into the Draft Plan and will be implemented when it is adopted, contributing towards both environmental protection and management and sustainable development within the County.

Strategic work undertaken by the Council includes background work in relation to Plan Strategies and other provisions for a variety of sectors including Housing, Enterprise - Employment and the Rural Economy, Retail, Tourism, Community, Roads and Transportation, Water Infrastructure, Waste, Climate Change and Energy, Telecommunications and Heritage. A Green Infrastructure Strategy and a Climate Change Audit were also prepared.

### **9.3 Integration of individual SEA, AA and SFRA provisions into the text of the Plan**

Various provisions have been integrated into the text of the Draft Plan through the Plan-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes.

Table 9.1 links key mitigation measure(s) to the likely significant effects of implementing the Plan, if unmitigated.

The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

## **9.4 Integration of environmental considerations into Zoning of the Plan**

Environmental considerations were integrated into the Draft Plan's zoning through an interdisciplinary approach involving Planners and environmental specialists.

The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the AA process facilitated zoning that avoids impacts upon sensitive ecology and Natura 2000 sites.

The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that avoids inappropriate development being permitted in areas of high flood risk.

The planning team also took into account other environmental considerations including sustainable mobility and sensitivities relating to cultural heritage, landscape and water, as well as taking into account overlay mapping of environmental sensitivities (which is similar to that shown on Figure 4.18 on page 54 but was produced at lower scale for some settlements).

**Table 9.1 Integration of Environmental Considerations into the Draft Plan**

<b>Environmental Component</b>	<b>Potential Effect, if unmitigated</b>	<b>Mitigation Measures, including</b>
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>• Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</li> <li>• Habitat loss, fragmentation and deterioration, including patch size and edge effects</li> <li>• Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Heritage Strategy</li> <li>• Objectives NH1 to NH18, NH43, NH52, NH53, NH57, CZ1, CZ2, CZ5, CZ6, CZ7, CZ8, CZ9, CZ10, WE16, CCE6 and CCE11</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>• Potential interactions if effects upon environmental vectors such as water and air are not mitigated</li> </ul>	<ul style="list-style-type: none"> <li>• Objective WE8</li> <li>• Various provisions under the environmental components of soil, water, air and material assets</li> </ul>
Soil	<ul style="list-style-type: none"> <li>• Damage to the hydrogeological and ecological function of the soil resource</li> </ul>	<ul style="list-style-type: none"> <li>• Objectives including NH24 to NH29 and FTY1</li> <li>• See also various provisions under the environmental components of water and material assets</li> </ul>
Water	<ul style="list-style-type: none"> <li>• Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology</li> <li>• Increase in the risk of flooding</li> </ul>	<ul style="list-style-type: none"> <li>• Water Infrastructure and Flooding Strategy, Objectives WI2, WI4, NH3 and NH19</li> <li>• See also various provisions under the environmental components of soil and material assets</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>• Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>• Increases in waste levels</li> </ul>	<ul style="list-style-type: none"> <li>• Water Infrastructure and Flooding Strategy, Objectives WI1, WI3 to WI11, FL1 to FL10, WE1 to WE7</li> </ul>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>• Emissions to air including greenhouse gas emissions and other emissions</li> </ul>	<ul style="list-style-type: none"> <li>• Objectives WE9 to WE15, CCE1 to CCE5, CCE21 to CCE23</li> <li>• Overall approach by the Plan and all provisions relating to sustainable mobility</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>	<ul style="list-style-type: none"> <li>• Built Heritage Strategy, Objectives BH1 to BH25</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape</li> </ul>	<ul style="list-style-type: none"> <li>• Objectives NH47, NH48, NH49, NH50 and CCE6</li> <li>• Strategic Objectives for Tourism and Recreation</li> </ul>

## Section 10 Monitoring Measures

### 10.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Draft Plan.

Monitoring can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

### 10.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in Section 5 and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions.

Table 10.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan, if unmitigated.

The Monitoring Programme may be updated to deal with specific environmental issues - including unforeseen effects - as they arise. Such issues may be identified by the Council or identified to the Council by other agencies.

### 10.3 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the Council and the relevant authorities e.g. the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office.

<sup>156</sup> The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. By documenting this determination (e.g. whether a proposed development will impact upon a Protected Structure or

Internal monitoring of the environmental effects of grants of permission in the Council will provide monitoring of various indicators and targets on a *grant of permission*<sup>156</sup> basis. Where significant effects - including positive, negative, cumulative and indirect - have the potential to occur upon, for example, entries to the RMP, entries to the RPS or ecological networks as a result of the undertaking of individual projects or multiple individual projects such instances should be identified and recorded and should feed into the monitoring evaluation.

### 10.4 Reporting

Article 10 of the SEA Directive requires Member States to monitor the significant environmental effects of the implementation of plans "*in order, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.*" Existing monitoring arrangements may be used if appropriate, to avoid duplication of monitoring [Source: Chapter 7 Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities. DoEHLG 2004].

The measures are meant to primarily rely upon records maintained by other agencies and departments. Table 10.1 indicates the sources and frequency in the final, right-hand side column. It will be noted that the major indicators are prepared by other agencies on frequencies of every 3 - 6 years.

The report required of the Chief Executive Officer under Section 15(2) of the Planning and Development Act shall include information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the development plan. This report will address the indicators set out below.

whether a proposed development can be adequately served with water services) while granting permissions, or at a later date, the requirement to monitor the effects of implementing the Plan can be achieved.



## 10.5 Thresholds

Thresholds at which corrective action will be considered include:

- The occurrence of flood events;
- Court cases taken by the Department of Arts, Heritage and the Gaeltacht regarding impacts upon archaeological heritage including entries to the RMP;
- Complaints received from statutory consultees regarding avoidable environmental impacts resulting from development which is granted permission under the Plan;
- Boil notices on drinking water; and
- Fish kills.

**Table 10.1 Selected Indicators, Targets and Monitoring Sources**

Environmental Component	Selected Indicator(s)	Selected Target(s)	Source (Frequency)
<b>Biodiversity, Flora and Fauna</b>	B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive	B1: Maintenance of favourable conservation status for all habitats and species protected under National and International legislation to be unaffected by implementation of the Plan <sup>157</sup>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>Department of Arts, Heritage and the Gaeltacht report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years).</li> <li>Department of Arts, Heritage and the Gaeltacht's National Monitoring Report for the Birds Directive under Article 12 (every 3 years).</li> <li>Consultations with the NPWS (at monitoring evaluation - see Section 10.4).</li> </ul>
	B2: Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan	B2: No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for by the Plan	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>CORINE mapping resurvey (every c. 5 years).</li> <li>Review of Council Ecological Network Mapping</li> </ul>
	B3i: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan  B3ii: Number of significant impacts on the protection of listed species	B3i: Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan  B3ii: No significant impacts on the protection of listed species	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>Consultations with the NPWS (at monitoring evaluation - see Section 10.4).</li> </ul>
<b>Population and Human Health</b>	PHH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan, as identified by the Health Service Executive and Environmental Protection Agency	PHH1: No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan	<ul style="list-style-type: none"> <li>Consultations with EPA and Health Service Executive (at monitoring evaluation - see Section 10.4).</li> </ul>
<b>Soil</b>	S1: Soil extent and hydraulic connectivity	S1: To minimise reductions in soil extent and hydraulic connectivity	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> </ul>
<b>Water</b>	W1i: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)	W1i: Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' by 2015	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>Data issued under the Water Framework Directive Monitoring Programme for Ireland (multi-annual).</li> <li>EPA <i>The Quality of Bathing Water in Ireland</i> reports.</li> </ul>
	W1ii: Mandatory and Guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)	W1ii: To achieve - as a minimum - Mandatory values and, where possible, to achieve Guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)	

<sup>157</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- no alternative solution available;
- imperative reasons of overriding public interest for the plan to proceed; and
- adequate compensatory measures in place.

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

Environmental Component	Selected Indicator(s)	Selected Target(s)	Source (Frequency)
	W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	W2: Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>Data issued under the Water Framework Directive Monitoring Programme for Ireland (multi-annual).</li> </ul>
	W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	W3: Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk in compliance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> </ul>
Material Assets	M1: Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan	M1: All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> </ul>
	M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan	M2: No non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan	<ul style="list-style-type: none"> <li>EPA The Provision and Quality of Drinking Water in Ireland reports (multi-annual).</li> <li>EPA Remedial Action List (every quarter).</li> </ul>
	M3i: Total collected and brought household waste M3ii: Packaging recovered (t) by self-complying packagers	M3i: Minimise increases in and, where possible, reduce household waste generation M3ii: Maximise increases in packaging recovered (t) by self-complying packagers	<ul style="list-style-type: none"> <li>EPA National Waste Reports</li> <li>EPA Ireland's Environment Reports</li> </ul>
Air and Climatic Factors	C1: Percentage of population travelling to work, school or college by public transport or non-mechanical means	C1: An increase in the percentage of the population travelling to work, school or college by public transport or non-mechanical means	<ul style="list-style-type: none"> <li>CSO Population Data (every c. 5 years).</li> </ul>
Cultural Heritage	CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) - protected from significant adverse effects arising from new development granted permission under the Plan	CH1: Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant) from significant adverse effects arising from new development granted permission under the Plan	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>Consultation with Department of Arts, Heritage and the Gaeltacht (at monitoring evaluation - see Section 10.4).</li> </ul>
	CH2: Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan	CH2: Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>Consultation with Department of Arts, Heritage and the Gaeltacht (at monitoring evaluation - see Section 10.4).</li> </ul>
Landscape	L1: Number of complaints received from statutory consultees regarding avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan	L1: No developments permitted which result in avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> </ul>

## Section 11 SEA Summary Table

Below is a summary table outlining how likely significant effects (if unmitigated) are linked to relevant mitigation measure(s) - which have been integrated into the Draft Plan - and indicator(s) which will be used for monitoring.

**Table 11.1 SEA Summary Table: Likely Significant Effects, Mitigation Measures and Indicators for Monitoring**

Environmental Component	Potential Effect, if unmitigated	Mitigation Measures	Indicators for Monitoring
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>• Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</li> <li>• Habitat loss, fragmentation and deterioration, including patch size and edge effects</li> <li>• Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze</li> </ul>	<p>Natural Heritage Strategy</p> <p>Objectives NH1 to NH18, NH43, NH52, NH53, NH57, CZ1, CZ2, CZ5, CZ6, CZ7, CZ8, CZ9, CZ10, WE16, CCE6 and CCE11</p>	<p>B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive</p> <p>B2: Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan</p> <p>B3i: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan</p> <p>B3ii: Number of significant impacts on the protection of listed species</p>
Population and Human Health	<ul style="list-style-type: none"> <li>• Potential interactions if effects upon environmental vectors such as water and air are not mitigated</li> </ul>	<p>Objective WE8</p> <p>Various provisions under the environmental components of soil, water, air and material assets</p>	<p>PHH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan, as identified by the Health Service Executive and Environmental Protection Agency</p>
Soil	<ul style="list-style-type: none"> <li>• Damage to the hydrogeological and ecological function of the soil resource</li> </ul>	<p>Objectives including NH24 to NH29 and FTY1</p> <p>See also various provisions under the environmental components of water and material assets</p>	<p>S1: Soil extent and hydraulic connectivity</p> <p>Selected Indicator(s)</p>
Water	<ul style="list-style-type: none"> <li>• Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology</li> <li>• Increase in the risk of flooding</li> </ul>	<p>Water Infrastructure and Flooding Strategy, Objectives WI2, WI4, NH3 and NH19</p> <p>See also various provisions under the environmental components of soil and material assets</p>	<p>W1i: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)</p> <p>W1ii: Mandatory and Guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)</p> <p>W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p> <p>W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</p>

Environmental Component	Potential Effect, if unmitigated	Mitigation Measures	Indicators for Monitoring
Material Assets	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Increases in waste levels</li> </ul>	Water Infrastructure and Flooding Strategy, Objectives WI1, WI3 to WI11, FL1 to FL10, WE1 to WE7	M1: Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan M3i: Total collected and brought household waste M3ii: Packaging recovered (t) by self-complying packagers
Air and Climatic Factors	<ul style="list-style-type: none"> <li>Emissions to air including greenhouse gas emissions and other emissions</li> </ul>	Objectives WE9 to WE15, CCE1 to CCE5, CCE21 to CCE23  Overall approach by the Plan and all provisions relating to sustainable mobility	C1: Percentage of population travelling to work, school or college by public transport or non-mechanical means
Cultural Heritage	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>	Built Heritage Strategy, Objectives BH1 to BH25	CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) - protected from significant adverse effects arising from new development granted permission under the Plan CH2: Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan
Landscape	<ul style="list-style-type: none"> <li>Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape</li> </ul>	Objectives NH47, NH48, NH49, NH50 and CCE6 Tourism and Recreation Strategic Objectives	L1: Number of complaints received from statutory consultees regarding avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan

## Appendix I Relationship with Legislation and Other Plans and Programmes

This appendix is not intended to be a full and comprehensive review of EU Directives, the transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Directive, Regulation, Plan or Programme to become familiar with the full details of each.

<b>European</b>				
<b>Directive/ Protocol/ Strategy/Programme</b>	<b>High Level Aim/ Purpose/ Objective</b>	<b>Lower level objectives, actions etc.</b>	<b>Relevant legislation in Ireland</b>	<b>Relevance to the CDP</b>
UN Kyoto Protocol and the Second European Climate Change Programme (ECCP II)	The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol	<ul style="list-style-type: none"> <li>The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II)</li> <li>EU member states implement measures to improve on or compliment the specified measures and policies arising from the ECCP</li> </ul>	National Policy Position and final Heads of the Climate Action and Low-Carbon Development Bill	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
EU 2020 climate and energy package	<ul style="list-style-type: none"> <li>Binding legislation which aims to ensure the European Union meets its climate and energy targets for 2020</li> <li>Aims to achieve a 20% reduction in EU greenhouse gas emissions from 1990 levels</li> <li>Aims to raise the share of EU energy consumption produced from renewable resources to 20%</li> <li>Achieve a 20% improvement in the EU's energy efficiency</li> </ul>	Four pieces of complimentary legislation: <ul style="list-style-type: none"> <li>Reform of the EU Emissions Trading System (EU ETS) to include a cap on emission allowances in addition to existing system of national caps</li> <li>Member States have agreed national targets for non-EU ETS emissions from countries outside the EU</li> <li>Meet the national renewable energy targets of 16% for Ireland by 2020</li> <li>Preparing a legal framework for technologies in carbon capture and storage</li> </ul>	The Framework for Climate Change Bill  European Communities (Renewable Energy) Regulations 2011 (S.I. No. 147/2011)	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Habitats Directive (92/43/EEC)	<ul style="list-style-type: none"> <li>Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora</li> <li>Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora</li> <li>Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of Community interest</li> <li>Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Propose and protect sites of importance to habitats, plant and animal species</li> <li>Establish a network of Natura 2000 sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range</li> <li>Carry out comprehensive assessment of habitat types and species present</li> <li>Establish a system of strict protection for the animal species and plant species listed in Annex IV</li> </ul>	European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011)  The Wildlife Act 1976 and the Wildlife (Amendment) Act 2000	The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Birds Directive (2009/147/EC)</p>	<ul style="list-style-type: none"> <li>• Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats</li> <li>• Protect, manage and control these species and comply with regulations relating to their exploitation</li> <li>• The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1.</li> <li>• Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas); ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes</li> <li>• Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance.</li> </ul>	<p>European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>European Union Biodiversity Strategy to 2020</p>	<ul style="list-style-type: none"> <li>• Aims to halt or reverse biodiversity loss and speed up the EU's transition towards a resource efficient and green economy</li> <li>• Halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as feasible</li> </ul>	<ul style="list-style-type: none"> <li>• Outlines six targets and twenty actions to aid European in halting the loss to biodiversity and eco-system services</li> <li>• The six targets cover: <ul style="list-style-type: none"> <li>○ Full implementation of EU nature legislation to protect biodiversity</li> <li>○ Maintaining, enhancing and protecting for ecosystems, and green infrastructure</li> <li>○ Ensuring sustainable agriculture, and forestry</li> <li>○ Sustainable management of fish stocks</li> <li>○ Reducing invasive alien species</li> <li>○ Addressing the global need to contribute towards averting global biodiversity loss</li> </ul> </li> </ul>	<p>Actions for Biodiversity 2011-2016 Ireland's National Biodiversity Plan, 2011</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>The Clean Air for Europe Directive (2008/50/EC)</p> <p>Fourth Daughter Directive (2004/107/EC)</p>	<ul style="list-style-type: none"> <li>• The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive)</li> <li>• Sets new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives</li> <li>• Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values</li> <li>• Allows the possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission.</li> <li>• The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air</li> </ul>	<ul style="list-style-type: none"> <li>• Sets objectives for ambient air quality</li> <li>• designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole</li> <li>• Aims to assess the ambient air quality in Member States on the basis of common methods and criteria;</li> <li>• Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and Community measures;</li> <li>• Ensures that such information on ambient air quality is made available to the public;</li> <li>• Aims to maintain air quality where it is good and improving it in other cases;</li> <li>• Aims to promote increased cooperation between the Member States in reducing air pollution.</li> </ul>	<p>Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011)</p> <p>Arsenic, Cadmium, Mercury, Nickel and Polycyclic Aromatic Hydrocarbons in Ambient Air Regulations 2009 (S.I. No. 58 of 2009)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Noise Directive 2002/49/EC</p>	<p>The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.</p>	<p>The Directive requires competent authorities in Member States to:</p> <ul style="list-style-type: none"> <li>• Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels;</li> <li>• Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and</li> <li>• Inform and consult the public about noise exposure, its effects, and the measures considered to address noise.</li> </ul> <p>The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</p>	<p>Environmental Noise Regulations 2006 (S.I. No. 140 of 2006)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>Floods Directive (2007/60/EC)</p>	<ul style="list-style-type: none"> <li>• Establishes a framework for the assessment and management of flood risks</li> <li>• Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community</li> </ul>	<ul style="list-style-type: none"> <li>• Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment</li> <li>• Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3</li> <li>• Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above</li> <li>• Inform the public and allow the public to participate in planning process</li> </ul>	<p>European Communities (Assessment and Management of Flood Risks) Regulations (S.I. 122/2010)</p> <p>European Union (Environmental Impact Assessment) (Flood Risk) Regulations 2012 (S.I. No. 470/2012)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>Water Framework Directive (2000/60/EC)</p>	<ul style="list-style-type: none"> <li>• Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats</li> <li>• Preserve and prevent the deterioration of water status and where necessary improve and maintain "good status" of water bodies</li> <li>• Promote sustainable water usage</li> <li>• The Water Framework Directive repealed the following Directives:             <ul style="list-style-type: none"> <li>○ The Drinking Water Abstraction Directive</li> <li>○ Sampling Drinking Water Directive</li> <li>○ Exchange of Information on Quality of Surface Freshwater Directive</li> <li>○ Shellfish Directive</li> <li>○ Freshwater Fish Directive</li> <li>○ Groundwater (Dangerous Substances) Directive</li> <li>○ Dangerous Substances Directive</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive</li> <li>• Achieve "good status" for all waters by December 2015</li> <li>• Manage water bodies based on identifying and establishing river basins districts</li> <li>• Involve the public and streamline legislation</li> <li>• Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas</li> <li>• Establish a programme of monitoring for surface water status, ground water status and protected areas</li> <li>• Recover costs for water services</li> </ul>	<p>European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003) (as amended)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>



SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Groundwater Directive (2006/118/EC)</p>	<ul style="list-style-type: none"> <li>• Protect, control and conserve groundwater</li> <li>• Prevent the deterioration of the status of all bodies of groundwater</li> <li>• Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals.</li> </ul>	<ul style="list-style-type: none"> <li>• Meet minimum groundwater standards listed in Annex 1 of Directive</li> <li>• Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II</li> </ul>	<p>European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. No. 9/2010) (as amended)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>Bathing Water Directive (2006/7/EC)</p>	<ul style="list-style-type: none"> <li>• Preserve, protect and improve the quality of the environment and to protect human health by complementing the Water Framework Directive 2000/60/EC</li> </ul>	<ul style="list-style-type: none"> <li>• Identify all bathing waters and define the length of the bathing season</li> <li>• Monitor bathing water quality as per Annex 1, Column A at the frequency outlined in Annex IV of the Directive</li> <li>• Determine the quality status of the bathing water</li> <li>• Achieve at least 'sufficient' standard by 2015 with the aim increase the standard to 'excellent' or 'good'</li> <li>• Prepare, review and update a bathing water profile of each in accordance with Annex III</li> <li>• Manage bathing water areas in exceptional circumstances to prevent an adverse impact on bathing water quality and on bathers' health</li> <li>• Provide public information on bathing water quality</li> </ul>	<p>Bathing Water Quality (Amendment) Regulations 2008 (S.I. No. 79 of 2008) (as amended)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>Drinking Water Directive (98/83/EC)</p>	<ul style="list-style-type: none"> <li>• Improve and maintain the quality of water intended for human consumption</li> <li>• Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean</li> </ul>	<ul style="list-style-type: none"> <li>• Set values applicable to water intended for human consumption for the parameters set out in Annex I</li> <li>• Set values for additional parameters not included in Annex I, where the protection of human health within national territory or part of it so requires. The values set should, as a minimum, satisfy the requirements of Article 4(1) (a)</li> <li>• Implement all measures necessary to ensure that regular monitoring of the quality of water intended for human consumption is carried out, in order to check that the water available to consumers meets the requirements of this Directive and in particular the parametric values set in accordance with Article 5</li> <li>• Ensure that any failure to meet the parametric values set in accordance with Article 5 is immediately investigated in order to identify the cause</li> <li>• Ensure that the necessary remedial action is taken as soon as possible to restore its quality and shall give priority to their enforcement action</li> <li>• Undertake remedial action to restore the quality of the water where necessary to protect human health</li> <li>• Notify consumers when remedial action is being undertaken except where the competent authorities consider the non-compliance with the parametric value to be trivial</li> </ul>	<p>European Union (Drinking Water) Regulations 2014 (S.I. No. 106 of 2007) (as amended)</p> <p>European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Urban Waste Water Treatment Directive (91/271/EEC)</p>	<ul style="list-style-type: none"> <li>• This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors</li> <li>• The objective of the Directive is to protect the environment from the adverse effects of waste water discharges</li> </ul>	<ul style="list-style-type: none"> <li>• Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment</li> <li>• Annex II requires the designation of areas sensitive to eutrophication which receive water discharges</li> <li>• Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors</li> </ul>	<p>European Communities (Urban Waste Water Treatment) Regulations 2001 (S.I. No. 254/2001)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>Environmental Liability Directive (2004/35/EC)</p>	<ul style="list-style-type: none"> <li>• Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage</li> </ul>	<ul style="list-style-type: none"> <li>• Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent</li> <li>• Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures</li> <li>• Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7.</li> <li>• The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive</li> <li>• The competent authority shall be entitled to initiate cost recovery proceedings against the operator</li> <li>• The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met</li> </ul>	<p>European Communities (Environmental Liability) Regulations, 2008</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>SEA Directive (2001/42/EC)</p>	<ul style="list-style-type: none"> <li>Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development</li> <li>Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment</li> </ul>	<ul style="list-style-type: none"> <li>Carry out an environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive</li> <li>Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme</li> <li>Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission</li> <li>Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects</li> <li>Inform relevant authorities and stakeholders on the decision to implement the plan or programme</li> <li>Issue a statement to include requirements detailed in Article 9 of the Directive</li> <li>Monitor and mitigate significant environmental effects identified by the assessment</li> </ul>	<p>European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435/ 2004) (as amended)</p> <p>Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436/2004) (as amended)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>
<p>EIA Directive (2011/92/EU as amended by 2014/52/EU)</p>	<ul style="list-style-type: none"> <li>Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment</li> <li>Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4</li> </ul>	<ul style="list-style-type: none"> <li>All projects listed in Annex I are considered as having significant effects on the environment and require an EIA</li> <li>For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III.</li> <li>The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor</li> <li>Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made</li> <li>The information to be provided by the developer in accordance with paragraph 1 shall include at least:             <ul style="list-style-type: none"> <li>a description of the project comprising information on the site, design and size of the project;</li> <li>a description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects;</li> <li>the data required to identify and assess the main effects which the project is likely to have on the environment;</li> <li>an outline of the main alternatives studied by the developer and an indication of the main reasons for his choice, taking into account the environmental effects;</li> <li>a non-technical summary of the information referred to each of the above.</li> </ul> </li> </ul>	<p>European Communities (Environmental Impact Assessment) Regulations 1989 (S.I. No. 349/1989) (as amended)</p> <p>European Union (Environmental Impact Assessment) (Flood Risk) Regulations 2012 (S.I. No. 470/2012)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of the Directive and transposing regulations</p>

<b>National</b>				
<b>Policy/ Framework / Initiative / Strategy</b>	<b>High Level Aim/ Purpose/ Objective</b>	<b>Lower level relevant objectives , actions etc.</b>	<b>Relevant legislation</b>	<b>Relevance to the CDP</b>
Infrastructure and Capital Investment 2012-16: Medium Term Exchequer Framework	<ul style="list-style-type: none"> <li>Reviews infrastructure and capital spending over a medium timeframe to ensure investment is made in the best areas</li> <li>Identifies gaps in existing infrastructure that require addressing to aid economic recovery, social cohesion and environmental sustainability</li> </ul>	<p>The approach identifies four main components of the investment strategy as follows:</p> <ul style="list-style-type: none"> <li>Economic infrastructure – encompassing transport networks, energy provision and telecommunications capacity</li> <li>Investment in the productive sector and human capital – such as direct supports for enterprise development; science, technology and innovation advancement; supports for tourism, agriculture, fisheries and forestry; and capital investment in education infrastructure</li> <li>Environmental infrastructure – including our waste and water systems and investment for environmental sustainability</li> <li>Critical social investment – such as the health service and social housing programmes</li> </ul>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Smarter Travel Initiative 2012-2016	Sustainable transport investment programme to encourage transport initiatives such as cycling, car sharing, the use of public transport etc.	Limerick, Dungarvan and Westport were targeted demonstration areas for smarter transport initiatives and allocated funds to implement same	not applicable	In combination with this Initiative the CDP will contribute towards smarter travel and associated positive environmental effects.
Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 – 2020 (2009)	<ul style="list-style-type: none"> <li>Outlines a policy for how a sustainable travel and transport system can be achieved</li> <li>Sets out five key goals: <ul style="list-style-type: none"> <li>To reduce overall travel demand.</li> <li>To maximise the efficiency of the transport network.</li> <li>To reduce reliance on fossil fuels.</li> <li>To reduce transport emissions.</li> <li>To improve accessibility to transport.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Others lower level aims include: <ul style="list-style-type: none"> <li>reduce distance travelled by private car and encourage smarter travel, including focusing population growth in areas of employment and to encourage people to live in close proximity to places of employment</li> <li>ensuring that alternatives to the car are more widely available, mainly through a radically improved public transport service and through investment in cycling and walking</li> <li>improving the fuel efficiency of motorised transport through improved fleet structure, energy efficient driving and alternative technologies</li> <li>strengthening institutional arrangements to deliver the targets</li> </ul> </li> </ul>	not applicable	In combination with this Policy the CDP will contribute towards smarter travel and associated positive environmental effects.
Ireland's First National Cycle Policy Framework (2009)	<ul style="list-style-type: none"> <li>Outlines objectives and actions aimed at developing a strong cycle network in Ireland</li> <li>Sets out 19 specific objectives, and details the 109 actions, aimed at ensuring that a cycling culture is developed</li> </ul>	<ul style="list-style-type: none"> <li>Sets a target where 10% of all journeys will be made by bike by 2020</li> <li>Proposes the planning, infrastructure, communication, education and stakeholder participations measures required to implement the initiative</li> </ul>	not applicable	In combination with this Framework the CDP will contribute towards smarter travel and associated positive environmental effects.
Scoping Study for a National Cycle Network (NCN)	<ul style="list-style-type: none"> <li>Investigated the feasibility of developing a National Cycle Network for recreational routes in rural areas, urban areas and connecting larger urban areas</li> <li>The scoping study and subsequent workshops resulted in a recommended National Cycle Network</li> </ul>	not applicable	not applicable	In combination with this Study the CDP will contribute towards smarter travel and associated positive environmental effects.

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

Strategic Framework for Integrated Land use and Transport (SFILT) – Department of Transport, Tourism And Sport	<ul style="list-style-type: none"> <li>• Presents the findings and conclusions of a steering group which was convened and tasked with overseeing the preparation of an integrated, evidence-based framework that would guide key land transport investment decisions.</li> </ul>	<p>Key features of the framework policy include the following:</p> <ul style="list-style-type: none"> <li>• Focus on economic growth</li> <li>• Principles to frame future investment</li> </ul>	not applicable	In combination with this Study the CDP will contribute towards smarter travel and associated positive environmental effects.
National Climate Change Strategy 2007 – 2012 (2007)	<ul style="list-style-type: none"> <li>• Outlines measures to be undertaken to meet greenhouse gas emission commitments</li> </ul>	not applicable	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Delivering a Sustainable Energy Future for Ireland – The Energy Policy Framework 2007 – 2020 (2007)	<ul style="list-style-type: none"> <li>• White paper setting out a framework for delivering a sustainable energy future in Ireland</li> <li>• Outlines strategic Goals for: <ul style="list-style-type: none"> <li>○ Security of Supply</li> <li>○ Sustainability of Energy</li> <li>○ Competitiveness of Energy Supply</li> </ul> </li> </ul>	<p>The underpinning Strategic Goals are:</p> <ul style="list-style-type: none"> <li>• Ensuring that electricity supply consistently meets demand</li> <li>• Ensuring the physical security and reliability of gas supplies to Ireland</li> <li>• Enhancing the diversity of fuels used for power generation</li> <li>• Delivering electricity and gas to homes and businesses over efficient, reliable and secure networks</li> <li>• Creating a stable attractive environment for hydrocarbon exploration and production</li> <li>• Being prepared for energy supply disruptions</li> </ul>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
National Climate Change Adaptation Framework (DECLG, 2012)	The National Climate Change Adaptation Framework provides a strategic policy focus to ensure adaptation measures are taken across different sectors and levels of government to reduce Ireland's vulnerability to the negative impacts of climate change.	<p>Actions include those relating to:</p> <ul style="list-style-type: none"> <li>• Research and Knowledge Base</li> <li>• Governance</li> <li>• Local Plans</li> <li>• Stakeholder Consultation</li> </ul>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
National Renewable Energy Action Plan	<ul style="list-style-type: none"> <li>• A strategic approach for Ireland including measures to meet European targets for 2020 including Ireland's 16% target of gross final consumption to come from renewables by 2020</li> </ul>	not applicable	Renewable Energy Directive 2009/28/EC	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

National Energy Efficiency Action Plan for Ireland 2007 – 2020 (2007)	<ul style="list-style-type: none"> <li>This is the second National Energy Efficiency Action Plan for Ireland</li> </ul>	<ul style="list-style-type: none"> <li>The Plan reviews the original 90 actions outlined in the first Plan and updates/renews/removes them as appropriate</li> </ul>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Sustainable Development – A Strategy for Ireland (1997)	<ul style="list-style-type: none"> <li>Provides an analysis and a strategic framework for sustainable development in Ireland</li> <li>Identifies the approaches required to support sustainable development</li> </ul>	not applicable	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Wildlife Act of 1976 Wildlife (Amendment) Act, 2000	<ul style="list-style-type: none"> <li>The act provides protection and conservation of wild flora and fauna</li> </ul>	<ul style="list-style-type: none"> <li>Provides protection for certain species, their habitats and important ecosystems</li> <li>Give statutory protection to NHAs</li> <li>Enhances wildlife species and their habitats</li> <li>Includes more species for protection</li> </ul>	not applicable	The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation
Actions for Biodiversity 2011-2016 Ireland's National Biodiversity Plan, 2011	<ul style="list-style-type: none"> <li>Sets out strategic objectives, targets and actions to conserve and restore Ireland's biodiversity and to prevent and reduce the loss of biodiversity in Ireland and globally</li> </ul>	<ul style="list-style-type: none"> <li>To mainstream biodiversity in the decision making process across all sectors</li> <li>To substantially strengthen the knowledge base for conservation, management and sustainable use of biodiversity</li> <li>To increase awareness and appreciation of biodiversity and ecosystem services</li> <li>To conserve and restore biodiversity and ecosystem services in the wider countryside</li> <li>To conserve and restore biodiversity and ecosystem services in the marine environment</li> <li>To expand and improve on the management of protected areas and legally protected species</li> <li>To substantially strengthen the effectiveness of international governance for biodiversity and ecosystem services</li> </ul>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)	<ul style="list-style-type: none"> <li>Sets out comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process</li> <li>Ensures flood risk is a key consideration in preparing development plans and local area plans and in the assessment of planning applications</li> <li>Implementation of the Guidelines is through actions at national, regional, local authority and site-specific levels</li> </ul>	<ul style="list-style-type: none"> <li>Avoid inappropriate development in areas at risk of flooding</li> <li>Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off</li> <li>Ensure effective management of residual risks for development permitted in floodplains</li> <li>Avoid unnecessary restriction of national, regional or local economic and social growth</li> <li>Improve the understanding of flood risk among relevant stakeholders</li> <li>Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.</li> </ul>	<p>Planning and Development Act 2000 (as amended)</p> <p>S.I. No. 122/2010 EC (Assessment and Management of Flood Risks) Regulations 2010</p> <p>S.I. No. 470/2012 European Union (Environmental Impact Assessment) (Flood Risk) Regulations 2012.</p>	The Council is obliged to comply with, as relevant and appropriate, the requirements of these Guidelines

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>European Communities (Water Policy) Regulations of 2003 (SI 722 of 2003)</p> <p>European Communities (Water Policy) Regulations of 2003 (SI 350 of 2014)</p>	<ul style="list-style-type: none"> <li>• Transpose the Water Framework Directive into legislation</li> <li>• Outlines the general duty of public authorities in relation to water</li> <li>• Identifies the competent authorities in charge of water policy (amended to Irish Water in 2013) and gives EPA and the CER the authority to regulate and supervise their actions</li> </ul>	<ul style="list-style-type: none"> <li>• Implements River basin districts and characterisation of RBDs and River Basin Management Plans</li> <li>• Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs</li> <li>• Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies</li> <li>• Allows the competent authority to recover the cost of damage/destruction of status of water body</li> <li>• Outlines environmental objectives and programme of measures and environmental quality standards for priority substances</li> <li>• Outlines criteria for assessment of groundwater</li> </ul>	<p>Water Framework Directive 2000/60/EC</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>
<p>European Communities Environmental Objectives (Surface waters) Regulations of 2009 (SI 272 of 2009)</p>	<ul style="list-style-type: none"> <li>• Transpose the requirements of the Water Framework Directive into Irish Legislation</li> </ul>	<ul style="list-style-type: none"> <li>• Outlines environmental objectives to be achieved for surface water bodies</li> <li>• Outlines surface water quality standards</li> <li>• Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality</li> </ul>	<p>Water Framework Directive 2000/60/EC</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>
<p>European Communities Environmental Objectives (Groundwater) Regulations of 2010 (SI 9 of 2010)</p>	<ul style="list-style-type: none"> <li>• Transpose the requirements of the Groundwater Directive 2006/118/EC into Irish Legislation</li> </ul>	<ul style="list-style-type: none"> <li>• Outlines environmental objectives to be achieved for groundwater bodies of groundwater against pollution and deterioration in quality</li> <li>• Sets groundwater quality standards</li> <li>• Outlines threshold values for the classification and protection of groundwater</li> </ul>	<p>Water Framework Directive 2000/60/EC Groundwater Directive (2006/118/EC)</p> <p>European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. No. 9/2010) (as amended)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>
<p>Water Pollution Acts 1977 to 1990</p>	<ul style="list-style-type: none"> <li>• The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division</li> </ul>	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> <li>• prosecute for water pollution offences;</li> <li>• attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters;</li> <li>• issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution;</li> <li>• issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices;</li> <li>• seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects;</li> <li>• prepare water quality management plans for any waters in or adjoining their functional areas</li> </ul>	<p>Water Services Act 2013</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Foreshore Acts 1933 to 2011; Aquaculture Acts 1997 to 2006; Fisheries Act 1997 (and amendments); Sea Fisheries and Maritime Jurisdiction Act 2006; Sea-Fisheries Regulations; National Seafood Development Programme; National Strategic Plan for Aquaculture (Draft 2015); Food Harvest 2020; Harnessing Our Ocean Wealth</p>	<ul style="list-style-type: none"> <li>• These Acts/Plans include various provisions for marine areas and the protection of resources in these areas</li> </ul>	<ul style="list-style-type: none"> <li>• Various</li> </ul>	<p>Foreshore Acts 1933 to 2011; Aquaculture Acts 1997 to 2006; Fisheries Act 1997 (and amendments); Sea Fisheries and Maritime Jurisdiction Act 2006; Sea-Fisheries Regulations;</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>
<p>European Communities (Urban Waste Water Treatment) Regulations 2001 (S.I. No. 254/2001)</p>	<ul style="list-style-type: none"> <li>• Transpose the Urban Waste Water Treatment Directive into Irish Legislation</li> <li>• Aims to protect receiving waters from environmental damage arising from Urban Wastewater</li> </ul>	<ul style="list-style-type: none"> <li>• Sets out the legislative requirements for urban waste water collection and treatment systems</li> <li>• Provides for monitoring programmes of discharges</li> <li>• Specifies threshold values and minimum standards for water quality</li> </ul>	<p>Urban Waste Water Treatment Directive (91/271/EEC)</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>
<p>Water Services Act 2007  Water Services (Amendment) Act 2012  Water Services Act (No. 2) 2013</p>	<ul style="list-style-type: none"> <li>• Provides the water services infrastructure</li> <li>• Outlines the responsibilities involved in delivering and managing water services</li> <li>• Identifies the authority in charge of provision of water and waste water supply</li> <li>• Irish Water was given the responsibility of the provision of water and wastewater services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland</li> </ul>	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> <li>• Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector.</li> <li>• Ensuring the provision of adequate water and sewerage services in the gateways and hubs listed in the National Spatial Strategy, and in other locations where services need to be enhanced.</li> <li>• Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards</li> <li>• Ensuring the provision of the remaining infrastructure needed to provide secondary wastewater treatment, for compliance with the requirements of the EU Urban Wastewater Treatment Directive.</li> <li>• Promoting water conservation through Irish Water’s Capital Investment Plan, the Rural Water Programme and other measures.</li> <li>• Monitoring the on-going implementation of septic tanks inspection regime and the National Inspection Plan for Domestic Waste Water Treatment Systems.</li> <li>• Ensuring a fair funding model to deliver water services.</li> <li>• Overseeing the establishment of an economic regulation function under the CER.</li> </ul>	<p>not applicable</p>	<p>The Council is obliged to comply with, as relevant and appropriate, the requirements of this legislation</p>



SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Irish Water's Water Services Strategic Plan (Draft 2015) and associated Proposed Capital Investment Plan 2014-2016</p>	<ul style="list-style-type: none"> <li>This Water Services Strategic Plan sets out strategic objectives for the delivery of water services over the next 25 years up to 2040. It details current and future challenges which affect the provision of water services and identifies the priorities to be tackled in the short and medium term.</li> </ul>	<p>Six strategic objectives as follows:</p> <ul style="list-style-type: none"> <li>Meet Customer Expectations.</li> <li>Ensure a Safe and Reliable Water Supply.</li> <li>Provide Effective Management of Wastewater.</li> <li>Protect and Enhance the Environment.</li> <li>Support Social and Economic Growth.</li> <li>Invest in Our Future.</li> </ul>	<p>The Water Services (No. 2) Act (2013)</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>National Spatial Strategy 2002-2020 (2002)</p>	<ul style="list-style-type: none"> <li>Planning framework for Ireland</li> <li>Aims to achieve a better balance of social, economic and physical development across Ireland, supported by effective planning</li> </ul>	<ul style="list-style-type: none"> <li>Proposes that areas of sufficient scale and critical mass will be built up through a network of gateways, hubs and key town</li> </ul>	<p>Planning and Development Act 2000 (as amended)</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>Grid25 Implementation Programme</p>	<ul style="list-style-type: none"> <li>Framework for the development of the electricity transmission grid in the short, medium and long terms, to support a long-term sustainable and reliable electricity supply</li> </ul>	<ul style="list-style-type: none"> <li>Seeks to implement the provisions of the 2007 Government White Paper on Energy –“Delivering a Sustainable Energy Future for Ireland” in terms of development of electricity transmission infrastructure</li> </ul>	<p>not applicable</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>National Landscape Strategy 2015</p>	<ul style="list-style-type: none"> <li>Aims to implement the European Landscape Convention in Ireland by providing for specific measures to promote the protection, management and planning of the landscape.</li> </ul>	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> <li>Recognise landscapes in law</li> <li>Develop a National Landscape Character Assessment;</li> <li>Develop Landscape Policies;</li> <li>Increase Landscape Awareness;</li> <li>Identity Education, Research and Training Needs; and</li> <li>Strengthen Public Participation.</li> </ul>	<p>not applicable</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>National Rural Development Programme (draft/in preparation)</p>	<ul style="list-style-type: none"> <li>The National Rural Development Programme, prepared by the Department of Agriculture, Fisheries and Food, sets out a national programme based on the EU framework for rural development and prioritises improving the competitiveness of agriculture, improving the environment and improving the quality of life in rural areas</li> </ul>	<p>At a more detailed level, the programme also:</p> <ul style="list-style-type: none"> <li>Supports structural change at farm level including training young farmers and encouraging early retirement, support for restructuring, development and innovation;</li> <li>Aims to improve the environment, biodiversity and the amenity value of the countryside by support for land management through funds such as Natura 2000 payments etc.; and</li> <li>Aims to improve quality of life in rural areas and encouraging diversification of economic activity through the implementation of local development strategies such as non-agricultural activities</li> </ul>	<p>not applicable</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

National Forestry Programme 2014-2020	<ul style="list-style-type: none"> <li>Represents Ireland's proposals for 100% State aid funding for a new Forestry Programme for the period 2014 – 2020.</li> </ul>	<p>Measures include the following:</p> <ul style="list-style-type: none"> <li>Afforestation and Creation of Woodland</li> <li>NeighbourWood Scheme</li> <li>Forest Roads</li> <li>Reconstitution Scheme</li> <li>Woodland Improvement Scheme</li> <li>Native Woodland Conservation Scheme</li> <li>Knowledge Transfer and Information Actions</li> <li>Producer Groups</li> <li>Innovative Forest Technology</li> <li>Forest Genetic Reproductive Material</li> <li>Forest Management Plans</li> </ul>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
National Peatlands Strategy (draft/in preparation)	<ul style="list-style-type: none"> <li>This Draft Strategy, prepared by the National Parks and Wildlife Service, will, when finalised, establish principles in relation to Irish peatlands in order to guide Government policy. The Draft Strategy aims to provide a framework for which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution.</li> </ul>	not applicable	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
National Biodiversity Action Plan	<ul style="list-style-type: none"> <li>This Action Plan sets out an integrated strategy for collective delivery of the potential benefits of bioenergy resources across the agriculture, enterprise, transport, environment and energy sectors.</li> </ul>	Includes detailed actions for the electricity sector, transport fuel sector, heat sector, research and development sector.	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme (draft/in preparation)	<ul style="list-style-type: none"> <li>The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive. The Programme is being implemented through CFRAM Studies which are being undertaken for each of the six river basin districts in Ireland.</li> </ul>	<p>CFRAM Studies are being undertaken for all River Basin Districts.</p> <p>The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. In 2014, draft Flood Maps will be published. The final output from the studies will be CFRAM Plans, to be published in December 2016. The Plans will define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.</p>	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management

<b>Regional and Inter-County</b>				
<b>Plan / Programme / Guidelines</b>	<b>High Level Aim/ Purpose/ Objective</b>	<b>Lower level relevant objectives , actions etc.</b>	<b>Relevant legislation in Ireland</b>	<b>Relevance to the CDP</b>
Regional Planning Guidelines for the Greater Dublin Area	<ul style="list-style-type: none"> <li>Provides a long-term strategic planning framework for the development of the Greater Dublin Area</li> </ul>	<ul style="list-style-type: none"> <li>Aim to give regional effect to the National Spatial Strategy</li> <li>Guide the Development Plans and lower tier plans of planning authorities</li> </ul>	Requirement of the Planning and Development Act (2000), as amended	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Eastern and South Eastern River Basin Management Plans and associated Programmes of Measures	<ul style="list-style-type: none"> <li>Establish a framework for the protection of water bodies at River Basin District (RBD) level</li> <li>Preserve, prevent the deterioration of water status and where necessary improve and maintain "good status" of water bodies in that RBD before 2015</li> <li>Promote sustainable water usage</li> </ul>	<ul style="list-style-type: none"> <li>Aim to protect and enhance all water bodies in the RBD and meet the environmental objectives outlined in Article 4 of the Water Framework Directive</li> <li>Identify and manages water bodies in the RBD</li> <li>Establish a programme of measures for monitoring and improving water quality in the RBD</li> <li>Involve the public through consultations</li> </ul>	Requirement of the Water Framework Directive (2000/60/EC)  European Communities (Water Policy) Regulations, 2003 (SI No. 722) (as amended)  Guidelines for the Establishment of River Basin District Advisory Councils (RBDAC)	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Water Quality Management Plans	<ul style="list-style-type: none"> <li>Ensure that the quality of waters covered by the plan is maintained</li> <li>Maintain and improve the quantity and quality of water included in the Plan scope</li> </ul>	<ul style="list-style-type: none"> <li>Monitoring of water bodies against quality standards</li> <li>Outlines management programmes for water catchments</li> <li>Purpose is to maintain and improve the quantity and quality of groundwater</li> </ul>	Water Pollution Acts 1977 to 1990	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
Management Plans for Natura 2000 sites  In County Wicklow there is one Management Plan available for Natura 2000 sites in County Wicklow - Wicklow Mountains National Park.	Article 6(1) of the Habitats Directive requires that Member States establish the necessary conservation measures for Special Area of Conservation involving, if need be, appropriate management plans specifically designed for the sites or integrated into other development plans.	Integrated Management Plans can be practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations and with special regard to local communities.	Habitats Directive	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Greater Dublin Area Draft Transport Strategy 2011-2030 and associated Integrated Implementation Programme 2013-2018</p>	<p>The Strategy vision for the Greater Dublin Area in 2030 is for "a competitive, sustainable city-region with a good quality of life for all."</p>	<p>The five overarching objectives for the Strategy to support this vision are:</p> <ul style="list-style-type: none"> <li>• Objective 1: Build and strengthen communities</li> <li>• Objective 2: Improve economic competitiveness</li> <li>• Objective 3: Improve the built environment</li> <li>• Objective 4: Respect and sustain the natural environment</li> <li>• Objective 5: Reduce personal stress</li> </ul>	<p>Dublin Transport Authority Act 2008  Public Transport Regulation Act 2009</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>Greater Dublin Area Cycle Network Plan</p>	<ul style="list-style-type: none"> <li>• Sets out a ten year cycling strategy for Counties Dublin, Kildare, Meath and Wicklow</li> <li>• Plan to increase regions cycle network dramatically</li> </ul>	<p>Aims to identify and determine:</p> <ul style="list-style-type: none"> <li>• The Urban Cycle Network at the Primary, Secondary and Feeder level</li> <li>• The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the National Cycle Network within the GDA including linkages to key transport locations outside of urban areas such as airports and ports</li> <li>• The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes.</li> </ul>	<p>not applicable</p>	<p>In combination with this Plan the CDP will contribute towards smarter travel and associated positive environmental effects.</p>
<p>Outputs from the Eastern and South Eastern Catchment Flood Risk Assessment and Management Programme</p>	<ul style="list-style-type: none"> <li>• The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive. The Programme is being implemented through CFRAM Studies which are being undertaken for each of the six river basin districts in Ireland.</li> </ul>	<p>CFRAM Studies are being undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. In 2014, draft Flood Maps will be published. The final output from the studies will be CFRAM Plans, to be published in December 2016. The Plans will define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.</p>	<p>not applicable</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>Eastern-Midlands Regional Waste Management Plan 2015</p>	<p>The regional plan provides the framework for waste management for a period of six years and sets out a range of policies and actions in order to meet specified mandatory and performance targets. The strategic vision of the regional waste plan is to rethink our approach to managing waste, by viewing our waste streams as valuable material resources, leading to a healthier environment and sustainable commercial opportunities for our economy.</p>	<p>Strategic objectives:</p> <ul style="list-style-type: none"> <li>• Policy &amp; Legislation</li> <li>• Prevention</li> <li>• Resource Efficiency</li> <li>• Coordination</li> <li>• Infrastructure Planning</li> <li>• Enforcement &amp; Regulations</li> <li>• Protection</li> <li>• Other Wastes</li> </ul>	<p>European Directive (2008/98/EC) on Waste (Waste Framework Directive); Council Decision (200/532/EC) establishing a list of wastes; and Regulation (1013/2006) on the shipments of waste</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

Freshwater Pearl Mussel Basin Management Plans	<ul style="list-style-type: none"> <li>Identifies the current status of the species and the reason for loss or decline</li> <li>Identifies measure required to improve or restore current status</li> </ul>	<ul style="list-style-type: none"> <li>Identifies pressures on Freshwater Pearl Mussels for each of the designated populations in Ireland</li> <li>Outlines restoration measures required to ensure favourable conservation status</li> </ul>	Requirement of Water Framework Directive (2000/60/EC) and Habitats Directive (92/43/EEC) European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003) European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) The Wildlife Act 1976 and the Wildlife (Amendment) Act 2000	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management
<b>County and Local</b>				
<b>Plan / Programme / Guidelines</b>	<b>High Level Aim/ Purpose/ Objective</b>	<b>Lower level relevant objectives , actions etc.</b>	<b>Relevant legislation in Ireland</b>	<b>Relevance to the CDP</b>
County Wicklow Biodiversity and Heritage Plans	<p>The County Wicklow Heritage Plan provides one framework through which the Council works actively with other partner organisations on initiatives to further our understanding, protection and appreciation of Wicklow’s natural heritage resource.</p> <p>The current County Wicklow Biodiversity Action Plan 2010 – 2015 sets out a strategy for increasing our understanding and appreciation of biodiversity in the County along with measures for enhancing the protection of this valuable resource.</p>	The County Wicklow Biodiversity Action Plan, an action of the County Wicklow Heritage Plan, contains 30 actions that ensure the conservation and enhancement of biodiversity.	not applicable	To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management

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<p>Local land use plans including Bray Town Development Plan 2011-2017, Bray Environs Local Area Plan 2009-2017, Arklow Town and Environs Development Plan 2011-2017, Wicklow Town and Environs Development plan 2013-2019, Greystones–Delgany – Kilcoole Local Area Plan 2013-2019), Blessington Local Area Plan 2013-2019, Rathdrum Local Area Plan 2006-2016 and Newtownmountkennedy Local Area Plan 2008-2018) Adjacent Development Plans including those for Carlow, Dún Laoghaire-Rathdown, Kildare, South Dublin and Wexford County Development Plans</p>	<ul style="list-style-type: none"> <li>• Statutory documents which provide detailed planning policies to ensure proper planning and sustainable development of area</li> <li>• Set out objectives for future planning and development</li> <li>• The County Development Plan does provide the key parameters for lower tier plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify issues of relevance to the area and outlines principles for future development of area</li> <li>• Is consistent with relevant County/Town Development Plans, National Spatial Strategy and Regional Planning Guidelines</li> </ul>	<p>Planning and Development Act 2000 (as amended)</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
<p>Groundwater Protection Scheme for County Wicklow</p>	<p>Undertaken jointly between the GSI and Wicklow County Council, the purpose of the scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations.</p>	<p>The scheme identifies the vulnerability of areas within the County and Groundwater protection responses for existing and new potentially polluting activities.</p>	<p>Groundwater Protection Schemes Guidelines document (DELG/EPA/GSI, 1999).</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022

<p>Local Economic and Community Plan for County Wicklow (draft/in preparation)</p>	<p>The LECP is to set out, for a six year period, the objectives and actions needed to promote and support the economic development and the local and community development of the local authority area, both by itself directly and in partnership with other economic and community development stakeholders.</p> <p>The LECP and development plan are closely linked. The LECP must be consistent with the Core Strategy of the development plan and the development plan will need to underpin the aims of the LECP where there are 'land use' or 'development' related objectives contained in the LECP. The development plan gives effect to the objectives of the LECP.</p>	<p>Draft in preparation</p>	<p>Local Government Reform Act 2014</p>	<p>To cumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management</p>
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# SEA ENVIRONMENTAL REPORT

## NON-TECHNICAL SUMMARY

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FOR THE

### DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

**for: Wicklow County Council**

County Buildings  
Station Road  
Wicklow Town  
County Wicklow



**by: CAAS Ltd.**

2<sup>nd</sup> Floor, The Courtyard  
25 Great Strand Street  
Dublin 1



**NOVEMBER 2015**



## Table of Contents

<b>Section 1</b>	<b>Introduction and Terms of Reference.....</b>	<b>1</b>
<b>Section 2</b>	<b>The Draft Plan .....</b>	<b>2</b>
2.1	Introduction and Content of the Draft Plan .....	2
2.2	Strategic work done by the Council to ensure contribution towards environmental protection and sustainable development .....	2
2.3	Relationship with other relevant Plans and Programmes .....	3
<b>Section 3</b>	<b>The Environmental Baseline .....</b>	<b>5</b>
3.1	Introduction.....	5
3.2	Likely Evolution of the Environment in the Absence of the Plan .....	5
3.3	Biodiversity and Flora and Fauna .....	6
3.4	Population and Human Health .....	8
3.5	Soil .....	9
3.6	Water.....	11
3.7	Air and Climatic Factors .....	15
3.8	Material Assets.....	16
3.9	Cultural Heritage .....	18
3.10	Landscape .....	21
3.11	Appropriate Assessment and Strategic Flood Risk Assessment .....	25
3.12	Strategic Environmental Objectives .....	25
<b>Section 4</b>	<b>Effects of Alternative Scenarios and the Draft Plan .....</b>	<b>26</b>
4.1	Alternative Scenarios .....	26
4.2	Evaluation of Alternative Scenarios .....	28
4.3	Overall Findings .....	30
<b>Section 5</b>	<b>Mitigation and Monitoring Measures .....</b>	<b>33</b>
5.1	Mitigation .....	33
5.2	Monitoring .....	34

## Section 1 Introduction and Terms of Reference

This is the Non-Technical Summary of the Environmental Report of the Draft Wicklow County Development Plan 2016-2022. The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of growth in County Wicklow.

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

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, social and other considerations.

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

The SEA is being carried out in order to comply with the provisions of the SEA Regulations and in order to maintain high standards in environmental management and planning within County Wicklow. The output of the process is an Environmental Report which should be read in conjunction with the Draft County Development Plan.

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

All of the main environmental issues in County Wicklow are assembled and presented to the team who prepared the Draft Plan. This helps them to devise a Plan that protects whatever is sensitive in the environment. It also helps to identify wherever there are environmental problems in the area and ideally the Draft Plan tries to improve these.

To decide how best to make a Draft Plan that protects the environment as much as possible the planners examined alternative versions of the Plan. This helped to highlight the type of Plans that are least likely to harm the environment.

No significant difficulties have been encountered during the undertaking of the assessment to date.

### **What is included in the Environmental Report which accompanies the Draft Plan?**

The Environmental Report contains the following information:

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Plan;
- An assessment of the Plan objectives; and,
- Mitigation measures which set out to aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will avoid/reduce the environmental effects of implementing the Plan.

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

On the making of the Plan, a document, referred to as the SEA Statement, will be made public.

The SEA Statement will include information on how environmental considerations were integrated into the Plan and why the preferred alternative was chosen for the Plan in light of the other alternatives.

## Section 2 The Draft Plan

### 2.1 Introduction and Content of the Draft Plan

The Wicklow County Development Plan 2016-2022 (CDP) sets out the overall strategy for the proper planning and sustainable development of County Wicklow for the plan period and beyond. Wicklow County Development Plan 2016-2022 has been prepared in accordance the Planning and Development Act 2000, as amended (the Act). The plan relates to the whole functional area of Wicklow County Council.

The CDP consists of a written statement and plans that indicate the development objectives for County Wicklow.

**Volume 1** of the plan contains the primary written statement including the 'Core Strategy' and main chapters of the plan. The written statement is accompanied by a series of schedules and maps.

**Volume 2** contains a set of town / settlement plans for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Enniskerry, Kilmacanogue, Laragh-Glendalough, Newcastle, Roundwood, Shillelagh and Tinahely.

**Volume 3** contains the appendices to the plan that inform and clarify the broader strategic context of the written statement. They include the following; development and design standards, Housing Strategy, Wind Strategy, Climate Change Audit, Flood Risk Assessment, Green Infrastructure, Landscape Assessment, Record of Protected Structures, Strategic Environmental Assessment and Appropriate Assessment.

Separate Local Area Plans are in place, or will be in place, for the following towns: Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the County Development Plan. However, the County Development Plan does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad strategy for the future economic and social development of these towns.

The CDP's vision is:

For County Wicklow to be a cohesive community of people enjoying distinct but interrelated urban and rural environments; where natural surroundings and important resources are protected; where opportunities abound to live and work in a safe atmosphere, allowing people to enjoy the benefits of well paid jobs, a variety of housing choices, excellent public services, ample cultural and leisure opportunities, and a healthy environment.

### 2.2 Strategic work done by the Council to ensure contribution towards environmental protection and sustainable development

Far in advance of both the submission of the pre-Draft Plan to the Elected Members for approval and the placing of the Draft Plan (and associated SEA, AA and SFRA documents) on public display, Wicklow County Council undertook various works in order to inform the preparation of the Draft Plan.

The findings of this strategic work have been integrated into the Draft Plan and will be implemented when it is adopted, contributing towards both environmental protection and management and sustainable development within the County.

Strategic work undertaken by the Council includes background work in relation to Plan Strategies and other provisions for a variety of sectors including Housing, Enterprise - Employment and the Rural Economy, Retail, Tourism, Community, Roads and Transportation, Water Infrastructure, Waste, Climate Change and Energy, Telecommunications and Heritage.

In addition, the undertaking of this SEA process as well as the preparation of an Appropriate Assessment, Strategic Flood Risk Assessment, a Green Infrastructure Strategy and a Climate Change Audit were part of this strategic work and contributed towards the integration of environmental considerations into individual Plan provisions as summarised in Section 5 of this report.

## **2.3 Relationship with other relevant Plans and Programmes**

The CDP sits within a hierarchy of strategic action such as plans and programmes and is subject to a number of high level environmental protection policies and objectives with which it must comply. As required by the Act, the CDP is consistent, in so far as is practicable, with such national plans, policies and strategies as the Minister determines relate to proper planning and sustainable development. The CDP may, in turn, guide lower level strategic actions. Examples of relevant plans and programmes include the following:

### **The National Spatial Strategy 2002-2020**

The National Spatial Strategy (NSS) 2002-2020 is a twenty year National Plan that sets out a strategy for balanced Regional development across Ireland and it informs National decisions as to where development (and Government investment) should take place. The NSS, while acknowledging the Greater Dublin Area (GDA) as the driver of the National economy, seeks to promote a better balance of population, jobs and development elsewhere in the State. The NSS is now twelve years old and is currently under review by the Department of the Environment, Community, and Local Government and is likely to be replaced during the County Development Plan process.

### **Regional Planning Guidelines**

The Regional Planning Guidelines for the Greater Dublin Area provide a long-term strategic planning framework for the development of the Greater Dublin Area. The RPGs aim to give regional effect to the National Spatial Strategy and Guide the Development Plans and lower tier plans of planning authorities.

### **River Basin Management Plan and Programme of Measures**

Local Authorities, including Wicklow County Council, have prepared the South Eastern and the Eastern River Basin Management Plans, both of which are being implemented through, inter alia, the County Development Plan, in order to help protect and improve waters in the County and wider RBDs. The Management Plans provide specific policies for individual river basins in order to implement the requirements of the WFD.

### **Catchment Flood Risk Assessment and Management Studies**

A Catchment Flood Risk Assessment and Management (CFRAM) Study is being undertaken for the Eastern and South Eastern River Basin Districts by the Office of Public Works. The CFRAM Study focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. In 2015, draft Flood Maps will be published. The final output from the studies will be CFRAM Plans, to be published in December 2016. The Plans will define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.

### **Smarter Travel 2009**

"Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009 - 2020" is the Government's action plan to free towns and cities from traffic congestion, substantially cut CO2 emissions, encourage car based commuters to leave their cars at home, and encourage a shift toward walking, cycling and greater public transport usage.

### **Eastern–Midlands Region Waste Management Plan**

The Eastern–Midlands Region Waste Management Plan (WMP) 2015-2021 provides the framework for solid waste management in the region and sets out a range of policies and actions to meet specified mandatory and performance based targets. The WMP seeks to assist and support resource efficiency and waste prevention initiatives. A key WMP target is to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the period of the WMP. In tandem, the WMP identifies measures to develop a circular economy whereby waste management initiatives are no longer confined to treating and disposing of waste, instead supporting initiatives that value waste as a resource or potential raw material.

### **Environmental Protection Objectives**

The Draft Plan is subject to a number of high level environmental protection policies and objectives with which it must comply, including those which have been identified as Strategic Environmental Objectives in Section 3.12. An example of an Environmental Protection Objective is the aim of the EU Habitats Directive - which is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of Member States.

## Section 3 The Environmental Baseline

### 3.1 Introduction

Reflecting the specifications in the SEA Directive, the relevant aspects (those which have the greatest potential to be affected by implementation of the Draft Plan) of the current state of the environment for the following environmental components is provided in this section:

- Air and Climatic Factors;
- Population and Human Health;
- Biodiversity, Flora and Fauna;
- Material Assets;
- Soil;
- Water;
- Cultural Heritage;
- Landscape; and
- The interrelationship between the above factors.

### 3.2 Likely Evolution of the Environment in the Absence of the Plan

In the absence of a new Plan it is uncertain how permission for new development would be applied for and considered.

The current County Plan has contributed towards environmental protection within County Wicklow. If the current Plan was to expire and not be replaced by a new Plan, this would result in a deterioration of the County's planning and environmental protection framework. Although higher level environmental protection objectives – such as those of various EU Directives and transposing Irish Regulations – would still apply, the deterioration of this framework would mean that new development would be less coordinated and controlled. Such development could result in an increase in the occurrence of adverse effects on all environmental components, especially those arising cumulatively. Cumulative effects occur as a result of the addition of many small impacts to create one larger, more significant, impact.

Such adverse effects could include:

- Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna;
- Habitat loss, fragmentation and deterioration, including patch size and edge effects;
- Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze;
- Potential interactions if effects upon environmental vectors such as water and air are not mitigated;
- Damage to the hydrogeological and ecological function of the soil resource;
- Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology;
- Increase in the risk of flooding;
- Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts);
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts);
- Increases in waste levels;

- Emissions to air including greenhouse gas emissions and other emissions;
- Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities; and
- Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape.

### 3.3 Biodiversity and Flora and Fauna

The most ecologically sensitive and heavily designated and protected areas within County Wicklow include the upland areas (including peat bogs and forests) and the coastal areas (including intertidal flats, islands, sand and dunes). In addition to coastal waters there are a various rivers and lakes providing habitats for sensitive species. Dispersed areas of marginal agricultural lands that may include ecological sensitivities occur throughout the County's lowlands and foothills.

Ecological designations include:

- Candidate Special Areas of Conservation<sup>1</sup> (cSACs) and Special Protection Areas<sup>2</sup> (SPAs);
- Salmonid Waters<sup>3</sup>;
- Wildlife Sites (including Nature Reserves<sup>4</sup>);
- Proposed Natural Heritage Areas (pNHAs)<sup>5</sup>;

There are 17 candidate Special Areas of Conservation (cSACs) within the Plan area and four Special Protection Areas (SPAs) – see Figure 3.1.

Designated Salmonid waters in the County include the channels of the River Dargle (and its tributary the Killough), the River Vartry and the River Slaney.

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. Within and surrounding the County, the ecological networks are made up of components including undeveloped upland areas, the coastline, rivers and lakes, woodlands, lands used for agriculture, parks, gardens and hedgerows within and surrounding the Plan area. These components provide habitats for flora and fauna and facilitate linkages to the surrounding countryside for flora and fauna.

There are 35 proposed Natural Heritage Areas (pNHAs) within the Plan area and six Nature Reserves in County Wicklow.

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<sup>1</sup> cSACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) by the DECLG due to their conservation value for habitats and species of importance in the European Union. The sites are *candidate* sites because they are currently under consideration by the Commission of the European Union. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000.

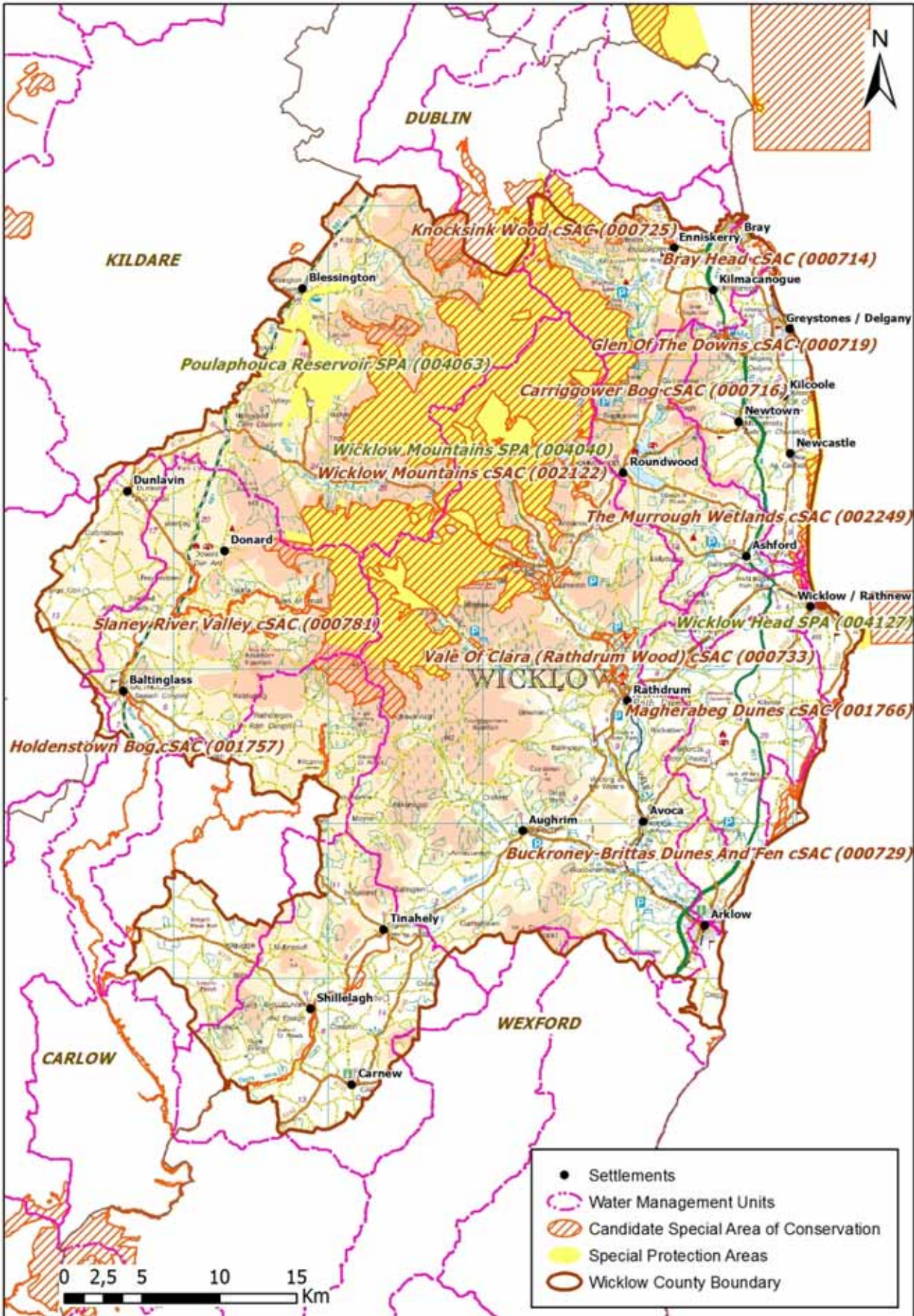
The European Communities (Birds and Natural Habitats) Regulations 2011 consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010. The Regulations have been prepared to address several judgments of the Court of Justice of the European Union (CJEU) against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.

<sup>2</sup> SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - by the DECLG due to their conservation value for birds of importance in the European Union.

<sup>3</sup> Salmonid waters are designated and protected as under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*).

<sup>4</sup> A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State but some are owned by organisations or private landowners.

<sup>5</sup> NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. Proposed NHAs were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats.



**Figure 3.1 SPAs and cSACs with Water Management Units**

Source: NPWS (datasets downloaded April 2015)



## 3.4 Population and Human Health

### Population

The population of County Wicklow was 126,194 persons in 2006. This rose by 10,446 persons or c. 8.27% to 136,640 persons in 2011. The highest concentrations in population are along the eastern coast and in settlements throughout the County.

For the review of the County Development Plan, the Planning Authority carried out an assessment which involved an evaluation of:

- Population trends in the County between 2002-2011, in order to ascertain the pattern of population increase and decline in the County; and
- Rural housing trends (i.e. location of rural applications and outcomes of such applications) since 2006.

This assessment revealed:

- No evidence of persistent or significant population decline in any part of the County; while the 2011 Census found a number of areas had experienced population decline between 2006 and 2011 (including the centres of the main towns and the most highly populated eastern seaboard areas), only a small number had experienced population decline in the preceding period 2002-2006; and
- Pressure for rural housing across the entire County, with the highest concentrations of applications on the fringes of major towns.

### Human Health

The impact of implementing the Draft Plan on human health is determined by the impacts which the Plan will have upon environmental vectors. Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings. Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses for example. These factors have been considered with regard to the description of: the baseline of each environmental component; and the identification and evaluation of the likely significant environmental effects of implementing the Draft Plan.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a land-use plan began to have adverse health effects on surrounding populations it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population.

### Existing Problems

The greatest health risk from radiation in Ireland is caused by radon. The presence of radon gas, a naturally occurring radioactive gas that originates from the decay of uranium in rocks and soils, occurs across the country. It accounts for more than half of the total radiation dose received by the Irish population. As a known carcinogen, in the same category as tobacco smoke and asbestos it is a cause of lung cancer. Exposure to radon for long periods or at high concentrations can lead to lung cancer. Some areas within County Wicklow are estimated as having >20% of homes to be above the reference level for Radon (mapping available at <http://www.epa.ie/radiation/radonmap>).

There is historic and predictive evidence of flooding in various locations across the County (see information on Strategic Flood Risk Assessment at Section 3.6). All recommendations made by the SFRA in relation to flood risk management have been integrated into the Draft Plan.

Compliance issues in relation to water services are detailed under Section 3.8.

## 3.5 Soil

### Soil Type

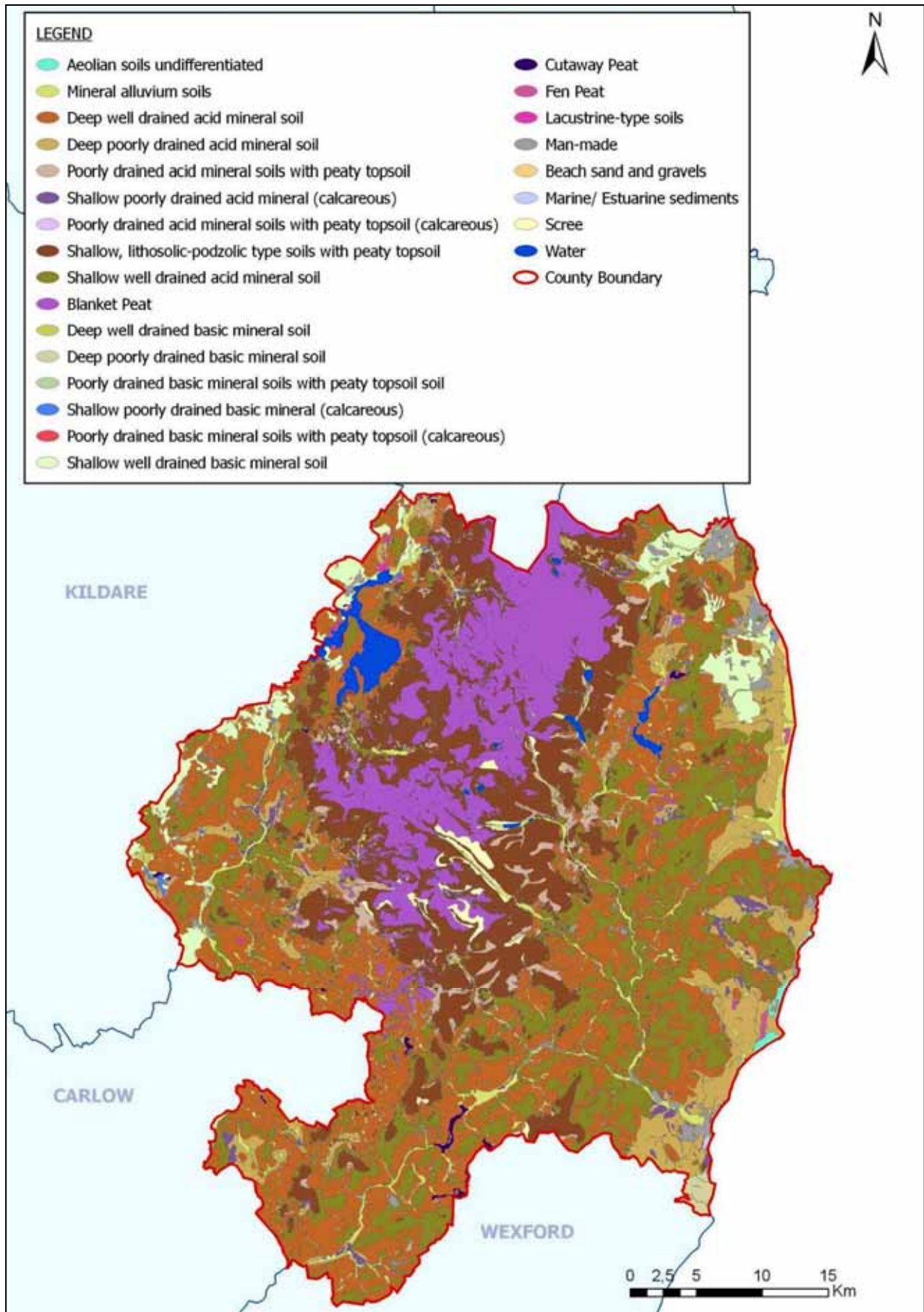
Soil types, as classified by Teagasc in co-operation with the Forest Service, EPA and GSI are mapped on Figure 3.2. Much of the County's uplands is covered by blanket peat or peaty topsoils. The remainder of the County is largely covered by deep and shallow well drained acid mineral soil. Man-made or urban soils exist in built-up areas. Beach sand and gravels can be found in patches along the coastline. Areas of shallow well drained basic mineral soil exist in the north east of the County and along the north western boundary with County Kildare.

### Geological Heritage Sites

In 2014 the Council in partnership with the Irish Geological Heritage Programme of the Geological Survey of Ireland assessed the geological heritage of Wicklow and identified the most important sites which are worthy of protection as County Geological Sites. There are 62 County Geological Sites within County Wicklow.

### Contaminated Soil

Given the urban nature of certain areas within the County and the range of land use activities which have taken place historically, soils may have been contaminated to some degree in the past in certain areas. Such contamination has the potential to affect water quality, biodiversity and flora and fauna and human health. Both the existing 2010-2016 Plan and the Draft 2016-2022 Plan include provisions in relation to environmental protection and degraded/contaminated lands.



**Figure 3.2 Soil Types**

Source: Teagasc, GSI, Forest Service & EPA (2006) *Soils and Subsoils Class*

## 3.6 Water

### Potential Pressures on Water Quality and the Water Framework Directive

Human activities, if not properly managed, can cause deterioration in water quality. Pressures exerted by human activities include the following: sewage and other effluents discharged to waters from point sources, e.g. pipes from treatment plants; discharges arising from diffuse or dispersed activities on land; abstractions from waters; and structural alterations to water bodies. Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving "good status" by 2015. All public bodies are required to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and improve polluted water bodies to good status by 2015. Ireland has been divided into eight river basin districts or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. Wicklow falls within both the South Eastern River Basin District and the Eastern River Basin District for which Management Plans and associated Programmes of Measures are being implemented.

### WFD Surface Water Status

Figure 3.3 illustrates currently available from the EPA on the status of rivers within and surrounding County Wicklow. These status classifications are contributed towards by morphological pressures, such as those relating to culverts, river straightening or bed/bank reinforcement in reservoirs.

- The largest catchment in the County is the Avoca catchment which drains much of the centre of the County and includes the Avoca River and all of its tributaries. This catchment is generally a mixture *high, good* or *moderate* status. Stretches of the main channel of the Avoca River and its tributaries to the north of Avoca village are classified as being of *poor* status while stretches of the main channel of the Avoca River and its tributaries to the south of Avoca village are identified as being of *bad* status. Upstream, Loughs Tay and Dan are identified as being of *moderate* status.
- Rivers in the north west of the County, within the Liffey catchment, are generally of *good* or *moderate* status. Poulaphouca Reservoir is identified as being of *moderate* status.
- Rivers in the north east of the County at and upstream of Bray (Dargle catchment) are a mixture of *high, good* or *moderate* status.
- Rivers to the east of Roundwood and the north of Arklow (these area includes various catchments including that of the Vartry) are a mixture of *high, good* or *moderate* status. The Vartry Reservoir (lower) is identified as being of *good* status.
- Rivers within much of the west of the County (Slaney catchment) are a mixture of *high, good, moderate* or *poor* status.
- Part of the west of the County around Donard falls within the Barrow catchment. The River Greese to the west of Donard is identified as being of *poor* and *bad* status.
- Transitional waters within the County are identified as being of *moderate* status while.
- All coastal waters adjacent to the County are identified as being of *good* status.
- Mandatory and Guide Values are set out for bathing waters in the 2006 EU Bathing Water Directive and transposing Regulations. Mandatory Values are values which must be observed if the bathing area is to be deemed compliant with the Directive. Compliance with Guide Values exceeds guidance with Mandatory Values and can be regarded as quality objectives which bathing sites should endeavour to achieve. In 2014, all bathing waters are identified by the EPA as having complied with the Mandatory Values. The highest standards were met at Greystones South, Silver Strand, Brittas Bay North and Clogga.

## WFD Groundwater Status

For groundwater bodies, the approach to classification is different from that for surface water. For each body of groundwater, both the chemical status and the quantitative must be determined. Both have to be classed as either *good* or *poor*. The WFD sets out a series of criteria that must be met for a body to be classed as good chemical and quantitative status. Groundwater is generally identified as being of *good* status however the Avoca Mine groundwater catchment is identified as being of *poor* status (see Figure 3.4).

## Flooding

Flooding is an environmental phenomenon which, as well as having causing economic and social impacts, could in certain circumstances pose a risk to human health. In 2009 the Department of the Environment, Heritage and Local Government published *The Planning System and Flood Risk Management* Guidelines for Planning Authorities. These are aimed at ensuring a more consistent, rigorous and systematic approach which will fully incorporate flood risk assessment and management into the planning system. Planning authorities are required to undertake flood risk identification, assessment and management processes as appropriate when preparing Development Plans and other plans and in the consideration of applications for planning permission. In compliance with the aforementioned Guidelines, a Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation of the new County Plan.

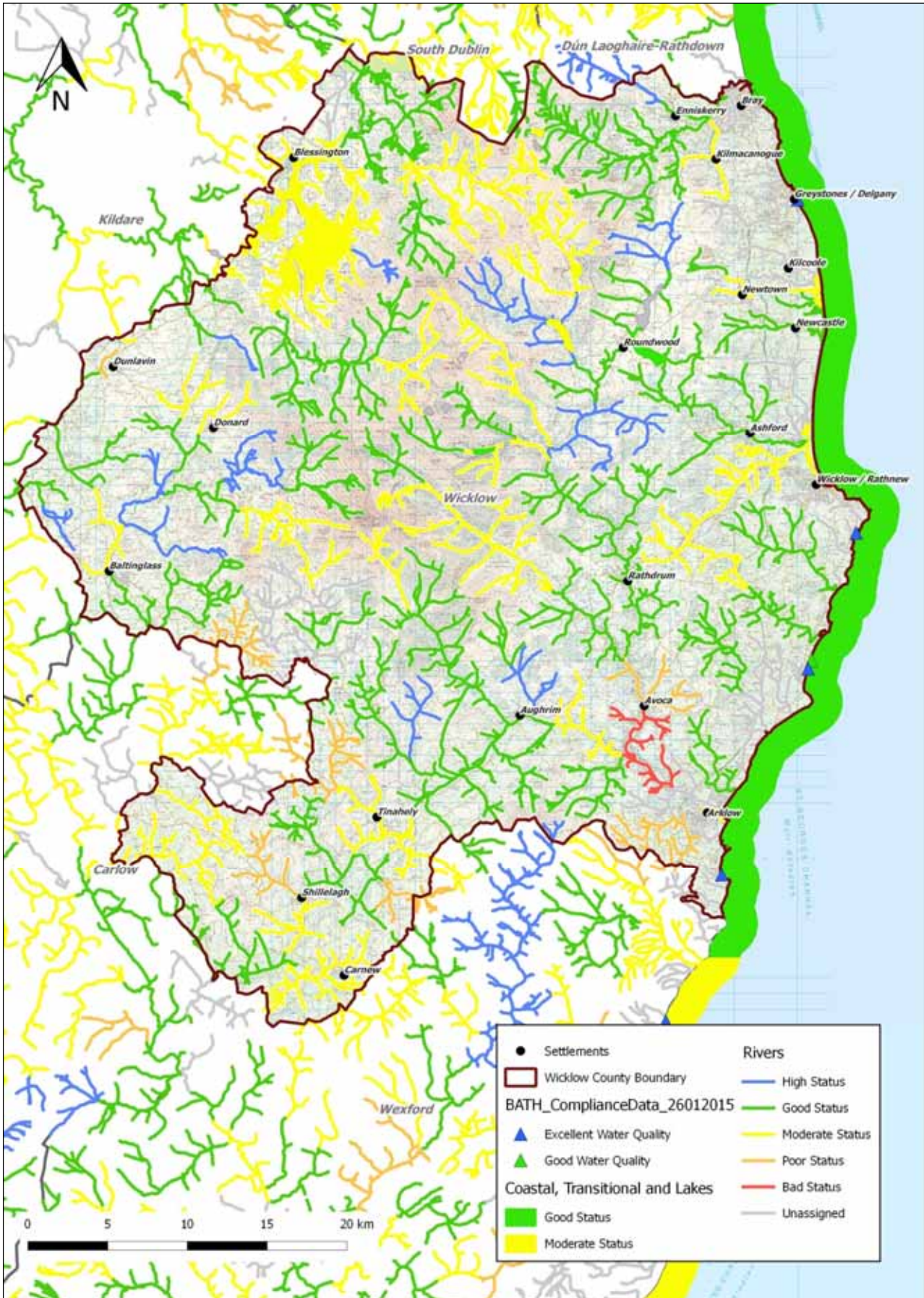
The existence of flood risk within the County can be illustrated by historical information on the locations and/or extents of known flooding events. Flood events in the County have occurred along the Slaney, Greece and Avonbeg Rivers and at estuarine locations on the Vartry, Avoca and Dargle Rivers. The SFRA identifies such information including flood extents along the banks of the River Dargle in Bray in 1986 and along the banks of the River Avoca in Arklow in both 1986 and 2002.

## Existing Problems

- Certain rivers, lakes and reservoirs within the County identified as being of *moderate* status. These include water bodies within the following catchments: Liffey, Vartry and Avoca;
- Stretches of the main channel of the Avoca River and its tributaries to the north of Avoca village are classified as being of *poor* status while stretches of the main channel of the Avoca River and its tributaries to the south of Avoca village are identified as being of *bad* status;
- In the Barrow catchment, the River Greese to the west of Donard is identified as being of *poor* and *bad* status; and
- Transitional waters within the County are identified as being of *moderate* status while.

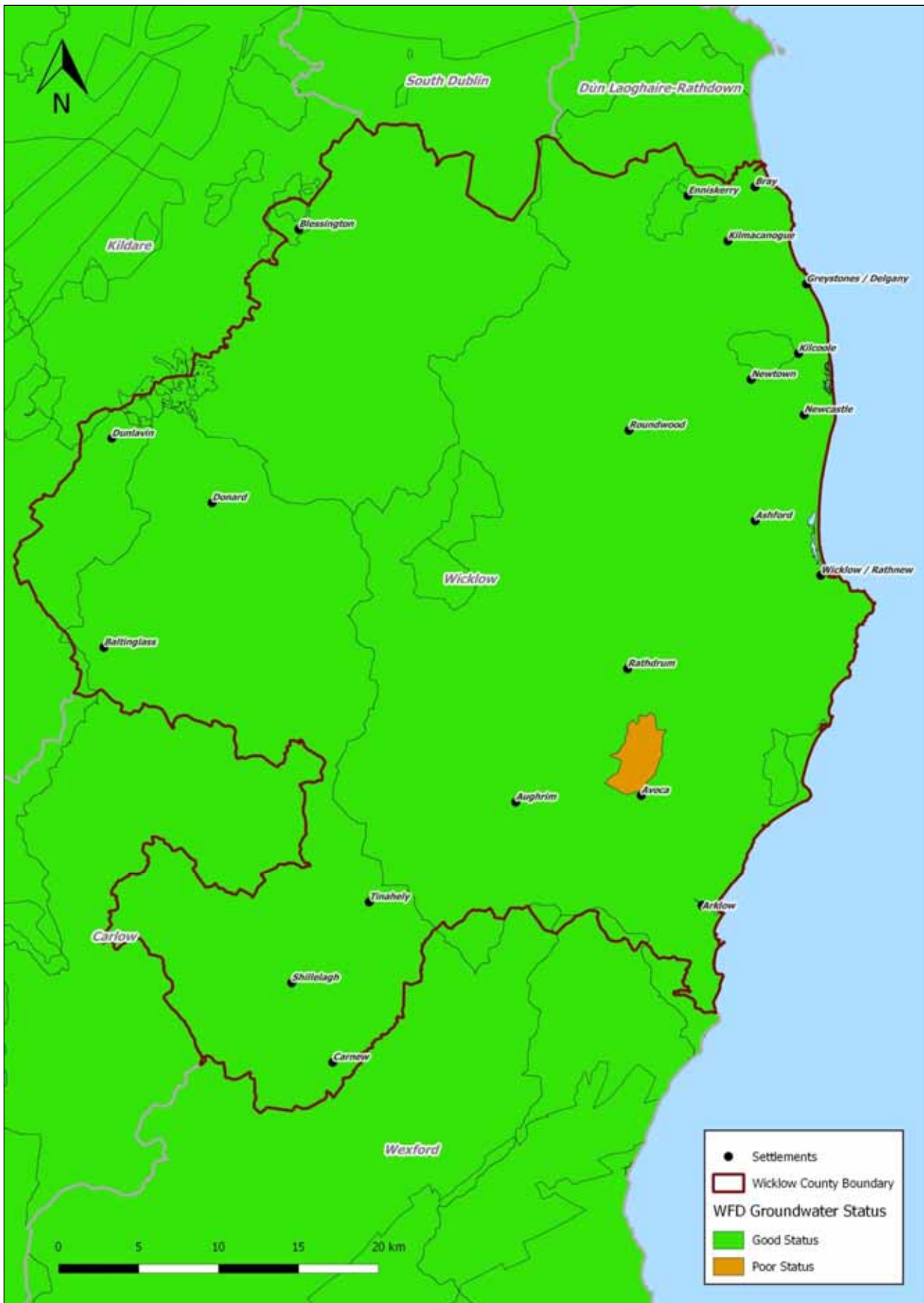
The Eastern and South-Eastern RBD Management Plans and associated Programmes of Measures include provisions to help ensure that these water bodies meet the objectives of the WFD. The Draft Plan will contribute towards the achievement of the objectives of this Management Plan.

There is historic and predictive evidence of flooding in various locations across the County. All recommendations made by the SFRA in relation to flooding risk management have been integrated into the Draft Plan.



**Figure 3.3 WFD Status of Rivers**

Source: EPA (2011)



**Figure 3.4 WFD Status of Groundwater**  
Source: EPA (2011)

## 3.7 Air and Climatic Factors

### Ambient Air Quality

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

In order to comply with air quality standards directives, the EPA measures the levels of a number of atmospheric pollutants. The EPA's (2014) *Air Quality in Ireland 2013* identifies that, overall, air quality in Ireland compares favourably with other EU Member States and continues to be of good quality relative to other EU countries. The Draft Plan facilitates improvements in sustainable mobility, thereby facilitating reductions in and limiting increases of emissions to air including noise. Such emissions would occur otherwise with higher levels of motorised transport and associated traffic.

### Climatic Factors

The key issue involving the assessment of the effects of implementing the plan on climatic factors relates to greenhouse gas emissions arising from transport. Climatic factors also interact with flooding.

The Draft Plan facilitates improvements in sustainable mobility, thereby facilitating reductions in and limiting increases of greenhouse gas emissions. Such emissions would occur otherwise with higher levels of motorised transport and associated traffic.

Ireland's emissions profile has changed considerably since 1990, with the contribution from transport more than doubling and the share from agriculture reducing since 1998. Travel is a source of:

1. Noise;
2. Air emissions; and
3. Energy use (39% of Total Final Energy Consumption in Ireland in 2012 was taken up by transport, the largest take up of any sector)<sup>6</sup>.

Between 2008 and 2011, Ireland's greenhouse gas emissions decreased across all sectors due to the effects of the economic downturn with emissions falling by 15.2% between 2008 and 2011. However, 2012 saw emissions rise by 1.2% when compared with 2011.<sup>7</sup>

Between 1990 and 2013, the Transport sector shows the greatest overall increase at 115.5%. Emissions increased by 2.1% in 2013, the first increase in Transport emissions since 2007. However, Transport emissions have decreased by 23.1% below peak levels in 2007 primarily due to the economic downturn, improving vehicle standards due to the changes in vehicle registration tax and the increase use in biofuels. The increase up to 2007 can be attributed to general economic prosperity, increasing population with a high reliance on private car travel as well as rapidly increasing road freight transport.<sup>8</sup>

The EPA 2015 publication *Ireland's Greenhouse Gas Emission Projections 2014-2035*, identifies that:

- Under the 'worst case' scenario, Ireland is projected to cumulatively exceed its obligations by 4 Mtonnes of CO<sub>2</sub>eq over the period 2013-2020.
- Under the 'best case' scenario, Ireland is projected to cumulatively meet its compliance obligations over the 2013-2020 period and meet its 2020 target. This takes into account the

<sup>6</sup> Sustainable Energy Ireland (2014) *Energy in Ireland 1990 – 2012*

<sup>7</sup> EPA (2013) *Ireland's Greenhouse Gas Emissions in 2012*

<sup>8</sup> EPA (2014) *Ireland's Provisional Greenhouse Gas Emissions in 2013*



overachievement of the annual limits in the period 2013- 2017 which is banked and used in the years 2018-2020. The report identifies that achieving the outlook under the 'best case' scenario will require focus and effort which includes meeting renewable targets for transport and heat as well as energy efficiency targets.

- Transport emissions are projected to show strong growth over the period to 2020 with a 13%-19% increase on current levels depending on the level of policy implementation. Relative to 2005, transport emissions are projected to remain the same or, at best, decrease by 4% by 2020.

Maximising sustainable mobility will help Ireland meet its emission target for greenhouse gases under the 2020 EU Effort Sharing target which commits Ireland to reducing emissions from those sectors that are not covered by the Emissions Trading Scheme (e.g. transport, agriculture, residential) to 20% below 2005 levels.

Land-use planning contributes to what number and what extent of journeys occur. By addressing journey time through land use planning and providing more sustainable modes and levels of mobility (as is provided for by the Draft Plan), noise and other emissions to air and energy use can be minimised. Furthermore, by concentrating populations, greenfield development - and its associated impacts - can be minimised and the cost of service provision can be reduced.

The Draft Plan is accompanied by a Climate Change Audit which sets out the County Development Plan's land use framework approach to mitigation and adaptation to climate change. The Audit concludes that: the Draft Plan, as a land-use plan addresses the challenges of mitigation and adaptation to climate change from a land-use perspective; and that measures have been integrated into the Plan to address climate change mitigation and adaptation.

The Draft Plan is also accompanied by a Green Infrastructure Strategy which has facilitated the integration of provisions relating to Green Infrastructure into the Plan. Green Infrastructure comprises an interconnected network of green areas that has the potential help to achieve objectives and synergies with regard to the following:

- Provision of open space amenities;
- Sustainable management of water;
- Protection and management of biodiversity;
- Protection of cultural heritage; and
- Protection of protected landscape sensitivities.

## **3.8 Material Assets**

### **Introduction**

The provision of an adequate supply of water and wastewater treatment facilities is critical to facilitate and sustain the growth of the County over the lifetime of the plan and beyond. As of January 2014, Wicklow County Council no longer has any direct control in relation to the provision of such services. The delivery, integration and implementation of water and wastewater projects and infrastructural improvements are now the responsibility of the newly established State body 'Irish Water'.

Wicklow County Council will work closely with Irish Water to ensure that the County Development Plan and - in particular the Core Strategy - continue to align with both the National Spatial Strategy and the Regional Planning Guidelines and that the provision of water/ wastewater services will not be a limiting factor in terms of targeted growth.

## **Waste Water**

Irish Water provide public wastewater collection, treatment and disposal infrastructure. While significant resources have been invested in such facilities, there are still notable deficiencies throughout the County. These deficiencies undermine both the ability of the Council to support the increasing population and demand for development and the implementation of growth targets set by the Department of the Environment, Community and Local Government / Regional Planning Guidelines and also result in risk of pollution and environmental damage. Deficiencies in wastewater services have also been identified as a barrier to the economic development of the County and addressing this issue is therefore critical to the success and well-being of the County.

The ongoing deficiencies in the County's wastewater systems have led to increased demand for private treatment plants. While it is not the intention of the Development Plan to stymie development activity, the Plan must in the first instance direct development to the right locations, and in terms of wastewater disposal, this means locations where wastewater collection and treatment facilities are in place.

There is currently a shortfall of capacity at Arklow, Aughrim, Avoca, Carnew and Dunlavin Logatryna.

## **Drinking Water**

Irish Water being the Water Services body for the state and County Wicklow, is responsible for providing and maintaining adequate public water supply infrastructure. Compliance with the drinking water requirements is determined by comparing the results of analyses submitted by water suppliers to the standard for 48 parameters specified in the European Communities (Drinking Water) Regulations (No. 2), 2007. To ensure that these standards are met, each water supply must be monitored on a regular basis.

The most recent drinking water report from the EPA 'Drinking Water Report 2013' (EPA, 2015) identifies that:

- There are 67 public water supplies in County Wicklow serving a population of 111,274;
- Microbiological parameter compliance for the year was 97.6%;
- Chemical parameter compliance for the year was 98.9%;
- 14 boil notices were issued in 2013, affecting a population of 691; and
- One water restriction occurred, affecting a population of 50.

The EPA publishes a Remedial Action List which identifies water supplies which are not in compliance with the Regulations mentioned above. The most recent EPA Remedial Action List (Q2 of 2015) identifies 12 water supplies within the County in need of improvement with respect to treatment and management issues. These water supplies are as follows:

- Arklow Public Supply
- Aughrim / Annacurra
- Avoca / Ballinaclash Public Supply
- Enniskerry Public Supply
- Wicklow Regional Public Supply
- Windgates / Templecarrig
- Bray Direct
- Bray Reservoir
- Greystones
- Kilcoole
- Kilmacanogue
- Newtown Newcastle

The Remedial Action List identifies Interim Measures and an Action Programme for solving these issues. Irish Water's Proposed Capital Investment Plan 2014-2016 includes the water supply for Arklow and the water supply for Aughrim and Rathdrum.

## **Waste**

The Eastern–Midlands Region Waste Management Plan (WMP) 2015-2021 provides the framework for solid waste management in the region and sets out a range of policies and actions to meet specified mandatory and performance based targets. The WMP seeks to assist and support resource efficiency and waste prevention initiatives. A key WMP target is to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the period of the WMP. In tandem, the WMP identifies measures to develop a circular economy whereby waste management initiatives are no longer confined to treating and disposing of waste, instead supporting initiatives that value waste as a resource or potential raw material.

## **Existing Problems**

There are a number of challenges with respect to water services which are outlined above. The provisions of the new Plan 2016-2022 will contribute towards protection of the environment with regard to impacts arising from material assets.

## **3.9 Cultural Heritage**

### **Archaeological Heritage**

Wicklow has a significant archaeological heritage, which provides a valuable cultural, educational and tourism resource. The Baltinglass hillfort complex in west Wicklow and Rathgall hillfort in south Wicklow are notable monuments of national importance, while Glendalough Monastic Settlement has been proposed for the tentative list as a UNESCO World Heritage Site due to its international significance.

The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. The term Monument refers to any artificial or partly artificial building or structure, that has been carved, sculptured or worked upon or which appears to have been purposely put or arranged in position. It also includes any, or part of any prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site. Monuments that predate 1700 AD are automatically accorded the title Historic Monument.

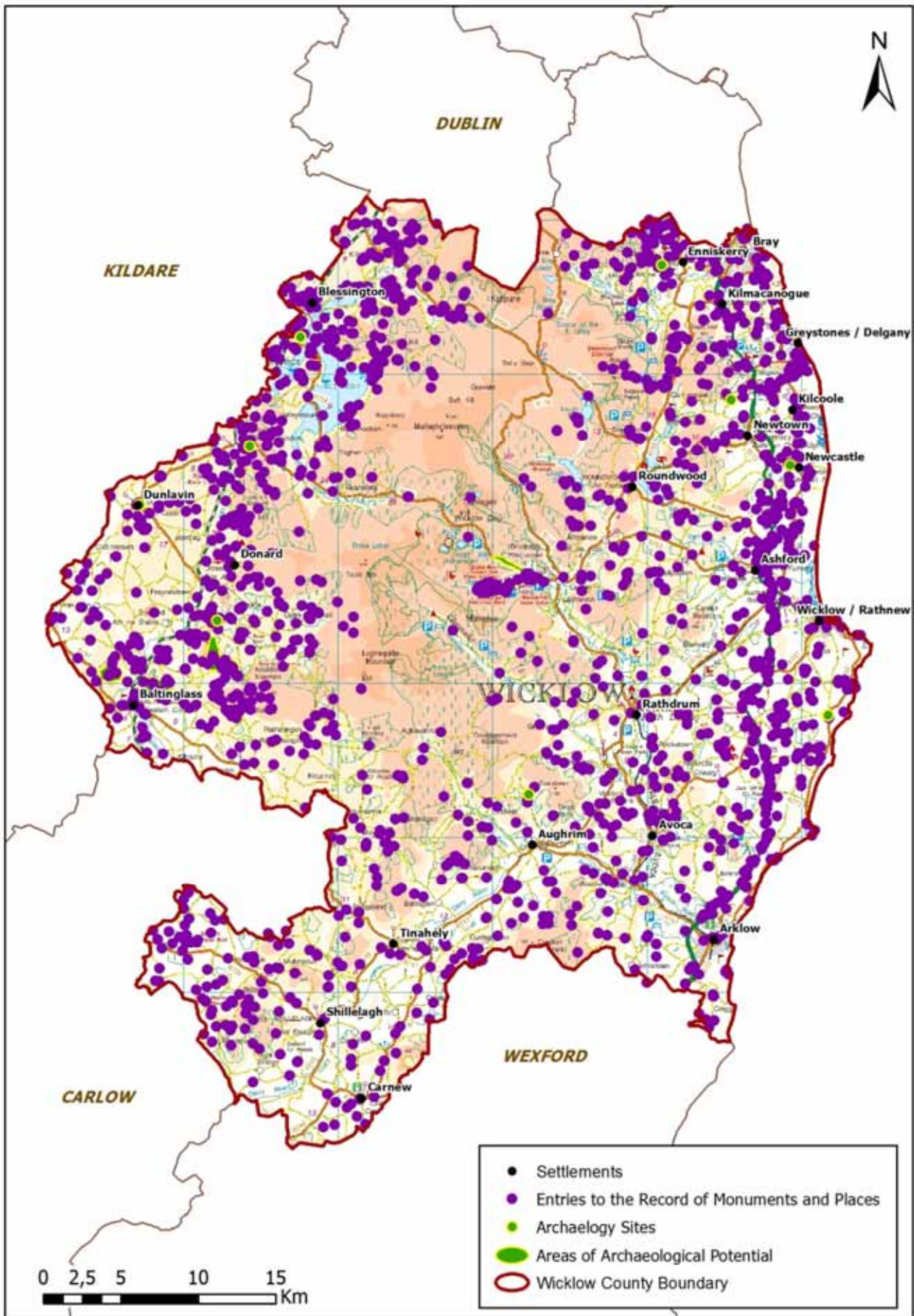
Figure 3.5 shows the spatial distribution of entries to the RMP in County Wicklow. These are largely concentrated along the western boundary of the County. There is an even distribution throughout the remainder of the County with fewer Monuments in the upland areas.

### **Architectural Heritage**

Wicklow has a wealth of architectural heritage, encompassing the impressive country houses such as Powerscourt, Russborough, Coolattin and Killruddery along with their estate houses, boundary walls and more modest vernacular farm buildings. The Edwardian terraces of Bray's seafront, the Arts and Craft style houses at Greystones, and the Georgian Merchant houses of Arklow, each contribute greatly to the character of these towns. The myriad of industrial buildings and structures are evidence of the county's industrial heritage associated with ship building, mining, agriculture, transportation and stone cutting processes, while the Military Road and its associated barracks mark the troubled history of the county.

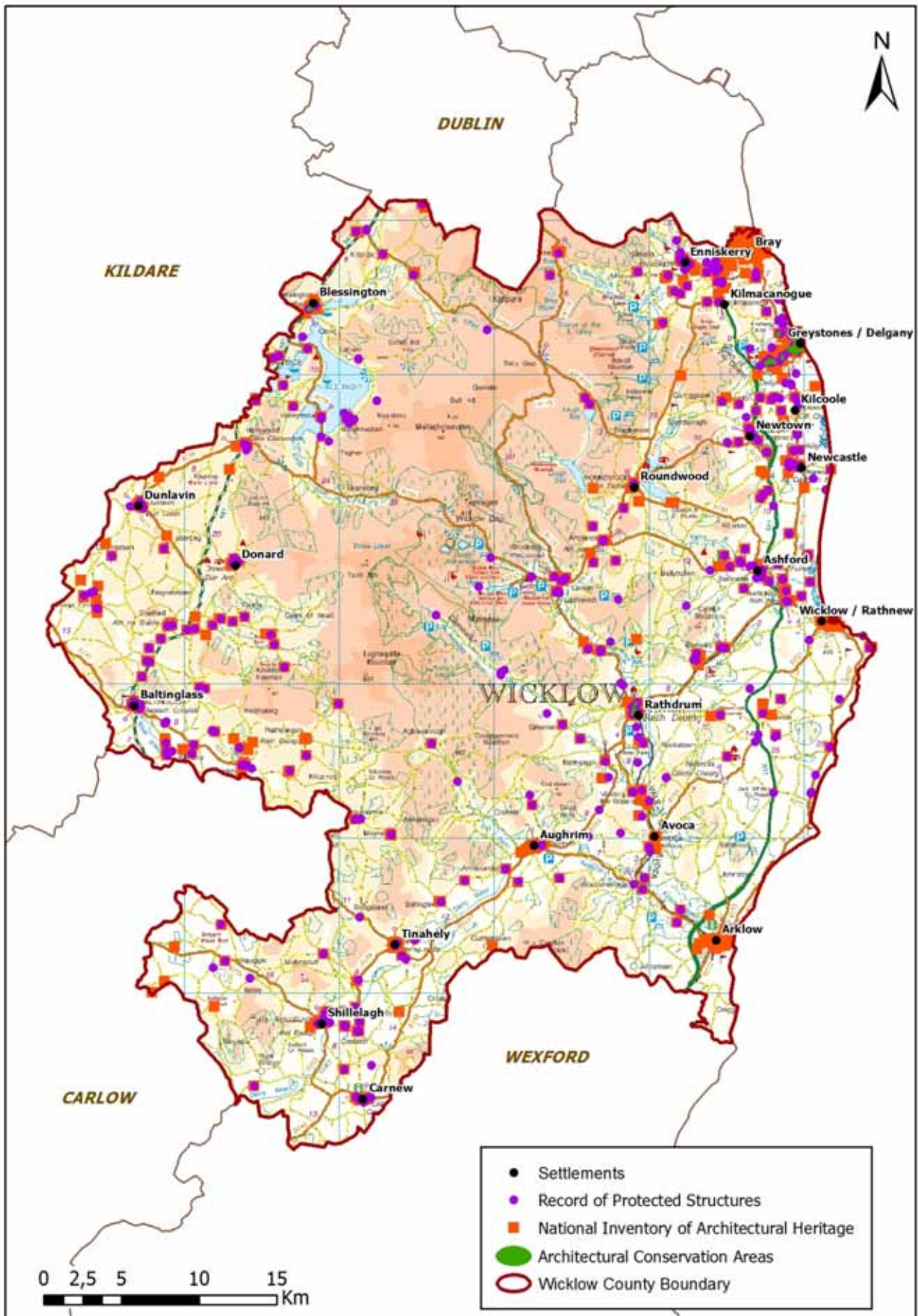
Part IV of the Planning & Development Act requires every development plan to include a record of protected structures (RPS). A 'protected structure' is a structure or a specific feature of the structure as may be specified that a Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

Figure 3.6 maps the location of entries to the Record of Protected Structures within County Wicklow. Also mapped on Figure 3.6 are entries to the National Inventory of Architectural Heritage (NIAH) (these provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht for the inclusion of particular structures into the RPS). The majority of protected architectural structures are located within existing settlements.



**Figure 3.5 Archaeological Heritage - Record of Monuments and Places**

Source: Wicklow County Council (Unknown)



**Figure 3.6 Architectural Heritage - Record of Protected Structures entries to the National Inventory of Architectural Heritage**

Source: Wicklow County Council (2015)

## 3.10 Landscape

The landscape assessment that has been undertaken as part of the plan identifies 6 distinctive landscape categories each containing a number of landscape areas. The landscape categories are identified below and mapped on Figure 3.7. The individual landscape areas are described below under each of the landscape categories.

### 1. The Mountain and Lakeshore Area of Outstanding Natural Beauty

#### 1(a) - The Mountain Uplands

The central mountain upland area extends from the Dublin border in the north of the County at Kippure towards Aughrim in the south and from east of the Glen of Imaal as far as west of Roundwood Village. A key characteristic of this area is mountainous topography with U-shaped valleys, lakes and glacial topography. This area generally relates to lands immediately surrounding and above the 300+ contour line.

#### 1(b) - The Poulaphuca Reservoir

This category generally relates to the area around Blessington known locally as the 'Blessington Lakes' and extends into Sorrell Hill. The lakes area is dominated by the lake, views onto and from the lake. To the east and south, land is more mountainous with attractive views and vegetation.

#### 1(c) - The Bray Mountains Group/Northern hills

The area of land covering the Great and Little Sugarloaf including Bray Head comprising of the mountainous region surrounding the town of Bray. These areas are important locations for recreation amenity both locally and for visiting tourists with Bray Head having a Special Area Amenity Order designation.

#### 1(d) - The North Eastern Valley/Glenree

This area is situated along the northern extremities of the County and is based around the drainage pattern of the Glenree and Dargle Rivers and the surrounding road network. This area is very scenic, with attractive views and number of tourist attractions such as Powerscourt House and Demesne, Charleville Demesne and Glenree Drive. This landscape provides for extensive forested areas made up of both coniferous and deciduous woodlands.

### 2. Coastal Areas Area of Outstanding Natural Beauty

#### 2(a) - The Northern Coastline

The Northern Coastline comprises of lands north of Wicklow Town/Rathnew extending south of Greystones. The northern coastline provides intermittent views of the sea from the coast road with this area being somewhat more developed than the southern coastline. This landscape category includes a number of key environmental features such as the Murrrough SAC/SPA a designated Natura 2000 site and Natural Heritage Area (NHA). While this section of the Wicklow coastline is not as heavily utilised from a tourist perspective compared to the southern coastline it does act as a significant recreational resource to the local residential population the use of which must be managed in an appropriate manner.

#### 2(b) - The Southern Coastline

The southern coastline comprises of lands south of Wicklow Town extending as far as south of Arklow Rock. This area comprises of the main sandy beaches of Brittas and Clogga Beach and provides for a continuous prospect and numerous views from the coast road out to sea. Sand dunes are dominant in sections of the area forming a number of important environmental designations such as Maherbeg Dunes and Buckroneys Brittas Dunes and Fen (NHA and SAC) and Arklow Rock/Askintinny NHA. These areas are important not just from a landscape or habitat perspective, but also are increasingly important for recreational activities, the development and promotion of which must be managed appropriately.

### **3. Area of High Amenity**

#### **3(a) - The North East Mountain Lowlands**

Transitional lands located between the corridor zone and the AONB, comprising of Trooperstown Hill, large tracts of forestry lands, including Devils Glen (a listed County Geological site) and a number of views and prospects in particular those surrounding the Vartry Reservoir.

#### **3(b) - The South East Mountain Lowlands**

Transitional undulating lands bordering the Area of Outstanding Natural Beauty and surrounding the distinctive features of the Vale of Avoca, lands surrounding the village of Avoca and the Aughrim River Valley. The area includes a number of designated views and prospects and significant cultural heritage in the form of the Avoca Mines County Geological Site and Avondale House.

#### **3(c) - The Southern Hills**

Lands generally following the 300m contour comprising of 1) the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim 2) the Croghan Mountain area south of Aughrim and Woodenbridge and 3) the Kilgavan Gap and Hillbrook area.

#### **3(d) - The Baltinglass Hills**

The rolling undulating terrain of the hills around Baltinglass, characterised by the existence of important archaeological remains and monuments. This area is of significant heritage value while also forming a key tourist attraction within this area.

#### **3(e) – Area of High Amenity Transitional Area**

The Area of High Amenity Transitional Area comprise of lands which act as a natural buffer and provide a clear distinction between the less sensitive landscapes within the County and the landscape areas identified as Areas of Outstanding Natural Beauty. These lands are located at Manor Kilbride, south of Hollywood moving towards Donard and lands extending from the Glen of Imaal towards Aughrim.

### **4. Corridor Area**

#### **4(a) - The N11**

This area covers the main access corridor area along the east of the County. The boundary of the eastern access corridor generally follows what is considered to be the areas upon which the greatest influence is exerted by this primary access route. This route, for the most part, runs through the more low lying and accessible tracts of land, dissects the Glen of the Downs wood in the north of the County and provides expansive coastal views north of Wicklow Town. This landscape area acts as the main connection between the major towns along the east coast of the County.

#### **4(b) - The N81**

This landscape area covers the main access corridor along the west of the County. The boundary of the western corridor generally follows what is considered to be the area upon which the greatest influence is exerted by this secondary access route. This route, for the most part, runs through the lower lying and accessible tracts of land, providing expansive views of the Wicklow Mountain Range, intermittent views of the Blessington lakes south of Blessington with its primary function being the connection between the towns of Blessington and Baltinglass in the west of the County.

### **5. Rolling Lowlands**

The gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in County Wicklow. These landscape areas are generally located adjacent to the corridor

zone or surrounded by more elevated lands within the 'Area of High Amenity'. The rolling lowlands are made up of the following 6 areas:

- West of the N81 including lands surrounding Grangecon and Dunlavin;
- South east of Baltinglass extending as far as south of Knockananna;
- The extreme south west of the County surrounding the Rathwood and Coolkenna areas and adjoining County Carlow;
- South of Shillelagh, surrounding the Carnew area and adjoining the more elevated lands within County Wexford;
- Lands located to the east of Tinahely and Aughrim adjoining the Area of High Amenity to the south; and
- Lands West of Arklow adjoining the foothills of Croghan Mountain.

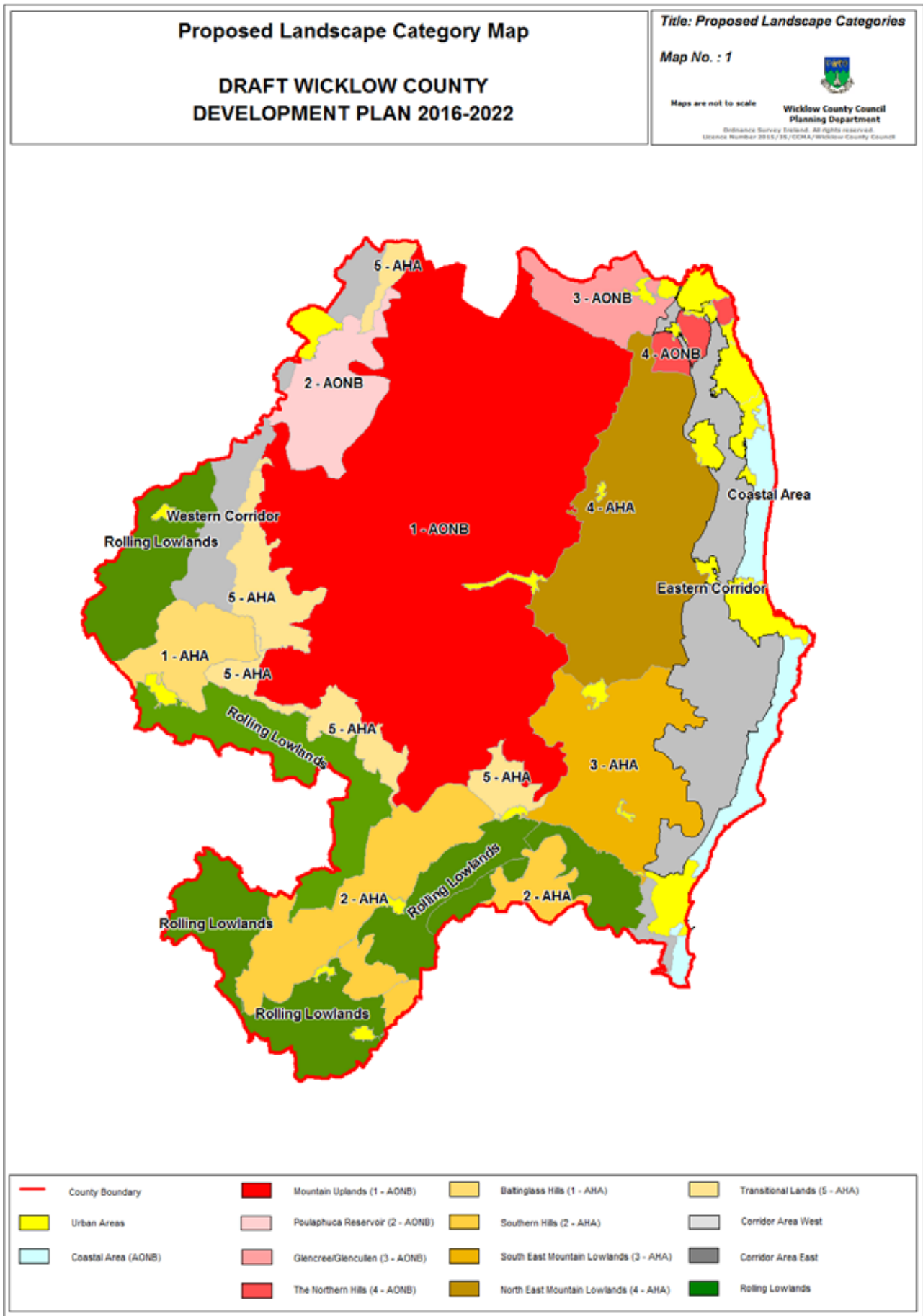
## **6. Urban Areas**

All locations designated as 'settlements' in the County settlement hierarchy (i.e. Areas falling within Levels 1-6) are considered 'urban' areas for the purpose of landscape classification. In terms of landscape classification, these settlements have already been deemed suitable for development (of the type allowed by the settlement strategy and the development standards of the Draft Plan) and the impacts on the wider landscape of such development has already been deemed acceptable. Therefore it will not be necessary for developments in urban areas to have regard to the surrounding landscape classification or to carry out landscape or visual impact assessment.

## **Views and Prospects**

In addition to identifying landscape character areas, the Draft Plan lists views and prospects that are considered to be of the highest amenity value in the County. Some views/prospects will form a cohesive set, such as coastal or lake drives, while some appear suddenly and provide the viewer with a new and interesting angle on a natural feature or place. Some views/prospects are intermittent in nature and appear through gaps in vegetation or buildings.





**Figure 3.7 Landscape Category Map**

Source: Wicklow County Council (2015)

### 3.11 Appropriate Assessment and Strategic Flood Risk Assessment

Appropriate Assessment (AA) Screening and a Strategic Flood Risk Assessment (SFRA) have both been undertaken alongside the Draft Plan.

The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DECLG, 2009).

The AA concluded that the Plan will not affect the integrity of the Natura 2000 network<sup>9</sup>.

Various policies and objectives have been integrated into the Draft Plan through the SEA, SFRA and AA processes. The preparation of the Draft Plan, SEA, AA and SFRA has taken place concurrently and the findings of the AA and SFRA have informed both the Draft Plan and the SEA.

### 3.12 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures against which the environmental effects of the Plan can be tested. If complied with in full, SEOs would result in an environmentally neutral impact from implementation of the Plan. The SEOs are set out under a range of topics and are used as standards against which the provisions of the Plan can be evaluated in order to help identify areas in which potential adverse impacts may occur. SEOs are distinct from the objectives of the Plan and are developed from international and national policies which generally govern environmental protection objectives. SEOs used in the assessment are as follows:

*B1: To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species<sup>10</sup>*

*B2: To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species*

*B3: To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of listed species*

*PHH1: To protect populations and human health from exposure to incompatible landuses*

*S1: To avoid damage to the hydrogeological and ecological function of the soil resource*

*W1: To maintain and improve, where possible, the quality and status of surface waters*

*W2: To prevent pollution and contamination of ground water*

*W3: To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)*

*M1: To serve new development with adequate and appropriate waste water treatment*

*M2: To serve new development with adequate drinking water that is both wholesome and clean*

*M3: To reduce waste volumes, minimise waste to landfill and increase recycling and reuse*

*C1: To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport*

*CH1: To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context*

*CH2: To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context*

*L1: To minimise significant adverse visual impacts within and adjacent to the County*

<sup>9</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

(a) no alternative solution available;

(b) imperative reasons of overriding public interest for the plan/programme/project to proceed; and

(c) adequate compensatory measures in place.

<sup>10</sup> 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

## Section 4 Effects of Alternative Scenarios and the Draft Plan

### 4.1 Alternative Scenarios

The alternatives were developed through an iterative process between the County Development Plan and SEA teams with the result of producing reasonable and realistic alternatives in compliance with the SEA Directive.

The alternatives examine a range of alternative scenarios that could result from a series of external drivers interacting with the County Development Plan and environmental protection.

The resultant alternatives envisage and assess likely resultant conditions that would result – which in turn give rise to a range of plausible environmental outcomes.

The County Development Plan (as one driver of the future), under all scenarios, facilitates:

- Maximum environmental protection; and
- Development (housing and economic) in compliance with the National Spatial Strategy and Regional Planning Guidelines (including reaching the 2028 population target and distributing in accordance with RPGs).

#### Scenario 1: Even Development

- Reaching targets: All growth towns reach population and development targets by 2028, resulting in balanced orderly development and success in implementation of core strategy and RPGs.
- Timing of infrastructure: All infrastructure necessary to reach these targets is provided as required but in advance of development – there are no capacity issues in granting new permissions and limited duration ‘holding’ conditions.
- Investment / infrastructure delivery programmes of external service providers: is clearly articulated, funded and coordinated with growth targets.
- Rate of growth: Gradual growth of each town/area towards 2028 target – no peaks or troughs

Infrastructure required and delivered	
Water	Enhanced water storage for Bray-Fassaroe <sup>11</sup> Upgraded water supplies in Aughrim, Dunlavin and Rathdrum
Wastewater	New WWTP in Arklow Upgraded WWTP in Blessington, Aughrim, Baltinglass and Tinahely
Public transport	LUAS to Fassaroe, Maintain existing services
Major roads	M11 junctions in north Wicklow serving Bray town, Bray Fassaroe and Enniskerry

#### Scenario 2: Uneven Development

- Reaching targets: Limitations to growth in some areas resulting in failure by certain settlements to reach population and development targets by 2022, resulting in uneven development and failure to implement to core strategy and comply with RPGs.

<sup>11</sup> Bray town storage (north) and Bray Fassaroe storage

- Timing of infrastructure: Investment in infrastructure necessary to reach these targets is limited/delayed/curtailed – resulting in curtailed development where infrastructure is not already present.
- Investment/infrastructure delivery programmes of external service providers is not clearly articulated/funded and not coordinated with growth targets – delivered on the basis on best return for investment i.e. concentrated in large towns and not dependent on possible future/long term development.
- Rate of growth uneven with different speeds of development and different levels of growth curtailed as a result of infrastructural limitations/restrictions. Where limitations/restrictions occur (see below), certain amounts of growth will be delayed until at least 2022-2028.

### Infrastructural Limitations to Growth 2016-2022

Town	Limitations to growth during lifetime of plan 2016-2022 <sup>12</sup>	Restriction on growth during lifetime of plan 2016-2022
Bray	Approx. 55% of targeted growth up to 2022 curtailed by lack of LUAS	
Wicklow-Rathnew	No significant limitations	
Arklow	No limitation on basis of provision of new WWTP early in the plan period	
Greystones – Newtownmountkennedy – Kilcoole	Approx. 35% of targeted growth up to 2022 curtailed as capacity in Greystones WWTP reached	
Blessington		Upgrade to wastewater treatment plant not likely to be delivered (curtailed by discharge point)
Ashford	No significant limitations	
Aughrim		Upgrade to water supply and wastewater treatment plant not likely to be delivered
Baltinglass	Approx. 80% of targeted growth up to 2022 curtailed as capacity in Baltinglass WWTP reached	
Carnew		Upgrade to wastewater treatment plant not likely to be delivered
Dunlavin	No limitation on basis of provision of new water supply in period	
Enniskerry	Approx. 20% of targeted growth up to 2022 curtailed as capacity in Enniskerry WWTP reached	
Rathdrum	Approx. 50% of targeted growth up to 2022 curtailed as capacity in Rathdrum water supply reached	
Tinahely	Approx. 70% of targeted growth up to 2022 curtailed as capacity in Tinahely WWTP reached	

<sup>12</sup> Percentages provided in this column have been calculated taking into account both: the housing growth requirement up to 2022 for each settlement; and the housing yield of serviced land within each settlement.

### **Scenario 3: Focused Growth on Housing / Economic Development with laissez-faire infrastructure**

- Reaching targets: Limitations to growth in some areas resulting in failure by certain settlements to reach population and development targets by 2028, resulting in uneven development and failure to implement to core strategy and compliance with RPGs.
- Timing of infrastructure: No significant new investment in infrastructure (see infrastructure referred to under Scenarios 1 and 2).
- Investment / infrastructure delivery programmes of external service providers: No significant new investment in infrastructure (see infrastructure referred to under Scenarios 1 and 2).
- Rate of growth: No significant new investment in infrastructure (none of the infrastructure referred to under Scenarios 1 or 2 is provided) however development occurs (unevenly) nonetheless due to demand for housing and economic development.

Housing development would be market driven, occurring where 'quality of life' is considered to be high (to offset the negative consequences of commuting for example).

Economic development would be market driven (with employers focusing on the counties on the periphery of the city as opposed to the city centre or M50 locations), occurring in areas along the N11 in the east of the county and the N81 in the west of the county. Rural areas would also develop economically with agriculture, tourism and the food industry becoming a key focus.

## **4.2 Evaluation of Alternative Scenarios**

The table overleaf summarises the evaluation of environmental effects of the alternative scenarios that is provided in the SEA Environmental Report.

The provisions of the alternatives are evaluated using compatibility criteria in order to determine how they would be likely to affect the status of the SEOs (these are all detailed under Section 3.12). The SEOs and the alternatives are arrayed against each other to identify which interactions - if any - would cause effects on specific components of the environment. Where the appraisal identifies a conflict with the status of an SEO the relevant SEO code is entered into the conflict column - e.g. B1 which stands for the SEO likely to be affected - in this instance 'to ensure compliance with the Habitats Directive with regard to the protection of Natura 2000 Sites and Annexed habitats and species'.

The interactions identified are reflective of likely significant environmental effects<sup>13</sup>:

1. Interactions that would be likely to improve the status of a particular SEO would be likely to result in a significant positive effect on the environmental component to which the SEO relates. The extent of positive effects which would be likely to occur varies and there are two 'likely to improve columns'.
2. Interactions that would potentially conflict with the status of an SEO and would be likely to be mitigated are divided into two groups.
  - Interactions that would conflict the least with the status of SEOs – these would be likely to be mitigated to a greater degree and significant adverse effects would be less likely; and
  - Interactions that would conflict the most with status of SEOs - these would be likely to be mitigated to a lesser degree and significant adverse effects would be more likely.

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<sup>13</sup> These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

Table 4.1 Summary Evaluation of Alternative Scenarios against SEOs

	Likely to <b>Improve</b> status of SEOs to a <b>greater</b> degree	Likely to <b>Improve</b> status of SEOs to a <b>lesser</b> degree	<b>Least Potential Conflict</b> with status of SEOs - likely to be mitigated to greater degree, significant adverse effects less likely	<b>Most Potential Conflict</b> with status of SEOs - likely to be mitigated to lesser degree, significant adverse effects less likely
<b>Scenario 1: Even Development</b>	Scenario 1 provides a clear indication of how the provision of planned infrastructure and orderly development will give rise to a series of circumstances that are likely to place a low burden on the environment.			
	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	
<b>Scenario 2: Uneven Development</b>	By limiting growth in certain centres until infrastructure is provided, Scenario 2 would contribute towards the protection and management of the environment in these centres, however: the limited, uneven or delayed provision of strategic infrastructure under this scenario would displace development pressure towards smaller villages and rural areas that have lower environmental capacity.			
		<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1</b>	<b>M3</b>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 C1 CH1 CH2 L1</b>
<b>Scenario 3: Focused Growth on Housing / Economic Development with laissez-faire infrastructure</b>	Scenario 3 illustrates how failure to invest in critical infrastructure will give rise to unsustainable pressure on a wide range of environmental assets.			
	Under this scenario there would be no significant new investment in drinking water, wastewater, public transport and major roads infrastructure. Significant adverse effects upon various environmental components would be likely to arise.			
			<b>M3</b>	<b>B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 C1 CH1 CH2 L1</b>

### 4.3 Overall Findings

In order to facilitate orderly development and protection of the environment, it is essential that all infrastructure necessary to reach population and development targets is provided as required and in advance of development. Therefore, Alternative Scenario 1 ('Even Development') is the Preferred Scenario.

Limited, uneven, delayed or non-provision of strategic infrastructure (Alternative Scenarios 2 and 3) would be likely to result in an unacceptable and unsustainable environmental outcome.

Table 4.2 details the overall findings of the assessment with respect to the Preferred Scenario for the Draft Plan and the Draft Plan provisions.

By complying with appropriate mitigation measures - including those which have been integrated into the Draft Plan (these are summarised in Section 5) – potentially significant adverse environmental effects which could arise as a result of implementing the Plan would be likely to be avoided, reduced or offset.

**Table 4.2 Overall Findings – Effects arising from the Preferred Alternative Scenario for the Plan**

Environmental Component	Significant Positive Effect, likely to occur	Potential Effect, if unmitigated	Residual Adverse Effects
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>Facilitates lower overall effects on ecology (including designated sites, ecological connectivity, habitats) – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites.</li> <li>Facilitates protection of ecology with respect to the provision of water services.</li> <li>Facilitates contribution towards the protection of ecology as a result of contributing towards the protection of environmental vectors, including air and water</li> </ul>	<ul style="list-style-type: none"> <li>Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</li> <li>Habitat loss, fragmentation and deterioration, including patch size and edge effects</li> <li>Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze</li> </ul>	<ul style="list-style-type: none"> <li>Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces</li> <li>Losses or damage to ecology (these would be in compliance with relevant legislation)</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>Facilitates protection of human health with respect to the provision of water services and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage.</li> <li>Facilitates contribution towards the protection of human health as a result of contributing towards the protection of environmental vectors, including air and water</li> </ul>	<ul style="list-style-type: none"> <li>Potential interactions if effects upon environmental vectors such as water and air are not mitigated</li> </ul>	<ul style="list-style-type: none"> <li>Potential interactions with residual effects on environmental vectors. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility and infrastructural provision</li> </ul>

Environmental Component	Significant Positive Effect, likely to occur	Potential Effect	Residual Adverse Effects
Soil	<ul style="list-style-type: none"> <li>Facilitates lower overall effects on soil – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites.</li> <li>Facilitates protection of soil with respect to the provision of water services.</li> </ul>	<ul style="list-style-type: none"> <li>Damage to the hydrogeological and ecological function of the soil resource</li> </ul>	<ul style="list-style-type: none"> <li>Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces</li> </ul>
Water	<ul style="list-style-type: none"> <li>Facilitates lower effects on ground and surface waters due to higher levels of development within established and serviced settlement centres that have installed/upgraded water services capable of delivering Water Framework Directive targets.</li> </ul>	<ul style="list-style-type: none"> <li>Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology</li> <li>Increase in the risk of flooding</li> </ul>	<ul style="list-style-type: none"> <li>Increased loadings as a result of development to be in compliance with River Basin Management Plans</li> <li>Flood related risks remain due to uncertainty with regard to extreme weather events</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>Provides for planned infrastructure including water services infrastructure and transport infrastructure</li> <li>Make most use of existing water services and drainage infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Increases in waste levels</li> </ul>	<ul style="list-style-type: none"> <li>Residual wastes to be disposed of in line with higher level waste management policies</li> </ul>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>Facilitates contribution towards a shift from car to more sustainable and non-motorised transport modes</li> <li>Facilitates contribution towards reducing congestion and associated adverse effects on air quality</li> <li>Facilitates contribution towards reductions in travel related greenhouse gas and other emissions to air</li> </ul>	<ul style="list-style-type: none"> <li>Emissions to air including greenhouse gas emissions and other emissions</li> </ul>	<ul style="list-style-type: none"> <li>An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>Contribution towards the protection of cultural heritage by facilitating compliance with protection legislation</li> </ul>	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>	<ul style="list-style-type: none"> <li>Potential alteration to the context and setting of architectural heritage however these will occur in compliance with legislation</li> <li>Potential alteration to the context and setting of archaeological heritage however this will occur in compliance with legislation</li> <li>Potential loss of unknown archaeology however this loss will be mitigated by measures integrated into the Draft Plan</li> </ul>



Environmental Component	Significant Positive Effect, likely to occur	Potential Effect	Residual Adverse Effects
Landscape	<ul style="list-style-type: none"> <li>Contribution towards the protection of cultural heritage by facilitating compliance with objectives relating to landscape management and protection</li> </ul>	<ul style="list-style-type: none"> <li>Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape</li> </ul>	<ul style="list-style-type: none"> <li>Occurrence of adverse visual impacts. It is noted that the Draft Plan contributes towards the protection of landscape designations. The County's landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments.</li> </ul>

## Section 5 Mitigation and Monitoring Measures

### 5.1 Mitigation

#### 5.1.1 Introduction

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan. Various environmental sensitivities and issues have been communicated to the Council through the SEA, Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) processes. By integrating all related recommendations into the Plan, the Council have ensured that both the beneficial environmental effects of implementing the Plan have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Mitigation was achieved through the:

- Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development;
- Integration of individual SEA, AA and SFRA provisions into the text of the Plan; and
- Integration of environmental considerations into zoning provisions of the Plan.

#### 5.1.2 Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development

Far in advance of both the submission of the pre-Draft Plan to the Elected Members for approval and the placing of the Draft Plan (and associated SEA, AA and SFRA documents) on public display, Wicklow County Council undertook various works in order to inform the preparation of the Draft Plan.

The findings of this strategic work have been integrated into the Draft Plan and will be implemented when it is adopted, contributing towards both environmental protection and management and sustainable development within the County.

Strategic work undertaken by the Council includes background work in relation to Plan Strategies and other provisions for a variety of sectors including Housing, Enterprise - Employment and the Rural Economy, Retail, Tourism, Community, Roads and Transportation, Water Infrastructure, Waste, Climate Change and Energy, Telecommunications and Heritage. A Green Infrastructure Strategy and a Climate Change Audit were also prepared.

#### 5.1.3 Integration of individual SEA, AA and SFRA provisions into the text of the Plan

Various provisions have been integrated into the text of the Draft Plan through the Plan-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes.

Table 5.1 links key mitigation measure(s) - which have been integrated into the Draft Plan - to the likely significant effects of implementing the Plan, if unmitigated, as well as showing monitoring measures.

The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

The reference codes are those which accompany the relevant measures in Section 8 of the main Environmental Report and in the Draft Plan.

### **5.1.4 Integration of environmental considerations into Zoning of the Plan**

Environmental considerations were integrated into the Draft Plan's zoning through an interdisciplinary approach involving Planners and environmental specialists.

The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the AA process facilitated zoning that avoids impacts upon sensitive ecology and Natura 2000 sites.

The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that avoids inappropriate development being permitted in areas of high flood risk.

The planning team also took into account other environmental considerations including sustainable mobility and sensitivities relating to cultural heritage, landscape and water, as well as taking into account overlay mapping of environmental sensitivities.

## **5.2 Monitoring**

Article 10 of the SEA Directive requires Member States to monitor the significant environmental effects of the implementation of plans "*in order, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.*" Existing monitoring arrangements may be used if appropriate, to avoid duplication of monitoring.

The measures are meant to primarily rely upon records maintained by other agencies and departments. The Council will report on monitoring the significant environmental effects of implementation of the development plan as part of the development plan implementation/reporting process. This report will address the indicators set out on Table 5.1.

**Table 5.1 SEA Summary Table: Likely Significant Effects (if unmitigated), Mitigation Measures and Indicators for Monitoring**

Environmental Component	Potential Effect, if unmitigated	Mitigation Measures	Indicators for Monitoring
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</li> <li>Habitat loss, fragmentation and deterioration, including patch size and edge effects</li> <li>Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze</li> </ul>	<p>Natural Heritage Strategy</p> <p>Objectives NH1 to NH18, NH43, NH52, NH53, NH57, CZ1, CZ2, CZ5, CZ6, CZ7, CZ8, CZ9, CZ10, WE16, CCE6 and CCE11</p>	<p>B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive</p> <p>B2: Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan</p> <p>B3i: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan</p> <p>B3ii: Number of significant impacts on the protection of listed species</p>
Population and Human Health	<ul style="list-style-type: none"> <li>Potential interactions if effects upon environmental vectors such as water and air are not mitigated</li> </ul>	<p>Objective WE8</p> <p>Various provisions under the environmental components of soil, water, air and material assets</p>	<p>PHH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan, as identified by the Health Service Executive and Environmental Protection Agency</p>
Soil	<ul style="list-style-type: none"> <li>Damage to the hydrogeological and ecological function of the soil resource</li> </ul>	<p>Objectives including NH24 to NH29 and FTY1</p> <p>See also various provisions under the environmental components of water and material assets</p>	<p>S1: Soil extent and hydraulic connectivity</p> <p>Selected Indicator(s)</p>
Water	<ul style="list-style-type: none"> <li>Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology</li> <li>Increase in the risk of flooding</li> </ul>	<p>Water Infrastructure and Flooding Strategy, Objectives WI2, WI4, NH3 and NH19</p> <p>See also various provisions under the environmental components of soil and material assets</p>	<p>W1i: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)</p> <p>W1ii: Mandatory and Guide values as set by the EU Bathing Water Directive and transposing Bathing Water Quality Regulations (SI No. 79 of 2008)</p> <p>W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p> <p>W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</p>

SEA Environmental Report for the Draft Wicklow County Development Plan 2016-2022  
Non-Technical Summary

Environmental Component	Potential Effect, if unmitigated	Mitigation Measures	Indicators for Monitoring
Material Assets	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts)</li> <li>Increases in waste levels</li> </ul>	Water Infrastructure and Flooding Strategy, Objectives WI1, WI3 to WI11, FL1 to FL10, WE1 to WE7	<p>M1: Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan</p> <p>M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan</p> <p>M3i: Total collected and brought household waste</p> <p>M3ii: Packaging recovered (t) by self-complying packagers</p>
Air and Climatic Factors	<ul style="list-style-type: none"> <li>Emissions to air including greenhouse gas emissions and other emissions</li> </ul>	<p>Objectives WE9 to WE15, CCE1 to CCE5, CCE21 to CCE23</p> <p>Overall approach by the Plan and all provisions relating to sustainable mobility</p>	C1: Percentage of population travelling to work, school or college by public transport or non-mechanical means
Cultural Heritage	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>	Built Heritage Strategy, Objectives BH1 to BH25	<p>CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) - protected from significant adverse effects arising from new development granted permission under the Plan</p> <p>CH2: Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan</p>
Landscape	<ul style="list-style-type: none"> <li>Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape</li> </ul>	Objectives NH47, NH48, NH49, NH50 and CCE6 Tourism and Recreation Strategic Objectives	L1: Number of complaints received from statutory consultees regarding avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan