

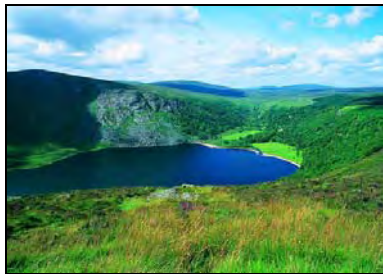
# ENVIRONMENTAL REPORT

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OF THE

## WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016

### STRATEGIC ENVIRONMENTAL ASSESSMENT



**For:** **Wicklow County Council**

County Hall  
Station Road  
Wicklow Town  
County Wicklow



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**SEPTEMBER 2010**

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## List of Abbreviations

<b>CDP</b>	County Development Plan
<b>CSO</b>	Central Statistics Office
<b>DEHLG</b>	Department of the Environment, Heritage and Local Government
<b>EIA</b>	Environmental Impact Assessment
<b>EPA</b>	Environmental Protection Agency
<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>NSS</b>	National Spatial Strategy
<b>RBD</b>	River Basin District
<b>RMP</b>	Record of Monuments and Places
<b>RPS</b>	Record of Protected Structures
<b>SAC</b>	Special Area of Conservation
<b>SEA</b>	Strategic Environmental Assessment
<b>SEO</b>	Strategic Environmental Objective
<b>SI No.</b>	Statutory Instrument Number
<b>SPA</b>	Special Protection Area
<b>The Council</b>	Wicklow County Council
<b>WFD</b>	Water Framework Directive

# Glossary

## **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 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 Act of 2000 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 Department of the Environment, Heritage and Local Government 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 the appropriate bodies.

## **Strategic Actions**

Strategic actions include: *Policies*, 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 which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the County Development Plan can be tested. The SEOs are used as standards against which the objectives of the County Development Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if not mitigated.

# Section 1 SEA Introduction and Background

## 1.1 Introduction and Terms of Reference

This is the Environmental Report of the Wicklow County Development Plan 2010-2016 Strategic Environmental Assessment (SEA). The purpose of the report is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of development in Wicklow. The SEA was carried out in order to comply with the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) and in order to improve planning and environmental management of future development in the County. This report should be read in conjunction with the County Development Plan.

## 1.2 SEA Definition

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before the decisions are made. *Environmental Impact Assessment*, or EIA, is generally used for describing the process of environmental assessment which is limited to individual projects such as waste incinerators, housing developments or roads while *Strategic Environmental Assessment*, or SEA, is the term which has been given to the environmental assessment of plans, and other strategic actions, which help determine what kind of individual projects take place.

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 insure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

The kind of development that occurs in County Wicklow and where it occurs will be significantly determined by the implementation of a County Development Plan. By anticipating the effects and avoiding areas in which growth cannot be sustainably accommodated and by directing development towards more compatible and

robust receiving environments real improvements in environmental management and planning can occur in the County - the scope of any EIAs which may be required as part of planning applications are likely to be reduced; and, planning applications are more likely to be granted permission.

## 1.3 Legislative Context

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 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 July 2004.

## 1.4 Implications for the Council and the Elected Members

The above legislation requires certain plans and programmes which are prepared by Wicklow County Council - including the County Development Plan - to undergo SEA. The findings of the SEA are expressed in an Environmental Report which is submitted to the Elected Members alongside the County Development Plan. The Elected Members must take account of the Environmental Report before the adoption of the Plan. When the Plan is adopted a statement must be made public, summarising, inter alia: how environmental considerations have been integrated into the Plan; and, the reasons for choosing the Plan as adopted over other alternatives detailed in the Environmental Report.

## Section 2 SEA Methodology

### 2.1 Introduction

This section details how the SEA for the County Development Plan has been undertaken alongside the preparation of the Plan. The SEA

process started in February 2009 and this report has been produced in September 2010.

Figure 2.1 lays out the main stages in the County Development Plan SEA process.

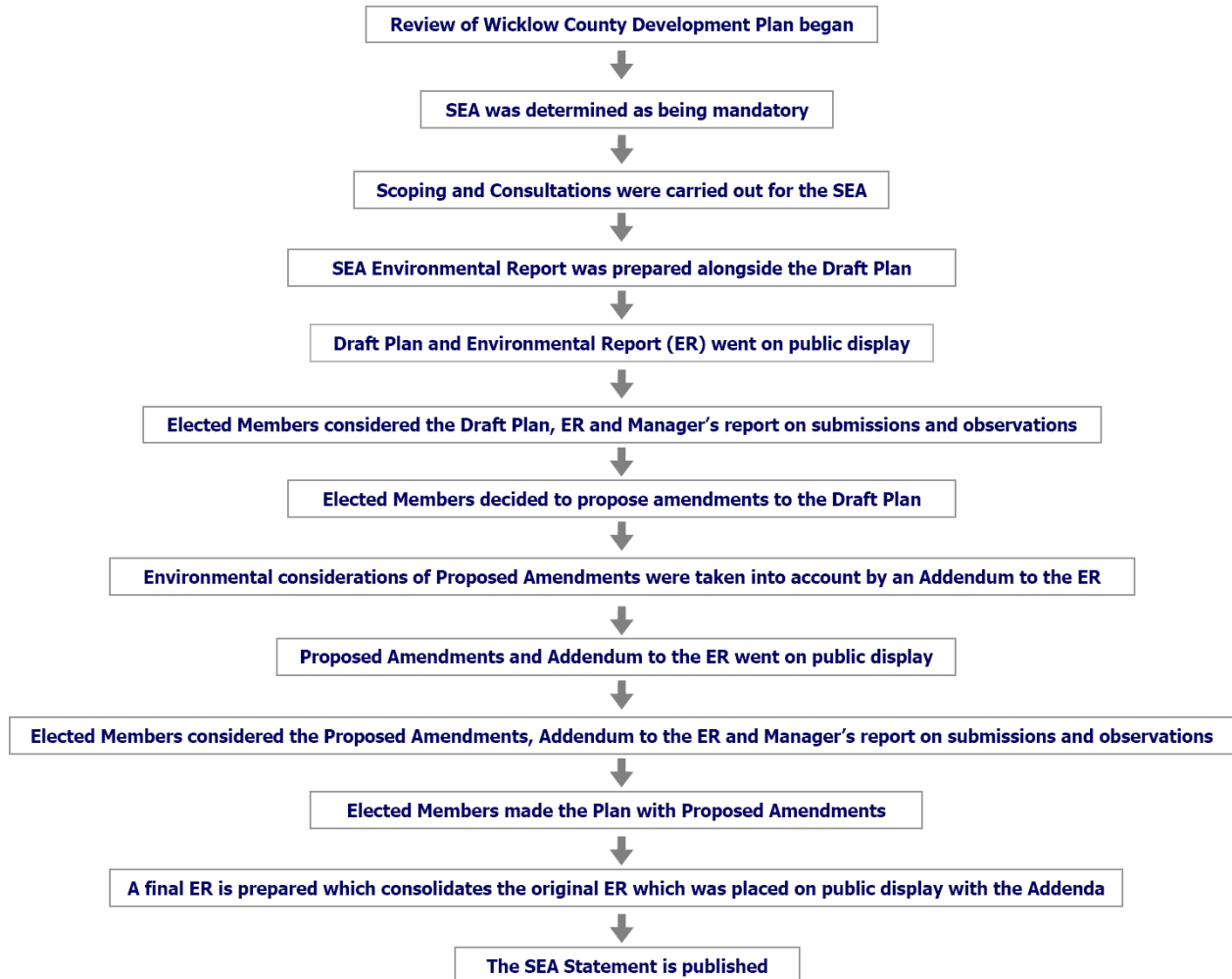


Figure 2.1 Development Plan and SEA Stages



## 2.2 Scoping

### 2.2.1 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 to be addressed was broadly decided on after preliminary data collection. Scoping of the SEA was continuous with certain issues being selected for further examination after certain data was obtained. Scoping helped the SEA to become focused upon the important issues, such as those relating to existing and potential environmental issues and environmental problems<sup>1</sup>, thereby avoiding resources being wasted on unnecessary data collection.

Scoping facilitated the selection of issues relevant to the environmental components which are specified under the SEA Directive - biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, and landscape.

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. 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). Impacts upon human beings arising as a result of social and economic conditions are not considered by SEA.

The Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government (DEHLG) and the Department of Communications, Energy and Natural

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<sup>1</sup> Annex I of the SEA 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.

Resources (DCENR)<sup>2</sup> were all sent SEA scoping notices 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 Wicklow County Council. A written submission was received on the scope of the SEA from the EPA.

Representatives from the Eastern Regional Fisheries Boards, the National Parks and Wildlife Service, the Department of Communications, Energy and Natural Resources, Wicklow County Council and CAAS attended an SEA Scoping Meeting on 17 June 2009. The information provided at this meeting - including that which relating to Appropriate Assessment (AA) - was taken into account during the formulation of the scope of the SEA.

In addition, the Council's intention to carry out SEA as part of the review of the County Development Plan was identified during the consultation process on the preparation of the new Development Plan.

The findings of the SEA were communicated to the plan making team on an ongoing basis from the outset in order to allow for their integration into the County Development Plan thus minimising the potential for significant negative environmental effects arising from implementation of the Plan.

### 2.2.2 Most Important Strategic Environmental Issues

The principal environmental issues centre on water and water-related issues. This is because of the emergence of specific requirements from the River Basin Management Plans and the challenges of meeting those requirements on account of the existing condition and trends in both the surface and ground waters within and surrounding the County. The following issues were among those identified during the SEA scoping process.

#### Water Issues

The growth of population [or population equivalent – due to economic activity] will be limited by the assimilative

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<sup>2</sup> The Marine function of the Department of Communications, Marine and Natural Resources has been transferred to the Department of Agriculture Food and Fisheries

capacity of receiving waters and associated wastewater treatment plants.

### **Habitat Issues**

Water issues are likely to interact with habitat based habitats - the principal ecological resources in the County. They vary considerably in their character and extent ranging from the vast upland bogs in the Wicklow Mountains to the various rivers and streams of the County to coastal habitats such as the coastal wetland complex of the Murrough and the subtidal Wicklow Reef.

### **Energy Use**

Public transport is very poor away from the coast. There are lots of social issues emerging in small centres – too much social housing and high proportions of elderly people. These issues contribute towards a very high car dependency.

### **Extraction Industry**

Quarries/ sandpits will continue to be a bigger issue than for other counties. There is likely to be a continuing issue with 'discovery' of pollution from old quarries and sandpits.

### **Flooding**

There are a number of first order rivers in the County. These rivers, in combination with heavy rainfall makes certain lands in the County liable to flash flooding as experienced on the River Dargle during Hurricane Charlie. In order to comply with the DEHLG's draft Guidelines on the *Planning System and Flood Risk Management* the CDP will need to ensure that appropriate zoning of lands and restriction of use will be applied in areas liable to flooding in order to avoid increased risk of flooding of the lands within or upstream or downstream of the zoned areas.

## **2.3 Environmental Baseline Data and Other Strategic Actions**

The SEA process is informed by the environmental baseline (i.e. the current state of the environment - flora and fauna, soil, water, cultural heritage etc.) to facilitate: the identification and evaluation of the likely significant environmental effects of implementing the Plan and the alternatives; and, the subsequent monitoring of the effects of the Plan as adopted. Data was collected to describe the environmental baseline and its likely evolution without implementation of the Plan.

The SEA Directive requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme'. Information is therefore provided on existing environmental problems which are relevant to the Plan, thus helping to ensure that the Plan does not exacerbate any existing environmental problems within or surrounding the County.

The SEA Directive requires that information on the baseline environment be focused upon the relevant aspects of the environmental characteristics of areas likely to be significantly affected and the likely evolution of the current environment in the absence of the strategic action i.e. the Plan. Any information that does not focus upon this is surplus to requirements; therefore the SEA focuses on the significant issues, disregarding the less significant ones. In addition, the SEA Directive aims to avoid duplication of the assessment whereby a strategic action forms part of a hierarchy. Furthermore, if certain matters are more appropriately assessed at different levels of the hierarchy in which the Plan is positioned, or, if certain matters have already been assessed by a different level of the hierarchy then additional assessment is not needed.

In order to describe the baseline (the current state of the environment) in County Wicklow, data was collated from currently available, relevant environmental sources.

## **2.4 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.

Taking into account the objectives and the geographical scope of the Plan, alternatives were formulated through by the plan-making team at Wicklow County Council.

## 2.5 The SEA Environmental Report

In this Environmental Report, which is available alongside the County Development Plan, the likely environmental effects of the Plan and the alternatives are predicted and their significance evaluated with regard to the environmental baseline. The Environmental Report provides the decision-makers, the Elected Members of the Council, who decide what type of Plan to make, as well as the public, with a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of growth in the County. Mitigation measures to prevent or reduce significant adverse effects posed by the Plan, or to maximise any benefits arising, are identified – these have been integrated into the Plan. The alternatives are also presented in this report, as are measures concerning monitoring.

The original Environmental Report which was placed on public display alongside the Draft County Development Plan has been altered in order to take account of amendments which were made to the Draft Plan. This document is the altered, final Environmental Report.

## 2.6 The SEA Statement

On adoption of the Plan, a document referred to as the SEA Statement must be made public. This is required to 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 Environmental Report and consultations have been taken into account - summarising the key issues raised in consultations and in the Environmental Report indicating what action, if any, was taken in response; and 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 was selected.

The SEA Statement must include information on how environmental considerations have been integrated throughout the process. It must also describe how the preferred alternative was chosen to introduce accountability, credibility and transparency into the strategic decision-making process.

## 2.7 Legislative Conformance

This report complies with the provisions of the SEA Regulations and is written in accordance with Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Table 2.1 (overleaf) is a reproduction of the checklist of information to be contained in the Environmental Report (DEHLG, 2004)<sup>3</sup> and includes the relevant sections of this report which deal with these requirements.

## 2.8 Difficulties Encountered

### 2.8.1 Centralised Data Source

The lack of a centralised data source that could make all environmental baseline data for the County both readily available and in a consistent format posed a challenge to the SEA process. This difficulty is one which is encountered at local authorities across the Country and was overcome by investing time in the collection of data from various sources and through the use of Geographical Information Systems.

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<sup>3</sup> DEHLG (2004) *Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities* Dublin: Government of Ireland.

<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, and of its relationship with other relevant plans and programmes	Sections 4 and 5
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the Plan	Section 3 and Appendix I
(C) Description of the environmental characteristics of areas likely to be significantly affected	Sections 3, 4, 7 and 8 and Appendix II
(D) Identification of any existing environmental problems which are relevant to the Plan, particularly those relating to European protected sites	Section 3
(E) List environmental protection objectives, established at international, EU or national level, which are relevant to the Plan and describe how those objectives and any environmental considerations have been taken into account when preparing the Plan	Sections 4, 6, 7 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	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 2, 6 and 7
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix II
(K) Interrelationships between each Environmental topic	Addressed as it arises within each Section

**Table 2.1 Checklist of Information included in this Environmental Report**

## Section 3 County Wicklow's Baseline Environment

### 3.1 Introduction

The environmental baseline of County Wicklow is described in this section. This baseline together with the Strategic Environmental Objectives, which are outlined in Section 4, is used in order to identify, describe and evaluate the likely significant environmental effects of implementing the County Development Plan and in order to determine appropriate monitoring measures.

The environmental baseline is described in line with the legislative requirements encompassing the following components – biodiversity, flora and fauna, population, human health, soil, water, air and climatic factors, material assets, cultural heritage, landscape and the interrelationship between these components. A description is also included of the likely effects upon each environmental component under a do-nothing scenario i.e. the likely evolution of the environment without the implementation of the County Development Plan.

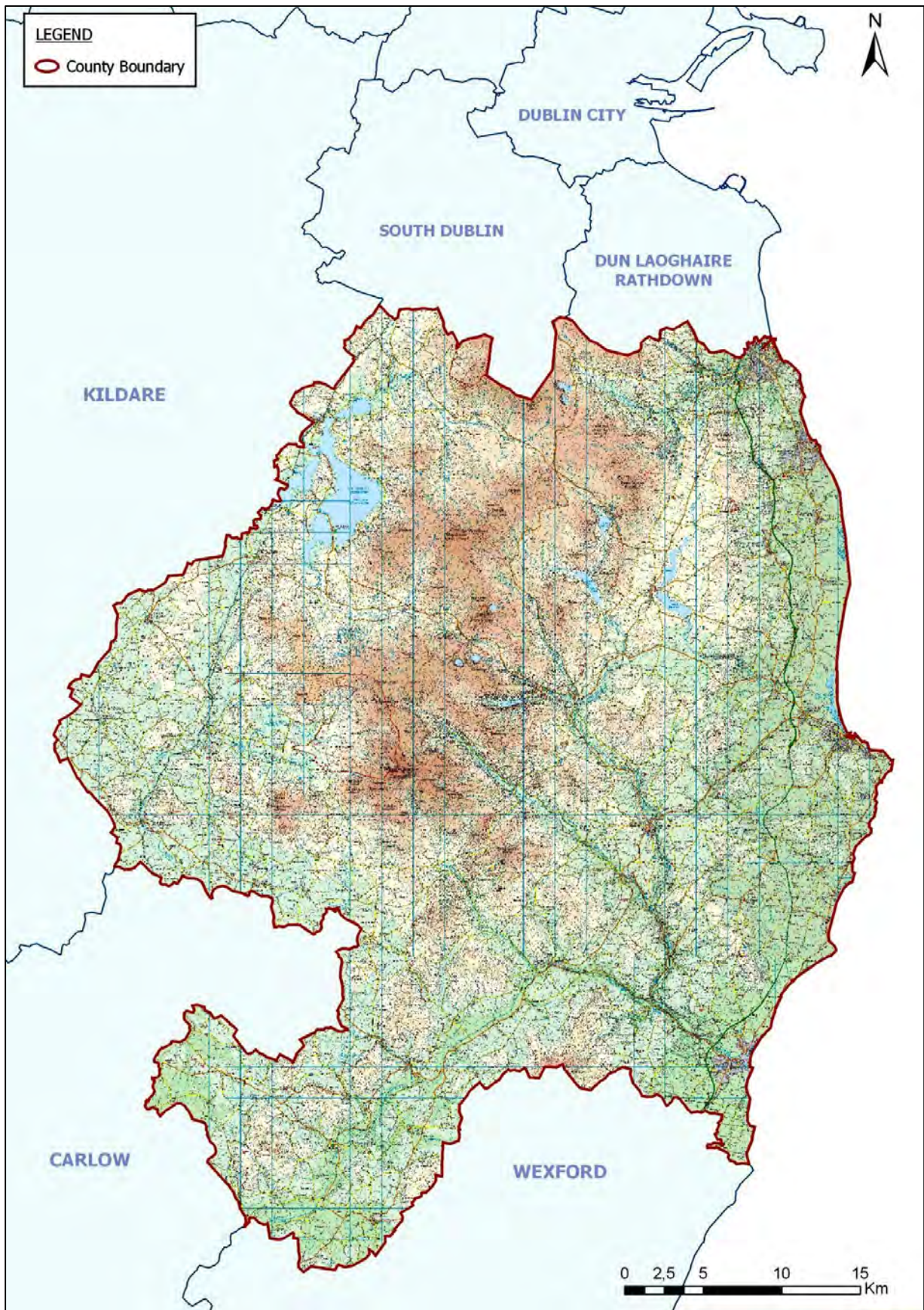
County Wicklow is located on Ireland's east coast. It is bordered by counties Dublin, Kildare, Carlow and Wexford. According to the 2006 Census, the population of the Plan area stood at 126,194 persons in 2006.

The County of Wicklow is served by two national roads - the N11 and the N81, both of which connect to the M50 motorway. The DART serves the eastern side of the Plan area as far as Greystones.

Land use in the County is mainly agricultural in the rural areas with significant expanses of peat bog in the Upland areas. Commercial, industrial and residential uses exist in the urban areas of the County, particularly at Bray, Arklow, Wicklow and Greystones. Other than the rural landscape of the County, there is a significant coastal landscape and seascape stretching along the east of the County - and a significant upland landscape.

County Wicklow has a rich and diverse range of natural habitats such as upland bog and heath, fen, woodland, hedgerows, rivers, lakes, cliffs, dunes and coastal areas, many of which are recognised as being of local, national and EU

importance, and many are designated for protection / preservation under national and/or EU legislation.



**Figure 3.1** Ordnance Survey Map of the Plan area



## 3.2 Biodiversity and Flora and Fauna

### 3.2.1 Overview of the Habitats

#### 3.2.1.1 Introduction

County Wicklow supports a wide diversity of natural and semi-natural habitats and a wide range of plant and animal species, some of which have come under threat due to development pressures and increased demand for new development land.

Green space, which makes up a large part of the County, consists of a variety of habitats and corridors which provide for the movement of wildlife. Green space within Wicklow is comprised of agricultural lands, bogs and heath in the uplands, woodlands, grasslands and a number of open spaces in residential areas.

The Avoca River with tributaries such as the Aughrim, Ow, Derry Water, Avonmore and Avonbeg Rivers has the largest catchment in the County. This is followed by the catchments of the Slaney, Liffey and Vartry Rivers. These water bodies support good areas of biodiversity.

Man-made habitats within the Plan area are also important biodiversity areas. Gardens provide habitats for a range of wildlife including various bird species, invertebrates, such as bees and butterflies and mammals, such as hedgehogs, mice, rats and foxes. These species move around between gardens using hedgerows and vegetated areas. These urban green spaces, however small, are therefore of importance as they form part of a network of green spaces across the Plan area including gardens, parks, graveyards, amenity walks, railway lines and patches of woodland and scrub within which animals and plants continue to thrive.

#### 3.2.1.2 CORINE Land Cover Mapping<sup>4</sup>

The CORINE land cover mapping<sup>5</sup> for Wicklow for the year 2000 which classifies land cover under various headings indicates that land cover in about half of the County is generally made up of *Pastures* interspersed with areas of *Non-Irrigated Arable Land*, *Complex Cultivation Patterns* and *Transitional Woodland Scrub*. The remaining area, covering the Uplands, comprises primarily *Peat Bogs* with *Coniferous Forest*, *Broad Leaved Forest* and *Mixed Forest* occurring throughout. *Sport and Leisure Facilities*, *Beaches*, *Dunes*, *Sand*, *Salt Marches* and *Lagoons* occur along the coastline. CORINE 2000 land cover for the County is mapped on Figure 3.2.

Land cover differences between the CORINE 2000 data (see Figure 3.2) and the data for the year 1990 (see Figure 3.3) are illustrated on Figure 3.4. Dispersed areas of *Coniferous Forests*, *Mixed Forests* and *Peat Bogs* have changed to *Transitional Woodland Scrub*, particularly in the Uplands. Areas of *Transitional Woodland Scrub* and *Peat Bogs* in the Uplands have changed to *Coniferous Forest*. Land cover which has changed to *Discontinuous Urban Fabric* is evident in the vicinity of Bray, Wicklow and Arklow.

Land cover categories which indicate lands that are likely to be most valuable to biodiversity are illustrated on Figure 3.5. It is noted that there are large expanses of such land cover in the County. The largest of these is *Peat Bog* in the Uplands. Areas of *Transitional Woodland Scrub* and *Mixed Forest* are interspersed with this. *Salt Marshes*, *Coastal Lagoons*, *Beaches*, *Dunes* and *Sand* lie along the coastline. There are small areas of *Natural Grassland*, *Broad Leaved Forest*

<sup>4</sup> European Environment Agency Coordination of Information on the Environment (2004) *Ireland's Corine Land Cover 2000 (CLC2000)* Copenhagen: EEA

<sup>5</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.

and *Inland Marshes* throughout the County. Some of these land covers have come about as a result of human interaction with the landscape.

### 3.2.1.3 Urban Habitat Mapping

Urban habitat mapping was carried out in Arklow, Wicklow Town and Bray as an action of the County Wicklow Heritage Plan (2004-2009) which is currently under review. The objective of the surveys was to identify Areas of Local Biodiversity Value, and produce habitat management guidelines for each Town.

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. Twelve 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 thirty-nine sites surveyed in Wicklow Town, two were considered to be of national importance (a shingle beach and a riverbank). Ten were considered to be of high value and locally important. Nineteen sites were considered to be of moderate value and locally important and eleven sites was considered as low value, but locally important.

In Bray, fourteen 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 3.9.

## 3.2.2 Ecological Networks

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 the Avoca, Vartry, Avonmore, Aughrim, Ow, Liffey, Derry Water, Avonbeg and Slaney Rivers and their tributaries and banks, the various woodlands, parks, gardens and hedgerows within and surrounding the Plan area and lands used for agriculture. These components provide habitats for flora and fauna and facilitate linkages for flora and fauna.

## 3.2.3 Designations

### 3.2.3.1 Introduction

County Wicklow has a rich and diverse range of habitats such as upland bog and heath, fen, woodland, hedgerows, rivers, lakes, cliffs, dunes and coastal areas, many of which are recognised as being of local, national and EU importance, and many are designated for protection / preservation under national and/or EU legislation<sup>6</sup>.

County Wicklow has one National Park, six<sup>7</sup> Special Protection Areas (SPAs), thirteen Special Areas of Conservation (SACs), thirty (proposed) Natural Heritage Areas (NHAs) and six Nature Reserves. These sites are mapped on

Figure 3.7 and Figure 3.8. Site synopses for the SACs and SPAs can be found in Appendix III.

It is noted that some of the ecological sensitivities discussed below – and associated potential for environmental impacts – occur beyond the fringes of the Plan area. They are included, however, to ensure that areas which

<sup>6</sup> SPAs are designated under EU Birds Directive (79/409/EEC), SACs are designated under EU Habitats Directive (92/43/EEC), transposed into Irish Law by the EU (Natural Habitats) regulations, 1997. SACs and SPAs are collectively now known as 'Natura 2000' sites. NHAs are legally protected under The Wildlife (Amendment) Act 2000.

<sup>7</sup> Awaiting confirmation from NPWS



could be impacted as a result of implementing the Plan are identified and assessed.

### 3.2.3.2 Special Protection Areas

Special Protection Areas (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 DEHLG due to their conservation value for birds of importance in the European Union. SPAs in the County are Wicklow Mountains SPA (Site Code: 004040), Poulaphouca Reservoir SPA (004063), Wicklow Head SPA (004127), The Murrough SPA (004186), Kilcoole Marshes SPA (004085) and Broad Lough SPA (004128). These sites are mapped on Figure 3.8 along with Special Areas of Conservation.

### 3.2.3.3 Special Areas of Conservation

Special Areas of Conservation (SACs) 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) - referred to as the Habitats Directive - by the DEHLG due to their conservation value for habitats and species of importance in the European Union.

Candidate Special Areas of Conservation (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), referred to as the Habitats Directive, by the Department of the Environment, Heritage and Local Government 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.

SACs within the Plan area include Ballyman Glen cSAC (Site Code: 000713), Bray Head cSAC (Site Code: 000714), Carriggower Bog cSAC (Site Code: 000716), Deputy's Pass Nature Reserve cSAC (Site Code: 000717), Glen of the Downs cSAC (Site Code: 000719), Knocksink Wood

cSAC (Site Code: 000725), Vale of Clara (Rathdrum Wood) cSAC (Site Code: 000733), Wicklow Mountains cSAC (Site Code: 002122), The Murrough Wetlands cSAC (Site Code: 002249) and Wicklow Reef cSAC (Site Code: 002274). These sites are mapped on Figure 3.8 along with Special Protection Areas.

### 3.2.3.4 Natural Heritage Areas

Natural Heritage Areas (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.

There are thirty proposed NHAs in the Plan area including Avoca River Valley pNHA (Site Code: 001748), Newtown Marshes (Site Code: 001759) and Devil's Glen (Site Code: 000718).

### 3.2.3.5 National Parks<sup>8</sup>

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.

<sup>8</sup> Text in this section is taken from the National Parks and Wildlife Service

### 3.2.3.6 Nature Reserves

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.

There are six Nature Reserves in County Wicklow at Deputy's Pass near Glenealy, Glendalough, Glenealo Valley, Knocksink Wood, the Vale of Clara and Glenealo Valley. Nature Reserves in the Plan area are mapped on Figure 3.7 along with proposed Natural Heritage Areas.

### 3.2.3.7 Tree Protection 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 Planning and Development Act 2000 has further outlined the legal framework and procedures provided in the 1963 Act to make a TPO.

Trees which will be afforded protection as Amenity Trees or due to their TPO under the Plan are mapped on Figure 3.6.

### 3.2.3.8 Register 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) (see Section 3.5.3.4).

A number of water bodies in the Plan area have been listed on the RPAs for Water Dependent Habitats and Species, Drinking Water and Beaches.

The waters listed on the RPA are mapped on Figure 3.30.

### 3.2.3.9 Designated Salmonid Waters

The main channels of the River Dargle and the Vartry River are designated and protected 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*).

### 3.2.3.10 Freshwater Pearl Mussels

The freshwater pearl mussel (*Margaritifera Margaritifera*) is a bivalve, which is a type of mollusc or snail with a body that is almost completely enclosed between a pair of shells. The habitat of the freshwater pearl mussel in Ireland is restricted to near natural, clean flowing waters, often downstream of ultra-oligotrophic lakes.

The Department of the Environment, Heritage and Local Government has prepared 27 Draft Management Plans for Freshwater Pearl Mussel in accordance with Article 13 (5) of the Water Framework Directive as transposed in Ireland by the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003) and the Habitats Directive as transposed in Ireland by the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997). The objective of the plans is to restore the freshwater pearl mussel populations in 27 rivers, or stretches of rivers that are within the boundaries of Special Areas of Conservation.

The Freshwater Pearl Mussel Draft Derreen (a tributary of the River Slaney) Sub-Basin Management Plan includes a map of the catchments of the specified pearl mussel populations. This map identifies an area in the west of the Plan area.

## 3.2.4 Existing Problems

Generally, development in Wicklow has not significantly impacting upon designated ecological sites however site synopses for these sites identify certain threats to the conservation value of these sites.

The site synopsis for the Wicklow Uplands SPA and cSAC notes that grazing by sheep and deer in the woodlands can be damaging as it prevents or reduces regeneration. Dublin City is close to the site and amenity use is very high; if not properly controlled, recreational activities could cause disturbance to some bird species.

If unmanaged increased recreational use of the County's uplands areas has the potential to result in disturbance of wildlife, erosion of pathways and fragmentation of ecological corridors which are important for the migration,

dispersal and genetic exchange of flora and fauna.

Recent farming and drainage practices and afforestation at the Murrrough SPA and cSAC have greatly reduced the area and quality of the wetlands habitats - the area between Kilcoole and Newcastle is particularly affected. Some levelling of the sand hills near Killoughter has also occurred. Pollution, reclamation and further drainage would adversely affect this site.

The site synopsis Ballyman Glen cSAC notes that an area of land that slopes towards the fen has been used as a landfill site for domestic refuse. The site is also used as a clay pigeon shoot and shattered clay pigeons are scattered throughout the area.

The heath and grassland habitats at Bray Head cSAC are threatened by reclamation for agriculture and also by frequent burning. The site is a popular recreational area and is especially used by walkers.

The dune systems and beaches at Buckroneys-Brittans Dunes and Fen are subject to high amenity usage from day-trippers and several areas around the site have been developed as caravan parks, car parks and golf courses. The marginal areas of the fen have been reclaimed, especially at the south end, though these areas still flood in winter and attract waterfowl.

Aquatic flora and fauna is vulnerable to all forms of pollution such as that which can occur as a result of agricultural run-off and industrial and municipal effluents. As identified under Section 3.5, most rivers, all transitional and coastal waters, most lakes and some underlying groundwater within and surrounding the County are "at significant risk" or "probably at significant risk" with regard to meeting legislative water quality objectives under the Water Framework Directive.

### **3.2.5 Evolution of Biodiversity and Flora and Fauna in the absence of a Development Plan**

In the absence of a Development Plan for Wicklow development would have no guidance as to where developments occur and planning applications would be assessed on an individual

basis with flora and fauna, habitats and ecological connectivity protected under a number of strategic actions relating to biodiversity and flora and fauna protection. The evolution of biodiversity and flora and fauna would be dependent on the rate and extent of any such developments which would take place. Ecologically sensitive areas such as the Uplands could be affected.

Development along or adjacent to the banks of rivers such as the Avoca River, and along the coastline could result in a reduction in ecological connectivity within and between these and other habitats.

Pollution of water bodies as a result of any future development along river catchments or along the coastline would be likely to adversely impact aquatic biodiversity and flora and fauna including salmonid species and other species protected under the Habitats Directive.

Beneficial effects upon biodiversity and flora and fauna which would be likely to arise out of the specific policies and objectives included in the Development Plan which are not included in the current Wicklow County Development Plan would not be likely without the implementation of the Plan.

In the absence of a Development Plan, any greenfield development would adversely impact upon biodiversity and flora and fauna by replacing natural or semi natural habitats with artificial surfaces. The significance of such impacts would be dependent on whether such developments would result in the loss of habitats or species of importance as well as the cumulative loss and fragmentation of habitats and species as a result of all greenfield developments.

A Development Plan for the area could contribute to the occurrence of development in an appropriate and sustainable manner.

In the absence of a Development Plan there would not be an integration of the ecological protection measures required by the Habitats Directive with the planning or development management of vulnerable areas. Therefore it is likely that there would be less effective protection of ecological resources in the absence of a Development Plan.

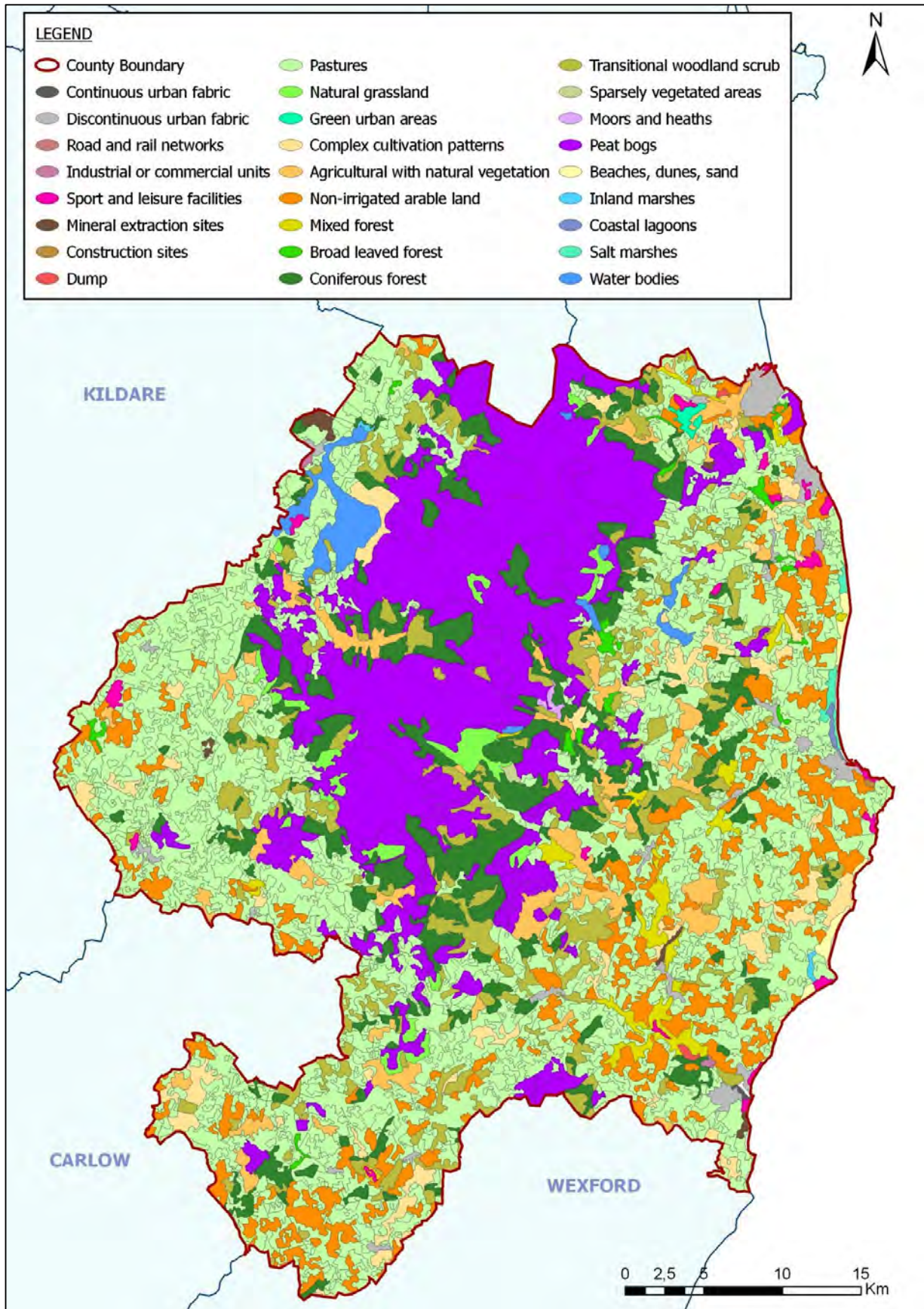


Figure 3.2 CORINE Land Cover 2000



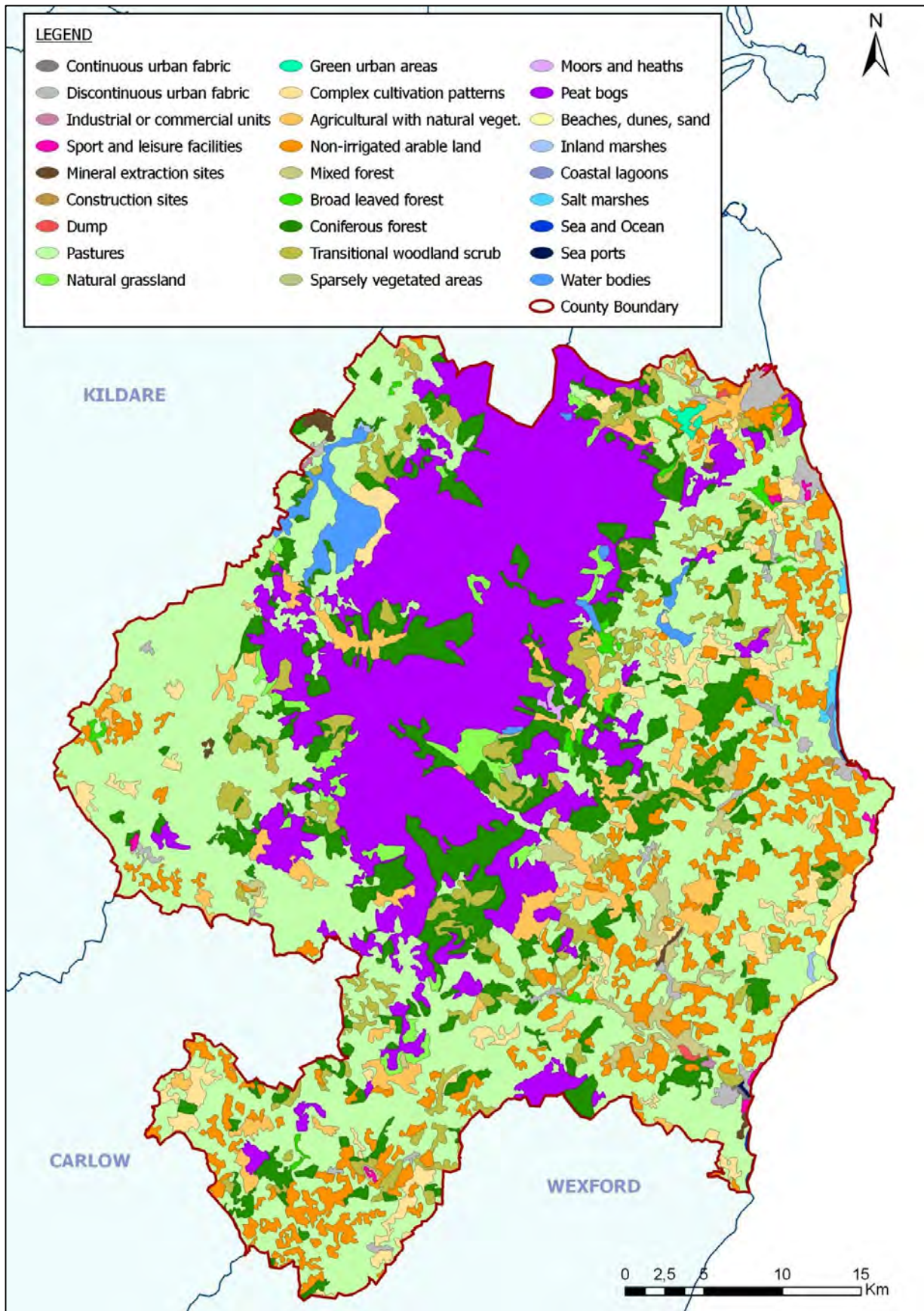


Figure 3.3 CORINE Land Cover 1990

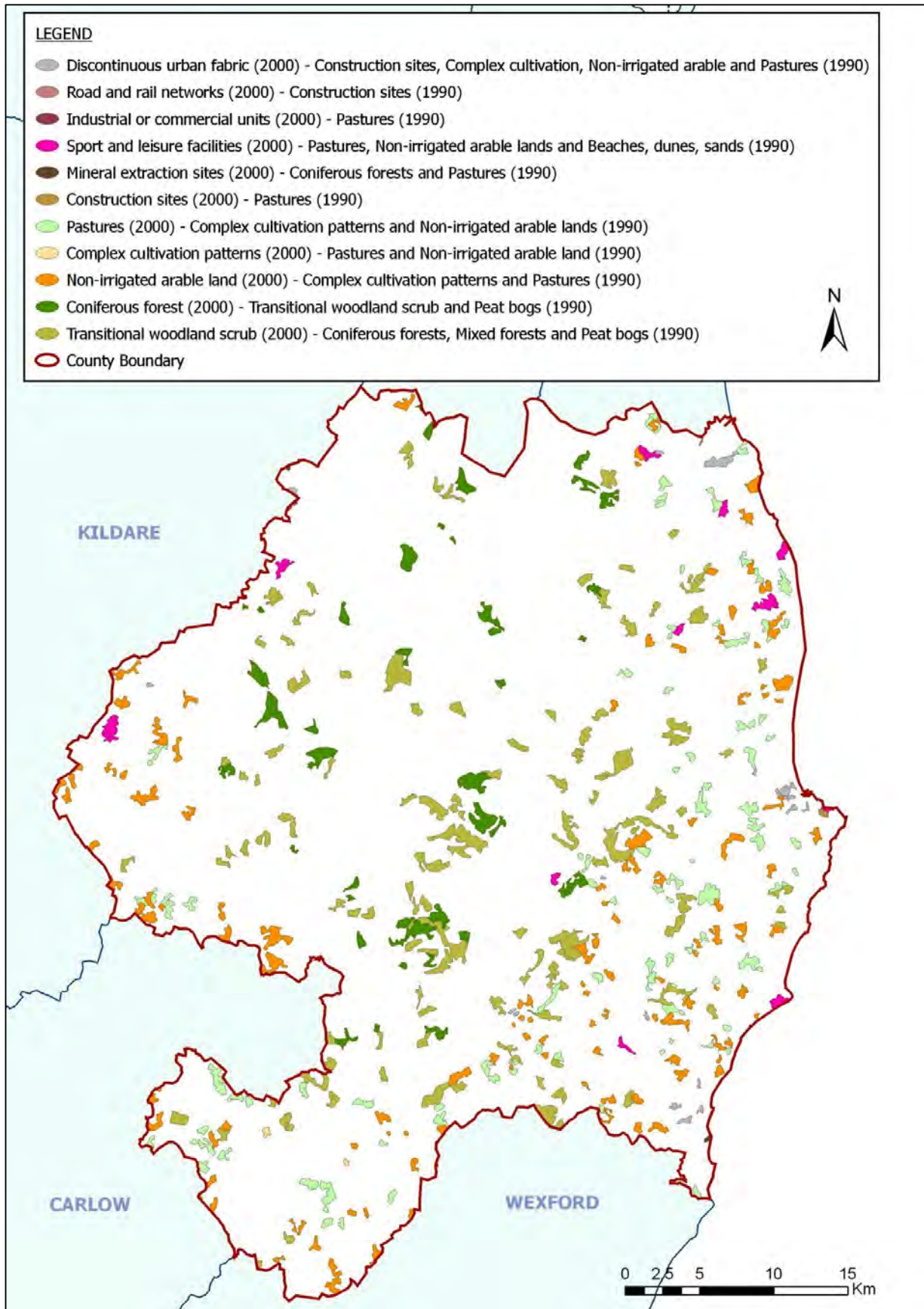
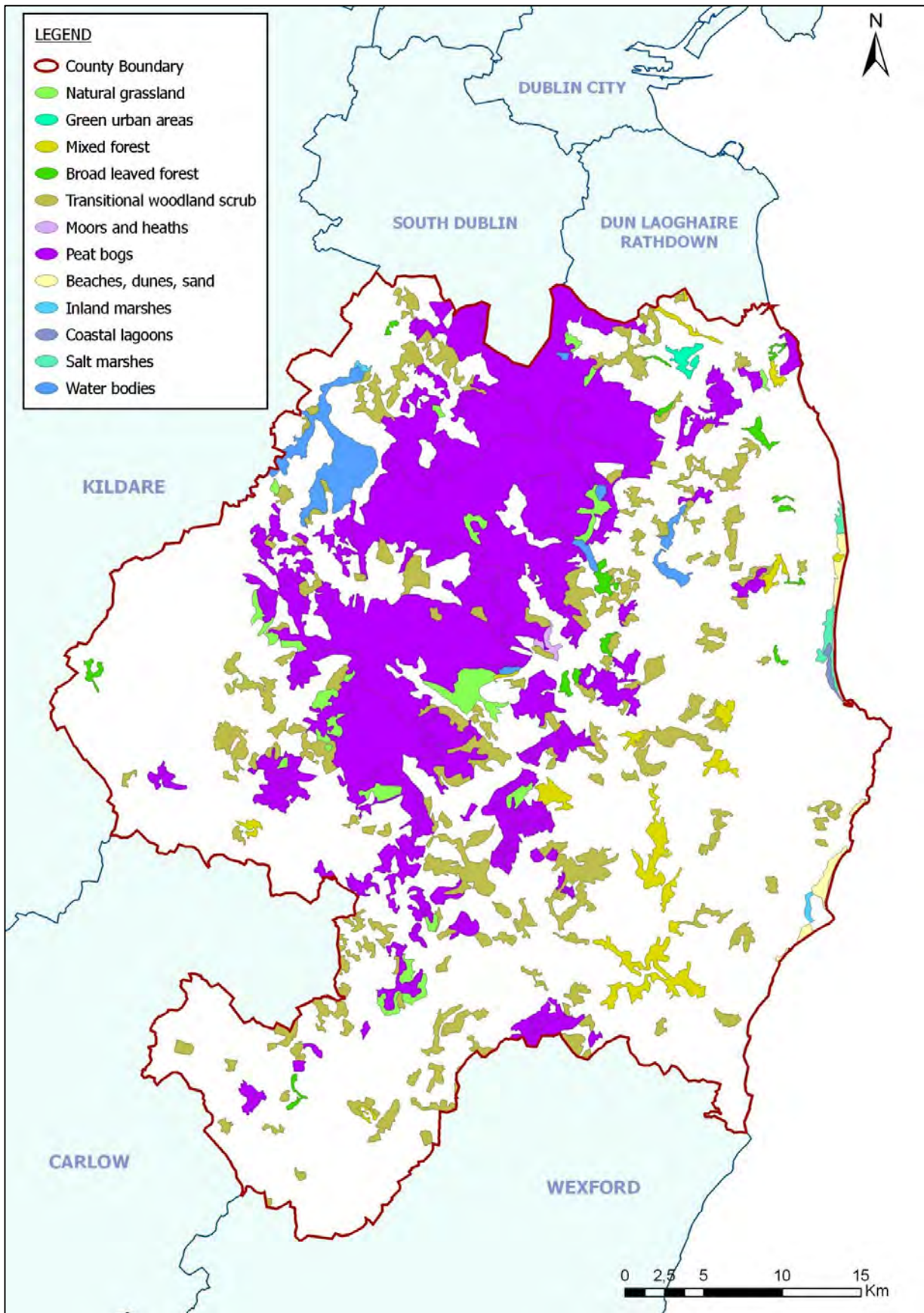


Figure 3.4 CORINE Land Cover Changes 1990-2000





**Figure 3.5 CORINE Land Cover Categories which indicate lands which are likely to be most valuable to biodiversity**



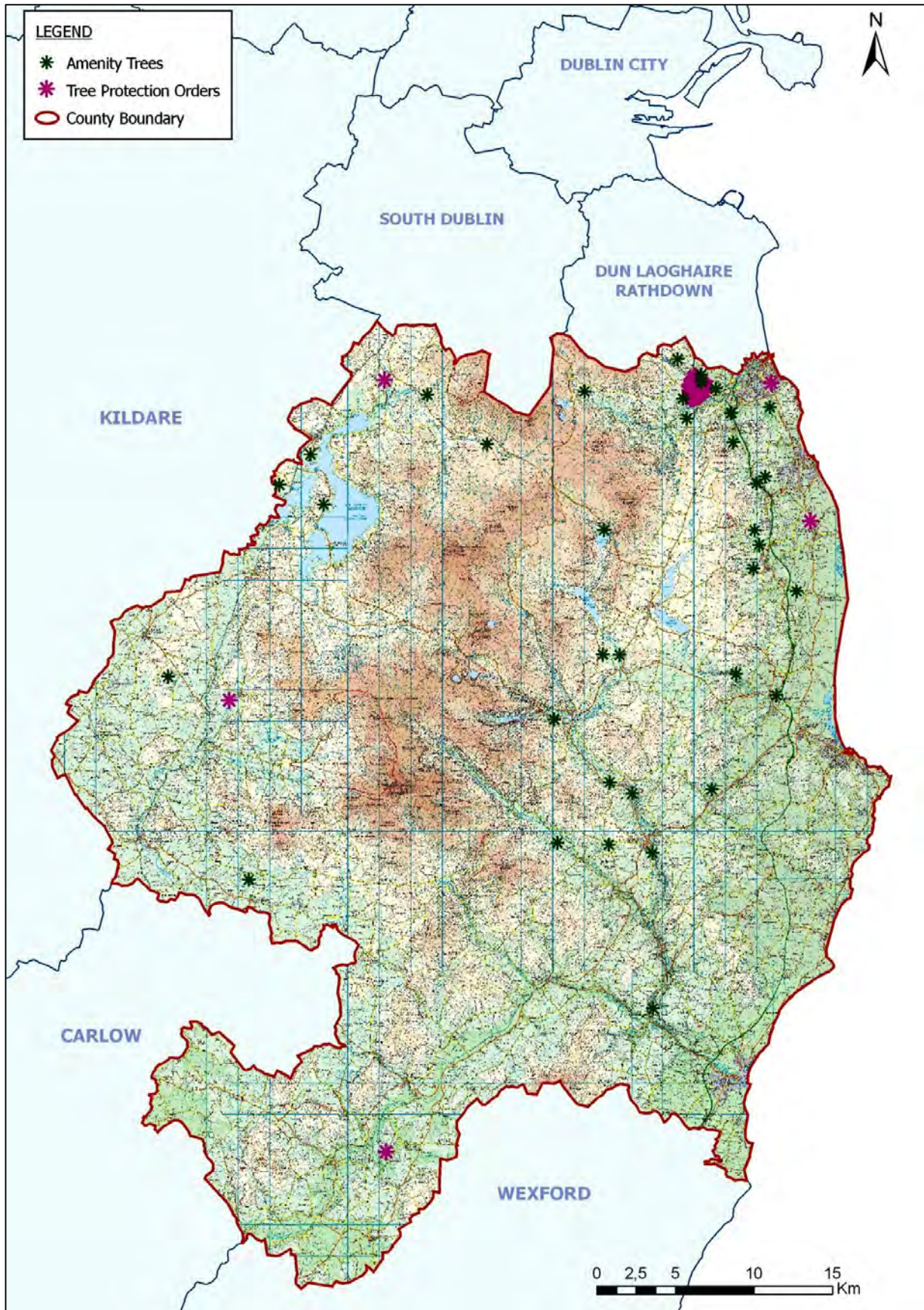


Figure 3.6 Tree Protection Orders and Amenity Trees



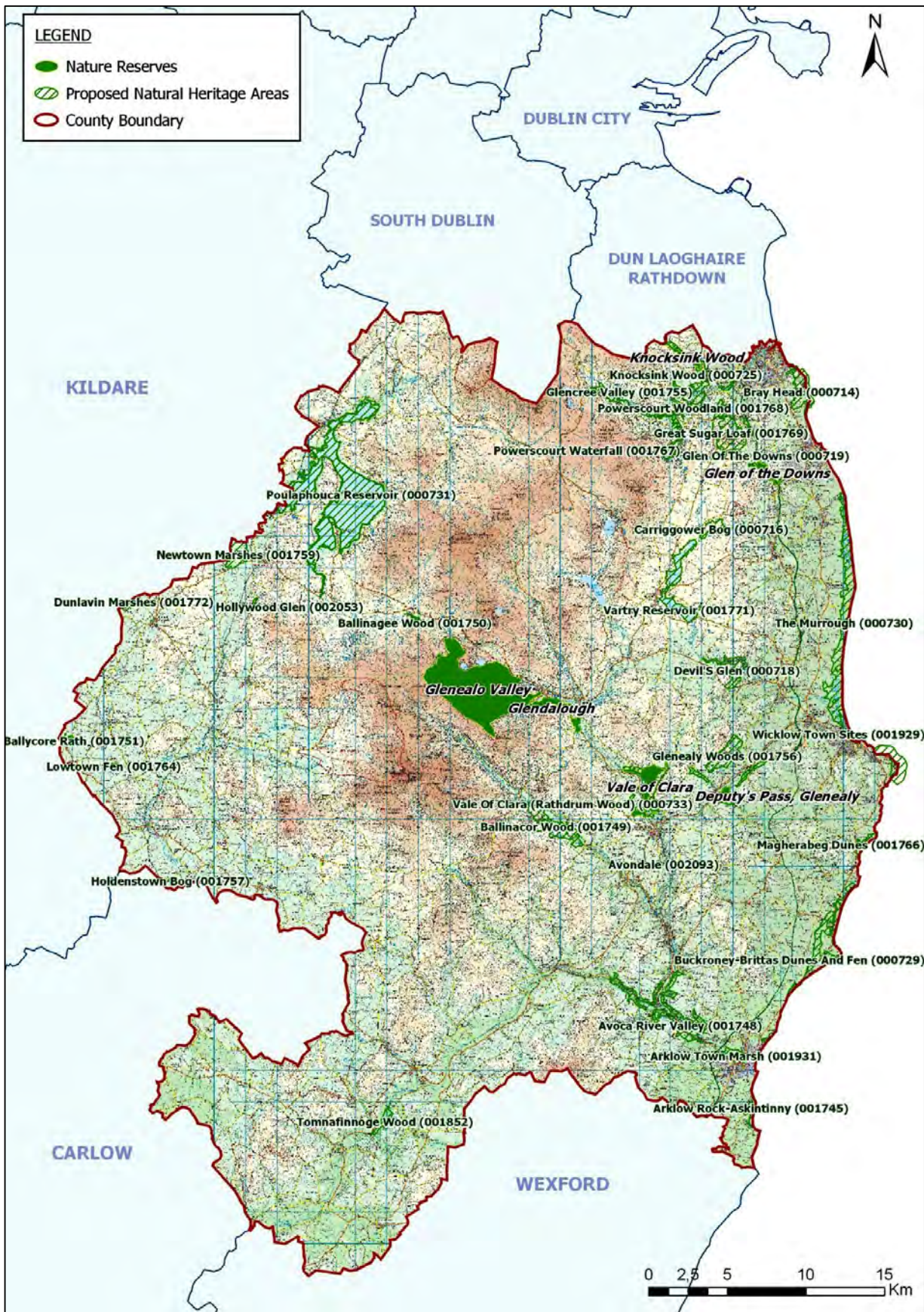


Figure 3.7 Proposed Natural Heritage Areas and Nature Reserves in the Plan area



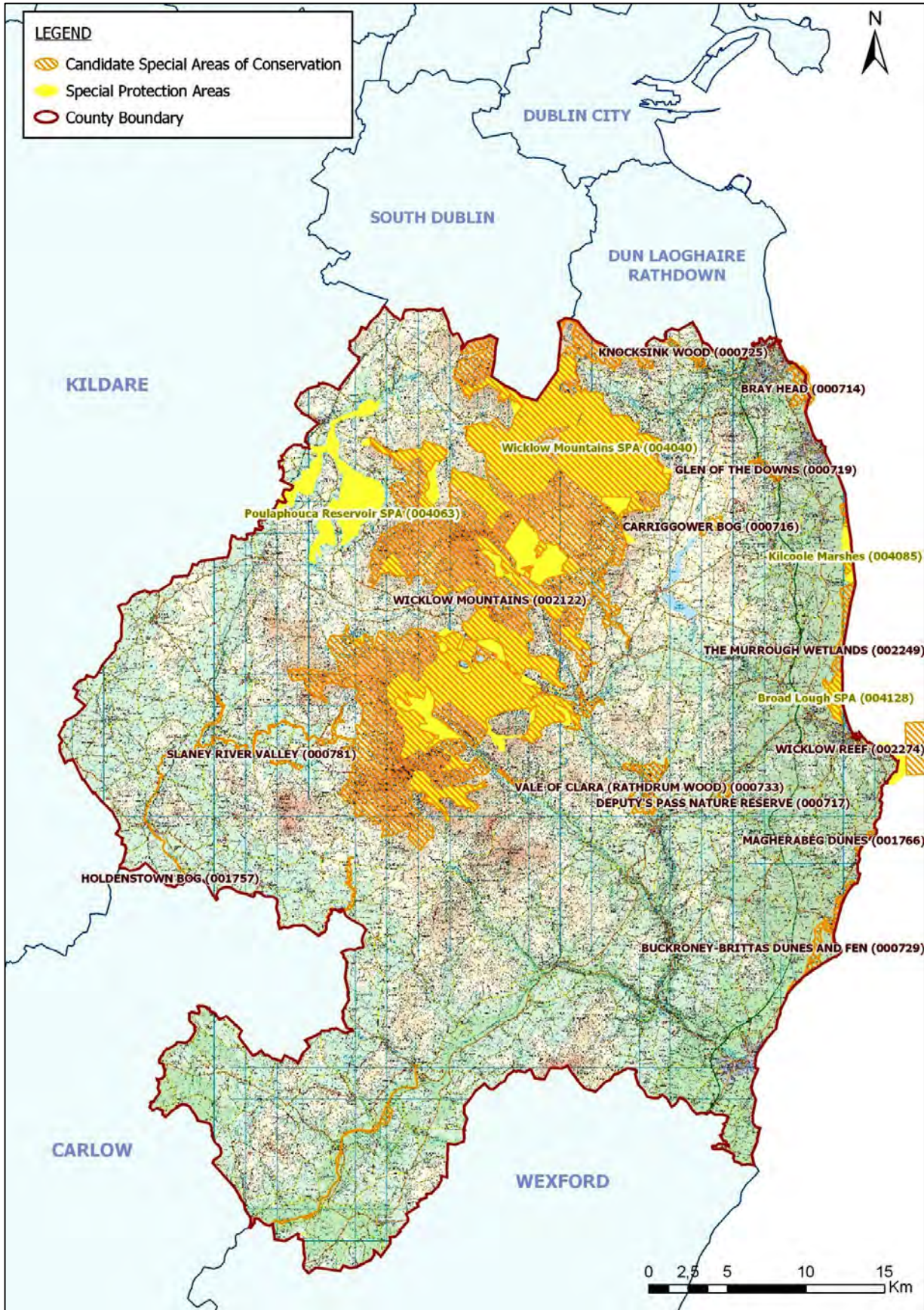


Figure 3.8 Natura 2000 Sites in the County



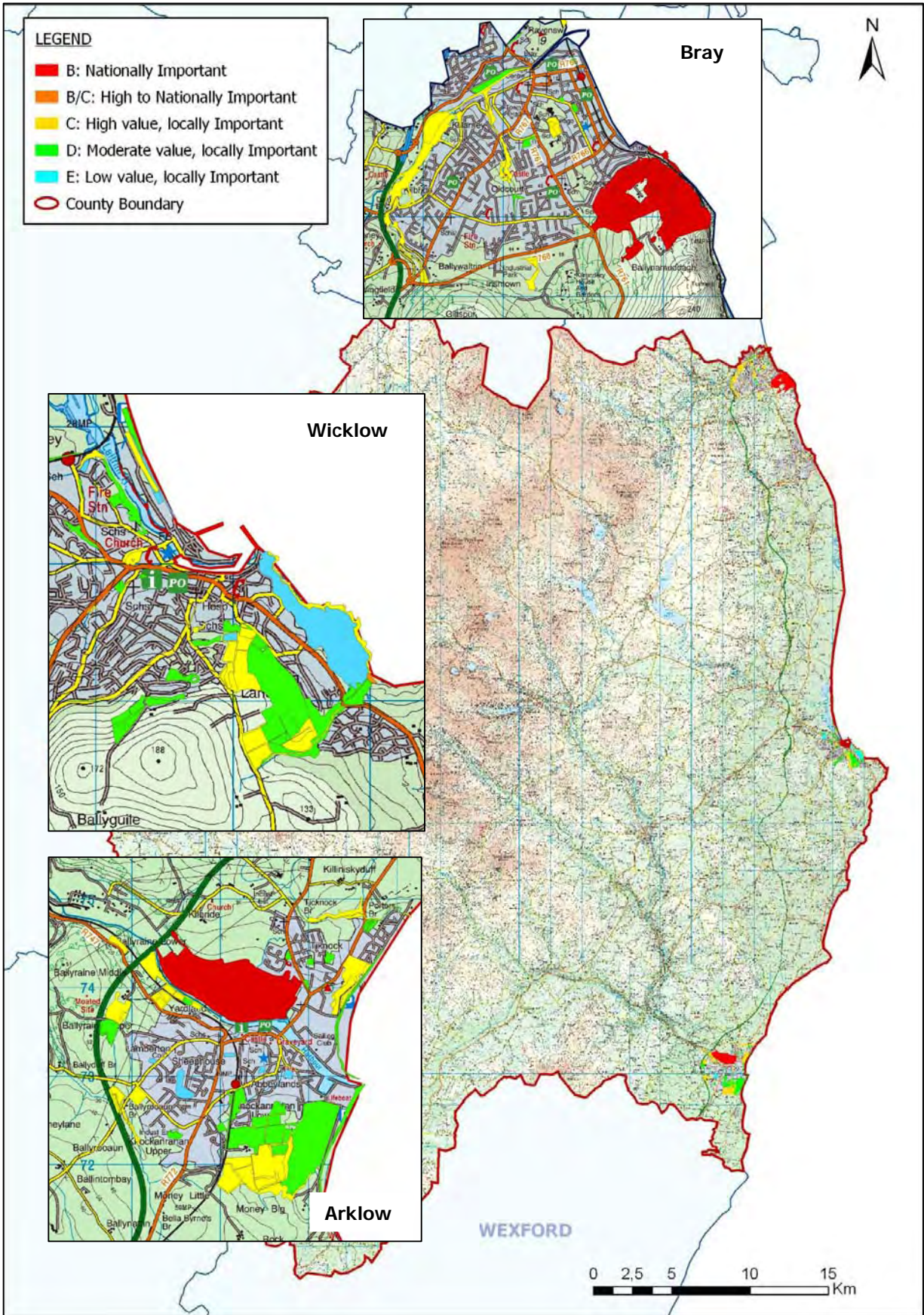


Figure 3.9 Urban Habitats

### 3.3 Population and Human Health

#### 3.3.1 Population<sup>9</sup>

County Wicklow has been experiencing an upward trend in population growth since 1991. The most recent Census recorded a growth rate of 10.04% for the period from 2002-2006, higher than the national average of 8.2% for the same period. Population change in the Plan area from 2006-2006 is mapped on Figure 3.15.

Nationally, the rate of growth for the same period was the highest on record and as resulted from both natural increase and significant net inward migration. The Census 2006 shows that population figures for Ireland increased by 8.2% from 2002 to 2006, resulting in a total population of 4,239,848 in the Country compared to 3,917,203 persons in 2002, representing an increase of 322,645 persons or 8.2% in six years.

According to the Central Statistics Office (CSO), the population of the Plan area stood at 126,194 persons in 2006. The 2006 Census revealed a continued trend of increasing population, experienced by the area since 1991 when it stood at 97,265 persons. An increase of 5,418 persons or 5.57% was experienced over the period 1991-1996. The growth doubled over the periods from 1996-2002 with an increase of 11,992 persons or 11.67% and the period from 2002-2006 saw a growth of 11,518 persons or 10.04%. District Electoral Divisions (DEDs) in the County are mapped on Figure 3.11. Population figures for each DED in the County from the 2006 Census are mapped on Figure 3.12 while population figures for 2002 are mapped on Figure 3.13 and figures for 1996 are mapped on Figure 3.14.

The 2006 Census revealed that approximately 71% of the County's population lived in one of the 20 settlements designated as towns in the County Development Plan. This increased slightly from the 2002 Census (70%) and the 1996 (69%) Census.

<sup>9</sup> CSO (various) *Census 2006 Volume 1 - Population Classified by Area; Census 2002 Volume 1 - Population Classified by Area; Census 1996 Volume 1 - Population Classified by Area* Cork: CSO.

In 2006, of the c. 36,340 persons resident outside the larger settlements, it is estimated that approximately 6,000 of these lived in villages or rural clusters (i.e. Levels 7-9). Therefore approximately 30,340 persons were resident in the open countryside, outside of any designated settlement. This is approximately 24% of the total County population. 2006 population density in the Plan area is mapped on Figure 3.16.

#### 3.3.2 Human Health

Human health has the potential to be impacted upon by environmental vectors (i.e. 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 Plan and the alternatives.

#### 3.3.3 Existing Problems

Certain environmental vectors within the Plan area - such as air, water or soil - have the potential to transport and deposit contaminants or pollutants, which have the potential to cause harm and adversely impact upon the health of the area's population.

IPPC licensed facilities and Seveso sites could be potential polluters to the Plan area if the facilities do not comply with their licenses.

Wicklow is vulnerable to adverse effects from small changes in sea level combined with changes in the occurrence of severe rainfall events and associated flooding of the rivers and streams in the Plan area. Flooding is an environmental phenomenon which in certain circumstances could pose a risk to human health.

Although air quality in Wicklow meets current standards, there are traffic "hotspots" located along the main road routes especially at intersections in urban areas. These give rise to a harsh sensory environment which may impact upon human health (see also Section 3.6).

### 3.3.4 Evolution of Population and Human Health in the absence of a Development Plan

The occurrence of growth in areas not identified as having environments which are compatible to resultant land uses can result in significant adverse impacts on the environment.

In the absence of a Development Plan for the area there would be no framework for the

provision of infrastructure to serve existing and future development and this would be likely to delay or hinder the provision of infrastructure which would have the potential to result in impacts on environmental vectors to which humans are exposed e.g. a lack of appropriate waste water treatment infrastructure could adversely impact upon drinking water quality and subsequently upon human health.

Census Year	1991	1996	2002	2006
Population	97,265	102,683	114,676	126,194
Population Change on Previous Census	---	5,418	11,993	11,518
% Population Change on Previous Census	---	5.57	11.67	10.04

Figure 3.10 Population of County Wicklow 1991-2006



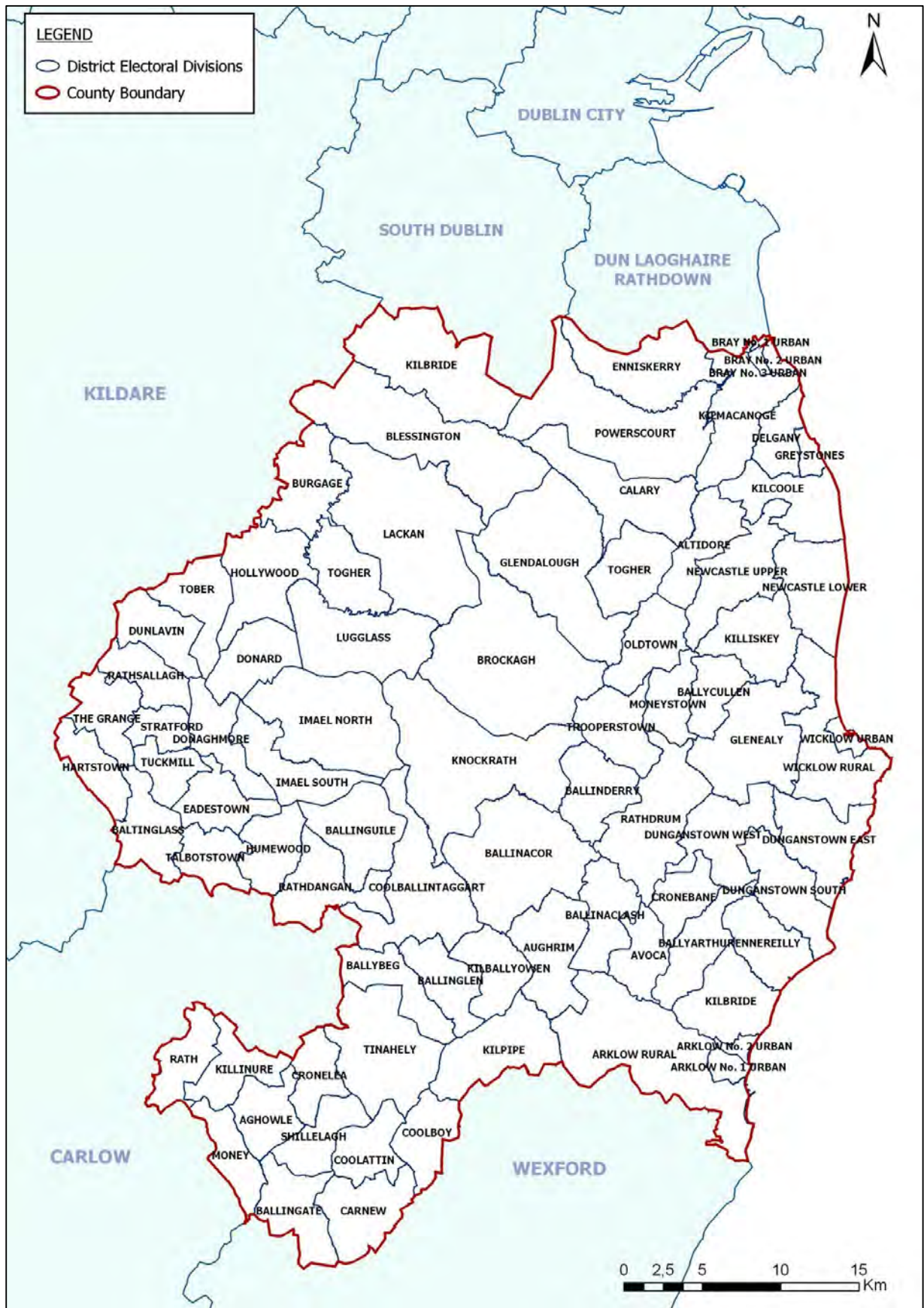


Figure 3.11 District Electoral Divisions

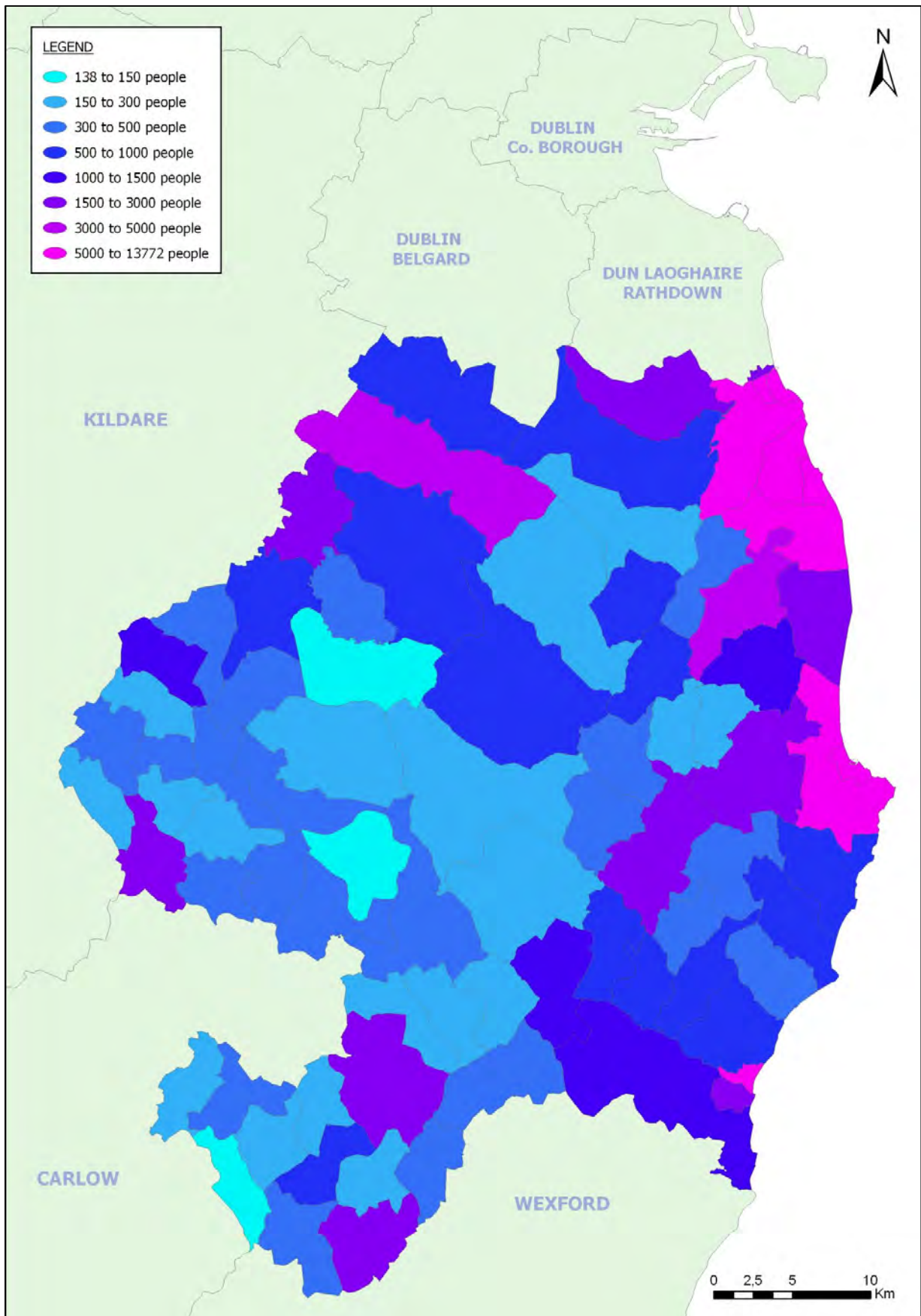


Figure 3.12 2006 Population of Wicklow by DED (CSO)



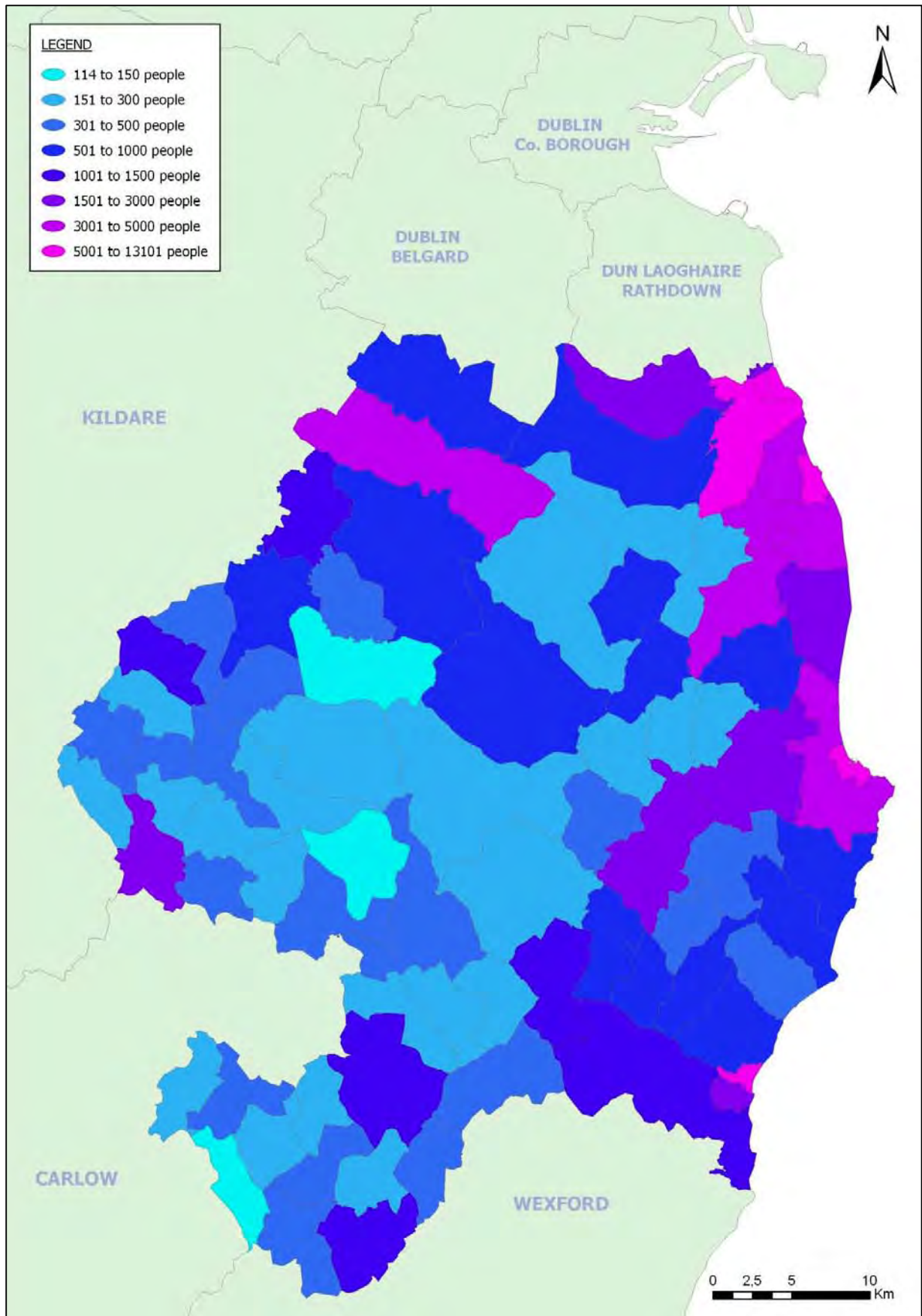


Figure 3.13 2002 Population of Wicklow by DED (CSO)



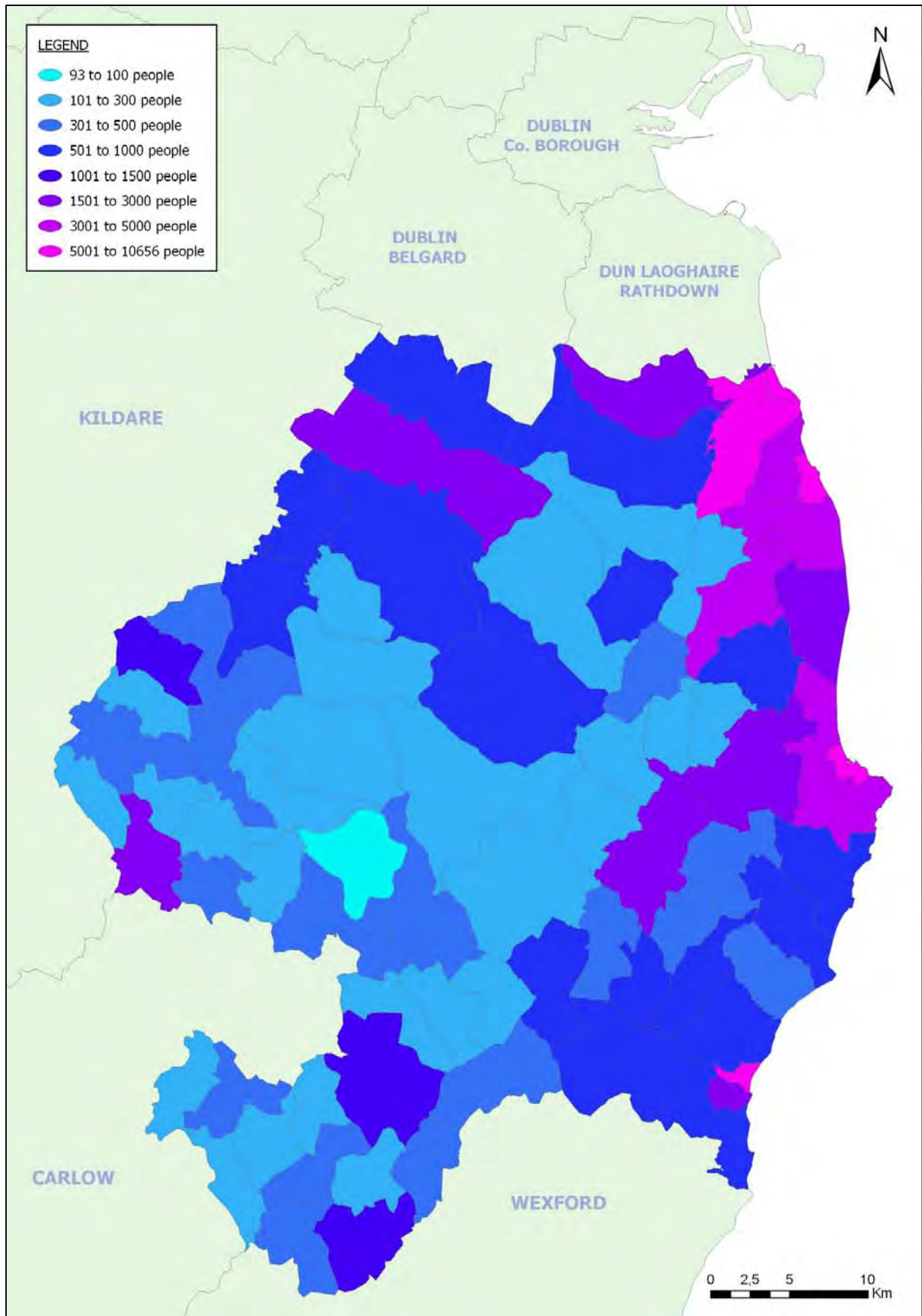
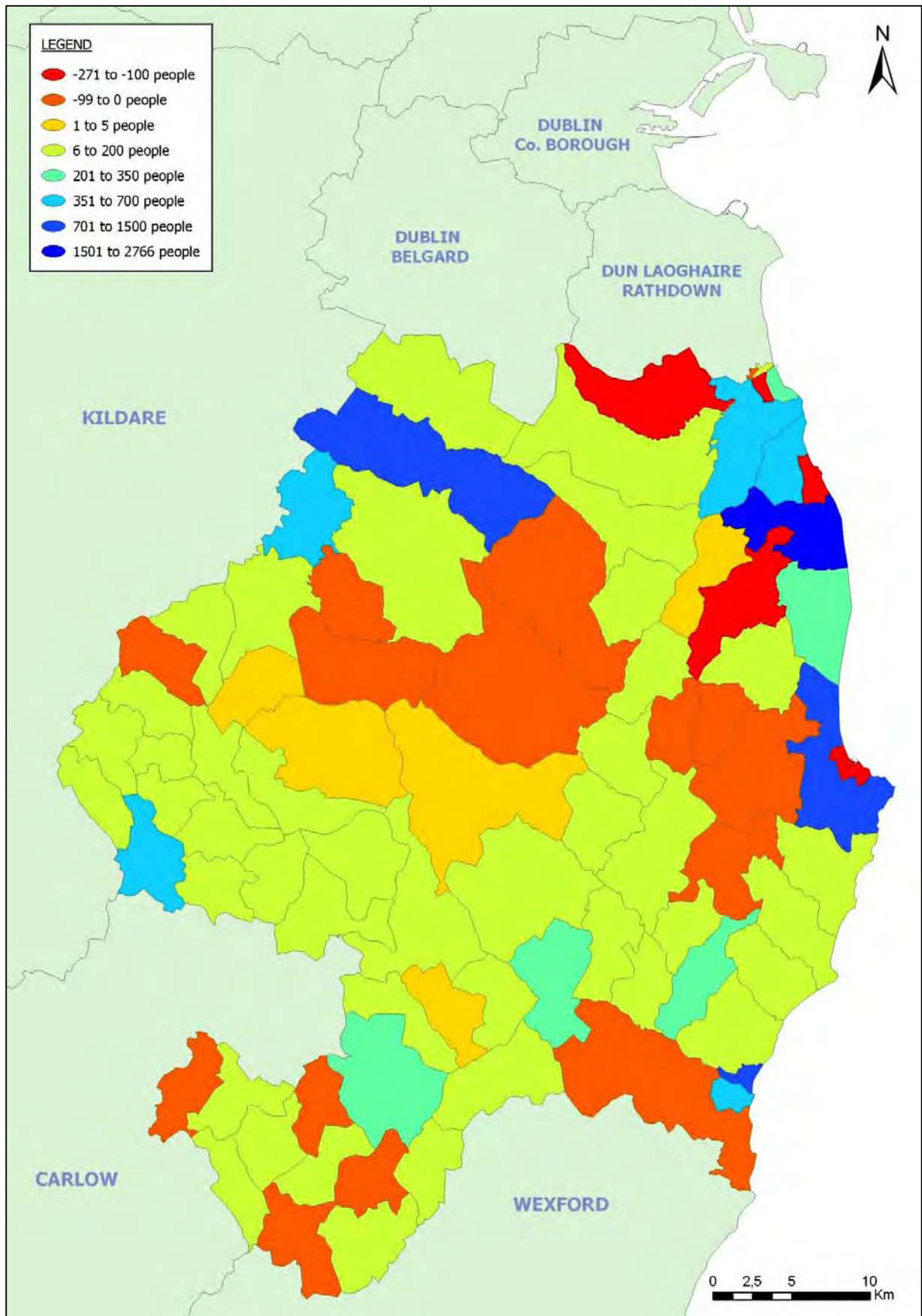
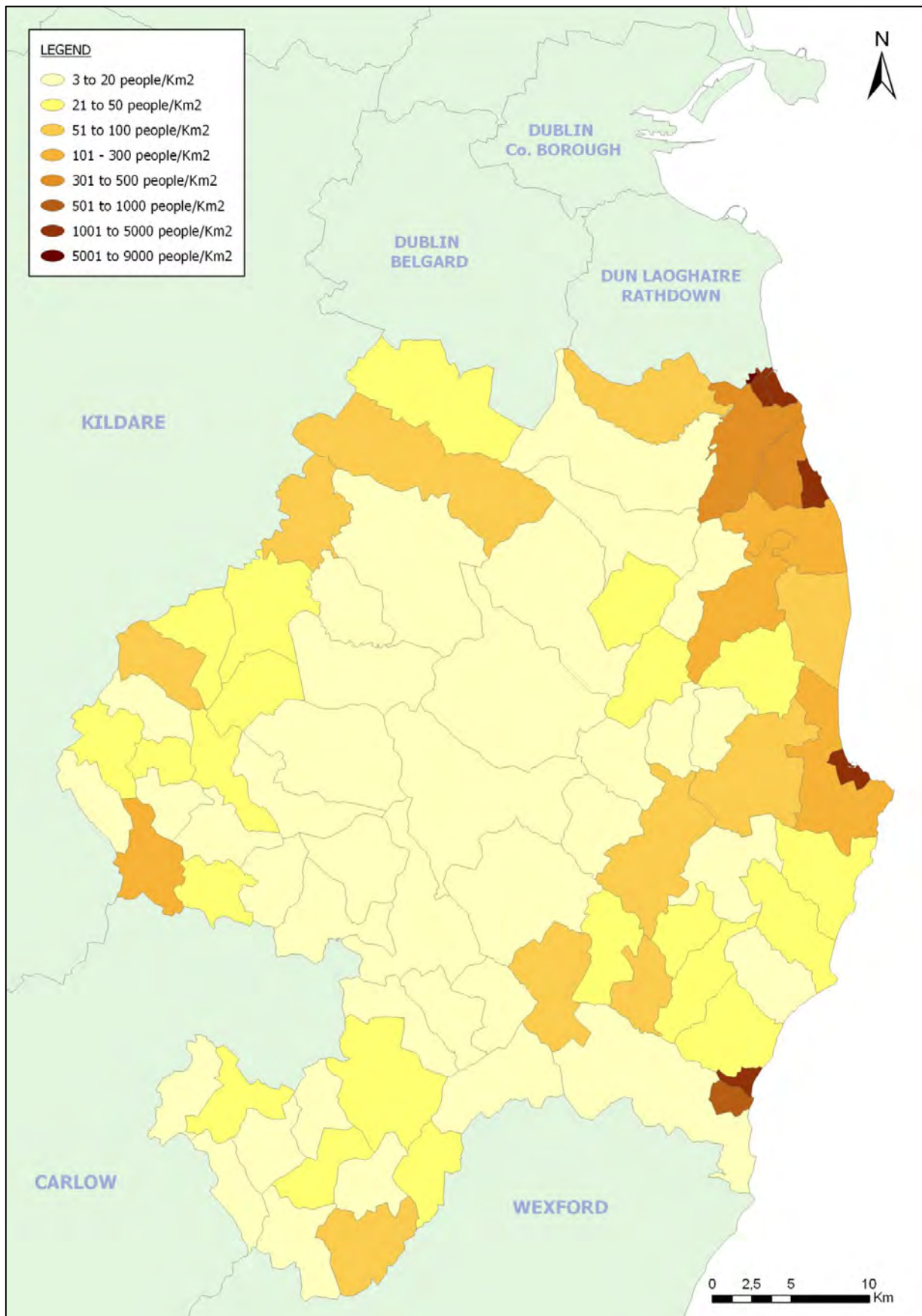


Figure 3.14 1996 Population of Wicklow by DED (CSO)



**Figure 3.15 Population Change 2002-2006 (CSO)**



**Figure 3.16 2006 Population Density (CSO)**



## 3.4 Soil

### 3.4.1 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.

### 3.4.2 Soil Types<sup>10</sup>

Figure 3.17 shows the distribution of soil types across the Plan area. The biodiversity, flora and fauna detailed under 0 are facilitated by these soils, as is an extent of agricultural land use.

A large part of the Plan area is covered by blanket peat. This occurs mainly in the Uplands. Much of the area covered by blanket peat is surrounded by shallow, lithosolic-podzolic type soils with 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 the built-up parts of the Plan area. 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.

### 3.4.3 Geology and Sites of Geological Interest

#### 3.4.3.1 Geology

The soils and habitats of Wicklow have been influenced by the area's underlying geology. The formations underlying the County are mapped on Figure 3.18.

#### 3.4.3.2 Mines and Quarries

There are a large number of mines and a smaller number of quarry sites within County Wicklow. The location of these sites is mapped on Figure 3.19.

County Wicklow has a long and rich heritage of mining. This mining was principally for copper, lead as well as lesser amounts of sulphur, iron, ochre, gold, silver and zinc. The main areas of mining activity were the Avoca Valley, Glendalough and Glendasan Valleys and in Glenmalure. Figure 3.19 shows concentrations of mines at these locations.

#### 3.4.3.3 Sites of Geological Interest

To date, sites of geological interest have not been comprehensively included under the existing nature conservation designations. The Geological Survey of Ireland, in partnership with the National Park and Wildlife Service (NPWS) are currently addressing the matter through the identification of the best nationally significant geological and geo-morphological sites for statutory designations as NHAs. Other geological sites of national or local importance are being identified as County Geological Sites and by their recognition in the County Development Plans, will be protected from potentially damaging developments through the development management system.

Figure 3.20 maps the 41 sites in County Wicklow which are considered to be areas of geological and geomorphological interest.

### 3.4.4 Existing Problems relating to Soil

Greenfield development involves the building upon and thereby sealing off of soil thus representing an environmental problem.

<sup>10</sup> Teagasc, GSI, Forest Service & EPA (2006) *Soils and Subsoils Class* Dublin: DEHLG

Soil has the potential to be polluted and contaminated as a result of pollution from development which is not serviced by appropriate waste water infrastructure and from agricultural sources.

Soil erosion due mainly to surface erosion resulting from construction works and agricultural / forestry / quarrying / mining operations has major potential to impact on water quality and fishery resources.

In addition to water quality and fishery impacts, these can impact on infrastructure and can have health and safety implication.

### **3.4.5 Evolution of Soil in the absence of the Development Plan**

In the absence of a Development Plan for Wicklow, the evolution of soil would be dependent on developments which take place.

The currently proposed Soil Directive suggests encouraging the rehabilitation of brownfield sites, thus reducing the depletion of greenfield sites. However, in the absence of a Development Plan there would be no framework for the direction of growth towards brownfield sites in Wicklow, where such direction is appropriate. As a result greenfield development would be likely to occur on an increased basis - both within and outside of the Plan area - and would result in the building upon and thereby sealing off of the non-renewable subsoil and soil resources.

In the absence of a Development Plan, there would be no framework for the provision of infrastructure - such as that relating to waste water treatment - to serve existing and future development and therefore soil would have the potential to be polluted and contaminated as a result of pollution from development which is not serviced by appropriate waste water infrastructure.

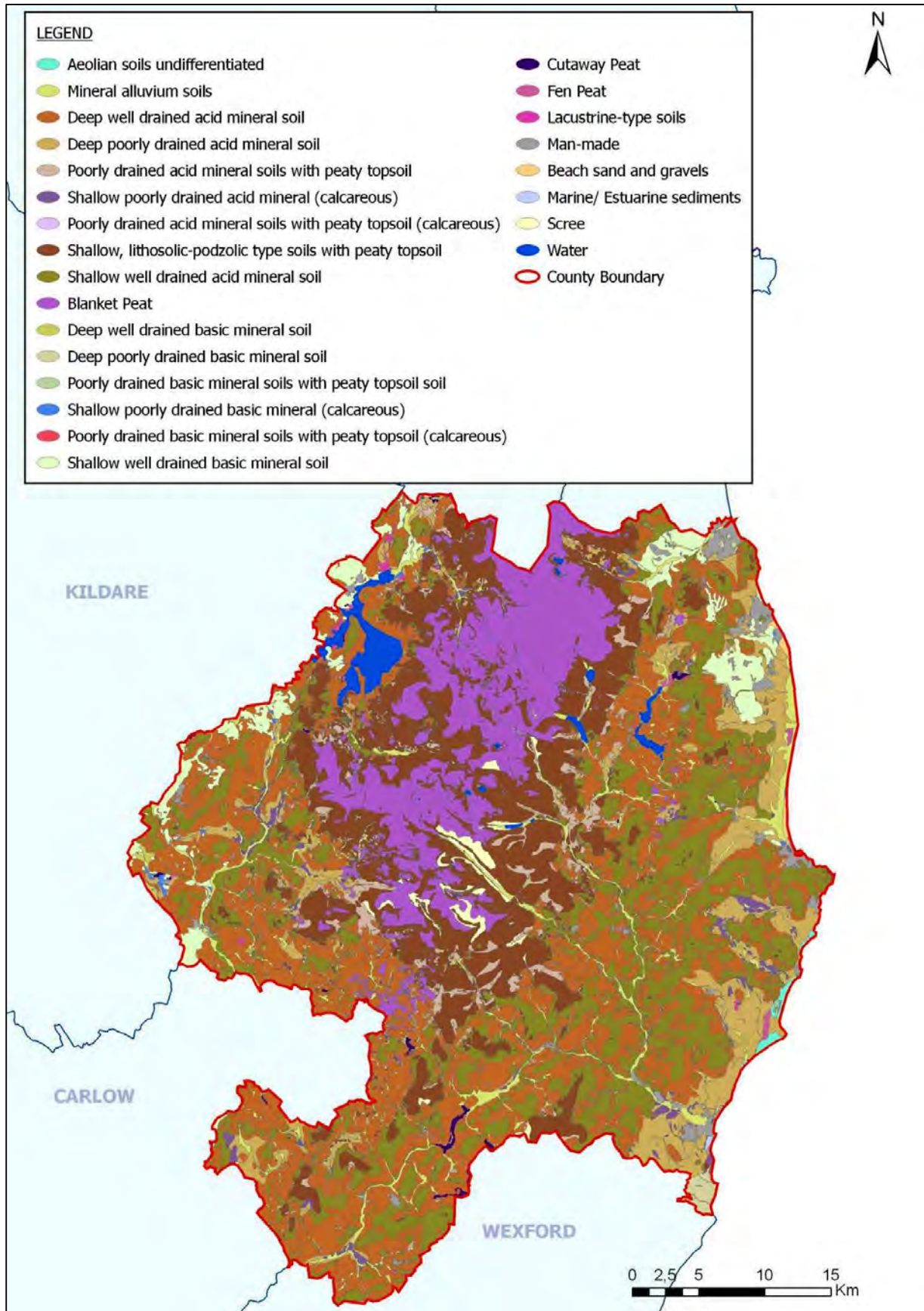


Figure 3.17 Soil Types

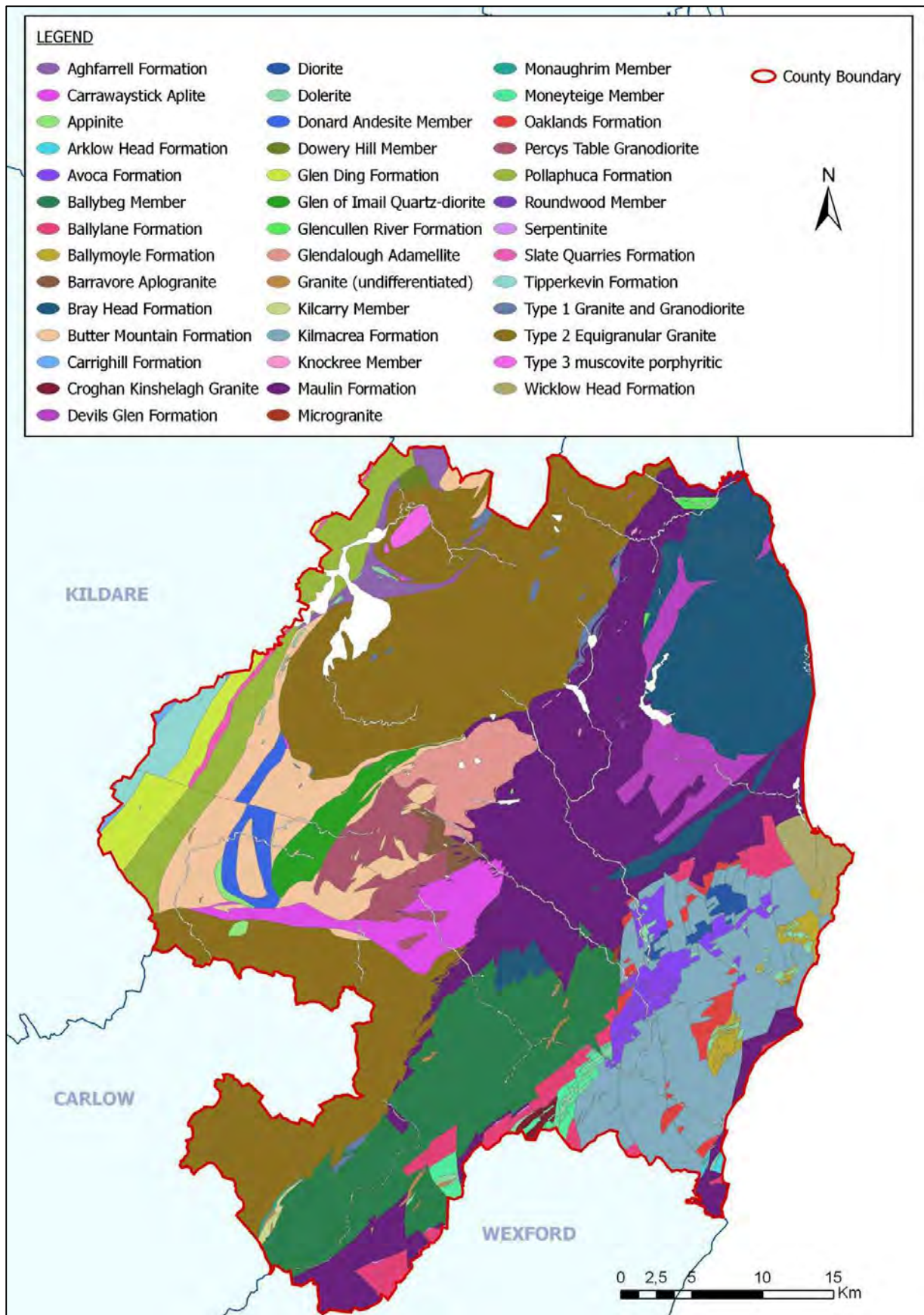


Figure 3.18 Geology



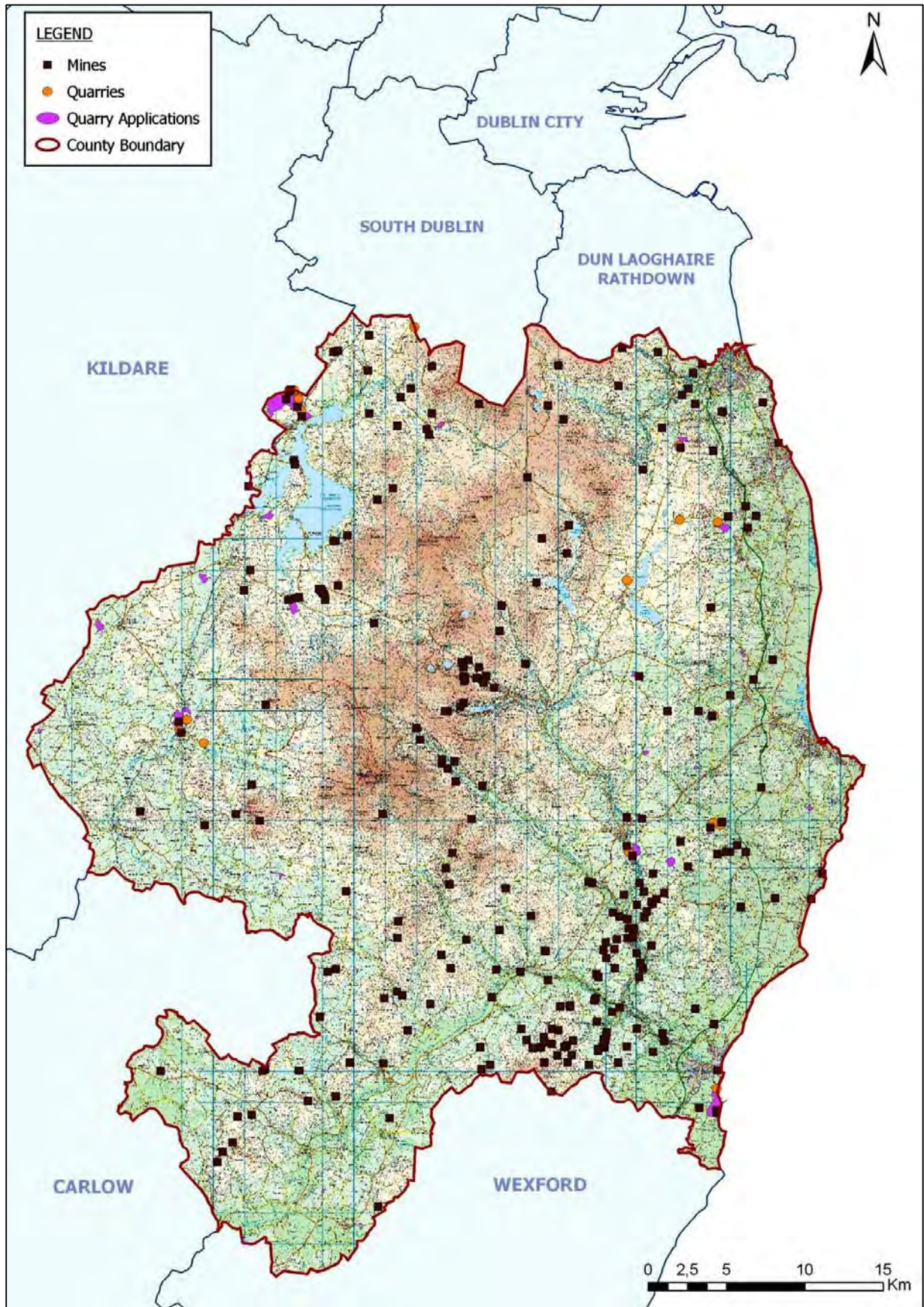


Figure 3.19 Mines and Quarries



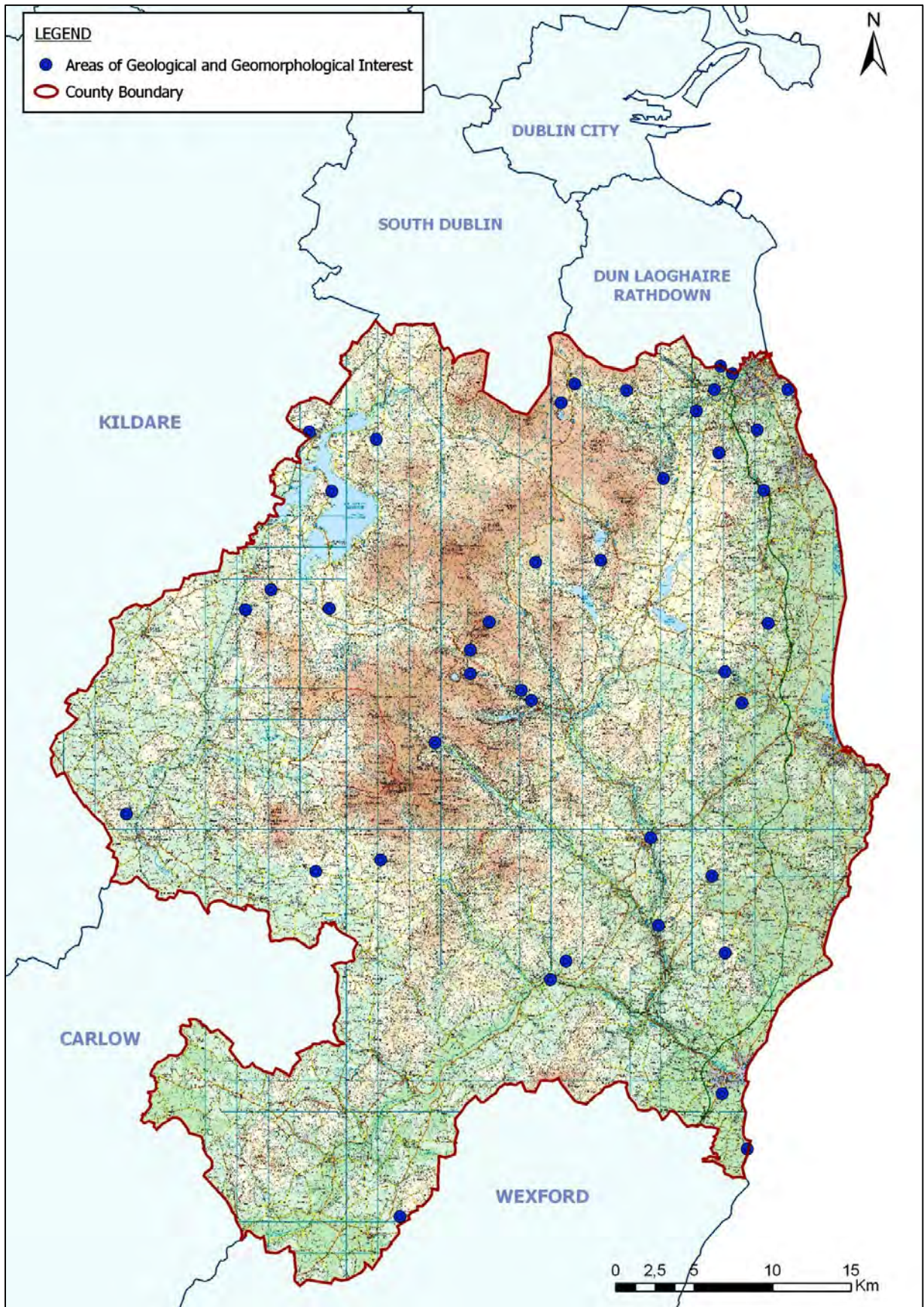


Figure 3.20 Sites of Geological and Geomorphological Interest

## 3.5 Water

### 3.5.1 Introduction

Water within and surrounding Wicklow has many functions: it provides drinking water to the area's population; it sustains the biodiversity and flora and fauna described under Section 3.2; and it is an integral part of the landscape.

### 3.5.2 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.

### 3.5.3 The Water Framework Directive

#### 3.5.3.1 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, including Wicklow County Council, are also 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.

#### 3.5.3.2 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. The Plan area is located in both the Eastern River Basin District (ERBD) and South Eastern River Basin District (SERBD).

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.

#### 3.5.3.3 WFD Risk Assessments

In order to achieve the objectives of the WFD it is necessary:

- to assess the risk that water bodies may not achieve good quality status;
- to identify the pressures from human activities causing this risk; and,
- to develop strategies and management plans to minimise the risk.

Risk assessment procedures were developed at national level and applied across all River Basin Districts in order to analyse the impact of the pressures referred to under Section 3.5.2. The risk assessments were predictive, i.e. they examined each pressure and predicted the magnitude which would be likely to have a negative impact.

Each water body has been assessed, on the basis of human activity, whether it is at risk or not at risk of failing to achieve the WFD's objectives by 2015. The classifications used for reporting this assessment are:

- (1a) At Significant Risk - water body is at risk of failing to meet good status in 2015;
- (1b) Probably at Significant Risk - water body is thought to be at risk of failing to meet good status in 2015 pending further investigation;
- (2a) Probably Not at Significant Risk - the water body is expected to meet good status in 2015; and,
- (2b) Not at Significant Risk - water body is expected to meet good status in 2015, pending further investigation.

Water bodies placed in the (1a) At Significant Risk category will need improvement to achieve the required status while water bodies in the (1b) Probably at Significant Risk category are likely to need improvement in order to achieve the required status.

#### 3.5.3.4 WFD Registers of Protected Areas

In addition to these assessments, the WFD requires that Registers of Protected Areas (RPAs) are compiled for a number of water bodies or part of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife.

The WFD requires that these RPAs contain: areas from which waters are taken for public or private water supply schemes; designated shellfish production areas; bathing waters; areas which are affected by high levels of substances most commonly found in fertilizers, animal and human wastes - these areas are considered nutrient sensitive; areas designated for the protection of habitats or species e.g. salmonid areas; Special

Areas of Conservation (SACs); and, Special Protection Areas (SPAs).

In the County, there are a number of water bodies listed on the RPA. These are mapped on Figure 3.30.

In Ireland, waters intended for human consumption are protected 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 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.

The RPA for Water Dependent Habitats includes habitats that are dependent on water: this includes areas already listed by the National Parks and Wildlife Service as Special Areas of Conservation and Special Protection Areas. Rivers on which certain habitats are dependant are also listed on the RPA. Water bodies in the uplands are on the RPA for Water Dependent Habitats. The Slaney, Vartry and Dargle are also listed on the RPA for Water Dependent Species and Habitats.

#### 3.5.3.5 River Basin Management Plan

Local Authorities located in the ERBD and the SERBD, have prepared River Basin Management Plans which will be implemented in order to help protect and improve waters in the RBDs. The draft Plans were published in December 2008 and a period of public consultation took place until 22 June 2009. Public comment was taken into consideration in preparing the final River Basin Management Plans. The Management Plans will provide specific policies for individual river basins in order to implement the requirements of the WFD.

Draft Management Plans for the freshwater pearl mussel (*Margaritifera Margaritifera*) have been prepared (see section 3.2.3.10). The draft Derreen (a tributary of the River Slaney) Sub-Basin Management Plan includes a map of the catchments of the specified pearl mussel populations. This map identifies an area in the west of the Plan area.

### 3.5.4 Surface Waters

#### 3.5.4.1 Introduction

The Avoca River with tributaries such as the Aughrim, Ow, Derry Water, Avonmore and Avonbeg Rivers has the largest catchment in the County. This is followed by the catchments of the Slaney, Liffey and Vartry Rivers. Rivers in the Plan area are mapped on Figure 3.21.

There are a number of lakes and reservoirs in the County the largest of which is the Poulaphouca Reservoir. The Vartry and Roundwood Reservoirs and the Dan, Tay and Firrib lakes are others in the County.

#### 3.5.4.2 EPA Monitoring

Water quality of rivers is monitored by the EPA at a number of locations throughout the County. The EPA's water quality data identifies thirty-six locations throughout the County achieving Q4-5 or Q5<sup>11</sup> "high status". Twenty-nine locations achieved Q4 "good status", sixteen achieved "moderate status", eleven are of Q2-3, Q3 "poor status" and at one location, water quality is of Q2, Q1-2, Q1 "bad status". These monitoring locations and their water quality status are mapped on Figure 3.22.

The Vartry and Poulaphouca Reservoirs and the Dan and Bray Lower Lakes are the lakes in the Plan area which are monitored by the EPA. They are all classified as being oligotrophic/mesotrophic. Mesotrophic lakes are lakes with an intermediate level of productivity, greater than oligotrophic lakes, but less than eutrophic lakes. Eutrophication has long been the principal pressure on lake water quality in Ireland. It is caused by enrichment of water by nutrients (especially phosphorous and/or nitrogen compounds) causing an accelerated growth in algae and other plant forms, which causes an undesirable disturbance to the balance of organisms present in the water, and the quality of the water. Mesotrophic lakes are commonly clear

<sup>11</sup> 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 EPA.

water lakes and ponds with beds of submerged aquatic plants and medium levels of nutrients<sup>12</sup>.

#### 3.5.4.3 Risk Assessment

Figure 3.23 shows the current risk assessment for the rivers and lakes in the County. In terms of achieving the WFD's objectives by 2015, most of the County's rivers are currently classified as being (1a) *at significant risk* or (1b) *probably at significant risk* of failing to achieve the WFD's objectives by 2015.

Reasons for rivers being (1a) *at significant risk* at their sources in the Upland areas are:

- Ballycreen River, tributary of the Aughrim in the Avoca catchment, code: IE\_EA\_10\_131: Point source pressure: Section 4 (Local Authority licensed discharges) and Water treatment plants and other pressures.
- Avonbeg River, tributary of the Avoca (code: IE\_EA\_10\_337): EPA Biological Q rating.

For the (1a) *at significant risk* classification of the Glenmacnass River, tributary of the Avoca (code: IE\_EA\_10\_575), the Ballydonnell River, tributary of the Ballylow in the Liffey catchment (code: IE\_EA\_09\_766) and the Leoh River, tributary of the Slaney (code: IE\_SE\_12\_2450) the reason of morphological pressure: intensive landuse is given.

Reasons for rivers being classified as (1a) *at significant risk* as they reach the mouth of the river are:

- Delgany River (code: IE\_EA\_10\_1461): Diffuse source pressure - the EPA's diffuse sources model and EPA Biological Q rating.
- Newtownmountkennedy (code: IE\_EA\_10\_1575): Diffuse source pressure - the EPA's diffuse sources model and EPA Biological Q rating.
- Newcastle River (code: IE\_EA\_10\_1589): EPA Biological Q rating.
- Vartry River (code: IE\_EA\_10\_1601): Abstraction pressures such as river water balance.

<sup>12</sup> EPA (2008) *State of lake water quality in Ireland including trends, legislation and actions required* Wexford: EPA.

Name of Lake	Code	Risk Score	Reason
Vartry Reservoir Lower	IE_EA_10_10	1b	Morphology: Impoundments (1b) Assessment: Lake Assessment ( EPA / ESBI ) (2a)
Bray Upper	IE_EA_10_23	2b	N/A
Tay Lough	IE_EA_10_25	1a	Morphology: Intensive landuse Assessment: Lake Assessment ( EPA / ESBI ) (2a)
Nahanagan	IE_EA_10_27	1b	Morphology: Impoundments
Bray Lower	IE_EA_10_28	1a	Assessment: Lake Assessment ( EPA / ESBI )
Dan Lough	IE_EA_10_29	1a	Diffuse: Inflowing Waters Morphology: Intensive landuse
Lower Lough	IE_EA_10_30	1a	Morphology: Intensive landuse Diffuse: Inflowing Waters (1b) Assessment: Lake Assessment ( EPA / ESBI ) (2a)
Ouler Lough	IE_EA_10_31	2a	Morphology: Intensive landuse (2a)
Upper Lough	IE_EA_10_32	1b	Diffuse: Inflowing Waters (1b) Assessment: Lake Assessment ( EPA / ESBI ) (2a)
Poulaphouca Reservoir	IE_EA_09_71	1b	Morphology: Impoundments (1b) Point Source: Section 4 (Local Authority licensed discharges (1b) Point Source: IPPC (2a) Point Source: Water treatment plants (2a) Abstraction: Lake water balance (2a) Assessment: Lake Assessment ( EPA / ESBI ) (2a) Diffuse: Inflowing waters (2a)

**Table 3.1 Reasons for Risk Assessment score of Lakes in the County**

### 3.5.5 Coastal and Estuarine Waters

#### 3.5.5.1 Introduction

Coastal waters are important for tourism, for use as bathing locations and for supporting marine wildlife. The coastal waters of County Wicklow support a variety of birdlife which sustain a flow of nutrients into these waters.

#### 3.5.5.2 EPA Monitoring

The Assessment of Trophic Status of Estuaries and Bays in Ireland (ATSEBI) System is used by the EPA in order to classify the quality status of transitional waters. Categories of criteria for nutrient enrichment, accelerated growth, and undesirable disturbance are used by the ATSEBI in order to classify the estuarine and coastal waters. There are four classifications:

- **Eutrophic water bodies** are those in which each of the criteria are breached, i.e. where elevated nutrient concentrations, accelerated growth of plants and undesirable water quality disturbance occur simultaneously.

- **Potentially Eutrophic water bodies** are those in which two of the criteria are breached and a third falls within 15 per cent of the relevant threshold value/values.
- **Intermediate water bodies** are those which do not fall into the Eutrophic or Potentially Eutrophic classes but in which breaches one or two of the criteria occur;
- **Unpolluted water bodies** are those which do not breach any of the criteria.

It is noted that good status as defined by the Water Framework Directive can be attained by estuarine and coastal waters through the achievement of *Unpolluted* status.

The Avoca estuary is the only estuarine water in the Plan area which is rated, it is unpolluted. This is mapped on Figure 3.26.

#### 3.5.5.3 Quality of Bathing Waters

In Ireland, monitoring of water quality at designated bathing areas is undertaken by Local Authorities in accordance with Bathing Water Regulations (S.I. 155 of 1992). The EPA



reports the compliance results of these 131 sites annually.

There are three compliance categories:

- **Non compliant** sites fail to meet the necessary quality criteria;
- Sites compliant with **Mandatory Values** meet the minimum quality criteria and are considered to be of acceptable quality; and,
- Sites compliant with **Guide Values** meet all the recommended quality criteria and are considered to be of good quality.

The classifications for the year 2008 are mapped on Figure 3.24.

Bathing water quality at Bray, Greystones and Silver Strand is compliant with Guide Values. Bathing water at Clogga Beach in south Wicklow is compliant with Mandatory Values. Bathing water at Brittas Bay North and Brittas Bay South is non-compliant with Mandatory Values.

#### 3.5.5.4 WFD Risk Assessment of Coastal Waters

Figure 3.25 shows the WFD risk assessment for the coastal waters located off Wicklow. The coastal waters stretching from the north of the County (South-western Irish Sea - Killiney Bay, code: IE\_EA\_100\_0000) are classified as being *(1a) at significant risk* as far as Brittas Bay (South-western Irish Sea - Brittas Bay, code: IE\_EA\_140\_0000) where the categorisation changes to *(1b) probably at significant risk*.

Reasons for the categorisation of coastal waters in the north of the County are:

- Morphology: Built structures - port tonnage (1a)
- Morphology: Coastal defenses (1b)
- Morphology: Built structures - urban or industrial shoreline (2a)
- Point Source: Water treatment plants and other pressures (2a)

Reasons for the categorisation of coastal waters in the south of the County are:

- Morphology: Coastal defenses (1b)
- Point Source: IPPC (2a)

## 3.5.6 Groundwater

### 3.5.6.1 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.

### 3.5.6.2 WFD Risk Assessment of Groundwaters

Figure 3.27 maps the current risk assessment for groundwater in County Wicklow.

The majority of the Plan area is underlain by groundwater classified as *(2a) probably not at significant risk*. A large area in the central and south eastern part of the Plan area is classified as being *(1a) at significant risk*. Some smaller areas classified as being *(1b) probably at significant risk* exist in the south east, north east, north west and west of the County.

Groundwater in the north west of the County is classified as being (2a) due to the point source pressures of landfills and quarries. Groundwater in the west of the County is classified as not being at significant risk (2b). Groundwater in the central part of the Plan area (Avoca mine) is classified as being (1a) at significant risk for the following reasons:

- Abstraction: Groundwater balance (2a)
- Diffuse: Mobile chemicals (2a)
- Diffuse: Mobile nutrients (NO<sub>3</sub>) (2a)
- DWPA Diffuse: Mobile chemicals (2a)
- DWPA Diffuse: Mobile nutrients (NO<sub>3</sub>) (2a)
- GWDW Abstraction: Water balance (2a)
- GWDW Point: Mining (2a)
- Point Source: Mining (1a)

### 3.5.6.3 Groundwater Vulnerability

The Geological Survey of Ireland (GSI) rates aquifers according to their vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water.

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.

These classifications can be seen on Figure 3.28.

#### 3.5.6.4 Groundwater Productivity

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.

The Plan area is generally underlain by poorly productive bedrock aquifers, which are generally unproductive except for local zones. Some small areas are underlain by gravel, mainly in the north of the County. Figure 3.29 maps the aquifer productivity for the County.

### 3.5.7 Flooding

#### 3.5.7.1 Introduction

Flooding is an environmental phenomenon which, as well as causing economic and social impacts, could in certain circumstances pose a risk to human health. Wicklow is vulnerable to adverse effects from changes in the occurrence of severe rainfall events and associated flooding of the County's rivers combined with small changes in sea level.

Much of the flooding in the County occurs during adverse weather conditions whereby heavy rainfall causes high river flows. Local conditions within the County including bridges and culverts - which restrict high flows -, debris - which cause blockages - and land use changes can also increase the risk of flooding.

#### 3.5.7.2 OPW's National Flood Hazard Mapping

The locations of the most significant recent flooding events in the Plan area - accessible from the OPW's National Flood Hazard Mapping website - are identified on Figure 3.31. Flood events in the County occur along the Slaney, Greece and Avonbeg Rivers and at estuarine locations on the Vartry, Avoca and Dargle Rivers.

#### 3.5.7.3 Flood Risk Management Guidelines

In November 2009 the DEHLG 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 or varying development plans and local area plans and in consideration of applications for planning permission.

Local authorities are requested to have regard to the recommended flood risk identification, assessment and management process, when preparing or varying development plans and local area plans, and in regard to applications for planning permission, pending finalisation of the Guidelines.

Regard to these Guidelines has been had when drawing up the mitigation measures included in Section 9.

#### 3.5.7.4 Future influences of flood risk

Large scale changes in the County over the next 50 to 100 years which could significantly influence flood risk and increase the magnitude and occurrence of flooding may include:

- Climate changes resulting in increased river flows and rising sea levels (see Section 3.6);
- Large scale land use changes such as increased afforestation and associated clear-cutting, changes in agricultural land use and drainage of upland wetlands;
- Urban development increasing the speed and volume of run-off; and
- Changes to geomorphological processes such as sediment transport, siltation and erosion.

### 3.5.8 Existing Problems

The above descriptions identify a number of sensitivities with regard to the status of water bodies within the Wicklow Plan area. By virtue of how they are used by people and by wildlife, a number of beaches, rivers and all underlying groundwater are listed on the Registers of Protected Areas under the Water Framework Directive.

Most rivers, all transitional and coastal waters, most lakes and some underlying groundwater within and surrounding the County are “at significant risk” or “probably at significant risk” with regard to meeting legislative water quality objectives under the Water Framework Directive.

The pressures which have been identified by the ERBD in the characterisation of the water bodies within and surrounding the Plan area include:

- Diffuse source pressures such as the EPA’s diffuse sources model and EPA’s Biological Q rating;
- Morphological pressures including intensive landuse, coastal defences and built structures - port tonnage; and,
- Point sources such as combined sewer and treatment plant overflows and waste water treatment plants.

### **3.5.9 Evolution of Water in the absence of a Development Plan**

Based on the current risk assessments the identified surface and ground water bodies are either at significant risk or probably at significant risk of failing to meet the objectives of the Water Framework Directive by 2015.

If new development was not accompanied by appropriate waste water infrastructure /capacity then it is likely that:

- Certain river, ground and coastal water bodies would fail to meet the objectives of the WFD by 2015; and,
- Significant adverse impacts upon the biodiversity and flora and fauna of Wicklow area could potentially arise.







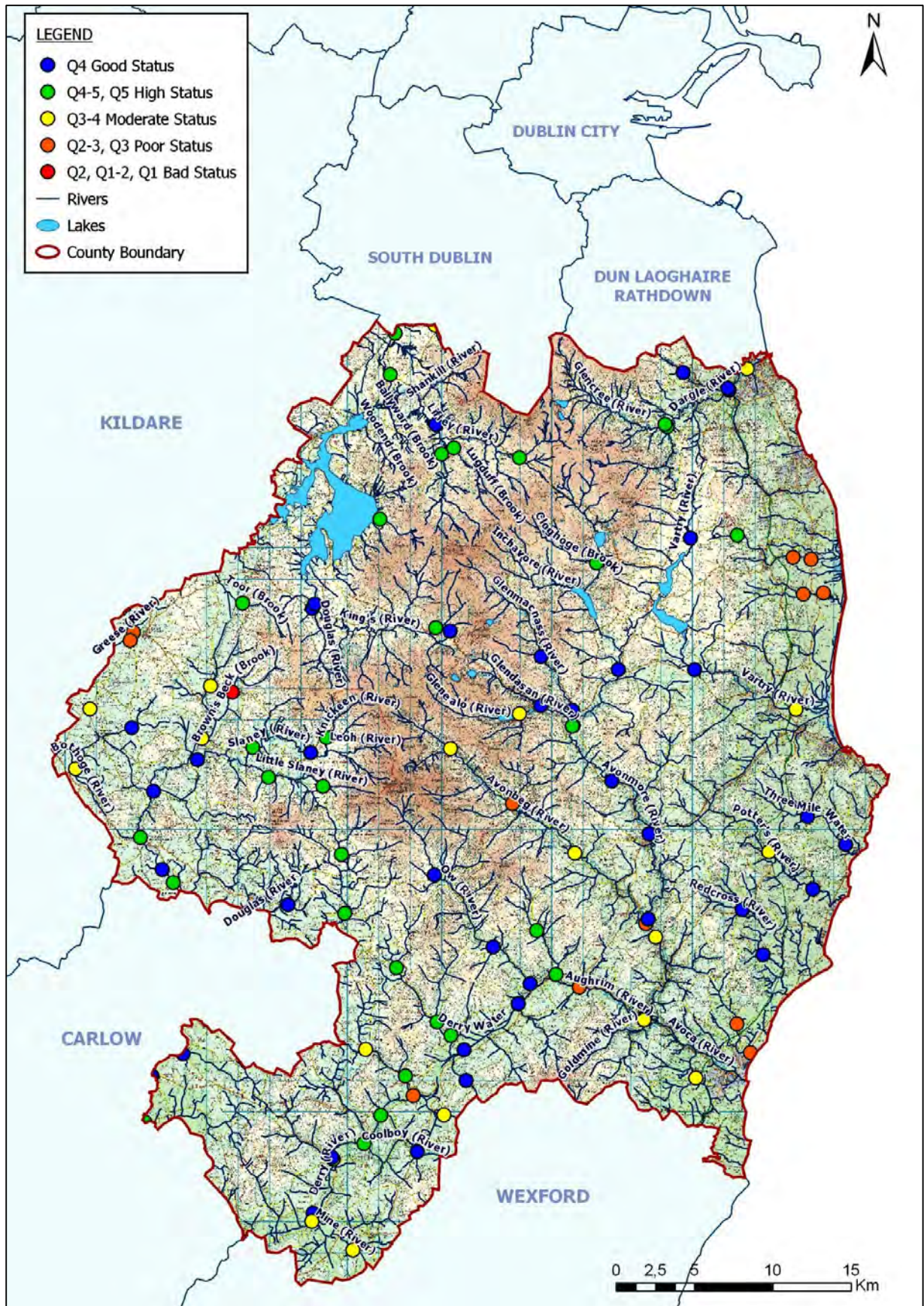


Figure 3.22 Q-Values (Biotic Index Ratings) at Monitoring Points on Rivers



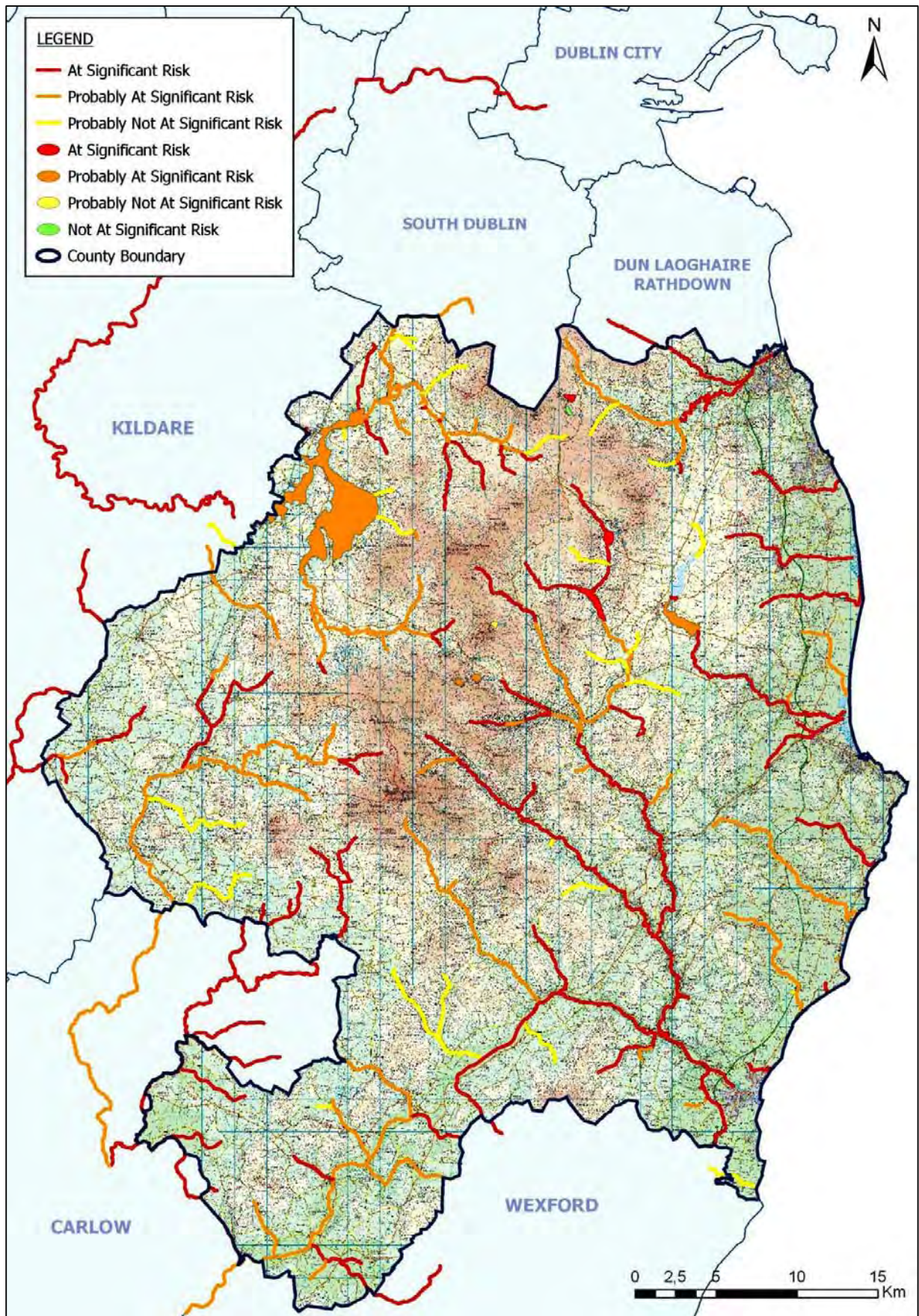
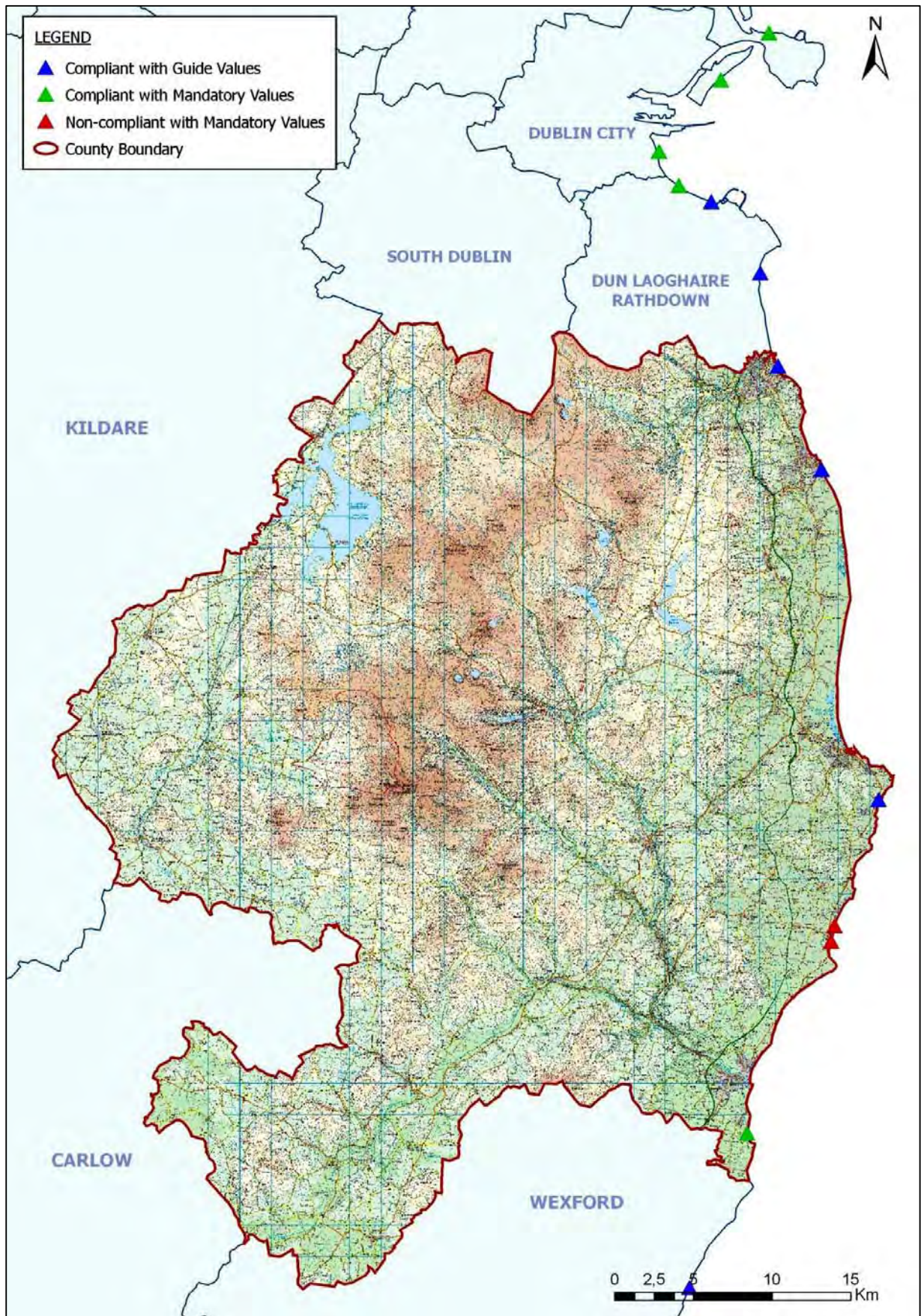


Figure 3.23 WFD Risk Assessment of Rivers and Lakes





**Figure 3.24 Quality of Bathing Waters**



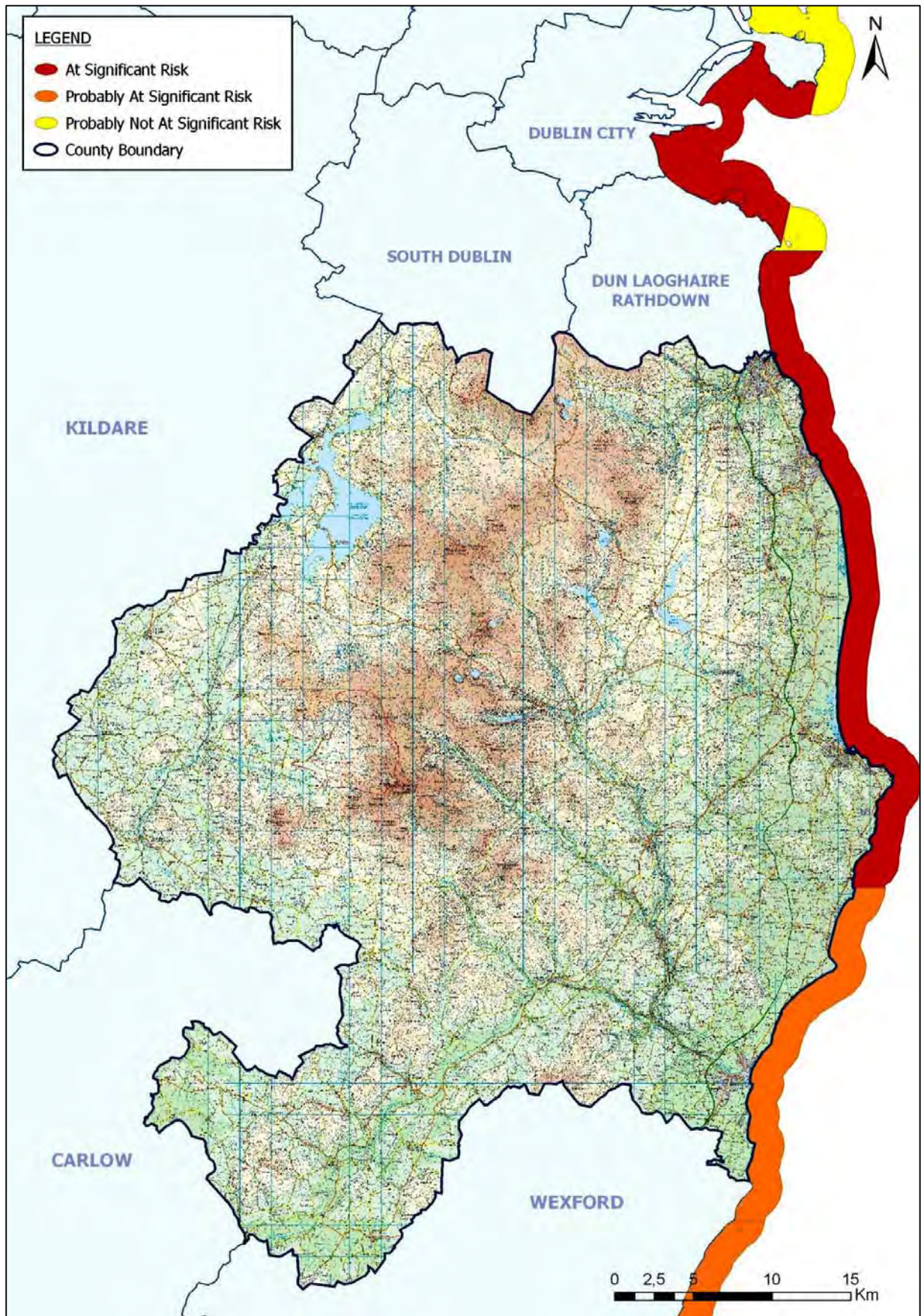


Figure 3.25 WFD Risk Assessment of Coastal Waters



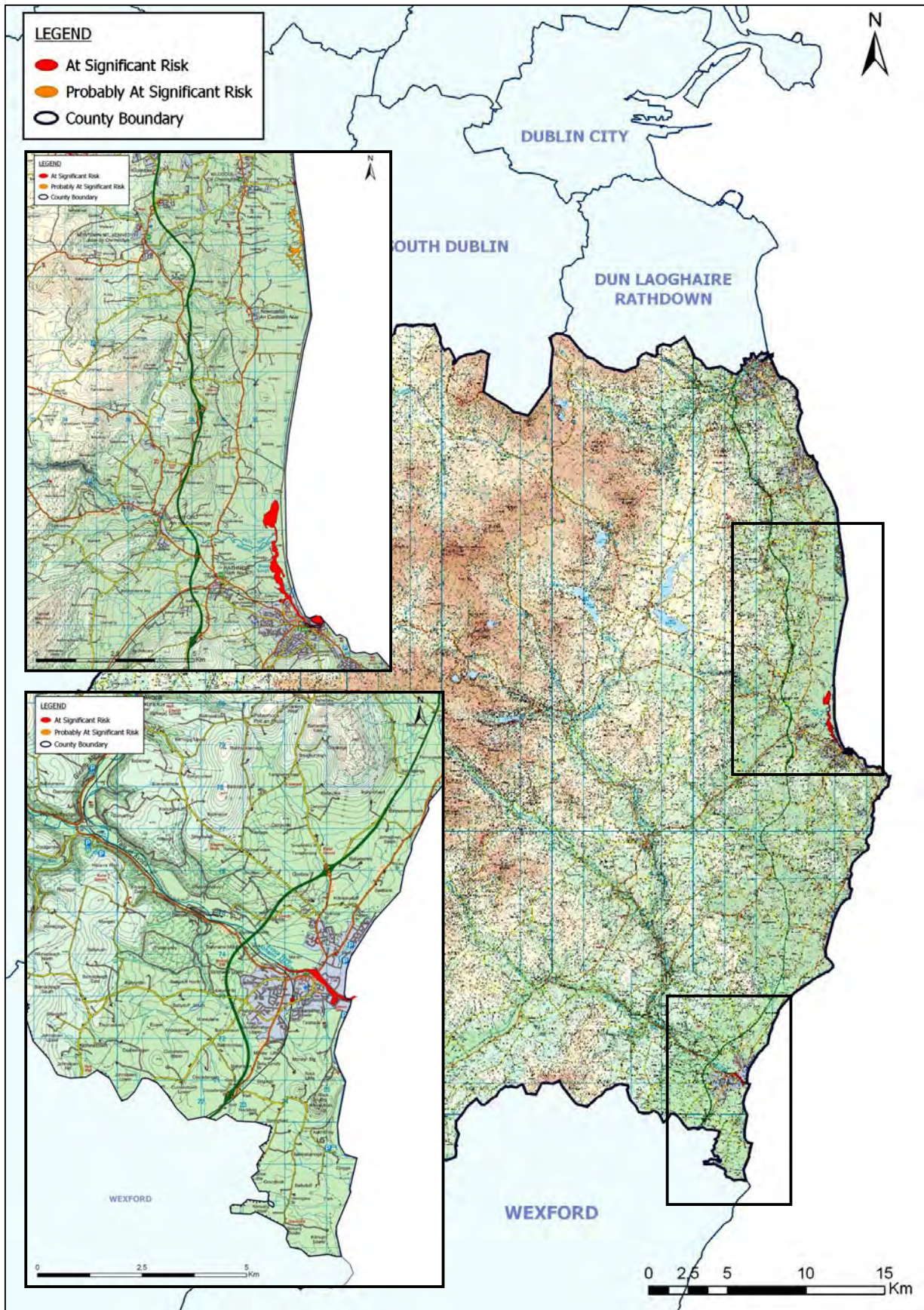


Figure 3.26 WFD Risk Assessment of Transitional Waters



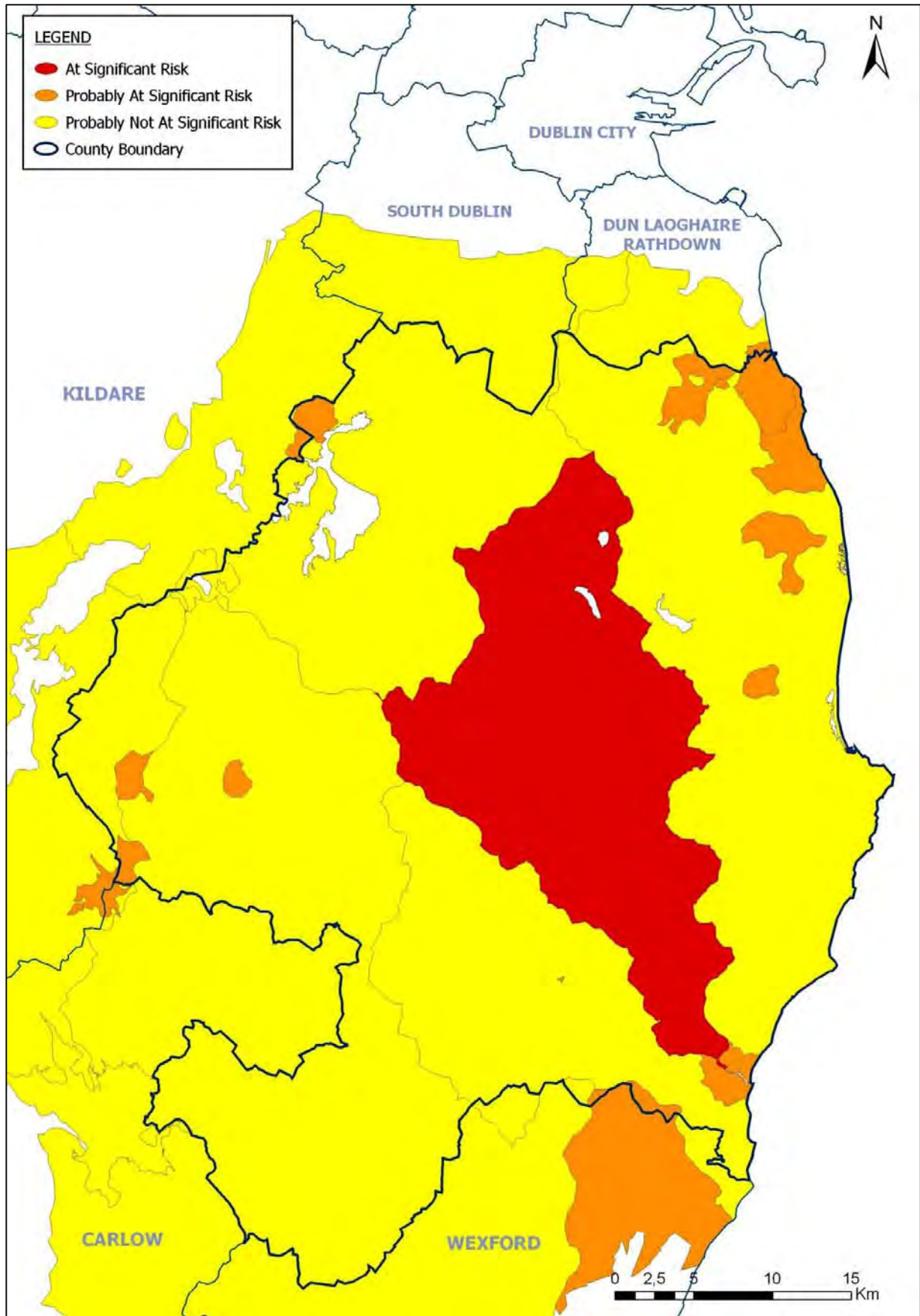


Figure 3.27 WFD Risk Assessment of Ground Waters

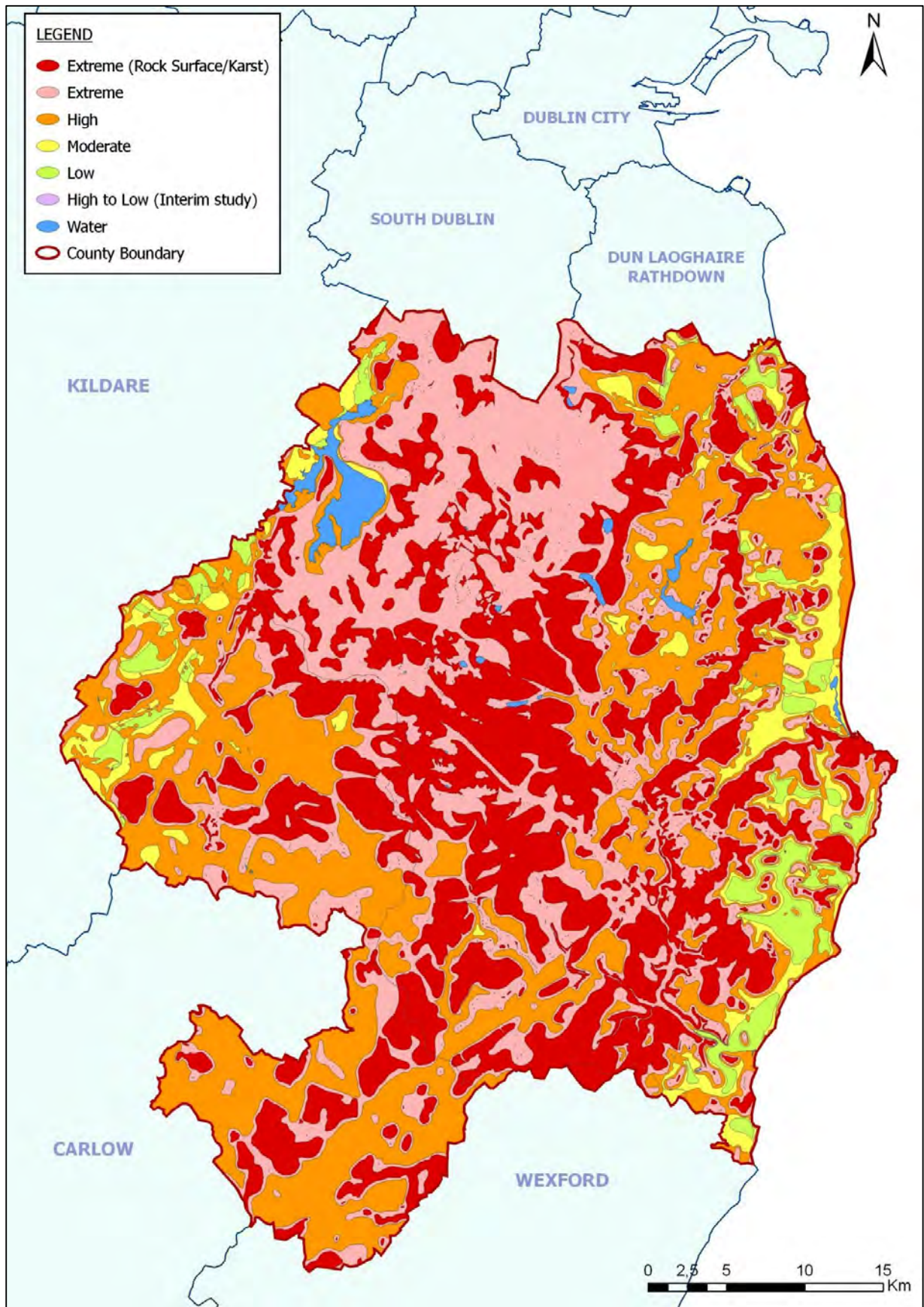


Figure 3.28 GSI Ground Water Vulnerability



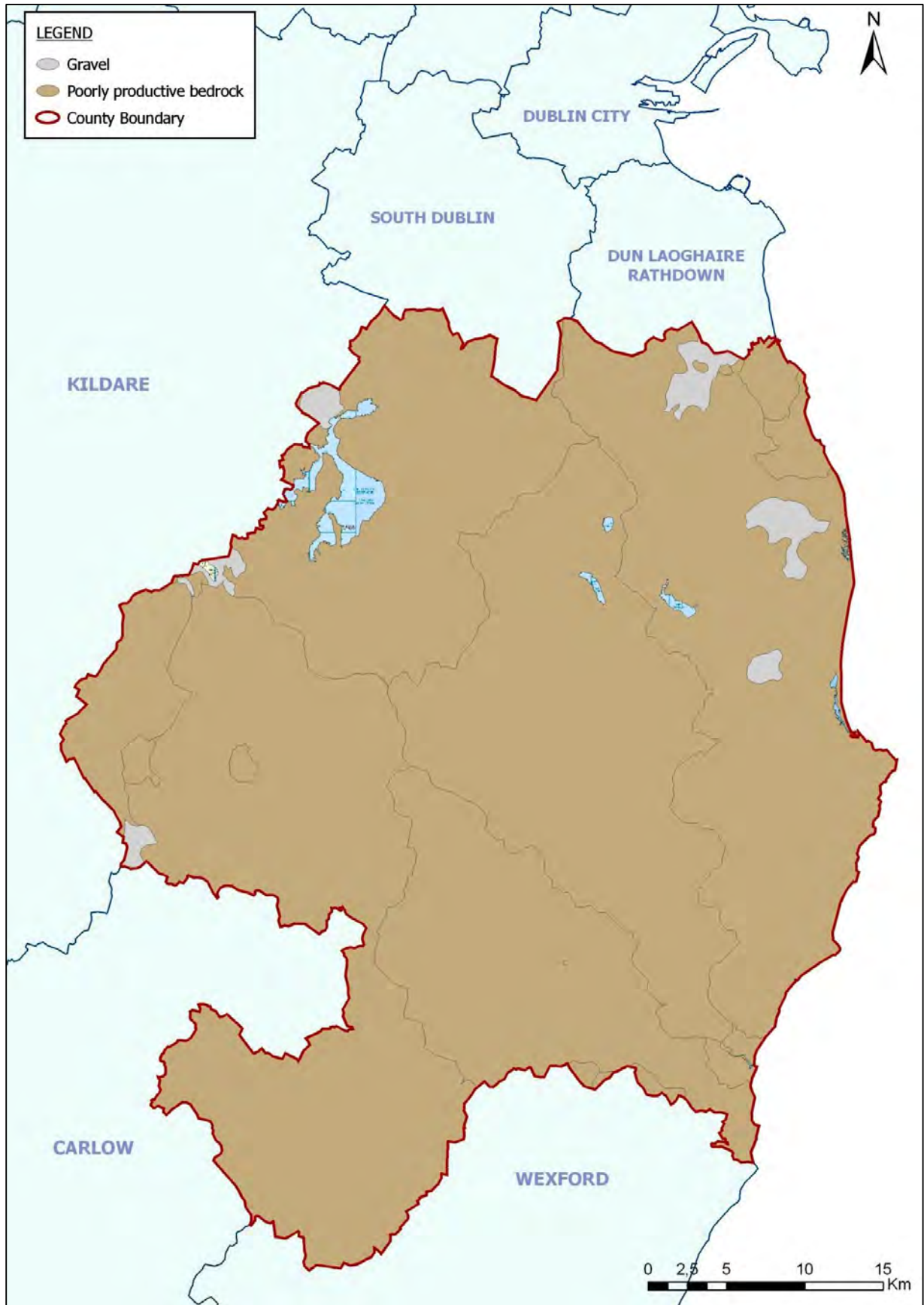


Figure 3.29 GSI Ground Water Productivity



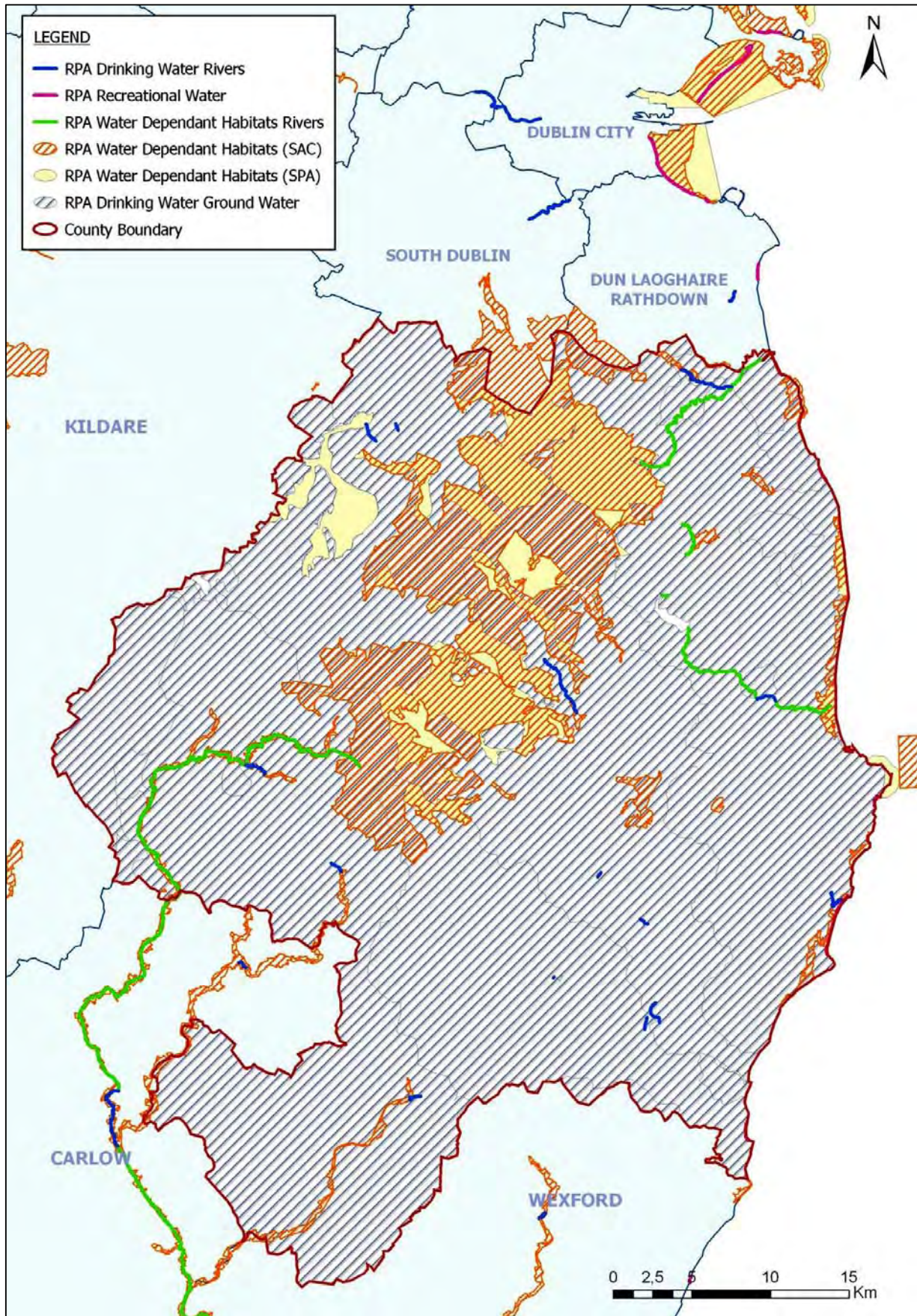


Figure 3.30 WFD Register of Protected Areas



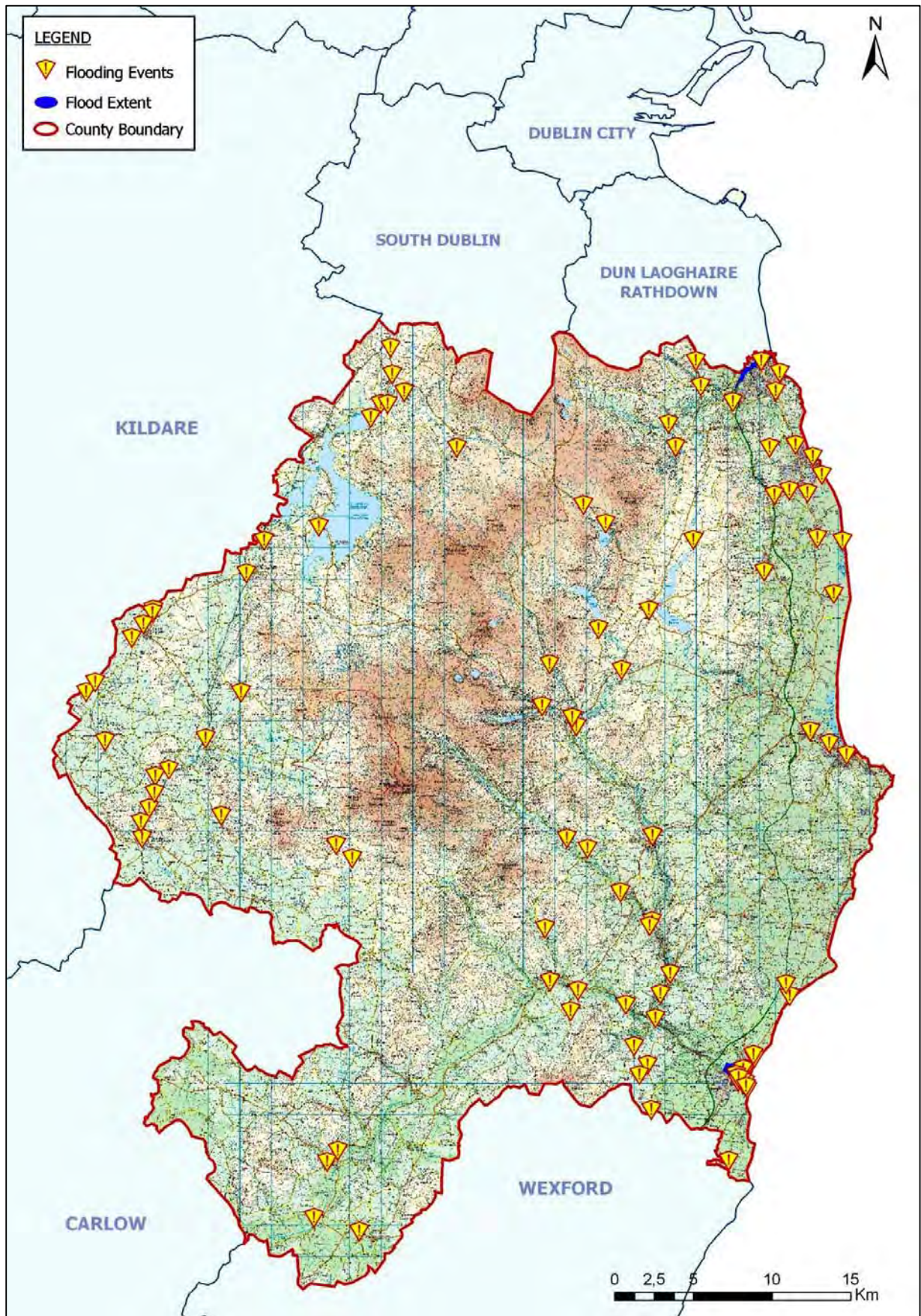


Figure 3.31 Flood Events in the Plan area as identified by the Office of Public Works

and rural areas of the country - excluding Zones A, B and C.

## 3.6 Air and Climatic Factors

### 3.6.1 Ambient Air Quality

#### 3.6.1.1 Introduction and Legislation

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 under the Air Quality Framework Directive 1996 as transposed into Irish law under the Environmental Protection Agency Act 1992 (Ambient Air Quality Assessment and Management) Regulations 1999 (SI No. 33 of 1999).

Four daughter Directives lay down limits or thresholds for specific pollutants. The first two of these directives cover: sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead; and, carbon monoxide and benzene. Two more daughter directives deal with: ozone; and polycyclic aromatic hydrocarbons, arsenic, nickel, cadmium and mercury in ambient air.

In order to comply with these directives, 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). The main areas defined in each zone are:

- Zone A: Dublin Conurbation.
- Zone B: Cork Conurbation.
- Zone C: Other cities and large towns comprising Galway, Limerick, Waterford, Clonmel, Kilkenny, Sligo, Drogheda, Wexford, Athlone, Ennis, Wicklow, Naas, Carlow, Tralee and Dundalk.
- Zone D: Rural Ireland, i.e. the remainder of the State - small towns

The majority of the County falls into Zone D. Bray falls under Zone C.

Current air quality in Zones C and D is "good". The index is calculated based on the latest available measurements of PM10, sulphur dioxide, nitrogen dioxide and ozone in Zones C and D.

#### 3.6.1.2 Past Monitoring Sites

There are two past air quality monitoring sites in County Wicklow, one at Bray and one at Avondale. They are mapped on Figure 3.32.

Air quality in Bray was monitored between 20<sup>th</sup> October 2005 and 11<sup>th</sup> May 2006 at the Health Service Executive, Killarney Road, Bray. Parameters measured included PM10, Carbon Monoxide, Sulphur Dioxide, Oxides of Nitrogen, Benzene and Lead.

Ozone was measured at Avondale House in Wicklow between 1996 and 2000. It is a forested area in the Wicklow Mountains approximately 30 miles from Dublin.

## 3.6.2 Potential Point Sources of Emissions to Air

### 3.6.2.1 IPPC Licensed Facilities

The EPA has been licensing certain large-scale industrial and agriculture activities since 1994. Originally the licensing system was known as Integrated Pollution Control (IPC) licensing, governed by the Environmental Protection Agency Act, 1992. The Act was amended in 2003 by the Protection of the Environment Act, 2003 which gave effect to the Integrated Pollution Prevention Control (IPPC) Directive. Detailed procedures concerning the IPPC licensing process are set out in the EPA Acts 1992 to 2007 and the associated licensing regulations.

IPPC licences aim to prevent or reduce emissions to air, water and land, reduce waste and use energy/resources efficiently. An IPPC license is a single integrated license which covers all emissions from the facility and its environmental management. All related operations that the license holder carries in connection with the activity are controlled by this license. Before a license is granted, the EPA

must be satisfied that emissions from the activity do not cause a significant adverse environmental impact.

There are nineteen IPPC licensed facilities in the Plan area. Three of these are located at Bray, two each at Wicklow and near the village of Ballyconnell, six at Arklow and one each at Aughrim, Carnew, Dunlavin, Rathdrum, Shilleagh and Blessington.

Figure 3.32 maps the location of these facilities.

### 3.6.2.2 Waste Licensed Facilities

In 1996 the EPA began licensing certain activities in the waste sector. These include landfills, transfer stations, hazardous waste disposal and other significant waste disposal and recovery activities.

A waste license is a single integrated license dealing with emissions to all environmental media and the environmental management of the facility. All related waste operations connected to the activity are considered in determining a license application. The EPA must be satisfied that the activity will not cause environmental pollution when carried on in accordance with the license conditions. Detailed procedures on processing waste license applications are set out in the Waste Management Act, 1996 which was amended by the Protection of the Environment Act, 2003 and associated regulations.

There are ten licensed waste facilities in the County. Eight of these are landfill facilities while there is one composting facility at Glenealy and one integrated waste management facility at Bray.

### 3.6.2.3 Seveso Sites

The control of major accident hazards involving dangerous substances Directive, also referred to as the Seveso II or COMAH Directive, aims to ensure that, at locations where dangerous substances are handled in quantities above specified thresholds; there will be a high level of protection for people, property and the environment. This is to be achieved by: preventing or minimising the risk of a major accident; and, taking all the necessary measures to limit the consequences of such an accident, should it occur. The Directive is transposed into Irish law through the European Communities

(control of major accident hazards involving dangerous substances) Regulations 2006 (SI No. 74 of 2006) implement Council Directive 2003/105/EC (amending Directive 96/82/EC).

The Seveso II Directive includes provisions in relation to land use planning. Article 12 of the Directive requires member states to ensure that the objectives of preventing major accidents and limiting the consequences of such accidents are taken into account in land use policies and/or other relevant policies. These objectives must be pursued through controls on the following:

- The siting of new establishments;
- Modifications to existing establishments;
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.

There are two designated Seveso sites located within the Plan. One is located at Rathdrum with the other at Arklow.

### 3.6.3 Noise

In County Wicklow areas commonly affected by noise are urban areas and areas along roadsides. Noise is unwanted sound. It can seriously harm human health and interfere with daily activities at school, at work, at home and during leisure time.

Traffic noise alone is harming today the health of almost every third European<sup>13</sup>.

The main health risks of noise identified by the WHO include: pain and hearing fatigue; hearing impairment; annoyance; interferences with social behaviour; interference with speech communication; sleep disturbance and all its consequences; and performance at work and school.

The over-riding noise source in Wicklow is from traffic. Streets in low lying areas that have high traffic counts as well as enclosing taller buildings are likely to have harsh sensory environments with regard to noise levels with regard to this source. As mentioned below, traffic hotspots,

<sup>13</sup> World Health Organization Regional Office for Europe (2003) *Technical meeting on exposure-response relationships of noise on health 19-21 September 2002* Bonn, Germany Bonn: WHO

such as intersections, are likely to have higher noise levels.

In addition, there are localised noise sources which include air conditioning equipment, marine traffic, port activities, train movements and night clubs.

*Traffic hotspots* within some of the County's towns are likely to have elevated levels of air pollution and noise due to traffic congestion. These hotspots are located along the main road routes - especially at intersections - and provide for a harsh sensory environment which may impact upon human health.

### 3.6.4 Existing Problems

*Traffic hotspots* within the urban parts of the Plan area are likely to have elevated levels of air pollution and noise due to traffic congestion.

Localised air pollution incidences with regard to PM10 and PM2.5 and noise pollution are both likely to occur when demolition/construction takes place - especially in relation to PM10 if suppression techniques are not introduced - and when traffic is queuing for long periods of time.

Ireland's current emissions are exceeding targets agreed in the peer review of Ireland's 2006 submission to the United Nations Framework Convention on Climate Change. It is unlikely that Ireland will meet these targets and it is likely therefore that financial penalties will be incurred. Transport related emissions continue to be the dominant growth sector.

Changes in sea level and/or changes in the occurrence of severe rainfall events as a result of climate change could adversely impact upon the County's human beings, its biodiversity and its economy (see also Section 3.5.7 *Flooding*).

### 3.6.5 Evolution of Air and Climatic Factors in the absence of a Development Plan

Increases in the use of catalytic converters, cleaner fuels, better engine technology and maintenance is generally reducing the pollution omitted per motor vehicle however this reduction is probably being offset by the increase in the number of cars as well as the increase in the volume and incidences of traffic congestion. Increases in the number of cars as well as the increase in the volume and incidences of traffic congestion may lead to increases in air and noise pollution in the future.

If new development or an intensification of existing land uses were to occur in the Plan area adverse impacts upon air quality and noise levels, and resultant impacts upon human health, would be likely to arise if unmitigated.

In the absence of a Development Plan, the realisation of objectives relating to energy efficiency, renewable energy and a reduction in transport related emissions contained within the Development Plan would be made more difficult.

The Development Plan provides an opportunity to provide for the regeneration of certain urban and inner suburban areas within Wicklow which are close to existing and proposed high quality public transport linkages. This regeneration would provide for an increased population which would be less dependent upon private modes for transportation and would therefore be likely to generate less transport related greenhouse gas emissions than populations located further away from the urban areas. In the absence of a Development Plan regeneration of the areas provided under the Development Plan would not be achieved and an opportunity to prevent the generation of future transport related greenhouse gas emissions would be missed.



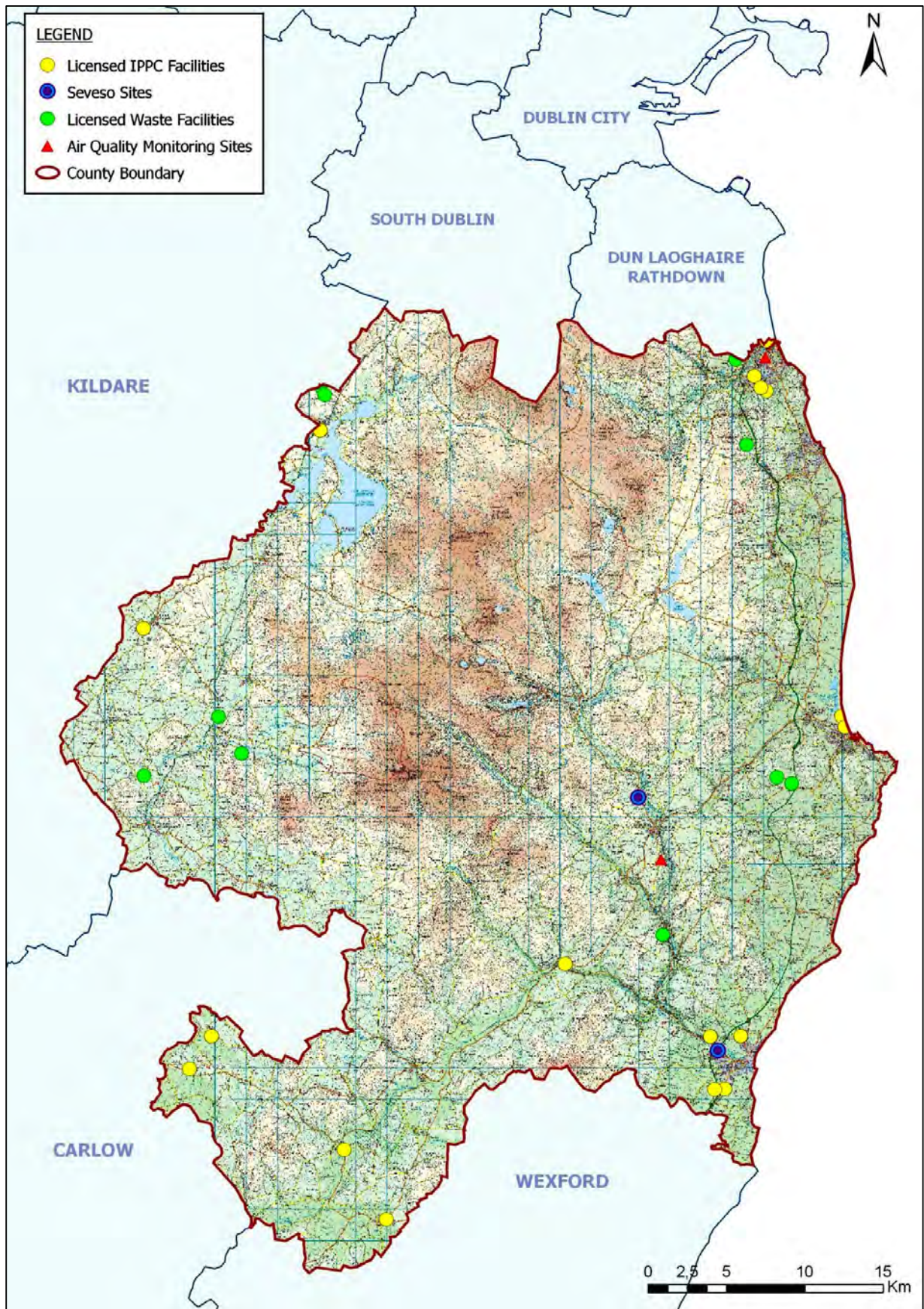


Figure 3.32 IPPC Licensed Facilities, Waste Licensed Facilities, Air Quality Monitoring Sites and Seveso Sites in the County

## 3.7 Material Assets

### 3.7.1 Waste Water

#### 3.7.1.1 Relevant Legislation

The Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) aims to protect the environment from the adverse effects of the wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. Such treatment is essential in order to meet the requirements of the Water Framework Directive (see Section 3.5).

#### 3.7.1.2 Current Provision of Waste Water Treatment Infrastructure

There are 39 waste water schemes in operation in the County of which twelve are larger waste water treatment plants serving urban areas and 27 are smaller local schemes. The larger schemes include Wicklow, Greystones, Arklow, Tinahely, Roundwood, Blessington and Rathdrum. The general breakdown of 85% domestic demand to 15% non-domestic demand applies to the County.

Shortfalls exist at the Blessington Plant and overloading from surface water is a problem at Roundwood and Tinahely. There is no waste water treatment plant at Arklow which serves a PE of 16,997.

Shortfalls also exist at plants in Avoca, Ballycoonnell, Barndarrig, Coolboy, Donard, Dunlavin (both plants), Grangecon, Kiltegan, Kilpedder, Kirikee Lower, Knockananna, Rathdangan, Redcross and Shilleagh.

Total waste water capacity in the County stands at approximately 101,563PE and demand stands at 89,939PE. It is noted that this does not mean there is sufficient capacity to serve waste water arising in the County as there are a number of waste water treatment plants operating over capacity or not providing adequate treatment.

The waste water treatment plants, points of discharge and the wastewater catchment areas within the Plan area are mapped on Figure 3.32.

## 3.7.2 Drinking Water

### 3.7.2.1 Water Supply

There are approximately 69 water abstraction points in County Wicklow. These abstraction points can be seen on Figure 3.33 along with the water distribution network. There are 29 water supply schemes in the County. There are 7 supplies from Dublin; these are Bray, Enniskerry, Greystones, Kilmacanogue, Kilpedder, Wicklow Regional and Newtownmountkennedy/Kilcoole/Newcastle.

Generally, current demand for water in the County is being met. Where there are any shortfalls in capacity, this is being addressed under the Assessment of Needs Programme.

### 3.7.2.2 Drinking Water Quality<sup>14</sup>

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 EPA publishes their results in annual reports.

Wicklow County Council carried out 6,010 individual tests on drinking water during 2007. The overall rate of compliance in Co. Wicklow, 96.1%, was below the national average during 2007 though it did improve from 95.0% in 2006.

There were 4 incidents of E. coli contamination of 3 public water supplies in Wicklow in 2007, in the Avoca/Ballinaclash (2 incidents), Enniskerry

<sup>14</sup> EPA (2007) *The Provision and Quality of Drinking Water in Ireland: A Report for the Years 2006-2007* Wexford: EPA

and Thomastown supplies. The Council has upgraded a number of the smaller public water supplies in Wicklow in 2008. The microbiological quality of the private group water schemes in Wicklow was poor with 5 of the 16 schemes monitored contaminated with *E. coli* at least once during the year.

The overall rate of compliance with the chemical parametric values in Wicklow was below the national average during 2007. However, this was primarily due to a number of fluoride exceedences which were due to the tightening of the fluoride standard in early 2007. Fifteen of the 16 exceedences reported were in the first six months of 2007 with just a single marginal exceedence after this period and one failure in the Avoca/Ballinacash public water supply.

Compliance with the indicator parametric values in public water supplies was below average at 97.1%. This was mainly due to the relatively poor compliance reported against the coliform bacteria (93% compliance) and pH standard (90% compliance). Overall compliance with the indicator parametric values in private group water schemes in Wicklow was poor. 13 of the 16 private group water schemes monitored in 2007 did not comply with the coliform bacteria parametric value.

There are currently 16 public water supplies operated by Wicklow County Council on the EPA's Remedial Action List (RAL) of public water supplies. A total of 4 supplies in Co. Wicklow were added to the RAL in 2008 while 10 were removed. Of the supplies on the RAL, Wicklow County Council indicates that 8 supplies will be upgraded, 1 will be replaced and 7 will have operations improved to ensure the supply can produce safe and secure water.

The EPA received 24 notifications of the failure to meet the parametric value from Wicklow County Council in the period March 2007 to September 2008. The notifications were due to the failure to meet the *E. coli* (2), coliform bacteria (12), trihalomethanes (7), lead (1), aluminium (1) and iron (1) parametric values.

### 3.7.3 Upgrading Existing Infrastructure

Under the Water Services Investment Programme, Wicklow County Council is delivering water and waste water (sewerage) schemes with a budget of some €200m. Major

projects include new water supply and sewerage schemes for Arklow, Wicklow, West Wicklow and Newtownmountkennedy together with schemes for a number of other towns and villages through the County.

The upgrading of the wastewater infrastructure outlined above will improve coastal water quality and will meet the requirements of the EU Urban Wastewater Treatment Directive as mentioned above. It will also contribute to fulfilling Wicklow County Council's obligations under the Water Framework Directive.

There are a number of schemes already underway in the County with a number of schemes yet to start or yet to advance through the planning process. Schemes underway include Enniskerry, Arklow, Newtownmountkennedy and West Wicklow/Blessington. Wicklow Town Water Supply Scheme is due to begin this year and water supply schemes at Aughrim, Bray and Rathdrum are yet to progress through the planning process. These schemes will ensure that demand for water supply in the County is met over the duration of the Plan period.

### 3.7.4 Vehicular Circulation

Vehicular circulation in Wicklow is provided through primary and secondary routes, main streets and roads.

The County of Wicklow is served by two national roads - the N11 and the N81, both of which connect to the M50 motorway. The DART serves the eastern side of the Plan area as far as Greystones. A number of bus services are also in operation in the County.

*Traffic hotspots* are found within the area, particularly in the urban parts, along the main road routes - especially at intersections - and provide for a harsh sensory environment which may impact upon human health.

Figure 3.35 illustrates current regional, national and local routes as well as the railway in the County. It also illustrates the proposal for the extension of the Luas line at Bray. Progress is being made on the proposal for the extension of the Luas.

### 3.7.5 Existing Problems

Certain regions of the Plan area are not within the catchment of the waste water treatment network and consequently development in these areas use septic tanks to treat waste water arising.

Figure 3.35 maps the risk assessment categorisation of surface water bodies in the Plan area. Some of the poor risk scores assigned to the water bodies are as a result of point source pressures or abstraction pressures on the water body. This is apparent from the overlaying of abstraction points and points of discharge on the risk assessments of the water bodies.

For example, the Vartry River has a score of (1a) *at significant risk*. The abstraction of water is one of the reasons for this score.

### 3.7.6 Evolution of Material Assets in the absence of a Development Plan

In the absence of a Development Plan, it is likely that dispersed development would occur. This would make it more difficult to provide the necessary infrastructure such as waste water treatment plants and networks, water supply infrastructure, transport infrastructure and powerlines etc.

Failure to provide sufficient infrastructure for development would be likely to result in significant adverse impacts. For example, failure to upgrade and provide new waste water infrastructure would be likely to adversely impact upon water quality and indirectly significantly adversely impact upon biodiversity and flora and fauna, drinking water supplies and human health.



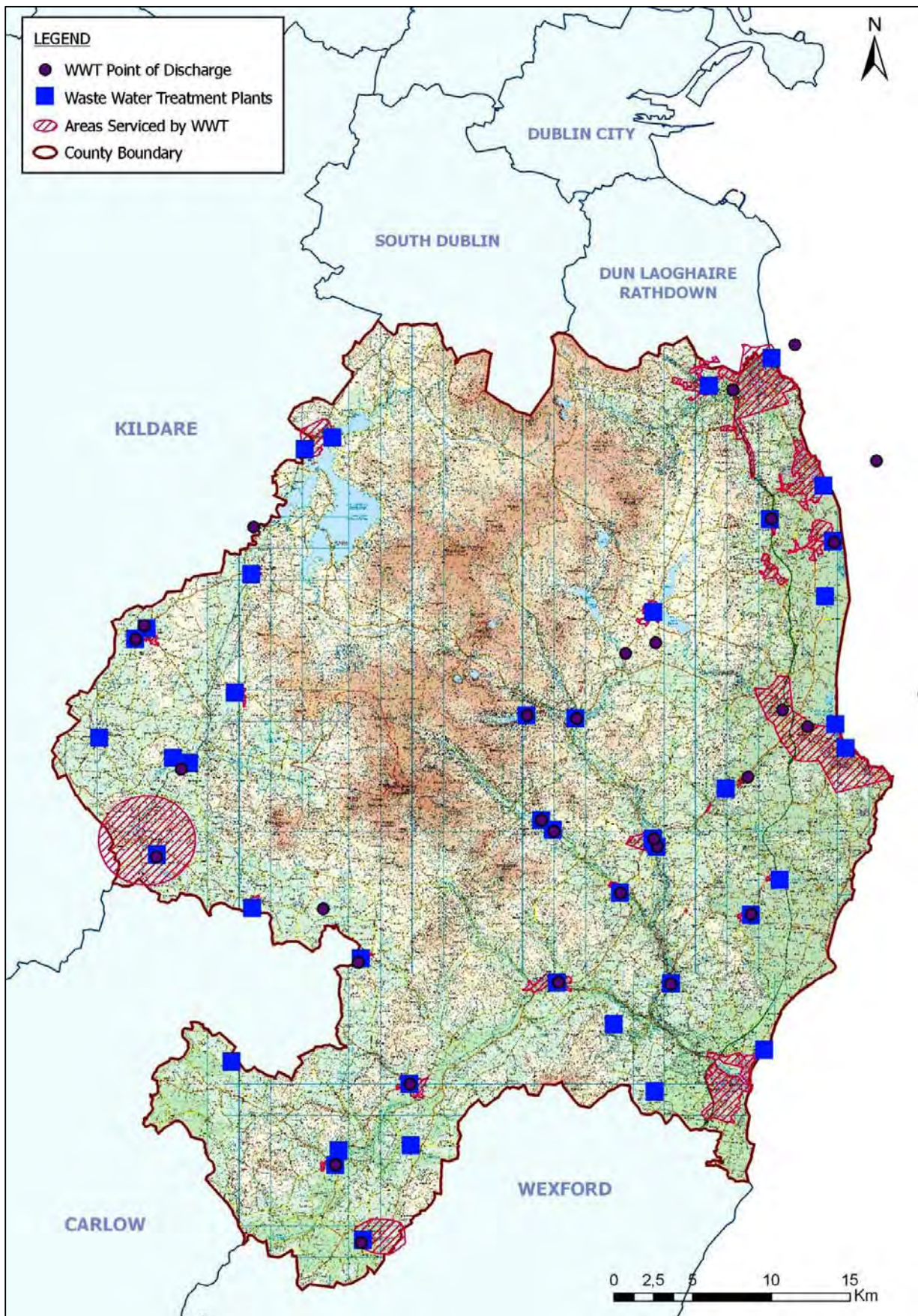


Figure 3.33 Waste Water Treatment Plants, Points of Discharge and Areas Serviced by Waste Water Treatment Plants



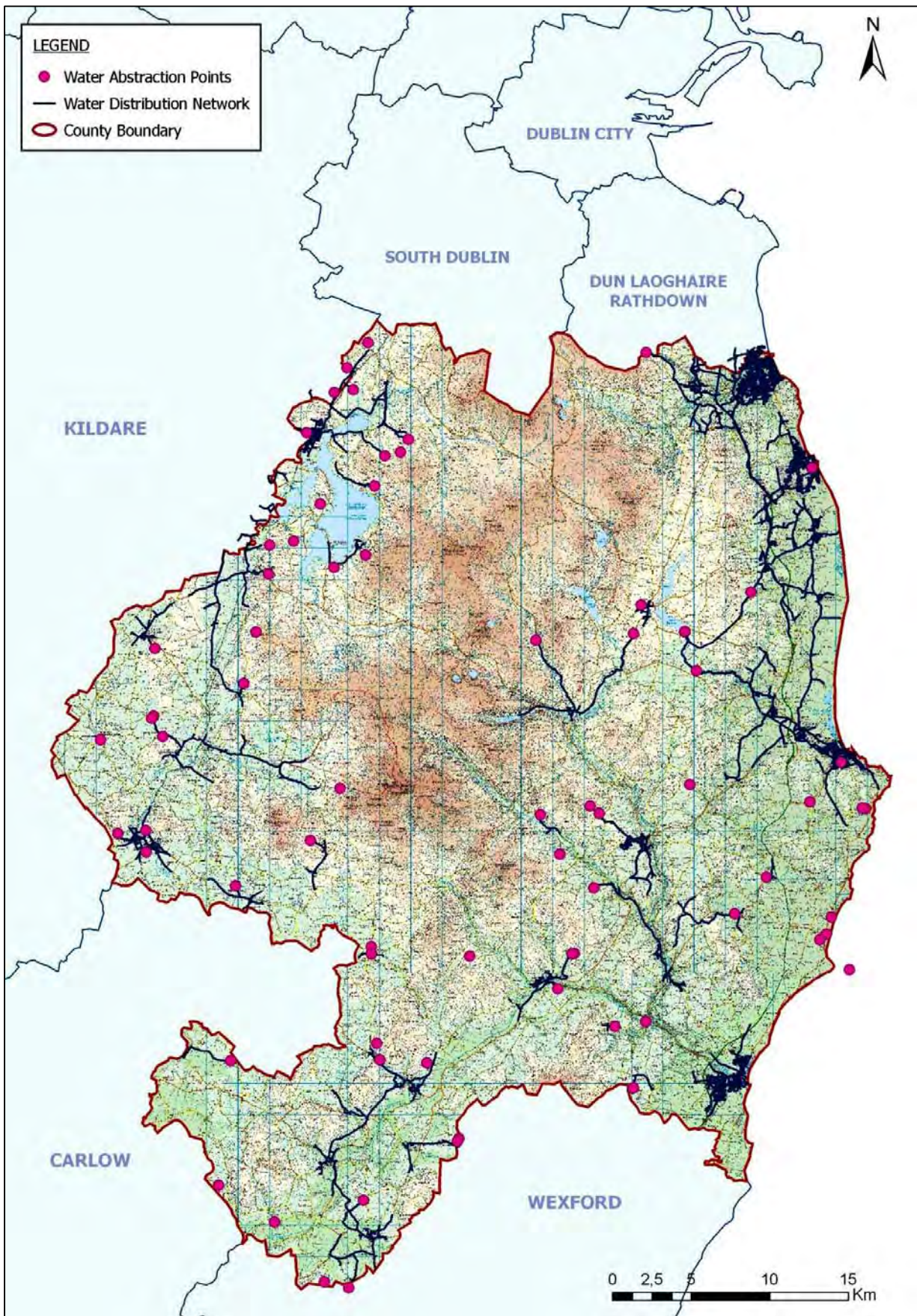


Figure 3.34 Water Supply Network and Abstraction Points



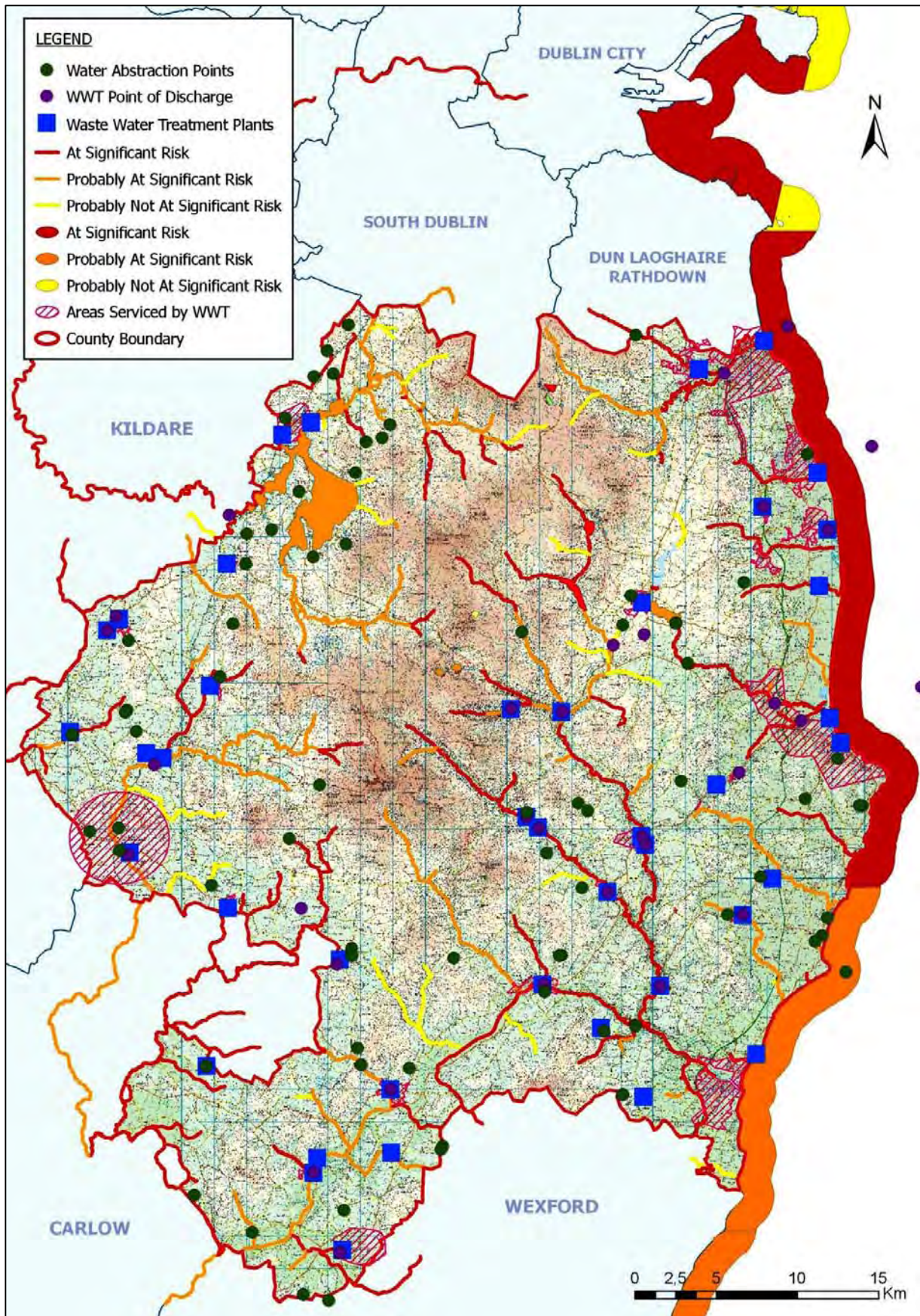


Figure 3.35 Waste Water Treatment Plants, Points of Discharge, Water Abstraction Points, Areas Serviced by Waste Water Treatment Plants and WFD Risk Assessment of Surface Waters



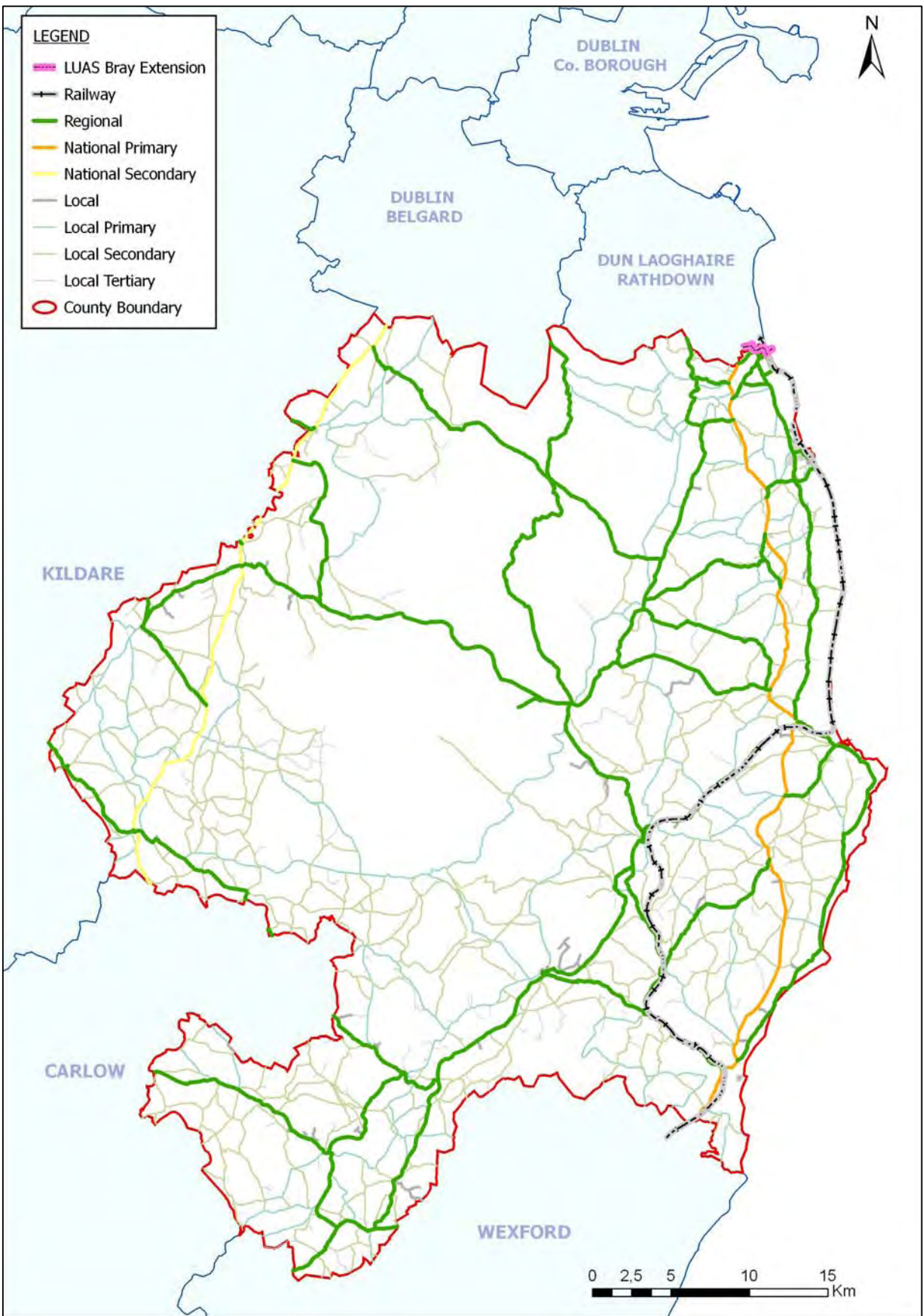


Figure 3.36 Current Transport Corridors and Luas Proposal at Bray



## 3.8 Cultural Heritage

### 3.8.1 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 indeed current generations.

The heritage of Wicklow is a unique resource which is fundamental to the cultural identity of the County and the quality of life of its citizens - it is central to how we see ourselves and to our identity as individuals and communities. Historic buildings can define localities and communities within the County and can become a focus of community identity and pride. An historic church or park, for example, can help define a neighbourhood and create a sense of local cohesion.

Human interaction with the land and sea is evident from the earliest of times up to the present in Wicklow, from agricultural landscapes to archaeological remains to growing urban centres.

### 3.8.2 Archaeological Heritage

#### 3.8.2.1 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 such as wrecks.

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 contains various types of archaeological heritage which are protected as monuments. Of note on a national scale are the Baltinglass Hillfort complex and Rathgall hillfort in south Wicklow. Glendalough Monastic Settlement has been proposed for the tentative list as a UNESCO World Heritage Site due to its international significance.

#### 3.8.2.2 Record of Monuments and Places

Wicklow's archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts.

The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped.

The term 'monument' includes all man-made structures of whatever form or date except buildings habitually used for ecclesiastical purposes. All monuments in existence before 1700 A.D. are automatically considered to be historic monuments within the meaning of the Acts. Monuments of architectural and historical interest also come within the scope of the Acts. Monuments include: any artificial or partly artificial building, structure or erection or group of such buildings, structures or erections; any cave, stone or other natural product, whether or not forming part of the ground, that has been artificially carved, sculptured or worked upon or which (where it does not form part of the place where it is) appears to have been purposely put or arranged in position; any, or any part of any, prehistoric or ancient tomb, grave or burial deposit, or, ritual, industrial or habitation site; and any place comprising the remains or traces of any such building, structure or erection, any such cave, stone or natural product or any such tomb, grave, burial deposit or ritual, industrial or habitation site, situated on land or in the territorial waters of the State', but excludes 'any building or part of any building, that is habitually used for ecclesiastical purposes'.

A recorded monument is a monument included in the list and marked on the map which comprises the Record of Monuments and Places (RMP) 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.

Figure 3.37 shows the spatial distribution of entries to the RMP in 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.

### 3.8.2.3 Zones of Archaeological Potential

Areas of Archaeological Potential or Significance were identified in the Wicklow County Development Plan (2004-2010). These areas are Hollywood, Borage in Blessington, Mulsoes Court at Powerscourt, Newcastle, Ennidboyne at Brittas, Macreddin at Caryfort, Dunlavin, Donoughmore and Killickabawn at Kilpedder. Zones of Archaeological Potential or Significance exist at Glendalough and Baltinglass Hills. These areas are mapped on Figure 3.38.

## 3.8.3 Architectural heritage

### 3.8.3.1 Introduction

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.

The County's Military Heritage is evident from the sites and structures of historical and heritage value, including castles, protective structures and military infrastructure, particularly Military Road which runs from Rathfarnham to Aghavannagh.

Wicklow's Industrial and Mining Heritage manifest itself in the many mines, mills, roads, harbours and bridges in the County.

### 3.8.3.2 Record of Protected Structures

The Record of Protected Structures (RPS) included in the current Development Plan is legislated for under Section 51 of the Planning and Development Act 2000.

Protected Structures are defined as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

In relation to a protected structure or proposed protected structure, the following are encompassed:

- (i) the interior of the structure;
- (ii) the land lying within the curtilage<sup>15</sup> of the structure;
- (iii) any other structures lying within that curtilage and their interiors; and,
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).

### 3.8.3.3 Architectural Conservation Areas

The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas (ACAs). An ACA is a place, area or group of structures or townscape which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures, whose character it is an objective to preserve in a development plan. The ACA designation requires that planning permission must be obtained before significant works can be carried out to the exterior of a structure in the ACA which might alter the character of the structure or the ACA.

ACAs enable the protection of the existing character of areas within the settlements listed above throughout the County. This character is a combination of the various layers of development from earliest times to the present. Though often not individually very important, vernacular buildings contribute to the acknowledged distinctive character of many of the County's built up areas. Collectively, if properly used and maintained, they can make a significant impact on the retention and

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<sup>15</sup> Curtilage is normally taken to be the parcel of ground immediately associated with the Protected Structure, or in use for the purposes of the structure. Protection extends to the buildings and land lying within the curtilage. While the curtilage sometimes coincides with the present property boundary, it can originally have included lands, features or even buildings now in separate ownership, e.g. the lodge of a former country house, or the garden features located in land subsequently sold off. Such lands are described as being attendant grounds, and the protection extends to them just as if they were still within the curtilage of the Protected Structure.

enhancement of that character which is important in maintaining local distinctiveness for both inhabitants and visitors.

There are six Architectural Conservation Areas adopted in County Wicklow, these are:

- Enniskerry
- Delgany
- Greystones
- Tinahely
- Dunlavin
- Rathdrum

Architectural Conservation Areas are mapped on Figure 3.39 along with the Entries to the Record of Protected Structures.

## 3.8.4 Existing Environmental Problems

The cumulative accommodation of large scale development in County Wicklow has the potential to cumulatively impact upon cultural heritage of the Plan area.

Archaeology can be previously unknown but can be damaged through development causing ground disturbance.

Development which involves material alteration or additions to protected structures can detract from the special character of the structure and its setting and have the potential to result in the loss of features of architectural or historic interest and the historic form and structural integrity of the structure are retained. Development on sites adjoining protected monuments, places or structures can also impact upon the setting of these cultural heritage items.

Encouraging and facilitating the accommodation of growth on brownfield sites will contribute to mitigating a number of the adverse impacts associated with greenfield development, however, brownfield development has the potential to significantly adversely impact upon cultural heritage - both archaeological and architectural - if unmitigated against.

## 3.8.5 Evolution of Cultural Heritage in the absence of a Development Plan

In the absence of Development Plan, the evolution of cultural heritage would be



dependent on developments which take place. Such development would have no guidance as to where to be directed and planning applications would be assessed on an individual basis with cultural heritage protected under a number of strategic actions relating to archaeological and architectural protection.

Beneficial impacts upon the protection of cultural heritage which would be likely to arise as a result of the Plan provisions would not necessarily occur.

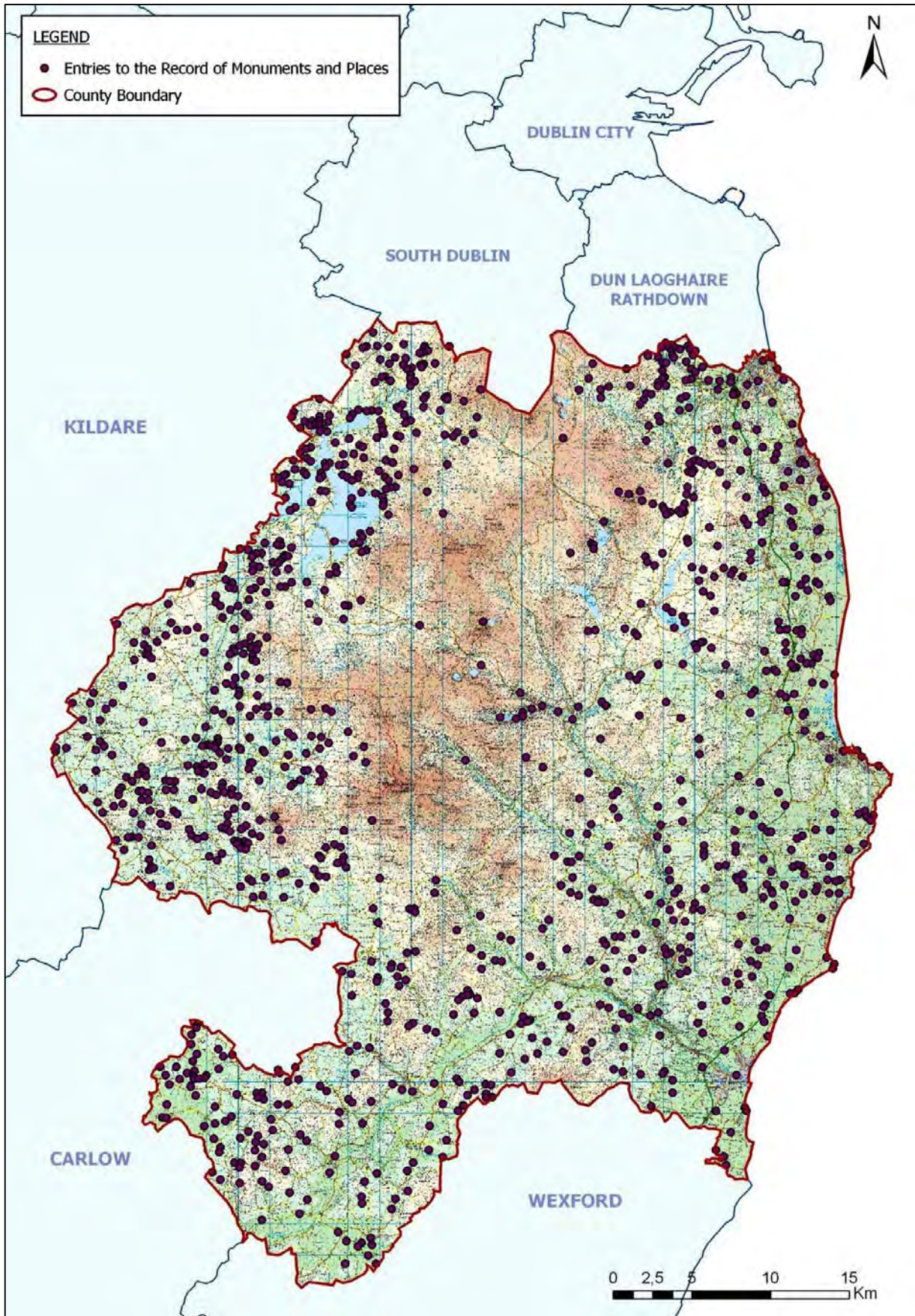


Figure 3.37 Entries to the Record of Monuments and Places



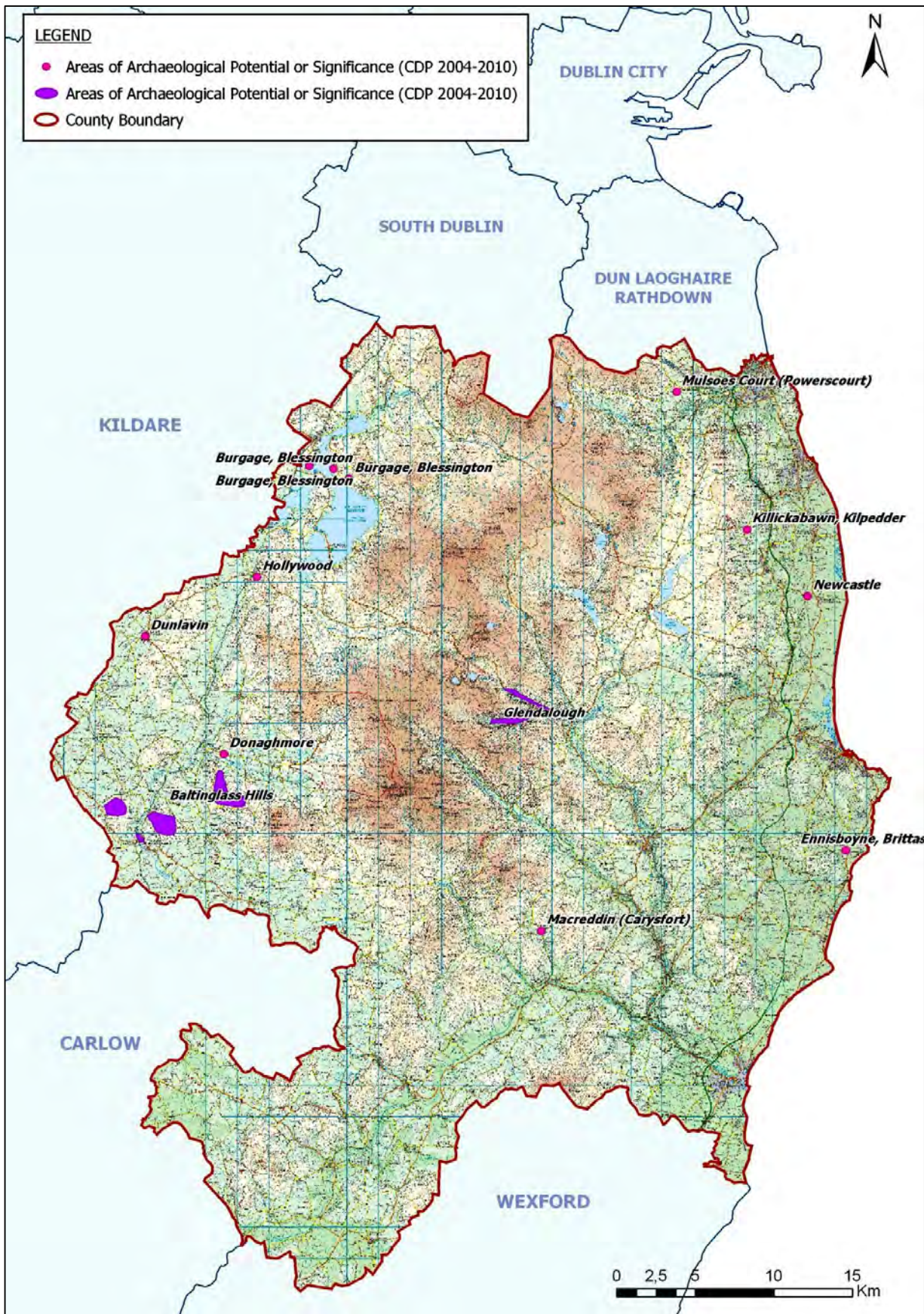


Figure 3.38 Areas of Archaeological Potential or Significance as identified in the Wicklow County Development Plan (2004-2010)



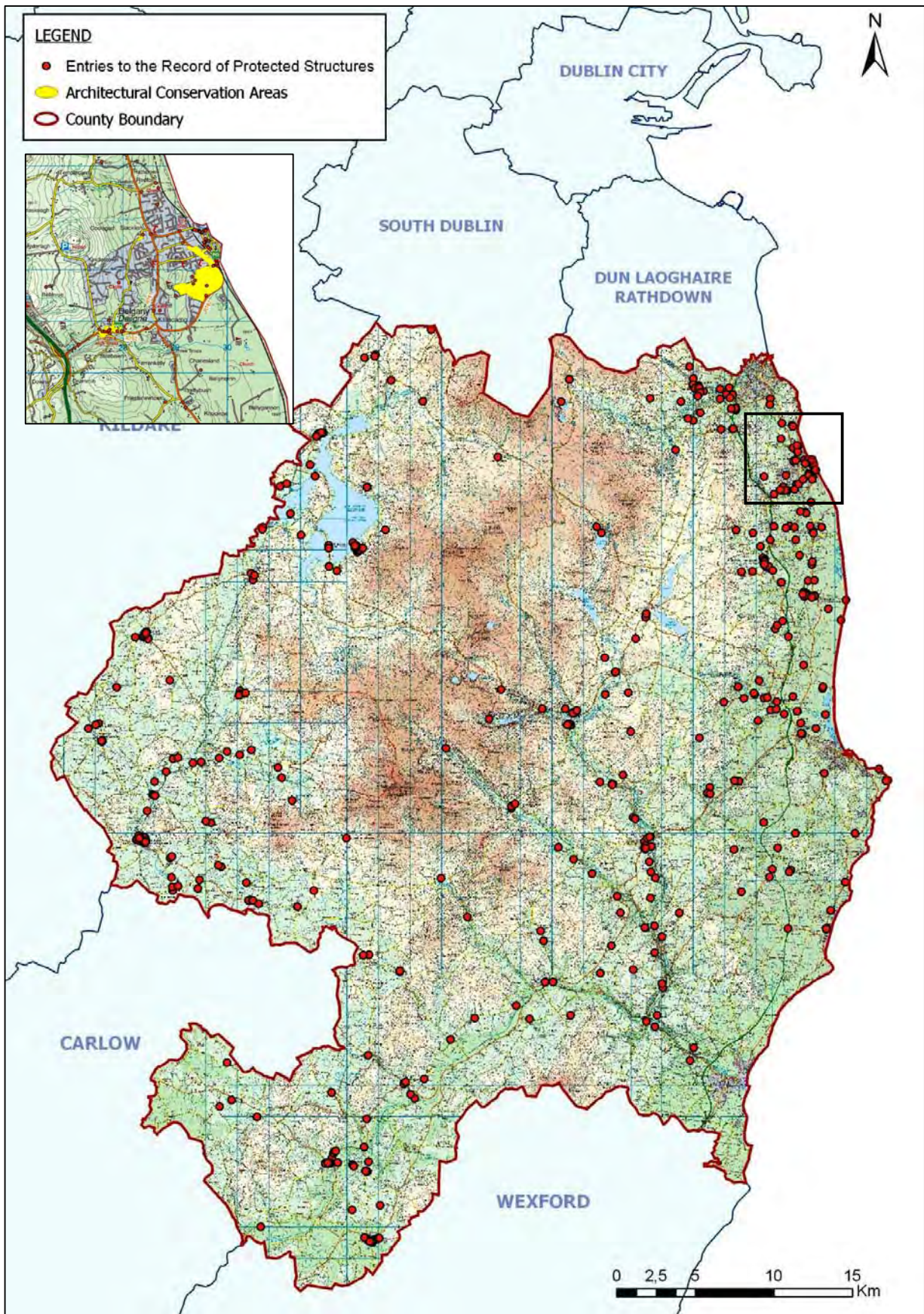


Figure 3.39 Entries to the Record of Protected Structures and Architectural Conservation Areas



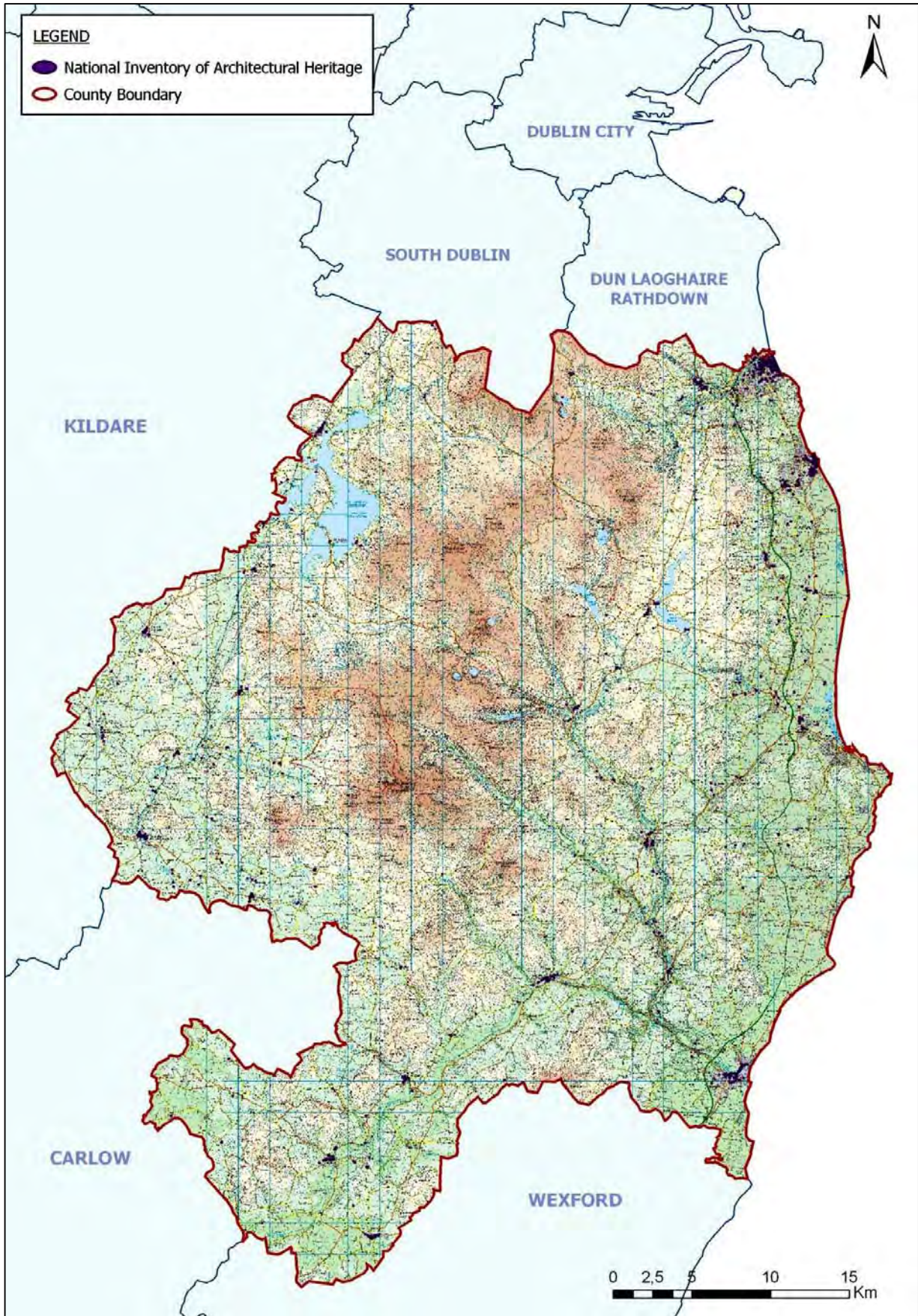


Figure 3.40 National Inventory of Architectural Heritage

## 3.9 Landscape

### 3.9.1 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; land cover, 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 land cover.

### 3.9.2 Landscape Character Assessment<sup>16</sup>

Landscape Character Assessment (LCA) attempts to describe landscapes in terms of their character in an objective way. This can be used to inform decision making in relation to the protection of the environment, natural resources and heritage; it can be used to monitor change and can be used to guide development.

In accordance with the DEHLG's Landscape and Landscape Assessment Guidelines (2000), Wicklow County Council prepared an LCA for the County in 2002, during the preparation of the 2004-2010 County Development Plan. The LCA focuses on the primarily rural areas of the County which lie in the south west. It classifies the different landscapes of the County in relation to their different characteristics and values and their degree of sensitivity to various kinds of development.

Wicklow County Council's Landscape Characterisation (2004) classifies landscapes in Wicklow according to their sensitivity – their ability to accommodate change or intervention without suffering unacceptable effects to character and values. The most sensitive landscapes are Areas of Outstanding Natural Beauty - which are of a very high sensitivity - and Areas of Special Amenity - which are of a high sensitivity. Landscapes of lesser sensitivity are Rural and Corridor Areas which are both of medium sensitivity. Urban Areas are considered low sensitivity areas.

<sup>16</sup> Text in this section is taken from the Draft Wicklow County Development Plan (2010-2016)

These landscape areas are shown on Figure 3.42 and are described below:

#### **Upland Areas of Outstanding Natural Beauty (AONB)**

Vulnerability: Very high

The AONB area encompasses those areas which are most vulnerable and sensitive, and which are considered to be of greatest scenic value. This area, due to recent development pressures, tends to be under severe development pressure. It contains:

- The central mountain area including the Wicklow Mountains National Park;
- The Great and Little Sugarloaf Mountains and Bray Head in north-east Wicklow; and
- The Glenree and Glencullen river valleys in north-east Wicklow.

The central mountain area extends from the Dublin border in the north to Aughrim in the south and from the Glen of Imaal in the west, to Roundwood in the east. One of the main characteristics of this area is mountainous topography with U-shaped valleys, lakes and glacial topography. The northern hills area relates mainly to the Great and Little Sugarloaf Mountains and to Bray Head. The Glenree and Glencullen valleys abut the Dublin border.

#### **Coastal & Lakeshore Areas of Outstanding Natural Beauty (CLA)**

Vulnerability: Very high

This landscape categorisation is made up of two distinct areas which, although different, can be grouped together according to their defining characteristic – proximity to water. These areas are important not just from a landscape or habitat perspective, but also are increasingly important for recreational activities.

**Coastal Area:** The coastal area category covers for the most part, the area of land between the sea and the road nearest the coastline. Its length from Bray on the Dublin border to just north of Kilmichael Point at the southern corner is 41 miles. The coastal area between Bray Head and Greystones is the only designated "greenbelt" in the County.

**Poulaphouca Reservoir Area:** The Poulaphouca reservoir area generally relates to the area around Poulaphouca Reservoir and extends into Sorrell Hill. The lake dominates the



reservoir zone, views onto and from the lake and by lake vegetation. To the east and south, land is more mountainous with attractive views and vegetation.

**Areas of Special Amenity (ASA)**

Vulnerability: High

This landscape area encompasses those areas which, whilst not as vulnerable nor as sensitive as those areas in the AONB area, are still subject to pressure for development, which could result in a serious deterioration in the landscape quality. The sensitivity of these areas is made more pronounced by the fact that they act as an effective “gateway” to the more remote and wild upland areas and because the more ameliorative nature of the landform ensures that there is greater development pressure. This landscape area contains the North Mountain Lowlands, the South Mountain Lowlands, the Baltinglass Hills and the Southern Hills. The rolling undulating terrain of the hills around Baltinglass distinguishes the Baltinglass Hills category. Possibly the greatest vulnerability within this area is to the existence of important archaeological remains and monuments. This archaeological wealth must be protected for its heritage value as well as tourism potential.

The southern hill area differs significantly from the other mountainous sub-zones. It generally follows the 300m (1,000ft.) contour line and is in three distinct areas, namely:

- the mountainous leg from Moylisha running north-west of Shillelagh, Tinahely and Aughrim;
- the Croghan Mountain area south of Aughrim and Woodenbridge; and
- the Kilgavan Gap and Hillbrook area.

**Access Corridor Area (ACA)**

Vulnerability: Medium

This landscape area covers the main access corridor areas of Wicklow. The boundaries generally follow what is considered to be the areas upon which the greatest influence is exerted by these access routes. These routes, for the most part, run through the more low lying and accessible tracts of land and connect the major towns. There are two distinct areas, each with their own different attributes. The Eastern Corridor relates to the mainly lowland area of influence of the N11 road. The Western Corridor is focused on the N81 road from Dublin,

through Blessington on towards Baltinglass. These corridors are under intense pressure from residential and other sporadic development.

**Rural Area (RA)**

Vulnerability: Medium

Mainly the area of land lying under the 130m (400ft) contour line determines the rural area landscape character area and the land cover associated with it. It is located along the western and southern extremities of the County. The western segment is adjacent to Co. Carlow and extends from south of Baltinglass to Ballyconnell. The southern segment is adjacent to Co. Wexford and extends from Raheengraney to Coolboy and inland to Aughrim. Whilst the landform, to some extent, corresponds to that found in Carlow and Kildare, it differs considerably in that, relative to their elevation, this land can be described as gently rolling and undulating and could really only be described as low-lying when compared to the rest of the terrain in Co. Wicklow. The area is very rural and is characterised by only a few small towns and villages.

**Urban Areas (UA)**

Vulnerability: Low

All locations designated as ‘settlements’ in the County settlement hierarchy are considered ‘urban’ areas for the purpose of landscape classification, although it is acknowledged that many of the smaller towns and villages are not ‘urban’ in the same sense as settlements such as Bray or Arklow. 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 this 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.

**3.9.3 Special Amenity Area Orders**

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. An SAAO for Bray Head was drawn up in 2007. Areas Considered for an SAAO include the Dargle Glen, The Little Sugar Loaf, The Great Sugar Loaf. The SAAO at Bray Head is mapped on Figure 3.42.

### **3.9.4 Views and Prospects**

The County contains many sites, areas and vantage points from which views over areas of great natural beauty, local landmarks, historic landscapes, adjoining Counties and the City of Dublin may be obtained. In addition to scenic views, the County also contains important prospects i.e. prominent landscapes or areas of special amenity value or special interest which are visible from the surrounding area.

There are forty listed views in the County with three proposed views included in the Plan.

There are sixty-five listed prospects in the Plan and there are four proposed additions to Listed Prospects.

Protected Views and Prospects in the County are mapped on Figure 3.43.

### **3.9.5 Existing Environmental Problems**

A problem with regard to the environmental component of landscape is the cumulative visual impact which occurs as a result of developments such as one off houses. Such developments, which individually often do not have significant adverse impacts, have the potential to cumulatively and adversely significantly impact upon sensitive landscapes.

### **3.9.6 Evolution of Landscape in the absence of a Development Plan**

In the absence of a Development Plan, development would be likely to occur on a one-off, dispersed basis. As outlined above, this would have cumulative impacts on the landscape.

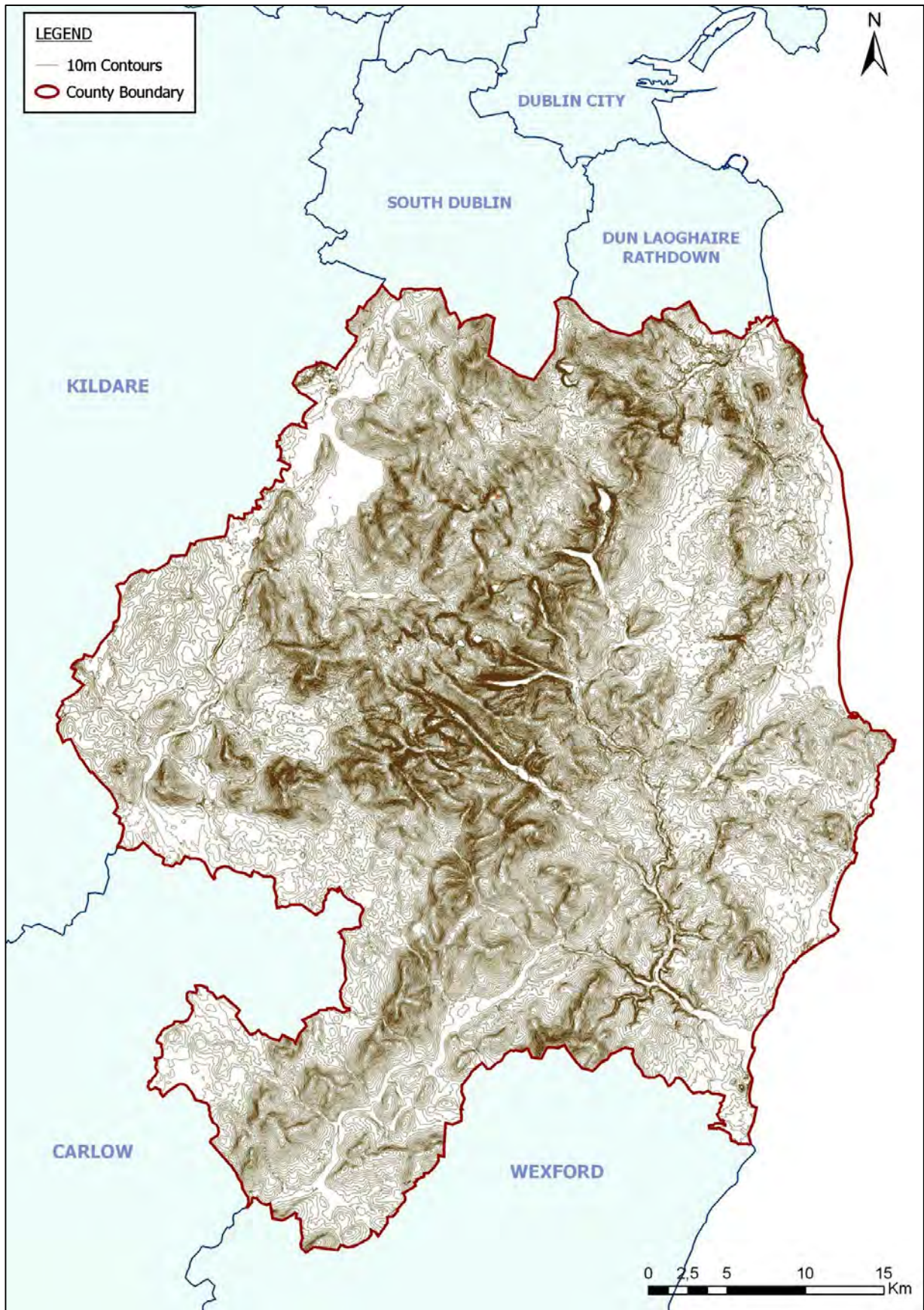


Figure 3.41 Contour Map of the County



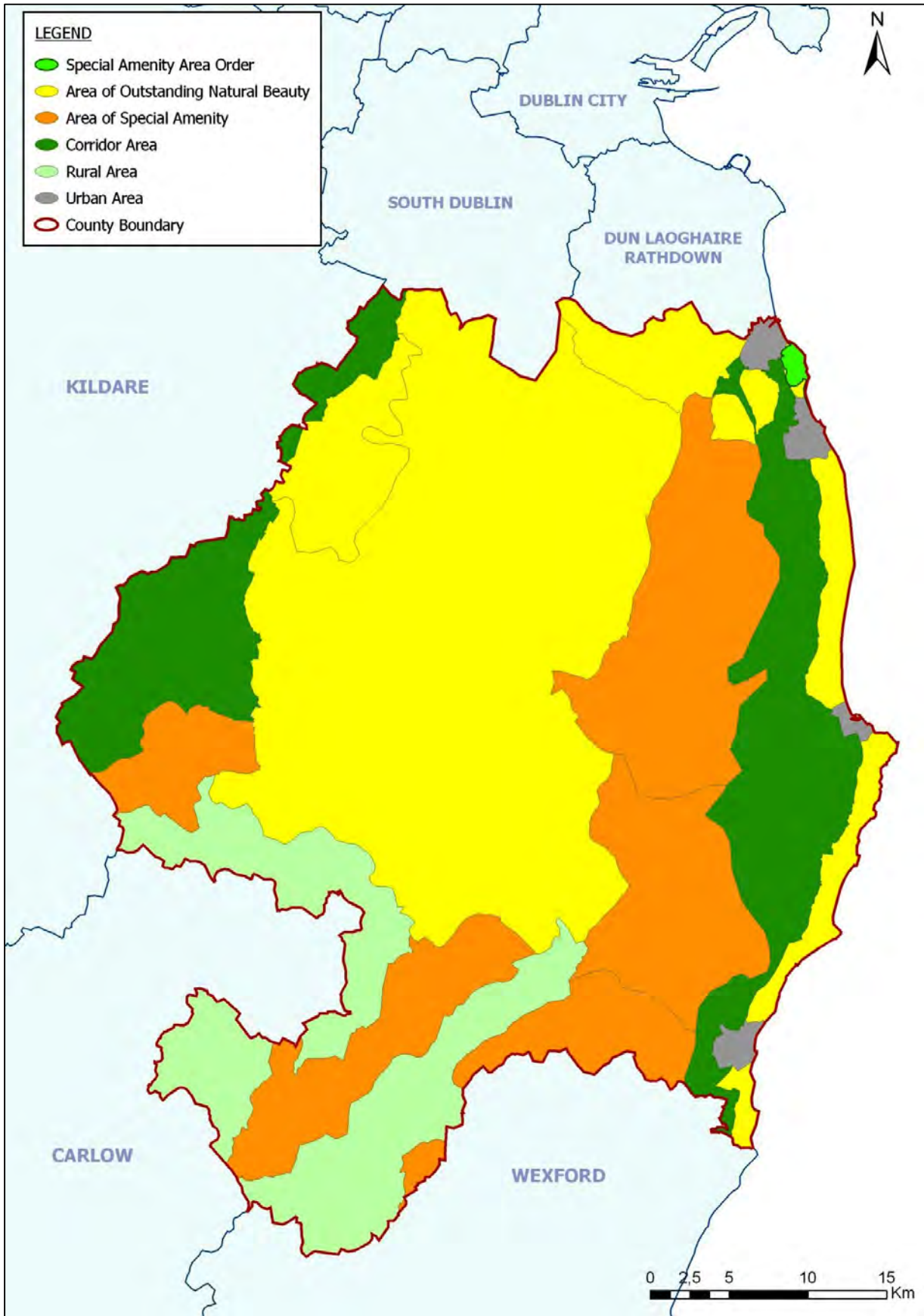


Figure 3.42 Landscape Character Areas

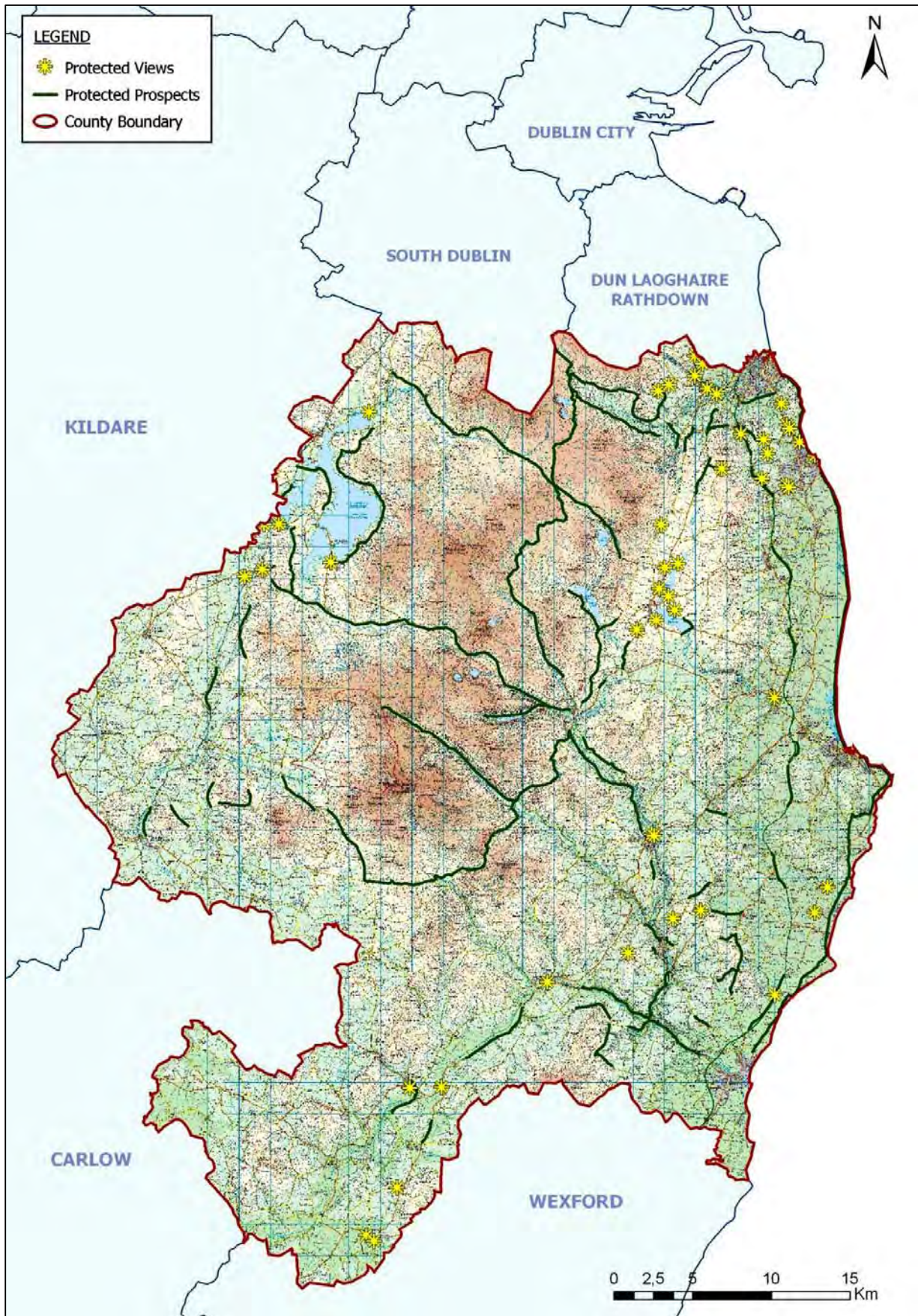


Figure 3.43 Views and Prospects



### 3.10 Overlay Mapping of Environmental Sensitivities

#### 3.10.1 Introduction

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.

Environmental sensitivities are indicated by colours which range from extreme vulnerability (red) to high vulnerability (orange) to moderate vulnerability (yellow) and 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. This is particularly the case where the cumulative development of small-scale projects, such as rural housing, gradually causes a slow deterioration of a resource, such as water quality.

Figure 3.44 provides an overlay of environmental sensitivities in County Wicklow.

#### 3.10.2 Methodology

A weighting system applied through Geographical Information System (GIS) software was used in order to calculate the vulnerability of all areas in the County. Equal value is given to all environmental components (landscape, water, biodiversity etc.) although a distinction made between the various sensitivity factors of each aspect:

- High sensitivity factors are given a weighting of 10 points and include: ecological designations; surface and groundwater bodies at significant risk; entries to the Record of Monuments and Places; entries to the Record of Protected Structures and National Inventory of Architectural Heritage; and 'Class 3: High Sensitivity' landscape areas.
- Moderate sensitivity factors are given half the weighting of the high sensitivity factors and include surface and

groundwater bodies that are probably at significant risk as well as 'Class 2: Moderate Sensitivity' landscape areas.

The scale of sensitivity for each area of the County corresponds to the sensitivity factors: 5 points corresponds to one moderate sensitivity factor; 10 points corresponds to two moderate sensitivity factors *or* one high sensitivity factor; 20 points corresponds to four moderate sensitivity factors *or* two moderate sensitivity factors and one high sensitivity factor *or* two high sensitivity factors (and so on).

The scores for each area are added together in order to determine overall vulnerability as is shown on Table 3.2.

Score	Vulnerability Class
5-15	Low
20-25	Moderate
30-35	Elevated
40-45	High
50-60	Extreme
>65	Acute

Table 3.2 Overall Vulnerability Classes

#### 3.10.3 Use of the Overlay Mapping

Although there are limitations and elements of subjectivity to the overlaying of sensitivities the overlay mapping was used in order to speedily identify the areas where conflicts between development within the Plan area and environmental sensitivities would be likely to occur if unmitigated.

#### 3.10.4 Quantification of Sensitivities

Table 3.3 quantifies the area of the County which falls under each of the vulnerability area classifications when all selected factors are given equal weighting. It is noted that the majority of the County's area (62.2%) is classified, under this weighting system, as being of a low or moderate vulnerability with a relatively smaller area (36.7%) classified as being elevated, high or extreme. 1.1% of the County is classified as being of acute vulnerability.



### 3.10.5 Limitations

It is noted that there are elements of subjectivity to the weighting systems used in this section. However, it is also noted that efforts were made to be as objective as possible – for Figure 3.44, each factor was given an equal weighting depending on whether it is a *highly* or a *moderately* sensitive factor.

### 3.10.6 Conclusions

Most of the Plan area is identified as being of Low to Moderate Vulnerability. The central part of the County from north to south is classified as being elevated to high and extreme with areas of acute vulnerability occurring in the Uplands. Bray Head is also classified as being of acute vulnerability. Areas along the western and eastern boundaries are classified as being low except for some coastal areas.

Vulnerability Area	Area (km <sup>2</sup> )	% of County Vulnerability Class Total
Low	797.99	39.41
Moderate	461.50	22.79
Elevated	321.23	15.86
High	223.81	11.05
Extreme	198.40	9.79
Acute	21.58	1.1
Total	2024.51	100%

**Table 3.3 Quantification of Vulnerability Areas**

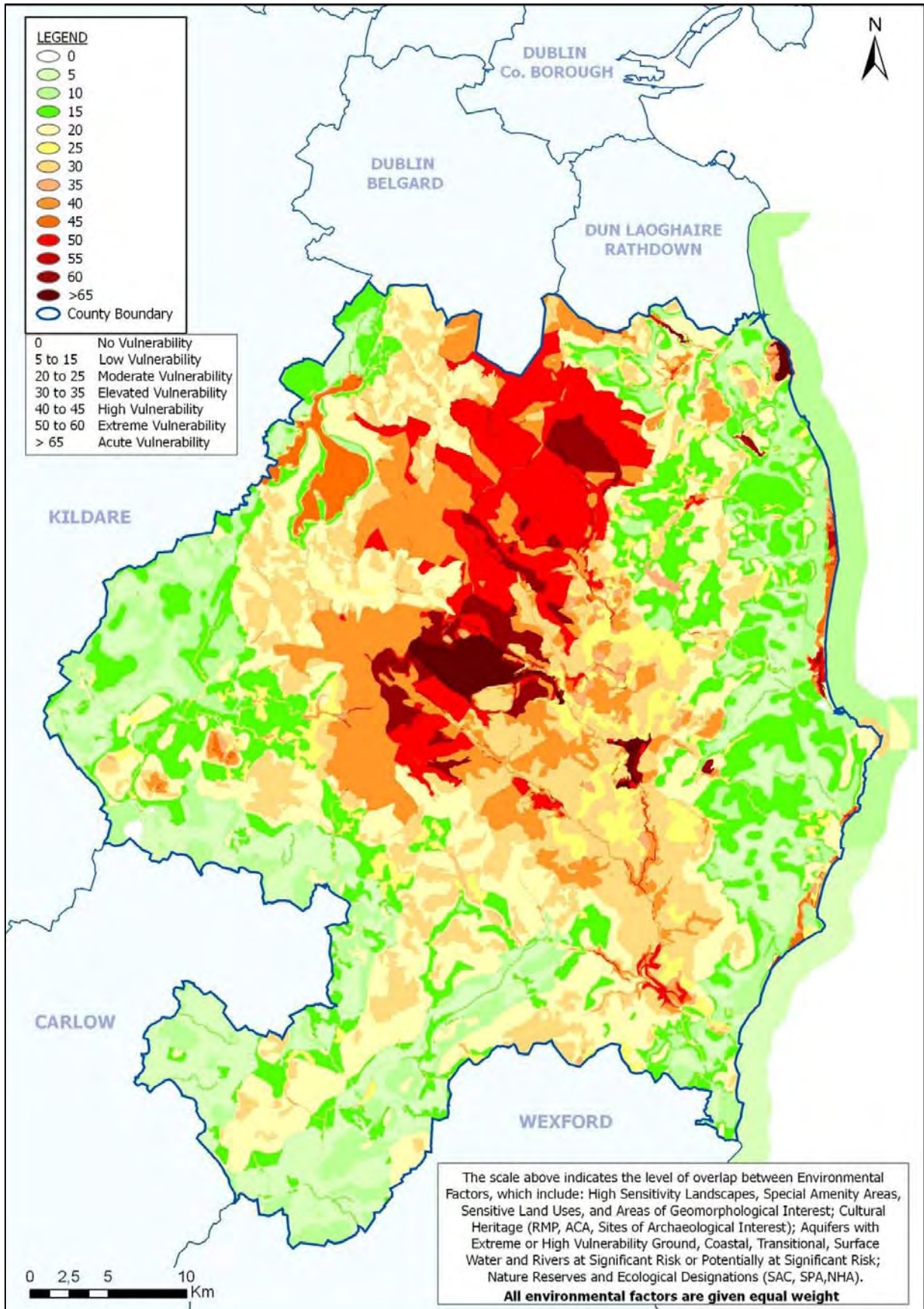


Figure 3.44 Overlay of Environmental Sensitivities

## Section 4 Strategic Environmental Objectives

### 4.1 Introduction

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 significant adverse impacts are likely to occur, if unmitigated.

SEOs are distinct from the objectives of the Plan - although they will often overlap - and are developed from international, national and regional policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law, all of which are intended to be implemented at County level in Wicklow.

The SEA Directive requires that the evaluation of plans be focused upon the relevant aspects of the environmental characteristics of areas likely to be significantly affected. In compliance with this requirement, the SEA has focused upon the most relevant aspects of the environmental characteristics within and surrounding the County. SEOs relating to these environmental characteristics have been identified and developed for the SEA. Most attention has been given to environmental components which are likely to be impacted as a result of implementation of a Plan for the County.

A number of SEOs are linked to indicators which can facilitate monitoring the environmental effects of implementing the Plan when adopted, as well as to targets which the Plan can help work towards.

The primary source used in formulating the SEOs was Table 4B of the SEA Guidelines (DEHLG, 2004)<sup>17</sup>. This list has been amended to give affect to objectives that are considered relevant to this Development Plan. The use of

<sup>17</sup> DEHLG (2004) *Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities* Dublin: Government of Ireland.

SEOs, although not a statutory requirement, does fulfil obligations set out in Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004).

### 4.2 Biodiversity, Flora and Fauna

#### 4.2.1 International, European and National Strategic Actions

##### 4.2.1.1 UN Convention on Biological Diversity 1992

The United Nations Convention on Biological Diversity 1992 requires the promotion of the conservation and sustainable use of biodiversity.

##### 4.2.1.2 National Biodiversity Plan 2002

The preparation and implementation of Ireland's National Biodiversity Plan 2002<sup>18</sup> complies with an obligation under the UN Convention on Biological Diversity. The overall goal of the Plan is to secure the conservation, including where possible the enhancement and sustainable use of biological diversity in Ireland and to contribute to conservation and sustainable use of biodiversity globally. Objectives following on from this goal are to:

- Conserve habitat diversity, including all sites of special biodiversity importance;
- Conserve species diversity;
- Conserve genetic diversity, both wild and domesticated; and
- Contribute to the conservation and sustainable use of biodiversity and to advancing other obligations of the CBD in the EU, regionally and internationally.

<sup>18</sup> Department of Arts, Heritage, Gaeltacht and the Islands (2002) *National Biodiversity Plan* Dublin: Government of Ireland



#### 4.2.1.3 Birds Directive 1979

The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC), referred to as the Birds Directive, - as well as its amending acts - seeks to: protect, manage and regulate all bird species naturally living in the wild within the European territory of the Member States, including the eggs of these birds, their nests and their habitats; and regulate the exploitation of these species.

Special Protection Areas (SPAs) are provided protection under the Directive and have been designated by the DEHLG due to their conservation value for birds of importance in the European Union.

#### 4.2.1.4 Habitats Directive 1992

The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC), referred to as the Habitats Directive, aims to ensure the conservation of certain natural habitats and species which are at favourable conservation status. 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 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.

Special Areas of Conservation (SACs) are designated and protected under the Habitats Directive 1992 (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. In Ireland, the habitats and species occurring in both SACs and SPAs are protected from effects of development occurring outside their boundaries under Section 18 "Prohibition of works on lands outside a European site" of the European Communities (Natural Habitats) Regulations 1997. The Regulations require that where a development is proposed to be carried out, on any land that is not within a protected site and is liable to have an adverse impacts on the protected site in question, including direct, cumulative and indirect impacts, an appropriate assessment, which conforms to an environmental impact assessment, of the likely effects of the proposed development on the site

is undertaken. Depending on the conclusions of this assessment such development may be refused planning permission.

The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. SACs together with SPAs - which are designated under the 1979 Birds Directive - form Natura 2000.

#### 4.2.1.5 Wildlife Act 1976 and Wildlife (Amendment) Act 2000

The basic designation for wildlife is the Natural Heritage Area (NHA). 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. Under the Wildlife Amendment Act (2000), NHAs are legally protected from damage from the date they are formally proposed for designation.

Proposed NHAs (pNHAs) were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated - designation will proceed on a phased basis over the coming years.

Prior to statutory designation, pNHAs are subject to limited protection, in the form of:

- Rural Environment Protection Scheme (REPS) plans which require conservation of pNHAs and operate for a period of 5 years;
- Forest Service requirement for NPWS approval before they will pay afforestation grants on pNHA lands; and/or,
- Recognition of the ecological value of pNHAs by Planning and Licensing Authorities.

Statutory Nature Reserves are state-owned land, inland waters or foreshore areas forming the habitat of a species or community of flora and fauna of scientific interest or forming part of an ecosystem of scientific interest, which would benefit from protection measures, established under the Wildlife Act, 1976 and the Wildlife (Amendment) Act, 2000. Statutory Nature Reserves are protected under Ministerial order.

#### 4.2.1.6 European Freshwater Directive 1978

Salmonid Waters are designated and protected under the European Communities (Quality of Salmonid Waters) Regulations 1998 (SI No. 293 of 1988) which implements the European Council Directive on the quality of fresh waters needing protection or improvement in order to support fish life (78/659/EEC), referred to as the European Freshwater Directive as amended and codified. Salmonid Water designation imposes an obligation to maintain specific water quality standards and control pollution.

#### 4.2.2 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been identified and developed with regard to the objectives of the above strategic actions and the environmental baseline described in Section 3.

<b>SEO B1:</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>Indicator B1:</b>	Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP
<b>Target B1:</b>	No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the CDP

<b>SEO B2:</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>Indicator B2:</b>	Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by

	development within or adjacent to these sites as a result of implementation of the CDP
<b>Target B2:</b>	No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP

<b>SEO B3:</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>Indicator B3:</b>	Percentage loss of connectivity without remediation as a result of implementation of the CDP – as evidenced from a resurvey of CORINE mapping
<b>Target B3:</b>	No ecological networks or parts thereof to be lost without remediation as a result of implementation of the CDP

Note: the impact of implementing the Development Plan on aquatic biodiversity and flora and fauna is also influenced by both impacts upon the quality of water bodies - which relates to SEOs W1 and W2 - and the provision of appropriate levels of waste water treatment infrastructure - this relates to SEO M1.

### 4.3 Population and Human Health

#### 4.3.1 Population

In order to promote sustainable development and allow for public transport systems to function more effectively - as promoted by the National Spatial Strategy and other high level land use strategic actions - it is essential to consolidate the physical growth of settlements within the County. Within the County this can be achieved through the development of vacant, derelict and underutilised lands, in particular

where they are in close proximity to public transport routes.

The DEHLG's Residential Density Guidelines 1999 and the DEHLG's Sustainable Residential Development in Urban Areas Guidelines 2008 recommend planning authorities to promote higher residential densities, particularly in redeveloping 'brownfield' sites and in proximity to town centres and public transport corridors.

The impacts of implementing the Development Plan on both the spatial distribution of population and the nature of development (with regard to greenfield and brownfield development) within the County's settlements and across the wider County area relates to SEO S1 which aims to maximise sustainable brownfield development and minimise the loss of highly productive agricultural soils.

### 4.3.2 Human Health

#### 4.3.2.1 Introduction

The impact of implementing the County Development Plan on human health is determined by the impacts which the Plan has upon environmental vectors. Impacts which the Plan has upon these vectors are influenced by:

- The extent to which new development is accompanied by appropriate infrastructure - this relates to SEOs M1 and M2;
- Impacts upon the quality of water bodies - this relates to SEOs W1 and W2;
- The extent of development provided by the Plan which would increase flood risk - this relates to SEO W3; and,
- The interaction between human beings and the noise generated by the landuses provided for by the Plan.

#### 4.3.2.2 Emission Limits

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. Nonetheless for the sake of consistency with the requirements of the SEA Regulations this section includes objectives, indicators and targets for health.

### 4.3.3 SEOs, Indicators and Targets

The impacts of implementing the Development Plan on the spatial distribution of population relates to SEO S1 which aims to maximise sustainable brownfield development and minimise the loss of soils which can be utilised for agriculture.

<b>SEO HH1:</b>	To protect human health from hazards or nuisances arising from exposure to incompatible landuses
<b>Indicator HH1:</b>	Occurrence (any) of a spatially concentrated deterioration in human health
<b>Target HH1:</b>	No spatial concentrations of health problems arising from environmental factors as a result of implementing the CDP

## 4.4 Soil

### 4.4.1 Proposal for a Soil Framework Directive

To date, there is no legislation which is specific to the protection of soil resources and soil protection is addressed indirectly and/or within sectoral policies: water, waste, chemicals, industrial pollution prevention, nature protection, pesticides and agriculture.

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.

Article 5 of the proposed Directive states that, for the purposes of preserving the various functions of soil; sealing, the development of artificial surfaces on top of soil resources, should be limited. The proposed Directive suggests that



this may be achieved through rehabilitating brownfield sites, thus reducing the depletion of greenfield sites. The proposed Directive also states soil should be used in a sustainable manner which preserves its capacity to deliver ecological, economic and social services, while maintaining its functions so that future generations can meet their needs.

#### 4.4.2 SEOs, Indicators and Targets

The following SEO, Indicator and Target have been identified and developed with regard to the proposed Soil Directive, land use strategic actions detailed under Section 4.3.1 and the environmental baseline described in Section 3.

<b>SEO S1:</b>	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands <sup>19</sup>
<b>Indicator S1:</b>	Area of brownfield land developed over the plan period
<b>Target S1:</b>	Reduced availability of brownfield land (subject to availability on the open market, the demand for such land and the ability for such lands to be sustainably re-used within the provisions of the CDP) at the end of the CDP lifespan

Note: the impact of implementing the Development Plan on soil quality is also influenced by impacts upon the quality of water bodies which relates to SEOs W1 and W2.

### 4.5 Water

#### 4.5.1 The Water Framework Directive 2000

##### 4.5.1.1 Introduction

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD has been transposed into Irish legislation by the European Communities (Water Policy) Regulations 2003

<sup>19</sup> SEO S1 potentially conflicts with SEOs CH1 and CH2

(SI No. 722 of 2003). 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.

##### 4.5.1.2 Good Status for Rivers

Good status as defined by the WFD equates to approximately Q4 in the national scheme of biological classification of rivers, as set out by the EPA.

##### 4.5.1.3 Good Status for Lakes

Good status as defined by the WFD equates to approximately mesotrophic in the trophic classification of lakes, as set out by the EPA.

##### 4.5.1.4 Good Status for Transitional Waters

Good status as defined by the Water Framework Directive can be attained by transitional waters through the achievement of *unpolluted* status in the Assessment of Trophic Status of Estuaries and Bays in Ireland (ATSEBI) System which is used by the EPA in order to classify the quality status of transitional waters.

##### 4.5.1.5 Bathing Water

EU Mandatory and Guide levels are set out for bathing waters in the **1976 Bathing Water Directive** (Directive 76/160/EEC) as implemented in Ireland by the Quality of Bathing Water Regulations, 1992, (SI No. 155 of 1992). The purpose of the Bathing Water Regulations is the protection of human health, local authorities.

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.

A new **2006 Bathing Water Directive** (2006/7/EC) - which entered into force in March 2008 - revises the 1976 Directive with the purpose of: preserving, protecting and improving the quality of the environment and protecting human health by complementing the Water Framework Directive (2000/60/EC). The 2006 Bathing Water Directive is implemented by

the Bathing Water Quality Regulations 2008 (SI No. 79) of 2008.

The 2006 Directive establishes a new classification system for bathing water quality based on four classifications 'poor', 'sufficient', 'good' and 'excellent' and generally requires that a classification of 'sufficient' be achieved by 2015 for all bathing waters.

The new classification system is currently being introduced and related to current EU guide and mandatory standards specified in the 1976 EU Bathing Water Directive (76/160/EEC) by the EPA<sup>20</sup>. The 'good' classification is related to compliance with guide and mandatory values, the 'sufficient' classification is related to compliance with the mandatory values only, whereas the 'poor' classification is non-compliance with mandatory values. The 1976 Directive does not have bathing water standards that equate to an 'excellent' classification.

#### 4.5.1.6 Quality Standards and Threshold Values for Ground Water

Detailed provisions to achieve the aims of the WFD for ground water have been presented in a Groundwater Daughter Directive (Directive 2006/118/EC on the protection of groundwater against pollution and deterioration).

This Directive sets up environmental objectives of good groundwater quantitative and chemical status, as well as ensuring a continuity to the 1980 Groundwater Directive (Directive 80/68/EEC on the protection of groundwater against pollution caused by dangerous substances) which is due to be repealed under the WFD by the end of 2013.

Article 3 of the 2006 Directive required that the assessment of the chemical status of groundwater use both quality standards identified in Annex I of the Directive and threshold values to be set by individual member states.

Groundwater quality standards are environmental quality standards expressed as the concentration of a particular pollutant, group of pollutants or indicator of pollution in groundwater, which should not be exceeded in order to protect human health and the

<sup>20</sup> Transitional measures are in place until the new Bathing Water Quality Regulations 2008 (SI No. 79 of 2008) are fully implemented

environment. Annex I of the Directive sets standards for two pollutants: Nitrates - 50mg/l - and; Active substances in pesticides<sup>21</sup>, including their relevant metabolites, degradation and reaction products - 0,1 µg/l and 0,5 µg/l (total<sup>22</sup>).

Irish groundwater threshold values<sup>23</sup> are currently in the process of being set by the EPA.

## 4.5.2 Flooding

### 4.5.2.1 Introduction

Flooding is an environmental phenomenon which, as well have causing economic and social impacts, could in certain circumstances pose a risk to human health.

### 4.5.2.2 EU Floods Directive

European Directive 2007/60/EC on the assessment and management of flood risks aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.

The Directive requires Member States to carry out a preliminary assessment by 2011 in order to identify the river basins and associated coastal areas at risk of flooding. For such zones flood risk maps are required to be drawn up by 2013. By 2015 flood risk management plans focused on prevention, protection and preparedness must be established by 2015.

<sup>21</sup> 'Pesticides' means plant protection products and biocidal products as defined in Article 2 of Directive 91/414/EEC and in Article 2 of Directive 98/8/EC, respectively.

<sup>22</sup> 'Total' means the sum of all individual pesticides detected and quantified in the monitoring procedure, including their relevant metabolites, degradation and reaction products.

<sup>23</sup> Threshold values are to be established by Member States for all pollutants and indicators of pollution which characterise groundwater bodies classified as being at risk of failing to achieve good groundwater chemical status under the WFD. Threshold values are required to be established in a way that, should the monitoring results at a representative monitoring point exceed the thresholds, this will indicate a risk that one or more of the conditions for good groundwater chemical status - with regard to the ability of groundwater to support human uses and with regard to waters used for the abstraction of drinking water - are not being met.

The Directive is to be carried out in coordination with the Water Framework Directive and flood risk management plans and river basin management plans should be coordinated.

#### 4.5.2.3 DEHLG Flood Risk Management Guidelines

In November 2009 the DEHLG issued *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 the Guidelines' flood risk identification, assessment and management processes as appropriate when preparing or varying development plans and local area plans and in consideration of applications for planning permission.

#### 4.5.3 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been identified and developed with regard to the objectives of the above strategic actions and the environmental baseline described in Section 3.

<b>SEO W1:</b>	To maintain and improve, where possible, the quality of surface waters
Indicator W1i:	Biotic Quality Rating (Q Value) for Rivers
Target W1i:	To achieve, in line with the requirement to achieve good water status under the Water Framework Directive by 2015, a biotic quality rating of Q4 and, where possible, to Q5
Indicator W1ii:	Trophic Status of Lakes
Target W1ii:	To achieve, in line with the requirement to achieve good water status under the Water Framework Directive by 2015, a trophic status of mesotrophic and, where possible, oligotrophic
Indicator W1iii:	Trophic Status of Transitional Waters (ATSEBI)
Target W1iii:	To maintain or to improve trophic status, where relevant, to unpolluted in line with the requirement to achieve good water status under the Water Framework Directive, by 2015
Indicator W1iv:	Mandatory and Guide values as set by Directive 76/160/EEC
	Or;
	Poor, Sufficient, Good and Excellent classifications as set by Directive 2006/7/EC
Target W1iv:	To achieve - as a minimum - Mandatory values, and where possible to achieve Guide values as set by Directive 76/160/EEC
	Or;
	To achieve - as a minimum - the Sufficient classification as set by Directive 2006/7/EC, and where possible to achieve the Good or Excellent classifications



<b>SEO W2:</b>	To prevent pollution and contamination of ground water
Indicator W2:	Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC
Target W2:	Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC

<b>SEO W3:</b>	To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk
Indicator W3:	Number of developments granted permission on lands which are subject - or are likely to be subject in the future - to a significant flood risk
Target W3:	Minimise developments granted permission on lands which are subject - or are likely to be subject in the future - to a significant flood risk

## 4.6 Air and Climatic Factors

### 4.6.1 Introduction

The impact of implementing the Plan on air quality and climatic factors will be determined by the impacts which the Plan has upon the traffic levels which relate to SEOs C1 and C2.

Travel is the source of most:

- Noise;
- Air emissions; and,
- Energy use (41.4% oil equivalent of final energy consumption in 2006 was taken up by transport - sourced from Sustainable Energy Ireland's online Energy Statistics Data Bank).

Land-use planning contributes to what number and what extent of journeys occur. By addressing journey time through land use planning, increases in greenhouse gases 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.

### 4.6.2 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 area's 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 under the Air Quality Framework Directive 1996 while four daughter Directives lay down limits or thresholds for specific pollutants.

### 4.6.3 Climatic Factors

In order to reduce greenhouse gas emissions the internationally agreed Kyoto Protocol established emissions reduction targets for developing countries. Ireland's emission target for greenhouse gases is to limit the increase in their combined emissions during the five-year period 2008-2012 to 13 per cent above 1990 levels.

### 4.6.4 Noise

Noise is unwanted sound. Traffic noise alone is harming today the health of almost one third of Europeans<sup>24</sup>.

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.

<sup>24</sup> World Health Organization Regional Office for Europe (2003) *Technical meeting on exposure-response relationships of noise on health 19-21 September 2002* Bonn, Germany Bonn: WHO

The Directive requires competent authorities in Member States to:

- Draw up *strategic noise maps* for major roads, railways, airports and agglomerations, using harmonised noise indicators<sup>25</sup> and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels;
- Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and,
- Inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

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.

#### 4.6.5 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been identified and developed with regard to the objectives of the above strategic actions and the environmental baseline described in Section 3.

It is noted that - in addition to being addressed as part of this assessment - traffic issues will also be addressed at the level of individual projects by the development management process and, for certain projects, by EIA.

<b>SEO C1:</b>	To minimise increases in travel related greenhouse emissions to air
Indicator C1i <sup>26</sup> :	Percentage of population within the County travelling to work or school by public transport or non-mechanical means
Target C1i:	An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means
Indicator C1ii <sup>27</sup> :	Average distance travelled to work or school by the population of the County
Target C1ii:	A decrease in the average distance travelled to work or school by the population of the County

<b>SEO C2:</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
The use of the SEO C2 provides a qualitative directional measure which is used to evaluate the effects of implementing the Development Plan.	

## 4.7 Material Assets

### 4.7.1 Waste Water

The treatment of wastewater is governed by the Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) transposed into Irish law by the Urban Waste Water Treatment Regulations 2001 (SI 254 of 2001). The Directive aims to protect the environment from the adverse effects of the wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. The Regulations stipulate that sewage treatment facilities are in place in all towns by 2005.

<sup>25</sup> [ $L_{den}$  (day-evening-night equivalent level) and  $L_{night}$  (night equivalent level)]

<sup>26</sup> As measured by the Central Statistics Office

<sup>27</sup> As measured by the Central Statistics Office

Appropriate treatment is essential in order to meet the requirements of the Water Framework Directive (see Section 4.5.1).

### 4.7.2 Drinking Water

The environmental baseline with regard to drinking water demand and supply is identified in Section 3 and measures have been integrated into the Plan in order to help ensure a clean and wholesome water supply.

The European Communities (Drinking Water) Regulations (No. 2) 2007 require the compliance of water intended for human consumption with 48 parameters.

### 4.7.3 SEO, Indicator and Target

The following SEOs, Indicators and Targets have been identified and developed with regard to the objectives of the above strategic actions and the environmental baseline described in Section 3.

<b>SEO M1:</b>	To serve new development with appropriate waste water treatment
<b>Indicator M1:</b>	Number of new developments granted permission which can be adequately served with waste water treatment over the lifetime of the CDP
<b>Target M1:</b>	All new developments granted permission to be connected to and adequately served by waste water treatment over the lifetime of the CDP

<b>SEO M2:</b>	To serve development within the County with drinking water that is both wholesome and clean
<b>Indicator M2:</b>	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
<b>Target M2:</b>	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

## 4.8 Cultural Heritage

### 4.8.1 Archaeological Heritage

#### 4.8.1.1 Valletta Convention 1992

The European Convention on Protection of the Archaeological Heritage known as the Valletta Convention of 1992. This was ratified by Ireland in 1997 and requires that appropriate consideration be given to archaeological issues at all stages of the planning and development process.

#### 4.8.1.2 National Heritage Plan for Ireland 2002

The core objective of the National Heritage Plan for Ireland 2002<sup>28</sup> is to protect Ireland's heritage. In this regard the polluter pays principle and the precautionary principle are operable.

#### 4.8.1.3 National Monuments Acts

Archaeology in Ireland is protected under the National Monuments Acts 1930 to 2004.

Recorded monuments are protected by inclusion on the list and marked on the map which comprises the Record of Monuments and Places set out County by County under Section 12 of

<sup>28</sup> Department of Arts, Heritage, Gaeltacht and the Islands (2002) *National Heritage Plan for Ireland* Dublin: Government of Ireland



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 Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994.

Direct impacts on national monuments in State or Local Authority care or subject to a preservation order require the consent of the Minister for the Environment, Heritage and Local Government under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

## 4.8.2 Architectural Heritage

### 4.8.2.1 Planning and Development Act 2000

The Record of Protected Structures (RPS) included in the current Development Plan is legislated for under Section 51 of the Planning and Development Act 2000 and includes structures which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

### 4.8.2.2 Architectural Heritage and Historic Monuments Act 1999

The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the DEHLG which was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. It is intended that the NIAH provides the basis for the inclusion of particular structures in the RPS.

## 4.8.3 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been identified and developed with regard to the objectives of the above strategic actions and the environmental baseline described in Section 3.

<b>SEO CH1:</b>	To protect the archaeological heritage of County Wicklow with regard to 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
<b>Indicator CH1:</b>	Number of unauthorised developments occurring which result in full or partial loss to 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
<b>Target CH1:</b>	No unauthorised developments occurring which result in full or partial loss to 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

<b>SEO CH2:</b>	To preserve and protect the special interest and character of County Wicklow's architectural heritage with regard to entries to the Record of Protected Structures and their context within the surrounding landscape where relevant
<b>Indicator CH2i:</b>	Number of unauthorised developments occurring which result in physical loss of entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant
<b>Indicator CH2ii:</b>	Number of additions to the Record of Protected Structures and the number of additional ACAs
<b>Target CH2i:</b>	No unauthorised developments occurring which result in physical loss of entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant
<b>Target CH2ii:</b>	Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate

## 4.9.2 SEOs, Indicators and Targets

The following SEO, Indicator and Target have been identified and developed with regard to the objectives of the above strategic actions and the environmental baseline described in Section 3.

<b>SEO L1:</b>	To avoid significant adverse impacts on the landscape, especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity
<b>Indicator L1:</b>	Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity - resulting from development which is granted permission under the CDP
<b>Target L1:</b>	No developments permitted which result in avoidable impacts on the landscape - especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity - resulting from development which is granted permission under the CDP

## 4.9 Landscape

### 4.9.1 European Landscape Convention 2000

Ireland signed and ratified the European Landscape Convention (2000) in 2002 with the Convention entering into force in Ireland in 2004. The aims of the Convention include: to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity; to harmonise changes in the landscape which are brought about by social, economic and environmental processes, and to enhance landscapes.

## Section 5 Context for a County Development Plan for Wicklow

### 5.1 Introduction

Under Section 9 of the Planning and Development Act 2000, every planning authority must make a development plan, setting the framework for all future development in the planning authority's area for the stated period, for the whole functional area of the authority every six years. Development Plans are required to set out an overall strategy for the proper planning and sustainable development of the area in question. It is in this context in which Wicklow County Council - the planning authority for County Wicklow - has adopted the County Development Plan. The Plan embraces the entire County excluding the Town Council Areas of Bray, Wicklow and Arklow. However, components of the County Plan such as Population and Settlement Strategy, the Housing and Retail Strategies will advise and guide the development of these towns and find expression in the form and content of their respective Town Plans.

The County Development Plan replaces the old 2004-2010 Plan and it is intended to provide for the proper planning and sustainable development for the administrative area of Wicklow County Council for a duration of six years from the date on which it was adopted, unless amended.

The Plan has been prepared in accordance with the requirements and the various provisions of the Planning and Development Act 2000 as amended and the Planning and Development (Strategic Environmental Assessment Regulations) 2004.

### 5.2 Structure and Content

The Plan consists of a written statement and accompanying maps and appendices. The written statement consists of 18 chapters as follows:

- Chapter 1: Introduction
- Chapter 2: Strategic Context
- Chapter 3: Vision and Strategic Goals

- Chapter 4: Population, Housing and Settlement
- Chapter 5: Urban Development
- Chapter 6: Rural Housing
- Chapter 7: Employment, Enterprise and Economic Development
- Chapter 8: The Rural Economy
- Chapter 9: Tourism
- Chapter 10: Retail
- Chapter 11: Roads and Transportation
- Chapter 12: Water Infrastructure
- Chapter 13: Waste and Environmental Emissions
- Chapter 14: Energy and Communications
- Chapter 15: Social and Community Infrastructure, including open space
- Chapter 16: Built Heritage
- Chapter 17: Natural Environment
- Chapter 18: Coastal Zone Management

### 5.3 Vision Statement

The Plan puts forward the following vision for the County:

*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.*

In order to help implement this vision, the Plan sets out a number of strategic goals that underpin all the policies and objectives of the Plan. These strategic goals are as follows:

Goal 1: To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area, and manage the



spatial organisation of the County in an efficient sustainable manner.

Goal 2: To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.

Goal 3: To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.

Goal 4: To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.

Goal 5: To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.

Goal 6: To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas

Goal 7: To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features

Goal 8: To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a

quality built environment in which to live.

Goal 9: To protect and enhance the diversity of the County's natural and built heritage

Goal 10: To address the climate change challenge, as a plan dynamic, throughout the County Plan, directly in the areas of flooding and renewal energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.

## 5.4 Alternatives

Sections 6 and 7 of this report identify, describe and evaluate different alternative scenarios for the future development of the Plan area, taking into account the relevant land use strategic actions (see Section 5.5), the SEOs identified in Section 4 as well as the geographical scope of the County.

The evaluation of the alternatives results in the identification of potential impacts and leads to the emergence of a preferred alternative for the Plan.

## 5.5 Interactions with Relevant Planning Policy

### 5.5.1 Introduction

The Plan sits within a hierarchy of land use forward planning strategic actions. The Plan must comply with higher level strategic actions and will, in turn, guide lower level strategic actions. The following sections identifies a number of these strategic actions, further details of which are contained in the Plan

### 5.5.2 National Development Plan 2007-2013

The National Development Plan 2007-2013 (NDP) is designed to underpin the development of a dynamic competitive economy over the period 2007 - 2013. It envisages a total investment of €184 billion over 7 years to 'secure the further transformation of our country

socially and economically within an environmentally sustainable framework’.

It identifies investment funding for significant projects in sectors such as health services, social housing, education, roads, public transport, rural development, industry, water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the Country so as to support continued, but more balanced, economic and social development in line with the National Spatial Strategy.

### **5.5.3 National Spatial Strategy 2000-2020**

The National Spatial Strategy 2000-2020 (NSS) is a 20-year planning framework for the entire Country to guide policies, programmes and investment. It seeks to promote a better balance of social, economic and physical development between the Regions.

The strategy is based on a hierarchy of settlement; Gateways, Hubs and county towns along with the need to support the role of smaller towns, villages and diverse rural economies. The focus of the NSS is on fostering a closer match between where people live with where they work. The NSS established a detailed sustainable planning framework for strategic spatial planning to ensure development is targeted at the most appropriate locations. The NSS places emphasis on the creation of high quality living environments through urban design and the integration of social and community amenities. Core messages from the NSS include:

- A wider range of work opportunities
- A better quality of life for all
- Effective urban and rural planning leading to an environment of the highest quality.

### **5.5.4 Sustainable Development: A Strategy for Ireland 1997**

This Strategy provides a framework for the achievement of sustainable development at local level and calls on planning authorities to incorporate the principles of sustainability into Development Plans.

### **5.5.5 Regional Planning Guidelines for the Greater Dublin Area 2010-2022**

Ireland is divided into eight regional forward planning regions, Dublin, Midlands, Mid East, Mid West, South East, South West, West and Border, each with its own regional planning authority composed of Elected Members selected by the constituent local government councils. Regional planning authorities are required, under the Planning and Development Regulations 2001 to 2009, to draw up regional planning guidelines (RPGs), long term strategic planning frameworks, for their relevant region. RPGs must have regard to the National Spatial Strategy.

County Wicklow is located within the Greater Dublin Area for which the RPGs for the Greater Dublin Area 2010-2022 have been prepared.

The Greater Dublin Area incorporates the Dublin Regional Authority and the Mid East Regional Authority being the geographical and administrative areas of Dublin City, Dun Laoghaire-Rathdown, Fingal, South Dublin, Wicklow, Meath and Kildare. The Guidelines provide a Strategic Planning Framework for the region providing a link between national policies such as the National Spatial Strategy and the National Development Plan, and plan policies and guidance at the City and County level.

### **5.5.6 Lower Tier Land Use Plans**

A number of Local Area Plans and Town Plans and one District Plan have been, and will continue to be prepared and implemented by Wicklow County Council. While these plans must be consistent with the County Development Plan applicable at the time of adoption, the cycle of local plan review during the lifetime of the County Development Plan will form a feedback loop which will feed into and inform the drafting of subsequent County Plans.

The following local plans were adopted during the course of the County Development Plan 2004-2010:

- Ashford Local Area Plan 2008 – 2014
- Arklow Environs Local Area Plan 2008 – 2014
- Baltinglass Town Plan 2008

- Bray Environs Local Area Plan 2009 – 2015
- Carnew Town Plan 2009
- Dunlavin Local Area Plan 2008 – 2014
- Enniskerry Local Area Plan 2009 – 2012
- Greystones/Delgany Local Area Plan 2006 – 2012
- Kilcoole Local Area Plan 2008 – 2014
- Newcastle Town Plan 2007
- Newtownmountkennedy Local Area Plan 2008 – 2014
- Rathdrum Local Area Plan 2006 – 2012
- Roundwood Town Plan 2007
- Tinahely Town Plan 2009
- Wicklow Environs Local Area Plan 2008 – 2014
- Wicklow Action Area 6 Local Area Plan 2006 – 2012

## **5.6 Environmental Protection Objectives**

The Plan is subject to a number of high level national, international and regional environmental protection policies and objectives, including those which have been identified as Strategic Environmental Objectives in Section 4.

Examples of Environmental Protection Objectives include 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 - and the purpose of the Water Framework Directive - which is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which, among other things, prevents deterioration in the status of all water bodies and protects, enhances and restores all waters with the aim of achieving good status by 2015.

The County Development Plan must be consistent with these objectives and implement them at County level within County Wicklow.



## Section 6 Description of Alternative Plan Scenarios

### 6.1 Introduction

One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative strategies for accommodating future development in County Wicklow.

These alternative strategies must be realistic, capable of implementation, and should represent a range of different approaches within statutory and operational requirements of the particular plan. In some cases the preferred strategy will combine elements from the various alternatives considered.

This section identifies and describes different plan scenarios, taking into account higher level strategic actions as well as the geographical scope of the County.

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

Mitigation measures which attempt to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the preferred alternative are identified in Section 9 – these have been integrated into the County Development Plan.

### 6.2 Excluding the 'Do-Nothing' Scenario

As the old CDP was required to be reviewed and replaced by a new CDP under legislation a 'do-nothing' alternative is not considered, nor is it required to be by the SEA Directive.

Annex I of the SEA Directive specifies that information should be provided in the environmental report on *inter alia* 'the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'. Section 3 identifies the evolution of each

component of the environment in the absence of implementing the CDP.

### 6.3 Identification and Description of Alternative Scenarios

#### 6.3.1 Introduction

The following summarises a series of 'Scenarios' which provide alternative visions of how the future development of County Wicklow might occur. These are neither predictions nor preferences - instead they offer a range of plausible and internally consistent narratives of the outcome of different planning and development strategies. These provide the basis for the comparative evaluation of the likely environmental effects of each plan, which in turn serves the purpose of identifying which features of plans and policies are likely to be sensitive or robust over the widest range of circumstances.

#### 6.3.2 Alternative Scenario 1: *Dispersed Scenario*

*Rural Dispersed growth with limited Growth in urban centres (Laissez Faire Approach)*

The characteristics of this Scenario are as follows:

- Laissez Faire Approach to Planning
- Extensive rural development throughout the County with little or no growth in Urban Areas.
- Social cohesion and fabric of urban areas are diminished
- Limited development on Brownfield sites
- Increased demands on provision of Water/Infrastructure in the rural area
- Conflict with infrastructure provision, new roads/road improvements, EIR Grid and Bord Gas Networks
- Negative Impact on Landscape
- Negative Impact on Environmental Designations (no regard)
- Weak Social Infrastructure
- Travel Demands unsustainable

- Natural resources such as forestry, wind energy and mineral extraction will be interspersed with large areas of rural housing
- Proliferation of individual effluent disposal system and associated pollution risks
- Proliferation of individual wells and associated impacts on the ground water
- Increased pressure on public services to remain economic leading to decline in service provision

### 6.3.3 Alternative Scenario 2: *Neutral Scenario-Strict application of RPGs/ Protectionist*

*Emphasis on growth in both rural and urban areas (Planned approach for growth in both rural and urban areas throughout the County).*

The characteristics of this Scenario are as follows:

- Development concentrated into the Regional Planning Guidelines designated towns
- Development in remainder of the County limited to "local need" only
- Reduced options for settlement, leading to social dissatisfaction
- Emphasis in growth in both rural and urban areas, but source of growth of these areas differ from area to area
- Increased Demands on Public services/Infrastructure across all areas
- Impact on landscape with some regard to environmental designations
- Investment in social infrastructure spread leading to uneven provision
- Poor provision of public transport due to lack of concentrated population

### 6.3.4 Alternative Scenario 3: *Structured Scenario*

*Well Developed Urban Structure supporting diverse rural growth*

The characteristics of this Scenario are as follows:

- Balanced sustainable Approach to Planning

- Concentration of growth in Urban Centres and appropriate growth in rural areas
- Rural Areas supported by larger urban centres and control of sporadic rural housing
- More sustainable modes of transport
- Increased use of public transport
- Reduced commuting distances to employment opportunities and greater accessibility
- Increased provision of Social Infrastructure
- Protection of landscape and environmental designations
- Reduced impact on water resources
- Infrastructural networks protected

### 6.3.5 Alternative Scenario 4: *Centred Scenario*

*Development concentrated along existing Rail line with limited regard for environmental designation along the coastline, population loading along east coast*

The characteristics of this Scenario are as follows:

- Concentration of development along rail line
- Population loading in Bray, Greystones, Kilcoole, Newcastle, Wicklow, Glenealy, Rathdrum, Avoca and Arklow. Densification of these settlements
- Restricted growth in all other parts of the County
- Little regard to Environmental Designations along the East Coast in place of Growth
- Strong regard to Environmental Designations within the rest of the County
- Demand for Increased Social Infrastructure in growth towns
- Population Decline in areas without public transport.
- Investment in other forms of transport diverted
- Investment in remainder of County diverted
- Economic strength and attractiveness of remainder of the County significantly reduced as an indirect effect there would be lack of employment

- Increased Loading on Water Services, Demands on Rivers Systems along settlement concentrations and flooding

### **6.3.6 Alternative Scenario 5: *Prescriptive Scenario***

*Strict application of all environmental designations throughout the County*

The characteristics of this Scenario are as follows:

- Strong and Robust Environmental protection
- Development limited to settlements remote from designated areas
- Limited Rural Development
- Increased demands on a small number of existing settlements and infrastructure in those settlements
- Social networks in rural areas or locations near protected sites will be curtailed
- Lack of infrastructure at locations at or near designated sites
- Reduced Recreational and tourism use of the County and associated economic impacts
- The potential to exploit natural resources reduced



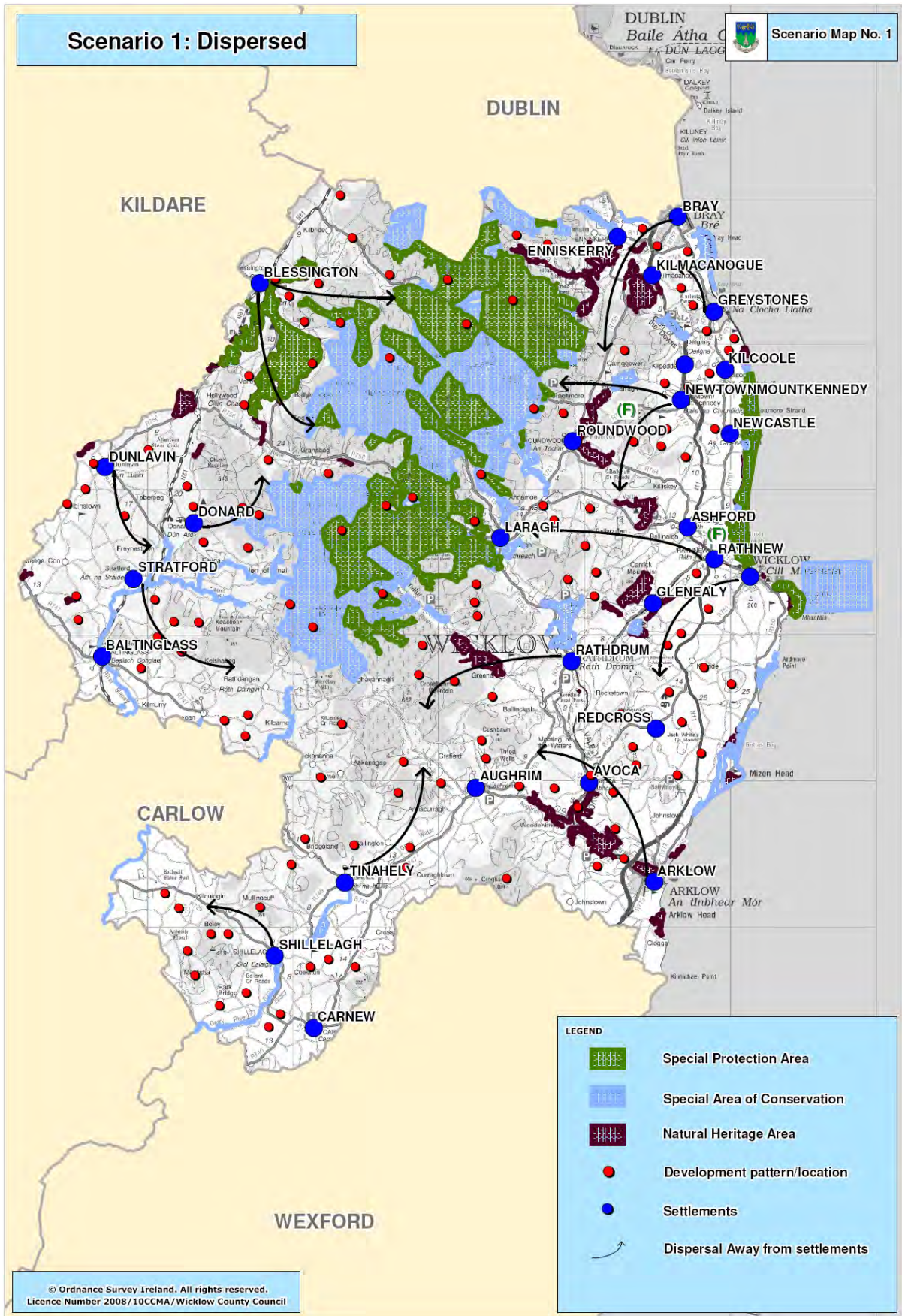


Figure 6.1 Alternative Scenario 1 - Dispersed Scenario



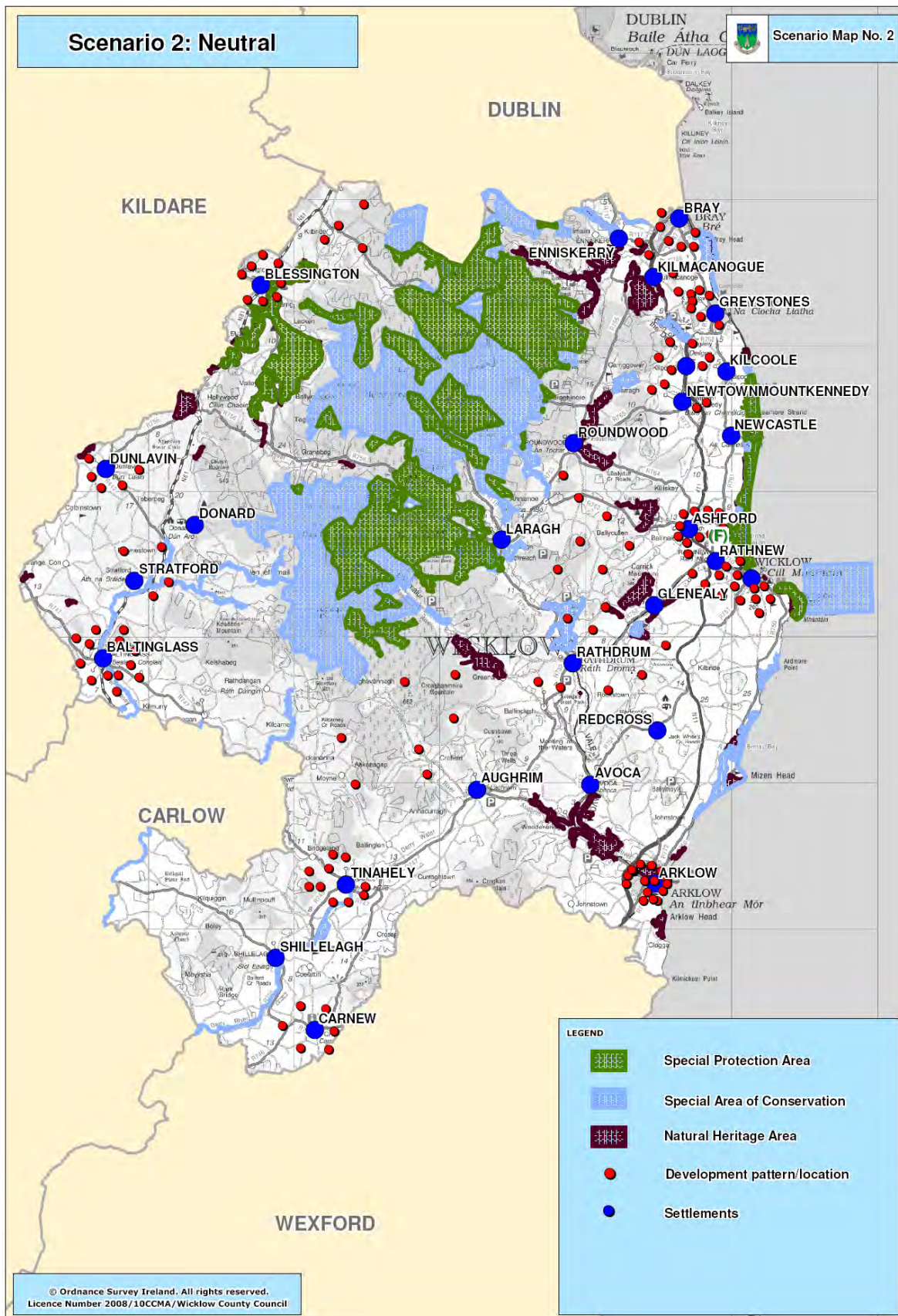


Figure 6.2 Alternative Scenario 2 - Neutral Scenario-Strict application of RPGs/ Protectionist



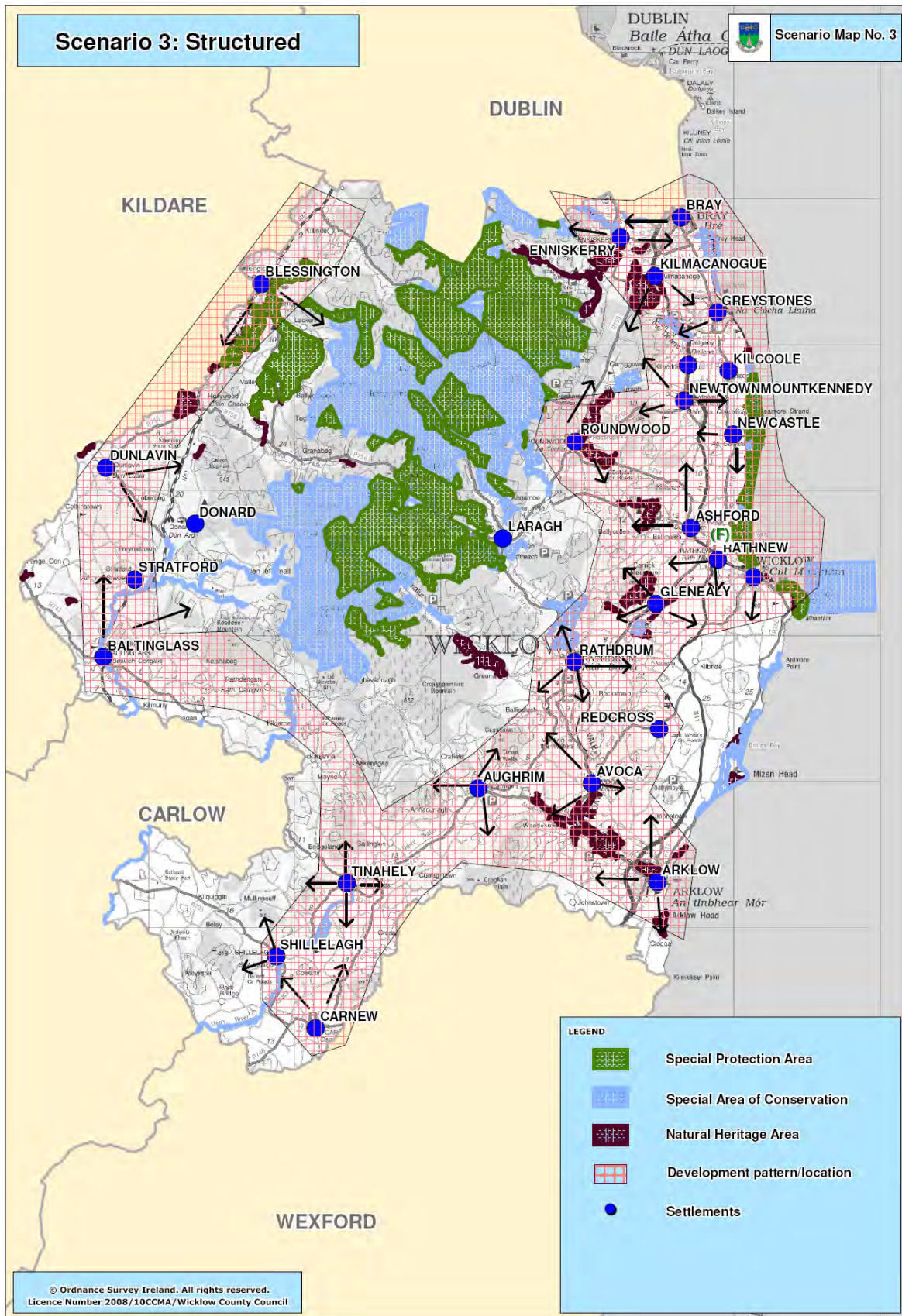


Figure 6.3 Alternative Scenario 3 - Structured Scenario



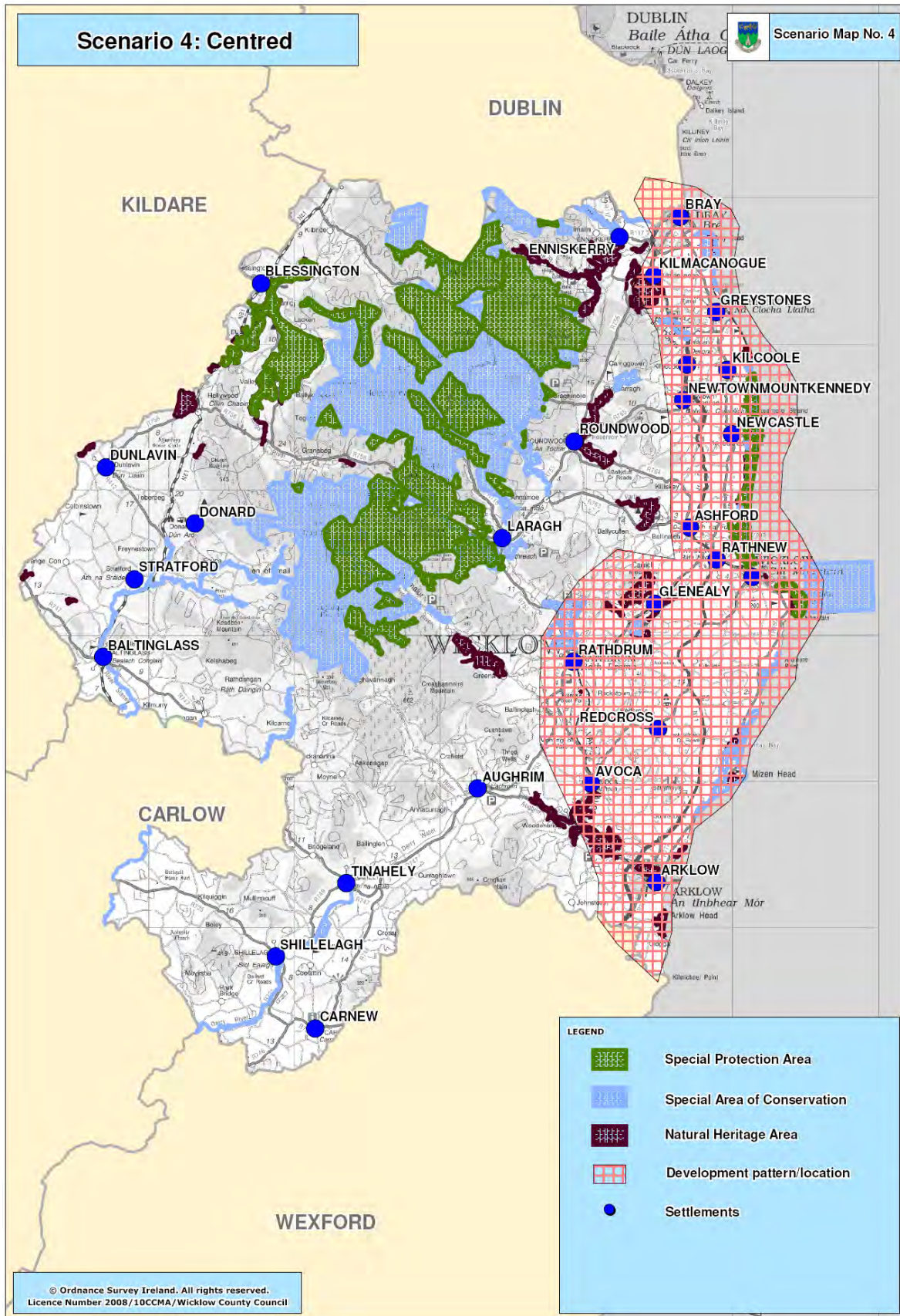


Figure 6.4 Alternative Scenario 4 - Centred Scenario



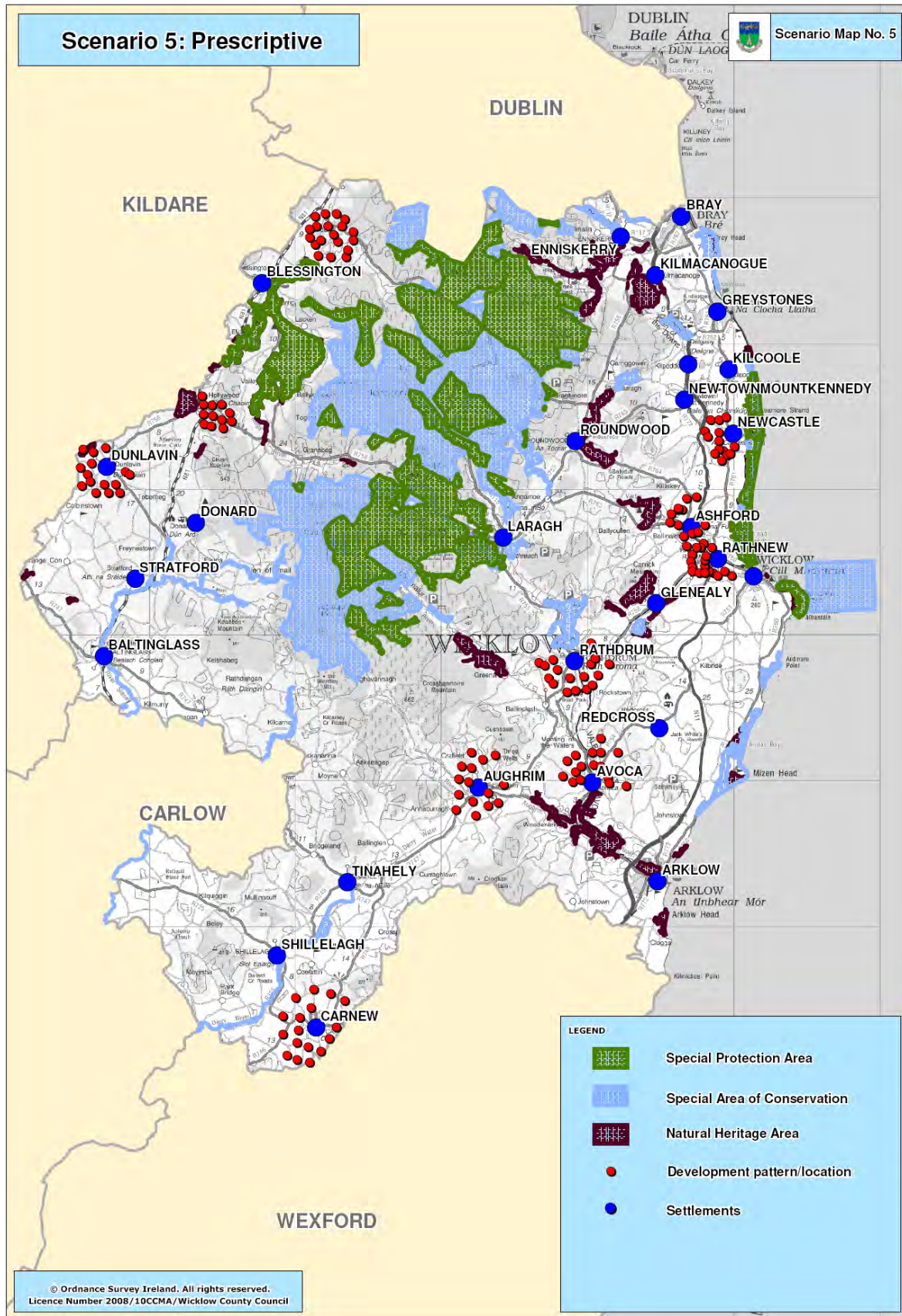


Figure 6.5 Alternative Scenario 5 - Prescriptive Scenario

## Section 7 Evaluation of Alternative Plan Scenarios

### 7.1 Introduction

The objective of this section is to determine the relative merits of a range of 5 alternative scenarios for the future development of County Wicklow. This determination sought to understand whether each alternative was likely to improve, conflict with or have a neutral interaction with the environment within the County.

### 7.2 Methodology

Scenarios are evaluated in a succinct and focused way for both planning and environmental impacts against both the existing environment (provided within Section 3 and including the Overlay of Environmental Sensitivities shown on Figure 3.44) and the Strategic Environmental Objectives (SEOs).

In order to comply with the SEA Directive Strategic Environmental Objectives have been grouped under relevant parent components such as *water* and *landscape*.

Based on an understanding of the existing and emerging environmental conditions in County Wicklow a series of SEOs were identified and developed in order to assess the likely environmental effects which would be caused by implementation of each of the 5 alternative

scenarios described in Section 6. The alternatives are evaluated using compatibility criteria (see Table 7.1) in order to determine how they are likely to affect the status of these SEOs.

Table 7.2 brings together all the SEOs which have been developed from international, national and regional policies which generally govern environmental protection objectives.

The SEOs and the alternative scenarios are arrayed against each other to identify which interactions - if any - would cause impacts 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 SEO likely to be affected - in this instance 'to avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites'.



Likely to <b>Improve</b> status of SEOs	<b>Probable Conflict</b> with status of SEOs- unlikely to be mitigated	<b>Potential Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
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**Table 7.1 Criteria for appraising the effect of Plan provisions on Strategic Environmental Objectives**

SEO Code	SEO
<b>B1</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>B2</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>B3</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>HH1</b>	To protect human health from hazards or nuisances arising from exposure to incompatible landuses
<b>S1</b>	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands
<b>W1</b>	To maintain and improve, where possible, the quality of surface waters
<b>W2</b>	To prevent pollution and contamination of ground water
<b>W3</b>	To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk
<b>C1</b>	To minimise increases in travel related greenhouse emissions to air
<b>C2</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
<b>M1</b>	To serve new development with appropriate waste water treatment
<b>M2</b>	To serve development within the County with drinking water that is both wholesome and clean
<b>CH1</b>	To protect the archaeological heritage of County Wicklow with regard to 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
<b>CH2</b>	To preserve and protect the special interest and character of County Wicklow's architectural heritage with regard to entries to the Record of Protected Structures and their context within the surrounding landscape where relevant
<b>L1</b>	To avoid significant adverse impacts on the landscape, especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity

**Table 7.2 Strategic Environmental Objectives (SEOs)<sup>29</sup>**

<sup>29</sup> Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Plan can be tested. The SEOs are used as standards against which the provisions of the Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.

## 7.3 Evaluation of Alternative Scenarios

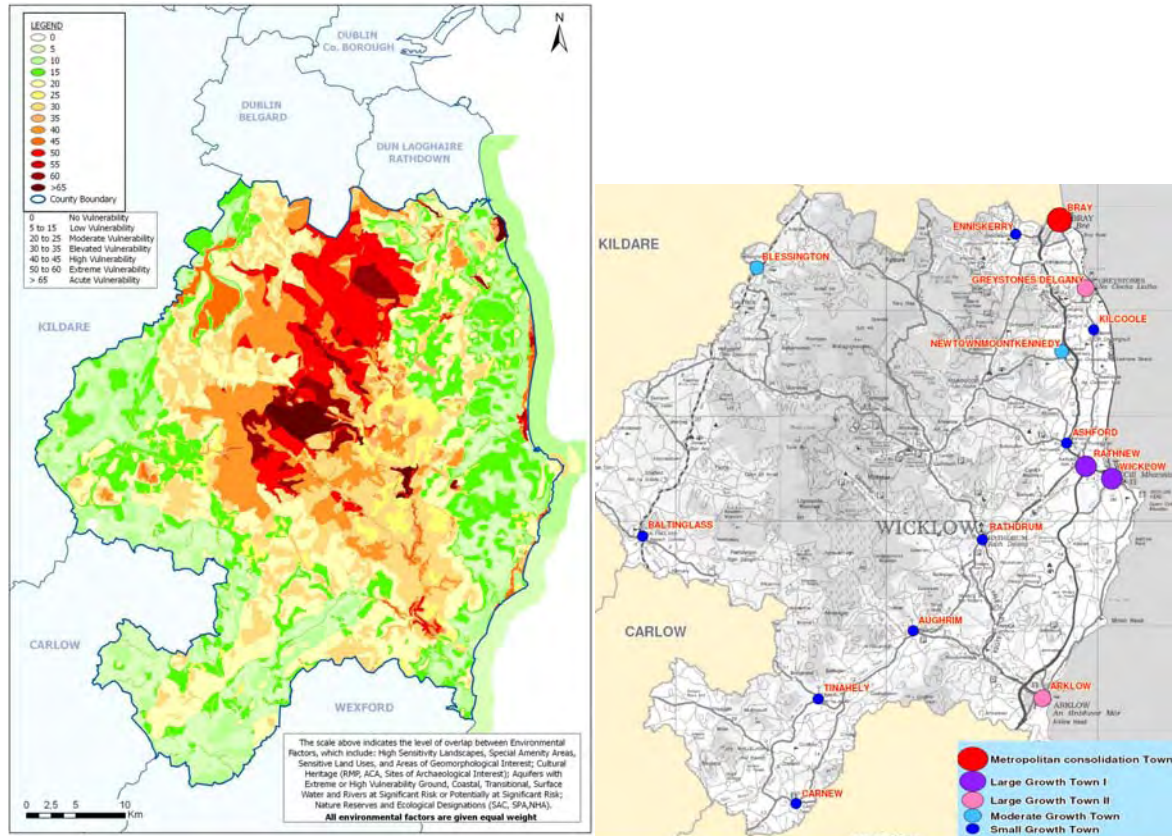


Figure 7.1 Environmental Sensitivity mapping compared to locations of Main Settlement Centres

### 7.3.1 Introduction

This section summarises where each development scenario is likely to give rise to concentrations of settlement. Such settlement will also give rise to associated economic activity that is likely to give rise to additional environmental pressures.

In general, the most environmentally robust parts of the County are in the East, South and West. Most of the main settlement areas are in the East which is generally robust, except for the coastline. Apart from any occurring along rivers or on the coast most settlement is unlikely to cause adverse effects. The South and West are less developed but each have sizeable robust areas.

The central and Northern upland areas are however highly sensitive and while they are generally sparsely populated, some parts are subject to considerable pressure for settlement and development, including wind energy and forestry projects.

Notwithstanding the generally robust nature of the existing environment, most of the main settlement centres have their discharge points located on rivers that are classified as being at 'significant risk' of not meeting Water Framework Directive Standards by 2015.

Having described where development might occur under Section 6, the following sections provide a more detailed analysis of the likely effects of each scenario.

### 7.3.2 Alternative Scenario 1: *Dispersed Scenario*

Likely Environmental Effects include -

- *Flora & Fauna*

High potential for conflicts between developments and ecologically designated sites and other key habitats – particularly those dependant on water quality as a sustaining resource. The most pronounced conflicts are likely to occur in upland areas, along coastline and along river corridors.

- *Water*

Dispersed rural settlement will continue to significantly threaten groundwater and surface water quality.

- *Landscape*

Widespread rural housing, especially that sited for amenity reasons, will give rise to continued change of rural character from being classified as 'agricultural' to 'settled' – with strong associated perception of loss of amenity to areas that are valued for scenery and tourism.

- *Air [Mobility]*

Highly dispersed settlement patterns will lead to very high levels of private vehicle movements with associated effects on air, including noise, air emissions and climate change effects.

### 7.3.3 Alternative Scenario 2: *Neutral Scenario-Strict application of RPGs/ Protectionist*

Likely Environmental Effects include -

- *Flora & Fauna*

Some habitat fragmentation and disturbance – mostly in the vicinity of main settlement centres with little potential to affect designated sites.

- *Water*

Future threats to water quality of rivers serving principal towns.

- *Landscape*

Little effect except in the vicinity of main settlement centres with limited potential to affect designated landscapes.

- *Air [Mobility]*

Concentrated settlement patterns will lead to lower levels of private vehicle movements with associated minimisation of effects on air, including noise, air emissions and climate change effects.



### 7.3.4 Alternative Scenario 3: *Structured Scenario Alternative*

Likely Environmental Effects include -

- *Flora & Fauna*

Potential adverse effects on water quality, together with some potential for habitat fragmentation and disturbance.

- *Water*

Future threats to water quality of rivers serving principal towns. Potential exacerbation of water quality status of other waters.

- *Landscape*

Little effect except in the vicinity of main settlement centres with some limited potential to affect designated landscapes

- *Air [Mobility]*

Concentrated settlement patterns will generally lead to lower levels of private vehicle movements with associated minimisation of effects on air, including noise, air emissions and climate change effects.

### 7.3.5 Alternative Scenario 4: *Centred Scenario Alternative*

Likely Environmental Effects include -

- *Flora & Fauna*

High potential for conflicts between developments and ecologically designated sites and other key habitats – particularly those dependant on water quality as a sustaining resource and coastal habitats that are vulnerable to disturbance.

- *Water*

Future threats to water quality of rivers serving main settlement centres and to quality of bathing waters.

- *Landscape*

High potential for adverse effects on Coastal Areas of Outstanding Natural Beauty and on protected prospects and views close to coastline.

- *Air [Mobility]*

Concentrated settlement patterns will tend to lead to lower levels of private vehicle movements with associated minimisation of effects on air, including noise, air emissions and climate change effects. Higher utilisation of rail transport likely.

### **7.3.6 Alternative Scenario 5: *Prescriptive Scenario***

Likely Environmental Effects include -

- *Flora & Fauna*

Low potential for effects on designated sites.

- *Water*

Potential for deterioration of water quality.

- *Landscape*

Strong control of potential adverse landscape impacts.

- *Air [Mobility]*

Settlement patterns will continue to lead to high levels of private vehicle movements with associated effects on air, including noise, air emissions and climate change effects.

### 7.3.7 Qualitative Summary of Relative Likely Environmental Effects

The table below provides a qualitative summary of the relative environmental effects of implementing each of the alternative scenarios for the Development Plan.

Scenario 5, would give rise to the least environmental effects. Scenario 3, the selected scenario, and scenario 2 both have increased potential to cause adverse effects. Scenarios 1 and 4 have the highest potential to cause adverse effects.

Scenario	Main Potential Environmental Effects			
	Flora & Fauna	Water	Landscape	Air [Mobility]
<b>Alternative Scenario 1:</b> <i>Dispersed Scenario</i>	Significant, widespread	Significant, widespread	Significant, widespread	Significant, widespread
<b>Alternative Scenario 2:</b> <i>Neutral Scenario-Strict application of RPGs/ Protectionist</i>	Some localised significant	Significant	Slight localised	Minimal
<b>Alternative Scenario 3:</b> <i>Structured Scenario</i>	Some localised significant	Significant	Slight localised	Minimal
<b>Alternative Scenario 4:</b> <i>Centred Scenario</i>	Significant	Significant	Significant	Slight
<b>Alternative Scenario 5 -</b> <i>Prescriptive Scenario</i>	Minimal	Significant	Minimal	Significant

**Table 7.3 Qualitative Summary of the Relative Environmental Effects of each of the Alternative Development Plan Scenarios**



### 7.3.8 Evaluation against SEOs

The table below provides an evaluation of each of the alternative scenarios for the Development Plan against the Strategic Environmental Objectives (SEOs).

Scenario 3, the selected scenario, creates significantly less effects – including none on designated habitats.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs - would be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
Alternative Scenario 1: <i>Dispersed Scenario</i>		HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1	B1 B2 B3			
Alternative Scenario 2: <i>Neutral Scenario- Strict application of RPGs/ Protectionist</i>	HH1 S1 W2 L1		B1 B2 B3 W1 W3 M1 M2 CH1 CH2		C1 C2	
Alternative Scenario 3: <i>Structured Scenario</i>	HH1 S1 W2 C1 C2 M2 L1		B1 B2 B3 W1 W3 M1 CH1 CH2			
Alternative Scenario 4: <i>Centred Scenario</i>	S1 W2 W3 C1 C2 CH1 CH2	HH1 L1	B1 B2 B3 W1 M1 M2			
<i>Alternative Scenario 5: Prescriptive Scenario</i>	HH1 S1 W1 W2 CH1 CH2 L1		B1 B2 B3 W3 M1 M2		C1 C2	

Table 7.4 Evaluation of Alternative Scenarios against SEOs

### **7.3.9 Summary; the Selected Alternative Scenario**

The Alternatives that were examined were produced and evaluated at an earlier - more embryonic - stage to facilitate the evaluation and selection of a plan - having regard, *inter alia* to environmental consequences.

The Alternative Scenario that emerged from the Plan preparation process and was adopted was Scenario 3 – this Scenario achieves a good balance between potential environmental impact and conformance with relevant National and Regional planning objectives.

The assessment showed that the *Dispersed* and *Centred* Scenarios (1 and 4 respectively) have the potential to give rise to the most adverse environmental effects and these scenarios should be regarded as the least environmentally compatible versions. The *Neutral Scenario-Strict application of RPGs/Protectionist* and *Structured* Scenarios (2 and 3 respectively) have more potential to cause adverse environmental effects but achieve better balance with development needs and conformance with planning objectives. The Prescriptive Scenario (5) would be likely to cause the least adverse environmental effects but has poor conformance with planning objectives.

The Settlement Hierarchy Map for the top main towns within the County (Levels 1 to 5) from the Development Plan (Scenario 3) is shown on Figure 7.2.

### **7.3.10 Evaluation of Plan Provisions prepared to realise the Selected Scenario**

Section 8 evaluates the individual policies and specific objectives which have been prepared to realise Scenario 3 (the selected Scenario).

Some of these Plan provisions are likely to have a range of beneficial effects with regard to the protection of the environment while some are likely to have a range of potential adverse effects which will be mitigated by other provisions within the Plan (including the measures integrated into the Plan as part of the SEA/Draft Plan preparation process). Some provisions are likely to have a range of both beneficial effects and potential adverse effects which will be mitigated by other provisions within the Plan (including the measures integrated into the Plan as part of the SEA/Draft Plan preparation process).

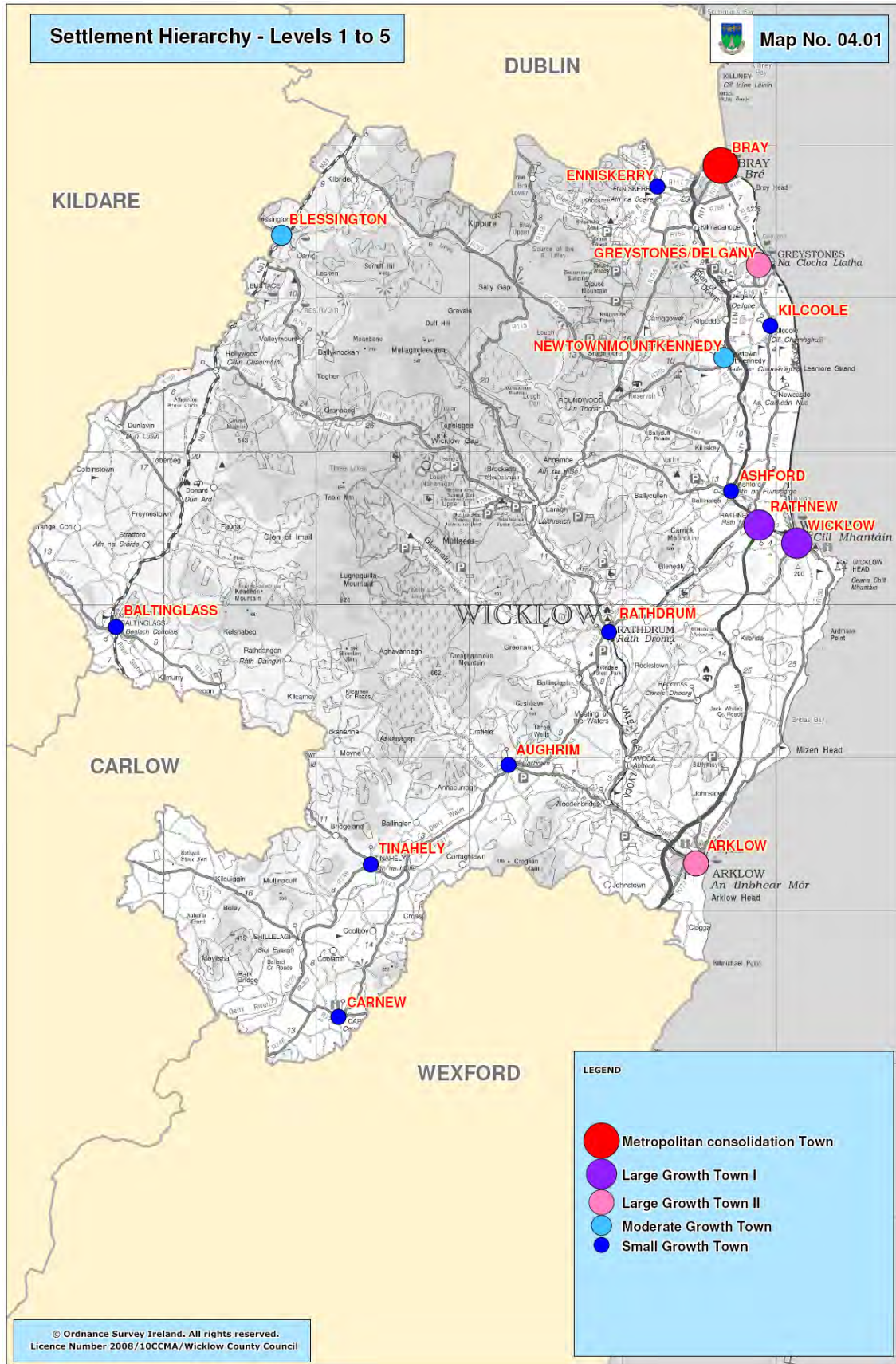


Figure 7.2 Settlement Hierarchy Map (Levels 1 to 5) from the Plan



## Section 8 Evaluation of Plan Provisions

### 8.1 Methodology

This section evaluates the Plan's policies and objectives. Strategic Environmental Objectives (SEOs) are used as outlined under Section 7.2 in order to evaluate the relevant measures of the Plan. Use has been made of the environmental baseline descriptions and the maps of the individual components provided in Section 3 for this purpose.

The interactions between the SEOs and the policies and objectives of the Plan determine the effects of implementing the Plan. These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

Table 8.1 brings together all the SEOs which have been developed from international, national and regional policies which generally govern environmental protection objectives.

#### **Note on uncertainty:**

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

Avoidance of conflict is dependent upon the development management process only granting permission for individual projects arising from these measures which do not conflict with the status of SEOs. Providing other Plan measures, including the measures recommended by this report, and measures arising out of lower tier assessments are complied with, conflicts with SEOs would be likely to be avoided.

<b>SEO Code</b>	<b>SEO</b>
<b>B1</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>B2</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>B3</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>HH1</b>	To protect human health from hazards or nuisances arising from exposure to incompatible landuses
<b>S1</b>	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands
<b>W1</b>	To maintain and improve, where possible, the quality of surface waters
<b>W2</b>	To prevent pollution and contamination of ground water
<b>W3</b>	To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk
<b>C1</b>	To minimise increases in travel related greenhouse emissions to air
<b>C2</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
<b>M1</b>	To serve new development with appropriate waste water treatment
<b>M2</b>	To serve development within the County with drinking water that is both wholesome and clean
<b>CH1</b>	To protect the archaeological heritage of County Wicklow with regard to 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
<b>CH2</b>	To preserve and protect the special interest and character of County Wicklow's architectural heritage with regard to entries to the Record of Protected Structures and their context within the surrounding landscape where relevant
<b>L1</b>	To avoid significant adverse impacts on the landscape, especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity

**Table 8.1 Strategic Environmental Objectives (SEOs)<sup>30</sup>**

<sup>30</sup> Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Draft Plan can be tested. The SEOs are used as standards against which the provisions of the Draft Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.

## 8.2 Chapter 3: Vision and Strategic Goals

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Vision</b>						
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					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1	
<b>Key Strategic Goals and accompanying Strategic Policies</b>						
<p>Goal 1: To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area, and manage the spatial organisation of the County in an efficient sustainable manner.</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To structure and manage the spatial organisation of the County, having regard to the principles of proper planning and sustainable development, and the guidance given by the National Spatial Strategy 2002-2020, and the Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016;</li> <li>To manage the County's settlement in accordance with the Settlement Strategy Hierarchy of settlements and population Apportionment;</li> <li>To direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the hinterland area, whilst recognising the settlement requirements of rural communities;</li> <li>That all water, transportation and community infrastructural investments shall be informed by and based upon the County settlement strategy and hierarchy of settlements;</li> <li>To ensure that the zoning of land is referenced by the County settlement strategy, that it is based upon rational planning grounds and a clear evidence based core strategy.</li> </ul>					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1	



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<p>Goal 2: To facilitate and encourage the growth of employment, enterprise and economic activity in the County, across all economic sectors and in all areas.</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To enhance the range and number of employment opportunities in the County, to increase the jobs ratio (i.e. the ratio of jobs available in the County compared to Wicklow labour force) from 0.65 in 2006 to 0.7 by 2016 and 0.75 by 2020 and to reduce the excessive commuting distances and trip times undertaken by the County's working population.</li> <li>To facilitate the development of high technology and high value employment, including the manufacturing sector, research and development and science, to create a knowledge based economy and to build strong linkages between education, research and employment, and promote the third level institute at Clermont as a centre of excellence;</li> <li>To promote the development of the tourism sector in a sustainable and environmentally sensitive manner, to capitalise on the County's tourism and recreational assets and generate wealth and employment in the County through the provision and upgrading of tourism infrastructure that will extend the stay and spend of tourists in the County;</li> <li>To protect and enhance key built and natural assets that are of integrity per se, and critical to the development of a sustainable economy;</li> <li>To overcome the County's water infrastructural deficits and in particular wastewater infrastructure to ensure such under provision does not impede economic development and wealth creation;</li> <li>To promote and facilitate the development and expansion of the electricity transmission and distribution grid and to encourage improved availability of a high quality, high-speed information, telecommunications and broadcasting networks.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>Goal 3: To integrate land use planning with transportation planning, with the dual aim of reducing the distance that people need to travel to work, shops, schools and places of recreation and social interaction, and facilitating the delivery of improved public transport.</p> <p><i>Accompanying Strategic Policies</i></p> <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;</li> <li>Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS to Bray and the development of improved bus services;</li> </ul>	<p>C1 C2</p>					
<p>Goal 4: To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To zone sufficient land in accordance with the County's Settlement Hierarchy, to accommodate the projected increase in population and households over the plan period;</li> <li>To promote the delivery of appropriately scaled and located employment, retail and social / community infrastructure in tandem with new residential development;</li> <li>To ensure that new retail, employment, education, community and recreational facilities are directed to the locations with the highest concentration of residents;</li> <li>To adequately service zoned land where housing demand exists and or is planned;</li> <li>To ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households including the range of social and affordable housing identified by The County Housing Strategy;</li> <li>To ensure new housing developments are designed and constructed to the highest of standards.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			

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<p>Goal 5: To maintain and enhance the viability and vibrancy of settlements, to ensure that towns and villages remain at the heart of the community and provide a wide range of retail, employment, social, recreational and infrastructural facilities.</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To promote the development of the County's urban settlements and in the interests of maintaining higher order economic development, social and cultural infrastructure, promote efficiencies in engineering services and transportation;</li> <li>To encourage higher residential densities in urban centres, and to reflect this in local area and town plans;</li> <li>To seek to address dereliction and urban decay by supporting urban regeneration projects;</li> <li>To ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;</li> <li>To direct new retail activities into existing urban centres, in accordance with the Retail Planning Guidelines for Local Authorities (2005), the Retail Strategy for the Greater Dublin Area (2008) and the County Retail Strategy;</li> <li>To retain a greater percentage of retail expenditure in the County, to stem expenditure outflows and in particular the excessive leakage of comparison spend and to encourage the increased provision of both comparison and convenience retail opportunities in the County.</li> </ul>	<p>S1 C1 C2 CH2</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>Goal 6: To protect and enhance the County's rural assets and recognise the housing, employment, social and recreational needs of those in rural areas</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>Rural housing development shall be in accordance with the provisions of "Sustainable Rural Housing - Guidelines for Planning Authorities" (DoEHLG 2005), the sustainable settlement policy framework as articulated in the National Spatial Strategy and the rural housing strategy and objectives set out in this plan;</li> <li>That rural housing shall be appropriate where rural housing need has been established, where it strengthens the established structure of villages, smaller settlements and other rural areas, where it sustains and revitalises established rural communities and does not endanger key rural assets or the vitality and viability of the higher order County Settlements;</li> <li>To minimise the impacts of new rural housing, in terms of adverse effects on the landscape, water quality, natural and built heritage and road users;</li> <li>To address the changing nature of the rural economy by promoting the diversification of employment options and towards maximising the potential of resource based development in the areas of forestry, marine, rural enterprise and services, natural resources, renewable energy production, tourism and agri-tourism. To promote re-structuring and efficiencies</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			

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<p>Goal 7: To protect and improve the County's transport, water, waste, energy and communications infrastructure, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna or other natural features</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To continue to improve the County's transportation infrastructure, with the construction of new roads and the improvement of the existing road network and with a particular emphasis on delivering an improved public transport system;</li> <li>To promote and facilitate the improvement of the mainline train and DART services and to promote the linkage of the LUAS extension to Bray and Fassaroe and the linking of both DART and LUAS at Bray.</li> <li>To continue the County's investment in water services infrastructure and in particular investment in waste water infrastructure to ensure that existing barriers to growth, economic progress and the sustainable development of the County, are removed</li> <li>To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.</li> <li>To implement the Wicklow Waste Water Management Plan 2006 – 2011, have regard to the National Waste Prevention Plan 2009 and the National Hazardous Waste Management Plan.</li> <li>It is policy to pursue best practice in accordance with the Waste Management Hierarchy and formulate guidance regarding solid waste management including green waste and waste to energy facilities, hazardous waste and emissions, emissions to air, noise and light pollution.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 W1 W2 W3 M2 CH1 CH2 L1</p>			
<p>Goal 8: To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To ensure the provision of a comprehensive, integrated infrastructure of social and community facilities throughout the County.</li> <li>To ensure the provision of social and community facilities as an essential part of the development of settlements where the scale and range of such infrastructure provided shall be in accordance with the Hierarchy Model of community facilities prepared under Strand 3 of County Development Levy scheme;</li> <li>That land use planning facilitate the delivery of social and community projects, the improved physical access to goods and services and the overall improvement in the quality of the built environment including the provision of open space.</li> </ul>	<p>B3 C1 C2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>Goal 9: To protect and enhance the diversity of the County's natural and built heritage</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.</li> <li>To ensure the conservation, wise management of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands. To protect plant, animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the flora Protection Order 1999, and in particular, to ensure that any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009)</li> <li>To protect and promote the enhancement of the natural and built environment and the coastal zone as identified in the County Development Plan. Facilitate and strictly control appropriate development, prohibit development that is detrimental to coastal areas, minimising the adverse impacts of existing activities, promote the economic, social, cultural and environmental use of the coast, the bio-diversity of coastal cells and their critical support systems.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>S1</p>			



<p>Goal 10: To address the climate change challenge, as a plan dynamic, throughout the County Plan, directly in the areas of flooding and renewal energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.</p> <p><i>Accompanying Strategic Policies</i></p> <ul style="list-style-type: none"> <li>To facilitate the minimisation of emissions to the air of greenhouse gases in accordance with international and European legislation, any subsequent international agreements and the National Climate Change Strategy. In this regard, the Council will support any appropriate initiatives taken to provide for more sustainable forms of energy use</li> <li>To have regard to the National Climate Change Strategy (2007), the Government White Paper "Delivering a Sustainable Energy Future for Ireland - The Energy Policy Framework" (2007), the Wind Energy Guidelines for Planning Authorities (2006) and the Planning &amp; Development Acts 2000 – 2007, in the development of appropriate strategies and objectives for the development of alternative and renewable energy, in particular Wind Energy;</li> <li>To reduce energy demand in the areas of primary consumption being transport, electricity and heating, particularly through the improved integration of land use and transportation planning and higher standards of building design;</li> <li>To implement the provisions of the "Planning System and Flood Risk Management" Guidelines (2008), have regard to the guidelines, objectives formulated around flood management, avoidance of development in flood risk areas, reduction and mitigation of risk and flood risk management and assessment.</li> </ul>	<p>C1 C2 W3 HH1</p>		<p>B1 B2 B3 HH1 W1 W2 CH1 CH2 L1</p>			
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### 8.3 Chapter 4: Population, Housing and Settlement

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<p><b>Population Objectives</b></p>						
<p>POP1 To facilitate the growth of the population in County Wicklow, in accordance with the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>POP2 To increase the rate of population growth in the County, to redress the imbalance in growth between County Wicklow and other counties in the mid-east region</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			

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<b>Housing Objectives</b>					
HS1 To ensure adequate zoned and serviced land is available over the plan period to meet the housing needs of the growing population of the County and in particular, to allow the growth of the County to 164,280 persons in 2016			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
HS2 To ensure an equitable distribution of zoned land around the County, to ensure that new households are not overly restricted in their choice of location and can maintain a relationship with their own community			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
HS3 To ensure that development land is designated in a range of settlement types and sizes in order to provide for needs arising in all areas			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
HS4 To ensure that adequate infrastructure, in particular water infrastructure, is or will be made available to all zoned land	B1 B2 B3 HH1 W1 W2 W3 M1 M2				
HS5 To require compliance with Part V of the Planning Act, in accordance with the County Housing Strategy, for all new residential or mixed use development (of which residential forms part), other than applications with the benefit of a certificate of exemption from Part V under Section 97 of the Planning Act.			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
HS6 To require a 20% quota of social / affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on zoned land through the transfer of either: (a) 20% of the land of the site, or (b) Housing units, where the total value of the planning gain of the unserviced site(s) of such units is equivalent in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site, or (c) Fully or partially serviced housing sites where the total planning gain for the unserviced element of such sites are equivalent in monetary value to the planning gain on 20% of the land of the site, or (d) A payment of such an amount, which is equivalent to the monetary value of the amount accruing to the Planning Authority, under the provisions of a, b or c above, (ie equal in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site) or. (e) The provision of (a), (b), (c) or (d) above at another area within Wicklow. Planning gain means the difference between the open market value and the existing use value.					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1

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HS7 To require a 20% quota of affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on unzoned land, to be transferred in the same mechanism as set out in Objective HS6						B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
HS8 To require all new social and / or affordable housing development (whether Local Authority / Voluntary or Part V schemes) to provide a minimum of 50% of the units at a size of 3 bedrooms or greater						B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
HS9 To require all applicants for permission that will include social and / or affordable housing to engage in meaningful pre-planning discussions with both the Housing and Planning Authorities, in order to establish at the outset the location, house size and house design requirements of both Authorities				B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
HS10 To require the highest standard of design in all new social / affordable development or development containing an element of social / affordable housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines	C1 C2 CH1 CH2 L1					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2
HS11 To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, travellers accommodation, specialised accommodation for the homeless and specially adapted accommodation for persons with disabilities – where the proposal is related to an identified local need and is consistent with other policies of the Development Plan.						B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
<b>Settlement Objectives</b>						
SS1 To implement the County Wicklow settlement strategy having regard to the availability of services 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.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
SS2 To ensure that the designated large growth towns will insofar as is practical, be self sufficient, incorporating necessary employment, retail, social and services infrastructure	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1



SS3 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			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
SS4 To implement the population growth targets as set out in Table 4.4, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			

## 8.4 Chapter 5: Urban Development

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategic Objective</b>						
For towns to be or to become the heart of the community, the principal area for communities to meet, interact, shop and recreate. The viability and vitality of centres is paramount, and all other objectives in the Plan affecting urban centres must be assessed in this context.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
<b>Objectives</b>						
UD1 To maintain the future viability of existing urban centres in the County by directing new development into designated towns and settlements;	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1			
UD2 To ensure the continued vibrancy and life of urban centres, the provision of business, retail, leisure, entertainment and cultural uses will be encouraged. In urban redevelopment proposals, the provision, retention or replacement of such uses may be required. In addition, existing residential uses should be retained wherever practical and new residential development will be encouraged;	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1			

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<p>UD3 It is an objective of the Council to:-</p> <ul style="list-style-type: none"> <li>To require the creation and maintenance of a high quality urban and suburban environment;</li> <li>Encourage higher residential densities in urban centres, and to reflect this in local area and town plans;</li> <li>To allow a relaxation in certain development standards in urban centres in the interest of achieving the best development possible, both visually and functionally;</li> <li>To seek to address dereliction and urban/suburban decay by supporting urban/suburban regeneration projects;</li> <li>Ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;</li> <li>Encourage the provision of a wide range of employment opportunities;</li> <li>Direct all new retail activities into existing urban centres, in accordance with the County Retail Strategy (as set out in Chapter 10)</li> </ul>	<p>S1 C1 C2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 W1 W2 W3 M1 M2</p>			
<p>Objective UD4 The settlements in Levels 1, 2 &amp; 3 shall be prioritised for growth and investment and shall absorb regional demand for new housing from inside and outside the County.</p>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>Objective UD5 The settlements in Levels 4 (moderate growth towns) shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls</p> <ul style="list-style-type: none"> <li>In any new multi-house development, a minimum of 20% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions on the remaining 80%.</li> <li>Any new single house developments shall be restricted to those living and/or working in the County for 1 year.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>Objective UD6 The settlements in Levels 5 shall be re-inforced as attractors for more indigenous growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls</p> <ul style="list-style-type: none"> <li>In any new multi-house development, a minimum of 50% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.</li> <li>Any new single house developments shall be restricted to those living and/or working in the County for 1 year.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			

## 8.5 Chapter 6: Rural Development

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
RH1 Urban generated development, including 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.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
RH2 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 businesses, infrastructure and services such as schools and water services	B1 B2 B3 HH1 S1 W1 W2 C1 C2 M1 M2		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
RH3 To ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic vitality	B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1					C1 C2
RH4 To accommodate necessary rural development, including rural housing, where the need for same can be demonstrated and justified, subject to the highest standards of siting and design.			B1 B2 B3 HH1 S1 W1 W2 M1 M2			W3 C1 C2 CH1 CH2 L1
RH5 The following criteria will apply to new developments in rural settlements:- <ul style="list-style-type: none"> <li>where no mains sewerage is available, permission for housing (both single and multi-house developments) will only be considered on the basis of individual on-site effluent disposal systems – shared private wastewater treatment plants will not be allowed;</li> <li>the scale of the development proposed shall be in proportion to the pattern and grain of the settlement. In particular, 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>the design of the development shall accord with that settlement’s prevailing character and style (in particular with regard to building lines, set backs, building heights and local materials), an analysis of which shall be included with any application for permission ;</li> <li>Where permission is sought for multi-house developments in rural settlements, planning permission will only be considered where the applicant / developer can show that the size and design of dwellings are suited to the needs of those eligible to occupy the dwellings.</li> </ul>			B1 B2 B3 HH1 S1 W1 W2 M1 M2			W3 C1 C2 CH1 CH2 L1



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<p>RH6 Where permission is sought by an individual applicant for a dwelling in any of the settlements in Levels 6-9, the applicant will be required to show compliance with objectives for that settlement set out in this chapter. Where permission is granted for a single house in any settlement in Levels 6-9, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 restrictive occupation agreement, restricting the use of the dwelling for a period of 7 years in accordance with these objectives.</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>RH7 Where an application is made for a multi-house developments, the developer will be required by condition to lodge with the Land Registry a similar burden on each property, restricting its use and sale for a period of 7 years in accordance with objectives for that settlement. The developer shall be responsible for ensuring that first purchasers fulfil the requirements of the burden and shall provide evidence of same from a legal professional upon request.</p>						<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>
<p>RH8 Subsequent sales within 7 years of first construction / purchase will be bound by the same burden and the vendor and purchaser will be responsible for providing evidence of compliance with same to the Planning Authority upon sale of any dwelling.</p>						<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>
<p>RH9 The settlements in Level 6 shall be prioritised for moderate growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-</p> <ul style="list-style-type: none"> <li>• Multi-house development: 50% Regional Growth; 50% County Growth</li> <li>• Single house development: County Growth</li> </ul>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>RH10 To have up to date local plans (either Local Area Plans or Town Plans) in place for all settlements in Level 6 of the Settlement Hierarchy and in particular, to prepare local plans for Avoca and Donard during the lifetime of this plan.</p>				<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		
<p>RH11 The settlements in Level 7 shall be considered suitable for limited growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:-</p> <ul style="list-style-type: none"> <li>• Multi-house development: 25% Regional Growth; 50% County Growth; 25% Local Growth</li> <li>• Single house development: Local Growth</li> </ul>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>RH12 The settlements in Level 8 shall be considered suitable for restricted growth and investment and shall absorb only local or rural generated housing demand subject to the following controls:-</p> <ul style="list-style-type: none"> <li>• Multi-house development: Proven Need for new housing, and; 50% County Growth; 50% Local Growth</li> <li>• Single house development; proven need for new housing and compliance with local growth criteria</li> </ul>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			

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<p>RH13 The settlements in Level 9 shall be considered suitable for limited growth and shall absorb only local or rural generated housing demand subject to the following controls:-</p> <ul style="list-style-type: none"> <li>Multi-house development: Not permissible</li> <li>Single house development: Proven Need for new housing, and; Residents of Levels 1 to 8 will only be eligible for permission in Level 9 if the applicant is a son/daughter of a parent that was born and raised and resided for a period of not less than 10 years in that rural cluster or its surrounding rural area</li> </ul>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
<p>RH14 Residential development will be considered in the countryside only when it is for the provision of a necessary dwelling 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 was either born and reared in the family home in the immediate vicinity of the proposed site (including permanent native residents of levels 8 and 9 i.e. small villages and rural clusters), or resided in the immediate environs of the proposed site for at least 10 consecutive years 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 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.</li> <li>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.</li> <li>5. A person whose principle occupation is in agriculture and who owns and farms substantial lands in the immediate vicinity of the site.</li> <li>6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture in the immediate vicinity.</li> <li>7. A person whose principle 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.</li> <li>8. Renovation or conversion of existing dilapidated buildings of substance, in a scale, density and manner appropriate to the rural area and its scenic amenities. Any such developments shall be in accordance with the Rural Design Standards set out in Section 6.4).</li> <li>9. 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.</li> <li>10. 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.</li> <li>11. An emigrant, returning to their local area, seeking to build a house for his/her own use not as speculation.</li> <li>12. Persons whose work is intrinsically linked to the rural area and who can prove a definable social and economic need to live in the rural area and who has resided in the immediate area for at least 10 consecutive years prior to the application.</li> <li>13. A permanent native resident who has to dispose of their dwelling following divorce or a legal separation.</li> <li>14. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 50kmph / 30 mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.</li> <li>15. 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.</li> <li>16. 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</li> </ol>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			

<p>Consideration for rural housing will also be given to those persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family homeplace is now located within the development boundary of the town / village. A person whose lands have been zoned or designated as development lands in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of settlement adopted in the previous 12 years. Where a permanent native resident cannot secure an appropriate site in their native rural area, consideration will be given to permission for a rural house in an alternative rural area, so long as the proposed development site is not located in a landscape zone higher up in the landscape hierarchy than the applicant's homeplace. 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 fulfill the criteria set out in Objective RH14 or to other such persons as the Planning Authority may agree to in writing.</p>					
<p><b>Rural Housing Zoning</b>                  RZ1 To provide for rural residential development, with no restrictions on purchasing and occupation at the following location: - Grounds of Delgany Golf Club (as shown on map 06.05A) – for a maximum of 4 units</p>			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		

## 8.6 Chapter 7: Employment, Enterprise and Economic Development

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<u>Uncertain</u> interaction with status of SEOs	<u>Neutral</u> Interaction with status of SEOs	<u>No Likely</u> interaction with status of SEOs
<p><b>Strategy</b></p>						
<p>To promote the successful economic development and growth in employment of the County by:-</p> <ul style="list-style-type: none"> <li>• Providing the infrastructure and zoned land necessary to attract inward investment and growth in indigenous industry</li> <li>• Supporting the development of new employment opportunities in the right locations in the County, in particular, by promoting development in the designated growth towns, where access to the market can be maximised</li> <li>• Fostering entrepreneurial activity by providing opportunities for training and education, and business start-up and incubator facilities</li> <li>• Supporting and facilitating to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation</li> </ul>	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			

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<p><b>Strategic Objectives</b></p> <ul style="list-style-type: none"> <li>• increase the quantity and range of quality employment opportunities in the County;</li> <li>• reduce commuting levels;</li> <li>• increase the competitiveness of the County so that it is a prime attractor for indigenous and foreign employment generating investment;</li> <li>• promote the development of key economic infrastructure;</li> <li>• promote enterprise and innovation, particularly in services and rural diversification;</li> <li>• promote more intensive use of employment land in proximity to public transport;</li> <li>• promote the development of third level education facilities within the County;</li> <li>• promote greater balance of employment prospects throughout the County and to reduce the economic marginalisation of south and west of county;</li> <li>• promote a high quality natural and built environment;</li> <li>• ensure that strategic reserves of land are available for employment purposes.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p><b>Objectives for employment, enterprise and economic development</b></p>						
<p>EMP 1 To require all 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 basis of the objectives set out in 'Chapter 8: The Rural Economy'</p>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>					
<p>EMP 2 To promote and facilitate the economic development of the County in accordance with the strategy for employment, enterprise &amp; economic development through:</p> <ul style="list-style-type: none"> <li>• the zoning of adequate and suitable lands in settlements for employment and economic development, and setting out of economic development objectives, through the Town Development Plan and Local Area Plan process;</li> <li>• the implementation of the objectives of the County Development Plan for all other settlements and rural areas.</li> </ul>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>EMP 3 To zone land in Local Area Plans and Town Development Plans for Level 1-6 settlements in accordance with the following:</p> <ul style="list-style-type: none"> <li>• A minimum of 15% of all employment zoned land shall be reserved for smaller businesses which are involved in processes that are considered incompatible with residential areas (by reason of the potential detrimental impact on amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit) or that require large site areas with no or few buildings e.g. repair garages, builders yards etc, that have experienced particular problems in recent years in sourcing suitable sites in settlements, with sites in business parks often being reserved for 'higher value' businesses. Such business often provide an important local function and local employment. Having regard to the 'product' intensive nature of processes carried out, it is particularly important that land zoned for these purposes should have good access to the transportation corridor and should not be in proximity to residential areas. It is important to ensure that the area of zoned land is large enough to accommodate these types of developments</li> <li>• In order to promote enterprise and to ensure adequate provision of incubator/ start-up units and general industrial processes, a minimum of 5% of all employment zoned land shall be for the provision of entrepreneurial incubator/ start up units and small scale light industrial and employment generating activities. No land should be zoned for this purpose that is smaller than 1 hectare in area</li> </ul>	<p>HH1 C1 C2</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			



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<p>EMP 4 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><b>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>					
<p>EMP 5 To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas.</p>	<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>					
<p>EMP 6 To only 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 of the area. Particular regard will be paid to ensuring that the roads, water and sewerage 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 of an area or the existing roads infrastructure will not be permitted.</p>	<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>		<p>C1 C2</p>			
<p>EMP 7 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</li> <li>• Promoting the intensification of existing employment land uses that are in proximity to good public transport facilities</li> <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><b>C1 C2</b></p>		<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</b></p>			
<p>EMP 8 To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the County</p>	<p><b>S1 C1 C2</b></p>		<p><b>CH1 CH2</b></p>			<p><b>B1 B2 B3 HH1 W1 W2 W3 M1 M2 L1</b></p>
<p>EMP 9 To require the development of childcare facilities at places of employment, and in particular at 'people' intensive places of employment (see Chapter 15)</p>	<p><b>C1 C2</b></p>					<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</b></p>
<p>EMP 10 It is the objective of the Council to develop a high quality and attractive built and social environment to attract and sustain employment creation initiatives.</p>	<p><b>CH1 CH2</b></p>					<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 L1</b></p>

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<p>EMP 11 To require large sites zoned for employment to provide a mix of ancillary services such as shops, crèches and food outlets in a manner that does not impact on existing facilities, and in particular, town centre activities.</p>	<p>C1 C2</p>					<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>
<p>EMP 12 To require employment based developments to be of the highest standard of architectural design and layout, in accordance with the standards set out in Section 7.5 of this chapter)</p>	<p>CH1 CH2</p>					<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 L1</p>
<p>EMP 13 To provide for employment development at the following locations as shown on Maps 7.01 – 7.07):</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>EMP 14 Seveso Sites The Seveso II Directive 96/82/EC as amended by Directive 2003/105/EC 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. The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations (S.I. No.476 of 2000) 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. There are two Seveso sites in County Wicklow (as of July 2009), located at Schering-Plough, Rathdrum and Sigma Aldrich Fine Chemicals, Arklow. 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 II 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 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</li> <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>B1 B2 B3 HH1 W1 W2 M2</p>					<p>S1 W3 C1 C2 M1 CH1 CH2 L1</p>

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<p><b>EMP 15</b>            <b>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 and service based developments, at appropriate locations, generally on suitably zoned land within settlements. Large-scale development should be located in appropriate settlements, having regard to the scale of the development and the settlement's place within the identified tiers of the County Settlement Hierarchy.  Planning applications for large-scale employment generating developments should be accompanied by a Mobility Management Plan. Regard should be paid to the design standards for employment generating developments set out in Section 7.5 of this chapter.</p>	<p><b>CH2</b></p>		<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
<p><b>EMP 16</b>            <b>Industrial Developments</b>  It is the objective of the Council to encourage and facilitate the provision of industrial developments at appropriate locations. In assessing a proposal for industrial development, particular regard will be paid to ensuring that the proposed industrial use is complementary to any other existing employment based use in the proximity of the site. The Council will not permit the development of industrial developments in locations where the development would be significantly detrimental to the quality and amenity of a successful business environment.  The Council will pay particular regard to ensuring that industrial developments that are not compatible with residential areas are located at appropriate locations.</p>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
<p><b>EMP 17</b>            <b>Knowledge, High-Technology &amp; Service Based Industries</b>  It is the objective of the Council to encourage and facilitate the development of knowledge, high-technology and service 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>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>					
<p><b>EMP 18</b>            <b>Office Developments &amp; Small-Scale Service Industries</b>  It is the objective of the Council 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 in above ground floor commercial premises at appropriate locations in town / village centres and neighbourhood centres .  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>S1 C1 C2</b></p>		<p><b>B1 B2 B3</b>  <b>HH1 W1</b>  <b>W2 W3</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
<p><b>EMP 19</b>            <b>Green Industry</b>  It is the objective of the Council to encourage and facilitate the development of 'green' industries, including industries relating to renewable energy and energy-efficient technologies, and waste recycling and conservation.</p>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
<p><b>EMP 20</b>            <b>Small &amp; Medium Enterprises</b>  It is the objective of the Council 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>S1 C1 C2</b></p>		<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			

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<p><b>EMP 21 Home Based Economic Activity</b>  It is the objective of the Council to encourage, where appropriate, home-based economic activity 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> <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 will be restricted to use by the applicant and 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>Proposals for Home Based Economic Activity that is located within a rural area shall be assessed on the basis of objectives set out in Chapter 8, The Rural Economy.</p>	<p><b>B1 B2 B3  HH1 S1  W1 W2  W3 C1 C2  M1 M2  CH1 CH2  L1</b></p>					
<p><b>EMP 22 Wicklow County Campus, Clermont House</b>  It is the objective of the Council to 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 and research and development.</p>	<p><b>S1</b></p>		<p><b>B3 HH1  W1 W2  M1 CH1  CH2</b></p>			<p><b>B1 B2 W3  C1 C2 M2  L1</b></p>
<p><b>EMP 23 Animal Incineration</b>  It is the objective of the Council to give consideration to the provision of facilities for the purpose of animal incineration on suitably zoned industrial lands, subject to due planning and environmental considerations</p>			<p><b>B1 B2 B3  HH1 S1  W1 W2  W3 C1 C2  M1 M2  CH1 CH2  L1</b></p>			
<p><b>EMP24</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>B1 B2 B3  HH1 S1  W1 W2  W3 C1 C2  M1 M2  CH1 CH2  L1</b></p>			



## 8.7 Chapter 8: The Rural Economy

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Commercial &amp; Industrial Development in a Rural Area</b>						
Strategic Objective 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.	B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		S1			
RUR1 No commercial / industrial development will be permitted in an Area of Outstanding Natural Beauty, except in the case of extractive industries, where it complies with the requirements of Section 8.4 of this plan	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
RUR2 No commercial/ industrial development will be permitted to locate on a national route except where appropriately located on suitably zoned lands within a growth centre.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
RUR3 To permit the development of commercial / industrial developments in rural areas, where it is proven that the proposed development requires to be located in the rural area and will have a positive impact on the location..			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
RUR4 It is the objective of the Council 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: <ul style="list-style-type: none"> <li>The proposed development shall be a small-scale industrial / commercial scheme or service, which is landowner-operated, 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> <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</li> </ul>	S1 CH1 CH2 L1 C1 C2		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2			

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<p><b>RUR5</b> To require any proposed commercial / industrial developments in a rural area to comply with the following criteria (in addition to any other relevant objectives of the plan being complied with):</p> <p>(i) It shall be of a scale in terms of the number of employees, site area and building size, which is suitable for the location and which is visually sympathetic to the rural surroundings.</p> <p>(ii) It shall not give rise to any significant adverse environmental impact, in terms of impact on the scenic value, heritage value and/ or environmental/ ecological/ conservation quality of the area. It shall not have a negative impact on the surrounding area in terms of nuisance, noise, odours or other pollutants.</p> <p>(iii) The development shall not result in the creation of a significant traffic hazard and the road network shall be suitable and shall have the capacity for anticipated traffic levels.</p> <p>(iv) The development shall not be detrimental to the amenity of nearby properties, and in particular, to the amenity of nearby residential properties.</p> <p>(v) There shall be acceptable proposals for the safe storage and disposal of waste, in a manner that is visually and environmentally acceptable.</p> <p>(vi) The site shall be suitable in size such that any housing and commercial activity can be separated, serviced and landscaped accordingly.</p> <p>Notwithstanding any other objectives set out in this section of the plan, the Planning Authority will refuse permission for any form of development that fails to comply with the above criteria. All planning applications should include details of the nature and scale of the proposed operation, and include opening hours and anticipated traffic levels. A business plan should also be submitted, where appropriate.</p>	<p><b>B1 B2 B3</b> <b>HH1 S1</b> <b>W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>					
<p><b>RUR6</b> To encourage, where appropriate, home-based economic activity 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 proposal complies with the following:</p> <ul style="list-style-type: none"> <li>• Requirements set out in RUR5</li> <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</li> </ul>	<p><b>B1 B2 B3</b> <b>HH1 S1</b> <b>W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>					
<p><b>RUR7</b> The Council will promote improved broadband in rural areas to help the rural economy.</p>			<p><b>B1 B2 B3</b> <b>W1 W2</b> <b>CH1 CH2</b> <b>L1</b></p>		<p><b>HH1 S1</b> <b>W3 C1 C2</b> <b>M1 M2</b></p>	
<p><b>Agriculture</b></p>						
<p><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>B1 B2 B3</b> <b>HH1 S1</b> <b>W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></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>B1 B2 B3</b> <b>HH1 S1</b> <b>W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>					

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<p>AGR2 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p>AGR3 To protect agricultural or agri-business uses from incompatible uses which are more suited to being located within an urban settlement.</p>	<p>S1</p>					<p>B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>
<p>AGR4 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>B1 B2 B3 HH1 W1 W2 M1 M2</p>					<p>S1 W3 C1 C2 CH1 CH2 L1</p>
<p>AGR5 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 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. 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>					
<p>AGR6 To encourage proposals for farm shops 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			
<p><b>Forestry</b></p>						
<p>Strategic Objective 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>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>					<p>S1 C1 C2</p>
<p>FTY1 To facilitate afforestation in appropriate locations, in accordance with the 'Wicklow Indicative Forestry Strategy' (Wicklow County Council, 2002), and in co-operation 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>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>					<p>S1 C1 C2</p>

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<p>FTY2 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> <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>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>				<p>S1 C1 C2</p>
<p>FTY3 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, carparking, water and sewerage infrastructure.</p>	<p>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>				<p>S1 C1 C2</p>
<p>FTY4 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>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>		<p>S1 C1 C2</p>
<p>FTY5 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>B3 L1</p>				<p>B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2</p>
<p>FTY6 To encourage the development of farm forestry as a means of promoting rural diversity and strengthening the rural economy.</p>			<p>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>		<p>S1 C1 C2</p>
<p>FTY7 To encourage the development of forestry for timber biomass which can be used as a renewable energy source.</p>			<p>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>		<p>S1 C1 C2</p>
<p><b>Fisheries</b></p>					
<p>Strategic Objective 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>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1</p>				



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FSH1 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.	B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1					
FSH2 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	L1		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2			
<b>Extractive Industry</b>						
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.	B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1		S1 C1 C2			
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.	B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1					
EX2 To encourage the use, development and diversification of the County's indigenous natural rock industry, particularly where it can be shown to benefit processing, craft or other related industries.			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
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.			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
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: <ul style="list-style-type: none"> <li>- 'Quarries and Ancillary Activities: Guidelines for Planning Authorities', DoEHLG 2004</li> <li>- 'Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)', EPA 2006</li> <li>- 'Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation' 2009</li> <li>- 'Geological Heritage Guidelines for the Extractive Industry', 2008</li> <li>- 'Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry', NPWS 2009</li> </ul>	B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1 S1 C1 C2					

## 8.8 Chapter 9: Tourism

	Likely to <b>Improve</b> status of SEOs	<b>Probable Conflict</b> with status of SEOs- unlikely to be mitigated	<b>Potential Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategy for tourism and recreation - Strategic Objectives</b>						
<ul style="list-style-type: none"> <li>To secure the tourism and recreation sectors as key economic drivers which will contribute to balanced economic development across the County;</li> <li>To increase the number of tourists visiting the County;</li> <li>To increase the length of stay of tourists, and in particular, encourage day-trippers to stay overnight within the County;</li> <li>To protect the environmental quality of the County;</li> <li>To preserve the character and distinctiveness of scenic landscapes that are of high amenity value;</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 ensure a focus on high quality tourism and recreation products;</li> <li>Improve tourism and recreation infrastructure;</li> <li>Promote tourism and recreation development in co-operation with relevant tourist agencies, including Bord Failte and the Wicklow County Tourism.</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>	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
<b>General Objectives</b>						
TR1 To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner. This means that the Council will permit the development and maintenance of tourism and recreation developments which help generate income and employment for locals, so long as the development is in a manner and at such a scale that it remains viable over an indefinite period and does not degrade or alter the natural and built environment or the local culture in which it exists.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
TR2 To ensure that all tourism and recreation developments are designed to the highest quality and standard	CH1 CH2 L1					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2
TR3 To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity renders that impossible. Within existing towns and villages, the Council will promote and facilitate the development of tourist related uses at appropriate sites on land zone for tourism, commercial or mixed use development. The scale, size and use of a proposed development shall be appropriate to the area. Developments will only be permitted subject to the protection of residential amenity, maintenance of the vitality of settlements, and protection of the character and heritage of settlements.	C1 C2 CH1 CH2 L1		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2			

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<p>TR4 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.</p>	<p><b>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</b></p>		<p><b>S1 C1 C2</b></p>			
<p>TR5 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 Planning Authority 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>C1 C2</b></p>		<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>			
<p>TR6 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>31</sup> in all landscape areas:</p> <ul style="list-style-type: none"> <li>The following tourist uses will not be permitted in the Zone of Outstanding Natural Beauty (both the Mountain Uplands Zone and the Coastal Zone): Static caravans / mobile homes and<sup>32</sup>;</li> <li>Holidays homes will not be permitted in any zone other than urban zones except where they comply with objectives TA4, TA5 and TA6 below;</li> </ul>			<p><b>L1 B1 B2</b></p>			<p><b>B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2</b></p>
<p>TR7 To favourably consider proposals for tourism and recreation related development, which involve the reinstatement, conservation and/or replacement of existing ruinous or 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>		<p><b>B1 B2</b></p>			
<p>TR8 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>			
<p>TR9 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>			

<sup>31</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 zone / 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 this plan.

<sup>32</sup> This refers to the development of any new static / touring 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.

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<b>Accommodation</b>						
TA1	To facilitate the development of a variety of quality accommodation types, at various locations, throughout the County					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
TA2	To positively consider the development of new hotels 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 <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>	C1 C2				B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
TA3	To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs) and Guesthouses, to be operated by the owner-occupier of the dwelling. Applications for new build B & 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.	S1				B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
TA4	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	C1 C2				B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TA5	To require the developers / owners of new holiday homes / self catering developments to enter strict legal agreement (under Section 47 of the Planning & Development Act) with the Planning Authority specifying that <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, 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, <ol style="list-style-type: none"> <li>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>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, 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>					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
TA6	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.	S1				CH2 B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1



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TA7 To facilitate the development of hostels along established walking / hiking routes and adjacent to existing tourism / recreation facilities.	C1 C2		B1 B2			B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TA8 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.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
TA9 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.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
Objective TA10 To provide for a holiday home developments (subject to objective TA5) at the following locations: - Baltyboys Golf Club, up to 4 units on a site of 1.3ha as shown on Map 9.09 - Annamoe Fish Farm, on a site of 1.2ha as shown on Map 9.10			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
<b>Integrated Tourism/Leisure/Recreational Complexes</b>						
ITLR1 To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations: • Druids Glen Golf Club, Woodstock Demesne (Map 9.1) • Norpark (ski slope) site, Newtownmountkennedy (Map 9.2) • Ballynattin, Arklow (Map 9.3) • Brook Lodge, Macreddin West, Aughrim (Map 9.4) • Rathsallagh House, Dunlavin (Map 9.5) • Castletimon, Brittas Bay (Map 9.6)	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
ITLR2 To consider applications for the development of further ITLR facilities having regard to: • Accessibility from the east and west transport corridors • Accessibility to major towns and/or centres of population • Proximity to designated tourism/visitor areas • The existence of other such facilities or major tourist accommodation sites in the vicinity • The adequacy of the site area and site features to accommodate a range of integrated tourist / leisure / recreational activities • 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.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			

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<p>ITLR3 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 TA5</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 W1 CH1 CH2 L1</p>		<p>HH1 S1 W2 W3 C1 C2 M1 M2</p>			
<b>Other visitor facilities</b>						
<p>TO1 The Council will encourage the opening up of heritage Country houses (such as Derrybawn, Laragh (see Map 9.6) and the Chrysalis Retreat Centre, Donaghmore) for use as places of Retreat, Study and Education subject to the following criteria being fulfilled:</p> <ul style="list-style-type: none"> <li>• The facility shall be accommodated within the existing house or a small scale sympathetic extension thereto;</li> <li>• the house shall be of a sufficient size to provide the facilities required including overnight accommodation, restaurant / dining facilities and meeting / seminar facilities</li> <li>• courses shall be operated by the house owner</li> <li>• visitor stay shall be short term only</li> </ul> <p>Any development of such estates should have regard to the following criteria within an overall planning application:</p> <ul style="list-style-type: none"> <li>• Proximity to existing tourism/visitor areas</li> <li>• An adequate site area to provide the appropriate facilities without comprising the existing attractions of the location.</li> <li>• The preservation of the character of the existing landscape.</li> <li>• 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.</li> </ul>	<p>C1 C2 CH1 CH2 L1</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2</p>			
<b>Tourism &amp; recreation infrastructure</b>						
<p>TF1 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.</p>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		<p>B1 B2</p>			
<p>TF2 To cooperate with Wicklow County Tourism, Bord Failte and other appropriate bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions.</p>			<p>CH1 CH2 L1</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2</p>
<p>TF3 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</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>			

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<b>Tourism &amp; Recreation Themes &amp; Productsq</b>						
TTP1 To encourage eco-tourism projects or those tourism projects with a strong environmentally sustainable design and operational ethos.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		B1 B2			
TTP2 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 (as shown on Map 9.07) as an outdoor adventure / equestrian centre.			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
TTP3 To support the development of new and existing walking, cycling and driving trails, including facilities ancillary to trails (such as car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage hill walking trails in West Wicklow and to promote a walk around Blessington lake, subject to consultation and agreement with landowners.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
TTP4 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 Sextons Garden Centre, Glen Of The Downs (Map 9.08)			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
TTP5 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.	B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
TTP6 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.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
TTP7 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.			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			

TTP8 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.	B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		S1 B1 B2			
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## 8.9 Chapter 10: Retail

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Strategy</b>						
To promote the development of an exciting and competitive retail sector, whilst protecting and integrity, vibrancy and vitality of existing centres.	C1 C2 S1		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
<b>Retail Objectives</b>						
<b>General</b>						
RT1 Applications for new retail development shall accord with 'Retail Planning Guidelines for Planning Authorities' , (DoEHLG 2005) and any subsequent Ministerial guidelines or directives.	C1 C2 S1					B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1
RT2 Applications for new retail development shall accord with the County Retail Strategy and where necessary, shall be accompanied by a Retail Impact Assessment (refer to Section 10.5 of this chapter)	C1 C2 S1					B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1
RT3 The preferred location for new retail development where practicable and viable, is within a town centre (or district or major village centre). Where it is not possible to provide the form and scale of development that is required on a site within the town centre, then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site is taken to be one which is within an easy and convenient walking distance from the primary shopping core of a town centre. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400m from the edge of the prime shopping area and less in smaller settlements.	C1 C2 S1		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			



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RT4	There will be a presumption against large retail centres located adjacent, close to, or on a high speed route directly to existing, new or planned national roads/motorways. Such centres can lead to an inefficient use of costly and valuable infrastructure and may have the potential to undermine the regional/national transport role of the roads concerned. 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	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1
RT5	The 'sequential approach' to the location of new retail development will be applied i.e. having assessed the size, availability, accessibility, and feasibility of developing both new sites and existing premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available.	C1 C2 S1					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1
RT6	Regard shall be taken of the indicative floorspace need set out in Table 10.4 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.						B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1
<b>Town centres (Levels 2, 3 and 4 of the Wicklow retail hierarchy)</b>							
TR1	Shopping provision is a key component of town centres, and makes a major contribution to their vitality and viability. It is important therefore that they retain retailing as a core function. 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.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TR2	The mix and balance of different type of retail (including retail services) is important to attract people to these centres, and to ensure town centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of the town centre, and accordingly the Planning Authority will control the number of bookmakers, off-licences (including off-licences in convenience stores), financial institutions, and other uses that can adversely affect the character of a town centre.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TR3	In order to sustain and enhance the vitality of town centres, active 1st floor uses will be required in all new developments and particular encouragement will be given to 'living over the shop'. Where such 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.	CH2 C1 C2 S1					B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 L1
TR4	New retail developments in town centres will be required to provide proximate and easily accessible car parking or to make a financial contribution towards car parking where it has been or will be provided by the Local Authority. Access to public transport services (where available) shall be provided which may include the provision of new bus stops with the agreement of service providers and shelters / waiting areas.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TR5	Applications for new retail developments in town centres shall make every effort to integrate successfully new retail development, much of which will be of a scale larger than the existing urban grain, into the townscape of existing centres. Attention shall be given to the location of service yards and treatment of car parking areas so as to avoid unsightly views and special consideration shall be given to the detailing of extensive frontages and flank walls.	CH2					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 L1

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<p>TR6 Where new retail development is considered 'large scale' in relation to the existing town centre, the onus is on the applicant to demonstrate compliance with the development plan and that there will not be a material adverse impact on the vitality and viability of any existing town centre. In submitting evidence in relation to retail impact the applicant shall address the following criteria and demonstrate whether or not the proposal would:</p> <ul style="list-style-type: none"> <li>• support the overall strategy for town centres as set out in the development plan and not materially diminish the prospect of attracting private sector investment into one or more town centres;</li> <li>• cause an adverse impact on one or more town centres, either singly or cumulatively with recent developments or other outstanding planning permissions, sufficient to undermine the quality of the centre or its role in the economic and social life of the community;</li> <li>• diminish the range of activities and services that a town centre can support;</li> <li>• cause an increase in the number of vacant properties in the primary retail area that is likely to persist in the long term;</li> <li>• ensure a high standard of access both by public transport, foot and private car so that the proposal is easily accessible by all sections of society;</li> <li>• link effectively with an existing town centre so that there is likely to be commercial synergy.</li> </ul>	<p>C1 C2 CH2 S1</p>					<p>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 L1</p>
<p>TR7 Where an application for new retail development is made within the defined core retail area of a major town or County town centre it will not always be necessary to demonstrate the quantitative need for retail proposals in assessing such proposed developments. In setting out the retail impact of the development the report should focus on how the scheme will add/detract from the quality of the town centre - both in relation to improving retail, urban design, integration with the built fabric and quality of life in the town/centre.</p>	<p>C1 C2 CH2</p>					<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 L1</p>
<p>TR8 Positive consideration shall be given to the re-configuration of existing retail provision in Levels 2 and 3, to accommodate large modern retail units.</p>	<p>C1 C2 S1</p>					<p>B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>
<p><b>District centres</b> DC1 New district centres shall generally only be considered within the built up area of major conurbations or in the suburbs of large towns. At such locations, the applicant will be required to show that</p> <ul style="list-style-type: none"> <li>• the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities</li> <li>• the retail development is located and sized to meet the needs of the new development without impacting on the viability of the existing town centre</li> <li>• the range of retail and non-retail services to be provided is appropriate to the needs of the area</li> <li>• all efforts have been made to integrate the district centre with any new community facilities due to be provided as part of the scheme e.g. schools, childcare facilities, sports fields etc</li> </ul>	<p>C1 C2</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1</p>			
<p><b>Large foodstores</b> Large foodstores comprising supermarkets, superstores or hypermarkets are an accepted component of the retail hierarchy. They serve mainly the large weekly convenience goods shopping requirements of families. They require large clear areas of floorspace together with adjacent car parking as the majority (but not all) of families undertake their weekly bulk convenience shopping by car.</p> <p>LF1 Large foodstores shall be required to be located on suitably zoned lands in town centres or on the edge of the centre where public transport provision can be made available for shoppers.</p>	<p>C1 C2</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1</p>			
<p>LF2 Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. Floorspace caps set out in the Retail Planning Guidelines will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area.</p>			<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1</p>			

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<p><b>Neighbourhood centres</b>  NC1 New / expanded neighbourhood centres shall generally only be considered in areas of significant residential development / expansion on the edges of settlements in Levels 2 and 3 of the retail hierarchy. At such locations, the applicant will be required to show that;</p> <ul style="list-style-type: none"> <li>the scale of the existing / new residential development is such to sustain a neighbourhood centre;</li> <li>the retail development is located and sized to meet the needs of the existing / new development without impacting on the viability of the existing town centre (total retail floorspace in excess of 500sqm shall not generally be considered outside of the growth centres of Bray, Greystones, Wicklow and Arklow);</li> <li>the location of the development is sufficiently separated from the core retail area of the settlement as to warrant new retail facilities;</li> <li>the range of retail and non-retail services to be provided is appropriate to the needs of the area;</li> <li>all efforts have been made to integrate the neighbourhood centre with any existing / new community facilities due to be provided as part of the scheme e.g. schools, childcare facilities, sports fields etc.</li> </ul>	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
<p><b>Out of town shopping centres</b>  This is defined as an out-of-centre development on a green field site, or on land not clearly within the current urban boundary.</p> <p>OT1 There shall be general presumption against out of town shopping centres.</p>	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<p><b>Village retail</b>  VR1 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>such shops shall be located in the core retail area of the village (if one exists) or the traditional historical village 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 village and prevailing village character, with particular regard to building form, height and materials and shall generally be required to incorporate a traditional shop front</li> </ul>	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
<p><b>Rural retail</b>  RR1 Rural shops, not connected (either functionally or spatially) to any settlement shall not be considered other than a small (not exceeding 100sqm) farm shop or shop ancillary to activities arising from farm diversification</p> <ul style="list-style-type: none"> <li>a small (not exceeding 100sqm) shop ancillary to a craft workshop, retailing the product directly to the public</li> <li>a small scale (not exceeding 100sqm) shop designed to serve a dispersed rural community, provided this does not undermine the viability of retail facilities in a nearby village or town.</li> </ul>	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
<p><b>Tourism retail</b>  TR1 Tourism retail 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 and linkage of the tourism identity / product )</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>	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			

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<p><b>Retail warehousing</b>                  RW1 New retail warehouse developments and retail parks shall be required to be located on suitably zoned lands in settlements. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal.</p>	<p>C1 C2</p>		<p>B1 B2 B3                  HH1 S1                  W1 W2                  W3 M1 M2                  C1 C2 CH1                  CH2 L1</p>			
<p>RW2 A recent trend in a number of parks has been a blurring of the division between bulky and non-bulky goods retailers, with some parks now containing major clothing chains and food retailers. Continuing to allow this mixing of uses such as fashion chains into retail parks is likely to result in a negative impact on adjoining town centres as the large size units readily available in retail parks are easily accessible by car, but not public transport, and divert trade away from the town core. Therefore where permission is granted for new retail warehouse development, the planning authority shall apply strict conditions on floor size (including restricting internal expansion by the construction of 1st floors or mezzanines), the type of goods to be sold or restricting the subdivision into smaller units.</p>	<p>C1 C2</p>		<p>B1 B2 B3                  HH1 S1                  W1 W2                  W3 M1 M2                  C1 C2 CH1                  CH2 L1</p>			
<p>RW3 Permission for retail warehouses shall generally only be considered as part of planned retail warehouse parks, which combine access arrangement and car parking.</p>	<p>C1 C2</p>		<p>B1 B2 B3                  HH1 S1                  W1 W2                  W3 M1 M2                  C1 C2 CH1                  CH2 L1</p>			
<p>RW4 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, the form of development is in keeping with good urban design and the development would not detract from local plan aspirations for the area.</p>	<p>C1 C2 S1                  CH2</p>		<p>B1 B2 B3                  HH1 W1                  W2 W3                  M1 M2 C1                  C2 CH1 L1</p>			
<p><b>Discount foodstores</b>                  DF1 Discount foodstores shall be required to locate on suitably zoned lands and shall only be considered in settlements in Levels 2 and 3 in the County retail hierarchy. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area.</p>			<p>B1 B2 B3                  HH1 S1                  W1 W2                  W3 M1 M2                  C1 C2 CH1                  CH2 L1</p>			
<p><b>Regional shopping centres</b>                  RS1 There shall be general presumption against out of town regional shopping centres</p>	<p>C1 C2 S1</p>			<p>B1 B2 B3                  HH1 W1                  W2 W3                  M1 M2                  CH1 CH2                  L1</p>		
<p><b>Outlet centres</b>                  OC1 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>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 synergy with the local economy in terms of providing for links to local businesses or tourism in the area.</li> </ul>			<p>B1 B2 B3                  HH1 S1                  W1 W2                  W3 M1 M2                  C1 C2 CH1                  CH2 L1</p>			



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<p><b>Factory shops</b>  <b>FS1</b> Factory shops (i.e. as a shop adjacent to the production unit and specialising in the sale of manufacturers' products direct to the public) shall be positively considered where the following criteria are met</p> <ul style="list-style-type: none"> <li>the zoning of the site specifically allows for this use or in the case where the relevant local plan does not make reference to factory shops, the shop is strictly ancillary to the main production activity on the site</li> <li>additional car parking (over and above that required by the manufacturing facility alone) is available or can be provided for shoppers</li> </ul>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 M1 M2</b>  <b>C1 C2 CH1</b>  <b>CH2 L1</b></p>			
<p><b>Garden centres / nurseries</b>  <b>GC1</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 principle 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>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 M1 M2</b>  <b>C1 C2 CH1</b>  <b>CH2 L1</b></p>			
<p><b>Petrol filling stations</b>  <b>PF1</b> Notwithstanding the sequential approach, a shop of up to 100sqm of net retail sales area may be allowed when associated with a petrol filling station. Where retail space in excess of 100sqm of net retail sales area associated with petrol filling facilities is sought the sequential approach to retail development will apply, i.e. the retail element of the development shall be assessed by the planning authority in the same way as would an application for retail development (without petrol filling facilities) in the same location.</p>			<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 M1 M2</b>  <b>C1 C2 CH1</b>  <b>CH2 L1</b></p>			
<p><b>Farmer's Markets</b>          These are generally temporary short term (e.g. of single day or weekend duration) public markets at which farmers and often other vendors sell produce directly to consumers. In Ireland this has evolved to include fish, processed meats and foodstuffs, clothing products and crafts, and hot food for immediate consumption.</p> <p><b>FM1</b> Positive consideration will be given to applications for farmer's markets in towns and villages where the development accords with good planning principles, in particular:-</p> <ul style="list-style-type: none"> <li>suitable access and car parking arrangements being made for sellers and purchasers;</li> <li>suitable pedestrian and vehicular circulation being maintained in the town/village for the duration of the market;</li> <li>a suitable degree of visual amenity being provided with regard to positioning and design of stalls and ancillary facilities including waste storage;</li> <li>any impacts on residential amenity being minimal and short term.</li> </ul>						<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>

## 8.10 Chapter 11: Roads and Transportation

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<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, IFPLUT studies have and will be prepared, which will continue to inform future policy formulation;</li> <li>Promote the delivery of local transport links within towns (such as feeder buses to train stations), between towns and in rural areas;</li> <li>Promote the improvement of public transport services, in particular the upgrading of the Dublin – Rosslare train line, bringing the LUAS 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>	C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 M2 CH1 CH2 L1	C1 C2		M1
<b>Public transport objectives</b>						
PT1 To cooperate with the NTA/DTA and other relevant transport planning bodies in the delivery of a high quality, integrated transport system in the greater Dublin area	C1 C2		B1 B2 B3 HH1 W1 W2 W3 M2 CH1 CH2 L1	C1 C2		M1
PT2 To promote the development of transport interchanges and ‘nodes’ where a number of transport types can interchange with ease. In particular <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 to Bray DART</li> <li>to promote integrated ticketing between transport types</li> <li>to encourage the improvement of covered 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 covered bicycle parking facilities</li> </ul>	C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 M2 CH1 CH2 L1			M1
PT3 To continue to work with Iarnrod Eireann 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	C1 C2		B1 B2 B3 HH1 W1 W3 CH1 CH2 L1			S1 W2 M1 M2

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PT4	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>	C1 C2 CH2 HH1		S1			B1 B2 B3 S1 W1 W2 W3 M1 M2 CH1 L1
PT5	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 to Bray Station and Fassaroe.	C1 C2 S1		B1 B2 B3 HH1 S1 W1 W2 W3 M1 CH1 CH2 L1			
PT6 Bray.	To pursue the provision of a bus priority scheme on the N11 / M11 from Rathnew to the County boundary at	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
PT7	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 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>	C1 C2		B1 B2 B3 HH1 W1 W2 W3 M2 CH1 CH2 L1			S1 M1
PT8	To aim that all in society, irrespective of their means or abilities, will have access to public transport	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>Rural Transport Objective</b> PT9	To promote the existing service provided and encourage the further development of the Wicklow Rural Transport Initiative.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>Cycling &amp; Walking Objectives</b>							
CW1	To improve existing or provide new foot and cycleways on existing public roads, as funding allows	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1

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CW2 To require all new regional, local distributor and local collector roads to include foot and cycleways (to the design standards set out in Section 11.7 of this Chapter)	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
CW3 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 or train station), while ensuring that personal safety, particularly at night time, is of the utmost priority	C1 C2		B1 B2 B3 L1			HH1 S1 W1 W2 W3 M1 M2 CH1 CH2
CW4 To encourage the provision of secure covered bicycle parking facilities at strategic locations such as town centres, neighbourhood centres, community facilities and transport nodes.	C1 C2		CH2			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 L1
CW5 To facilitate the development of a coastal cycling and walking route	C1 C2		B1 B2 B3 L1			HH1 S1 W1 W2 W3 M1 M2 CH1 CH2
<b>Public Roads</b>						
<b>General road objectives</b>						
PR1 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				HH1 S1 W3 C1 C2 CH1 CH2 L1	B1 B2 B3 W1 W2	M1 M2
PR2 Traffic Impact Assessments and Road Safety Audits will be required for new developments in accordance with the thresholds set out in the 'Design Manual for Roads & Bridges' and the 'Traffic & Transport Assessment Guidelines' (NRA)	C1 C2 S1					B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>National Roads</b>						
Works Objectives for the N11 (see Map 11.01) <ul style="list-style-type: none"> <li>The Rathnew to Arklow North upgrade, comprising the upgrading of the existing single carriageway route to dual carriageway / motorway standard (Road objective (A) Map 11.01);</li> <li>The provision of a third interchange on the Arklow by-pass, linking the N11 to Vale Road, which would allow direct access from the N11 to the R747 to Woodenbridge, Aughrim and the south-west of the County and to the proposed future Arklow Western Distributor Road;</li> <li>Upgrading (including widening to three lanes) between the County boundary and Kilmacanogue / Glen Of The Downs and the provision of free flow junctions at the Killarney Road interchange</li> <li>Removal of Herbert Road and Silver Bridge junctions by the provision of a collector road between Dargle Road and Killarney Road</li> </ul>				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		S1 M1 M2
Works Objectives for the N81 (see Map 11.1) <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>				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		S1 M1 M2



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<b>National Road objectives</b>						
NR1	The Council will, in line with Government and National Roads Authority (NRA) policies, and in accordance with the "Roads Needs Study", published by the NRA and the National Development Plan, seek to bring national primary and secondary roads up to the appropriate standards.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2
NR2	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.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2
NR3	To co-operate with the NRA 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.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2
NR4	To co-operate with the National Roads Authority 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 Dublin Outer Orbital Route as proposed in the Regional Planning Guidelines and Transport 21				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2
NR5	To safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads outside of restricted speed limits (which correspond with identified development boundaries) in line with the National Roads Authority policy statement on "Development Management and Access to National Roads", May 2006, as amended.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2
NR6	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.	HH1				B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
NR7	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.	C1 C2				B1 B2 B3 S1 W1 W2 W3 HH1 M1 M2 CH1 CH2 L1
<b>Regional Road objectives</b>						
RR1	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.	C1 C2			B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2
RR2	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.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2 C1 C2

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RR3 To improve regional road links between Wicklow and other counties, in particular the Blessington to Naas route and the route from Dunlavin and Baltinglass to the N9.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		S1 M1 M2 C1 C2
RR4 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 DOOR.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		S1 M1 M2 C1 C2
Works Objectives for Regional Roads (see Map 11.01) <ul style="list-style-type: none"> <li>to improve the R759 (Sally Gap) and the R756 (Wicklow Gap), having due regard to the designation of the Wicklow Mountains as a Natura 2000 site (Roads objective (F) Map 11.01)</li> <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 DOOR (Roads objective (E) Map 11.01)</li> <li>other smaller, more localised improvement schemes required during the lifetime of the plan.</li> </ul>				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		
<b>Local Road Objectives</b>						
LR1 To continue to improve 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.				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		S1 M1 M2 C1 C2
LR2 To provide new local roads in urban areas in accordance with objectives identified in local area and town plans;				B1 B2 B3 HH1 W1 W2 W3 C1 C2 CH1 CH2 L1		
LR3 To require all new or improved urban local roads to make provision for public lighting, foot and cycleways and bus stop facilities, where appropriate.	C1 C2			B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1		S1 M1 M2
LR4 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.				B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1		S1 M1 M2 C1 C2
LR5 Rural local roads shall be protected from inappropriate development and road capacity shall be reserved for necessary rural development.				B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1		S1 M1 M2 C1 C2

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<b>Road Improvement Reservation Objective</b>											
RIR1	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.							B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1	S1 M1 M2 C1 C2		
<b>Parking objectives</b>											
PP1	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 Table 11.2 shall be taken as maximum standards, and such a quantum of car parking will only be permitted where it can be justified. In locations where public transport and parking enforcement are not available, the car parking standards set out in Table 11.2 shall be taken as minimum standards. Deviations from this table may be considered in the following cases: - 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; - 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; - Other situations will be considered on a case-by-case basis. 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.								B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 CH1 CH2 L1	S1 M1 M2	
PP2	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									B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 CH1 CH2 L1	M1 M2
PP3	Provision shall be made for off street loading / unloading facilities in all new / expanded developments which are to receive regular deliveries									B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 CH1 CH2 L1	M1 M2
<b>Ports, Harbours &amp; Marinas Objectives</b>											
PHM1	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 Port Access Roads at both locations									B1 B2 B3 HH1 S1 W1 W3 C1 C2 M1 M2 CH1 CH2 L1	W2
PHM2	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									B1 B2 B3 HH1 S1 W1 W3 C1 C2 M1 M2 CH1 CH2 L1	W2

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PHM3 To facilitate the development of the aviation sector, in particular aerodromes, air strips and airports, 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.		C1 HH1 L1 B3 <sup>33</sup>	B1 B2 CH1 CH2 W1 W2 W3 C2 M1 M2 S1			
<b>Roadside signage Objectives</b>						
AS1 Advertising signs 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.	CH2 L1					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
AS2 National Road N11/M11 Signage on this route will be severely 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. <ul style="list-style-type: none"> <li>In addition, signs at N11/M11 off slips will be considered for</li> <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>	L1 CH2		L1 CH2			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
AS3 National Road N81 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. In addition, signs 200m or so in advance of N81 junctions will be considered for <ul style="list-style-type: none"> <li>Hotels of a minimum three star status that are remote from a settlement signposted from the N11, and within 5 km of that junction;</li> <li>Regional Tourist attractions such as Russborough House</li> </ul>	L1 CH2		L1 CH2			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1

<sup>33</sup> The development of aerodromes, air strips or airports in the County would have to be accompanied by significant amounts of infrastructure - including supporting public and private transport infrastructure and services and water services. Significant amounts of greenfield lands, away from existing settlements would be required with significant residual impacts likely on the landscape. Potential conflicts would arise between such projects and ecology. The operation of these projects would generate significant amounts of greenhouse gas emissions and energy usage and would result in significant noise emissions which would be likely to conflict with human health. Runway, taxi areas and aprons typically produce significant surface water contamination due to de-icing procedures thus the location of any aerodrome, air strip or airport would require careful prior observance of the significance and vulnerability of local receiving waters. This may have significant implications for the assimilative capacity of water bodies which are used by local settlements. Such projects would be required to undergo Environmental Impact Assessment through which both the need for the project and alternatives for its location would have to be thoroughly examined. Consideration would have to be given to flight paths utilised by flights to and from existing airports.



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<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 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> <li>• Signs that have been licensed on the public road shall be erected by the Council on payment of erection costs, or otherwise as permitted by the Area Engineer.</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>	L1 CH2		L1 CH2			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
<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. 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>	L1 CH2		L1 CH2			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
<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 to identify the site when in visual distance (which would not normally require lettering in excess of 300mm height);</li> <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>	CH2		CH2			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 L1

## 8.11 Chapter 12: Water Infrastructure

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategy</b>						
<ul style="list-style-type: none"> <li>To protect, improve and conserve the County's water resource</li> <li>To facilitate the provision of necessary water infrastructure, in a sustainable manner</li> <li>To manage and mitigate the risk and consequences of flooding</li> </ul>	B1 B2 B3 HH1 W1 W2 W3 M1 M2					S1 C1 C2 CH1 CH2 L1
<b>Water Objectives</b>						
<p>WS1 To facilitate the Wicklow County Council Water Services Investment Programme, to provide 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 the following regional and strategic water supply schemes:</p> <ul style="list-style-type: none"> <li>Wicklow and environs Regional Water Supply Scheme</li> <li>Arklow Water Supply Scheme</li> <li>West Wicklow (Stage 2) Water Supply Scheme</li> <li>Bray and environs Water Supply Scheme</li> <li>Rathdrum Regional Water Supply Scheme</li> </ul> <p>and any other smaller, localised water improvement schemes required during the lifetime of the plan.</p>	M2 HH1		B1 B2 B3 W1 W2			S1 W3 C1 C2 M1 CH1 CH2 L1
<p>WS2 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>	B1 B2 B3 HH1 W1 W2 W3 M1 M2					S1 C1 C2 CH1 CH2 L1
<p>WS3 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>	HH1 M2					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 CH1 CH2 L1
<p>WS4 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 development (and the operation) meet 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>	HH1 M2 W1 W2		B1 B2			B3 S1 W3 C1 C2 M1 CH1 CH2 L1
<p>WS5 To seek to minimise wastage and demand for water, through</p> <ul style="list-style-type: none"> <li>ongoing monitoring and improvement of the Local Authority controlled water supply system</li> <li>requiring new developments to integrate water efficiency measures (as set out in Section 12.7).</li> </ul>	HH1 M2					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 CH1 CH2 L1

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<b>Wastewater objectives</b>						
<p>WW1 To facilitate the Wicklow County Council Water Services Investment Programme 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 the following regional and strategic wastewater schemes:</p> <ul style="list-style-type: none"> <li>• Arklow wastewater collection network and treatment scheme, including the provision of a new WWTP at Seabank;</li> <li>• Newtownmountkennedy regional collection network and treatment scheme, including the provision of a new WWTP at Leamore, Newcastle;</li> <li>• Extension of Greystones WWTP;</li> </ul> <p>and any other smaller, localised wastewater improvement schemes required during the lifetime of the plan.</p>	<p>B1 B2 B3 HH1 W1 W2 M1 M2</p>					<p>S1 W3 C1 C2 CH1 CH2 L1</p>
<p>WW2 To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance documents. The Planning Authority will continue to monitor the cumulative effect of grants of planning permission on available waste water treatment capacity under the terms of the relevant Waste Water Discharge Licence. Where there is inadequate capacity within a Waste Water Treatment Plant to accommodate new development or where the Waste Water Treatment Plant does not meet the terms of the relevant Waste Water Discharge License to the Planning Authority will:</p> <p>(a) Refuse planning permission for the development, or (b) Consider granting permission with conditions limiting the commencement of development until facilities are suitably upgraded, so long as this is planned to occur within a reasonable timeframe (not more than 3 years) in accordance with the Local Authority's Water Services Investment Programme</p>	<p>B1 B2 B3 HH1 W1 W2 M1 M2</p>					<p>S1 W3 C1 C2 CH1 CH2 L1</p>
<p>WW3 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> <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 the Environmental Protection Agency "Waste Water Treatment Manuals";</li> <li>• An annually renewed maintenance contract for the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority</li> <li>• In all cases the protection of ground and surface water quality shall remain the overriding priority 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>B1 B2 B3 HH1 W1 W2 M1 M2</p>					<p>S1 W3 C1 C2 CH1 CH2 L1</p>
<p>WW4 Private wastewater treatment plants for multi-house developments will not be permitted</p>				<p>B1 B2 B3 HH1 W1 W2 M1 M2</p>		<p>S1 W3 C1 C2 CH1 CH2 L1</p>
<p>WW5 Private wastewater treatment plants for commercial / employment generating development will only be considered where</p> <ul style="list-style-type: none"> <li>• The site is due to be connected to a future public system in the area ;</li> <li>• There are no plans for a public system in the area and it can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria</li> <li>• 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</li> </ul>	<p>B1 B2 B3 HH1 W1 W2 M1 M2</p>					<p>S1 W3 C1 C2 CH1 CH2 L1</p>
<p>WW6 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>

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WW7	To require new developments to integrate water efficiency measures, as set out in Section 12.7 of this chapter	HH1 M2					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 CH1 CH2 L1
WW8	To examine the feasibility of connecting of unsewered areas, including individual properties / premises serviced by septic tanks, to existing and planned sewer networks.	B1 B2 B3 HH1 W1 W2 M1 M2					
<b>Storm &amp; Surface Water Objectives</b>							
SW1	Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.	B1 B2 B3 HH1 W1 W2 M1 M2					S1 W3 C1 C2 CH1 CH2 L1
SW2	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	B1 B2 B3 HH1 W1 W2 W3 M1 M2					S1 C1 C2 CH1 CH2 L1
<b>Flood Management Objectives</b>							
FL1	To prepare flood zone maps for all zoned lands within the County as part of future Local Area Plans;	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1
FL2	Land will not be zoned for development in an area identified as being at high or moderate flood risk (as set out in the Guidelines <sup>34</sup> ), unless where it is fully justified (through the Justification Test set out in the Guidelines) that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1
FL3	Applications for significant new developments or developments in high or moderate flood risk areas shall follow the sequential approach as set out above;	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1
FL4	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 guidelines 'Justification Test';	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1
FL5	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	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1
FL6	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;	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1

<sup>34</sup> DEHLG Consultation Draft Guidelines for planning authorities entitled 'The Planning System and Flood Risk Management'  
CAAS for Wicklow County Council



FL7 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;	B1 B2 B3 HH1 W1 W2 W3 M1 M2					S1 C1 C2 CH1 CH2 L1
FL8 Flood assessments will be required with all planning applications proposed in flood risk areas 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). 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;	HH1 W3					B1 B2 B3 S1 W1 W2 C1 C2 M1 M2 CH1 CH2 L1
FL9 For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance/ vegetation. A minimum setback of up to 10-15m will be required either side depending on the width of the watercourse.	B1 B2 B3 HH1 W1 W2 W3					S1 C1 C2 M1 M2 CH1 CH2 L1

## 8.12 Chapter 13: Waste and Environmental Emissions

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategy</b>						
To promote and facilitate best practice in prevention, re-use, recovery, recycling and disposal of all waste produced in the County in accordance with the Waste Management Hierarchy and the objectives of the Wicklow Waste Management Plan, the National Waste Prevention Programme (EPA 2009) and the National Hazardous Waste Management Plan.	B1 B2 B3 HH1 S1 W1 W2 C1 C2 M2					W3 M1 CH1 CH2 L1
<b>Solid waste management objectives</b>						
WM1 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.	HH1 C1 C2		B1 B2			B3 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
WM2 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 Section 13.8 of this chapter).	C1 C2		HH1			B1 B2 B3 HH1 S1 W2 W3 M1 M2 CH1 CH2 L1
WM3 To facilitate the development of existing and new waste recovery facilities and in particular, to facilitate the development of 'green waste' recovery sites			HH1			B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1

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WM4	To facilitate the development of waste-to-energy facilities, particularly the use of landfill gas and biological waste			L1			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
WM5	To have regard to the Council's duty under Section 38 (1) of the 1996 Waste Management Act, 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.	C1 C2		HH1 L1			B1 B2 B3 S1 W1 W2 W3 M1 M2 CH1 CH2
WM6	To facilitate the development of sites, services and facilities necessary to achieve implementation of the objectives of the Wicklow Waste Management Plan	C1 C2		HH1 L1			B1 B2 B3 S1 W1 W2 W3 M1 M2 CH1 CH2
<b>Hazardous waste &amp; emissions objectives</b>							
HW1	To facilitate the development of sites, services and facilities for the disposal of hazardous household wastes in accordance with the objectives of the Wicklow Waste Management Plan	C1 C2 HH1		HH1 L1			B1 B2 B3 S1 W1 W2 W3 M1 M2 CH1 CH2
HW2	To have regard to the "Major Accidents Directive" (European Council Directive 96/82/EC). 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 Control, 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.	B1 B2 B3 HH1 W1 W2 M2					S1 W3 C1 C2 M1 CH1 CH2 L1
<b>Litter &amp; illegal dumping objectives</b>							
LT1	To facilitate the implementation of the County Litter Management Plan	HH1 W1 W2 L1					B1 B2 B3 S1 W3 C1 C2 M1 M2 CH1 CH2 L1
LT2	To proactively pursue enforcement and legal action against perpetrators of illegal dumping and 'fly tipping'	HH1 W1 W2 L1					B1 B2 B3 S1 W3 C1 C2 M1 M2 CH1 CH2
LT3	To require all new potentially litter generating developments (such as shops, takeaways, pubs etc) to provide litter / cigarette bins on or directly adjoining the premises and to provide for the cleaning of the adjoining streetscape in accordance with the provisions of Part II Section 6 of the Litter Pollutions Act 1997 and 2003.						B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
<b>Air emissions objectives</b>							
AE1	To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA)	B1 B2 B3 HH1 W1 W2 M2					S1 W3 C1 C2 M1 CH1 CH2 L1

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AE2 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.	B1 B2 B3 HH1 W1 W2 M2					S1 W3 C1 C2 M1 CH1 CH2 L1
AE3 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.	B1 B2 B3 HH1 W1 W2 M2					S1 W3 C1 C2 M1 CH1 CH2 L1
<b>Noise pollution objectives</b>						
NP1 To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 1994.	HH1					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
NP2 To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulation by the EPA).	HH1					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
NP3 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.	HH1					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
NP4 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.	HH1					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
<b>Light pollution objectives</b>						
LP1 To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residence to mitigate impacts, in accordance with the standards set out in Section 13.8 below.	HH1					B1 B2 B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1

## 8.13 Chapter 14: Energy and Communications

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategy</b> <ul style="list-style-type: none"> <li>To encourage and facilitate the exploitation of renewable sources of energy in the County</li> <li>Through appropriate land use and higher design standards, to aim to reduce the demand for energy and fossil fuels in particular</li> <li>To promote and facilitate the development of telecommunications infrastructure</li> </ul>	C1 C2		B1 B2 B3 HH1 W1 W2 CH1 CH2 L1			S1 W3 M1 M2
<b>Wind Energy Objectives</b>						
<b>WE1</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:- <ul style="list-style-type: none"> <li>consideration of any designated nature conservation areas (SACs, NHAs, SPAs etc) and any associated buffers</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</li> <li>consideration of grid connection issues</li> <li>best practice in the design and siting of wind turbines, and all ancillary works including access roads and overhead cables.</li> </ul>				B1 B2 B3 HH1 W1 W2 CH1 CH2 L1		S1 W3 C1 C2 M1 M2
<b>WE2</b> To facilitate the development of wind measurement masts through the granting of temporary planning permissions for this purpose, which will be limited to 2 years duration.			B1 B2 B3 HH1 W1 W2 CH1 CH2 L1			S1 W3 C1 C2 M1 M2
<b>WE3</b> All wind farms shall be granted for a duration for 10 years (maximum) unless a shorter period is requested						B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
<b>WE4</b> To facilitate the development of off-shore wind energy projects insofar as onshore facilities may be required			B1 B2 B3 W1 L1			HH1 S1 W2 W3 C1 C2 M1 M2 CH1 CH2
<b>Solar Energy Objectives</b>						
<b>SE1</b> To facilitate the development of solar generated electricity			CH2 L1			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1



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SE2 To positively consider all applications for the installation of PV cells at all locations, having due regard to architectural amenity and heritage			CH2 L1			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
<b>Hydro Energy Objectives</b>						
HE1 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			B1 B2 B3 W1 L1			HH1 S1 W2 W3 C1 C2 M1 M2 CH1 CH2
HE2 To facilitate the development of off shore hydroelectricity projects insofar as onshore facilities may be required			B1 B2 B3 W1 L1			HH1 S1 W2 W3 C1 C2 M1 M2 CH1 CH2
<b>Bio-Energy Objectives</b>						
BE1 To facilitate the development of projects that convert biomass to electricity			HH1	B1 B2 B3 L1		S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
BE2 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.			HH1	B1 B2 B3 L1		S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
<b>Small-scale renewable objective</b>						
SR1 To facilitate the development of small-scale electricity generation installations			B1 B2 B3 HH1 W1 W2 CH1 CH2 L1			S1 W3 C1 C2 M1 M2
<b>Transmission &amp; Distribution Objectives</b>						
GE1 To support the development and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required.			B1 B2 B3 HH1 W1 W2 CH1 CH2 L1			S1 W3 C1 C2 M1 M2
GE2 To suitably manage development within 35m of existing 110KV/220kV transmission lines	HH1		B1 B2			B3 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
GE3 To support and facilitate the development of landing locations for any cross channel power interconnectors			B1 B2 B3 W1 CH1 CH2 L1			HH1 S1 W2 W3 C1 C2 M1 M2

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<b>Electricity Demand Objectives</b>						
ED1	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. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1
ED2	To facilitate retrofitting of existing building with electricity saving devices and installations, where permission is required for such works			CH2		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
<b>Transport energy objectives</b>						
TE1	Through coordinated land-use and transport planning, to reduce the demand for vehicular travel and journey lengths	C1 C2				B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TE2	Through planning and investment in transport infrastructure, including roads and public transport systems, to reduce journey times, length, congestion and increase the attractiveness of public transport	C1 C2				B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
TE3	To facilitate the development of alternative transport fuels			HH1	B1 B2 B3 C1 L1	S1 W1 W2 W3 C2 M1 M2 CH1 CH2
TE4	To facilitate the development of services and utilities for alternative vehicles types			HH1	B1 B2 B3 C1 CH1 CH2 L1	S1 W1 W2 W3 C2 M1 M2
<b>Heating objectives</b>						
EH1	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. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.			W2 L1		B1 B2 B3 HH1 S1 W1 W3 C1 C2 M1 M2 CH1 CH2
EH2	To facilitate retrofitting of existing building with heat saving devices and installations, where permission is required for such works.			CH2 L1		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1

<b>Telecommunications Objectives</b>						
ICT1	To facilitate the development and expansion of communication, information and broadcasting networks, including mobile phone networks, broadband and other digital services			B1 B2 CH2 L1		B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
ICT2	The development of new masts and antennae shall be in accordance with the development standards set out in Section 14.6 of this chapter			B1 B2 CH2 L1		B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1

## 8.14 Chapter 15: Social and Community Infrastructure, including open space

		Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategy</b>							
	To promote and facilitate the development of "Sustainable Communities" through land use planning, by providing for land uses capable of accommodating Community, Leisure, Recreational and Cultural Facilities; accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
<b>Community Development Objectives</b>							
CD1	Through the planning process, Wicklow County Council will consult and engage with prescribed bodies, local community interest groups and individuals prior to the preparation of plans for towns and villages in accordance with the provisions of the Planning and Development Acts and any subsequent review during the lifetime of the plan.				B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		
CD2	In the preparation of plans for towns and villages, the Council will endeavour, through proper land use zoning and transportation planning, phasing and the setting out of high standards of design in both streets and buildings, facilitate community development and promote socially inclusive communities throughout the County.	C1 C2 CH2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
CD3	The Council will promote and facilitate the delivery of community facilities in accordance with the Hierarchy Model of community facilities prepared under Strand 3 of the Development Levy Scheme (under Section 48 of the Planning and Development Acts) (as set out in the appendix to this chapter).	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			

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CD4 Wicklow County Council recognises the needs of those with disabilities throughout the County and acknowledges 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.						B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1
CD5 Unless otherwise specified by in the Planning Authority, new significant residential developments will 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	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
<b>Education objectives</b>						
ED1 To facilitate the provision of schools by zoning suitable lands in Local Area 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.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
ED2 Where lands are zoned for educational use, to promote and 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	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
ED3 Where lands are zoned for employment use, to promote and facilitate the development of employment training facilities (privately and/or publicly funded).	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
ED4 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.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
ED5 To facilitate and promote 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.			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			
ED6 To promote the provision of dedicated facilities for adult and community education in recognition of the growing demand for life-long learning opportunities and the perceived shortage of such facilities at present.			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1			



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ED7 To promote the use of education facilities after school hours / weekends for other community and non-school purposes, where possible	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
ED8 To promote the continuation and expansion of rural / village primary schools.	C1 C2			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1		
<b>Health Objectives</b>						
HC1 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 <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</li> <li>The location is accessible to those with disabilities.</li> </ul>	C1 C2			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1		
HC2 To support 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.				B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1		
HC3 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 consideration, paying particular regard to car parking availability, impacts on traffic flow and obstruction and impacts on residential amenities	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>Residential &amp; day care Objectives</b>						
NH1 To encourage the development and improvement of new and existing residential and day care facilities throughout the County.				B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 C1 C2 CH1 CH2 L1		
NH2 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.	C1 C2			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1		

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NH3 '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)	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
NH4 Edge of centre locations (i.e. locations on unzoned lands at the edge or outside of settlements) will only be considered for residential or day care facilities where <ul style="list-style-type: none"> <li>• There are good vehicle and pedestrian linkages available to town facilities;</li> <li>• The site is within the built 'envelope' of the settlement and would not comprise of an isolated, stand alone development</li> <li>• The design and scale of the facility is reflective of the semi rural location.</li> </ul>	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
Objective NH5 To provide for new or extended residential care facilities for the elderly at the following locations: a) Ballinahinch Lower, Newtownmountkennedy (as shown on Map 15.01) b) Blainroe / Kilpoole Lower (as shown on Map 15.02) c) Coolgarrow, Woodenbridge (as shown on Map 15.03) d) Killickabawn, Kilpedder (as shown on Map 15.04)			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
<b>Childcare Objectives</b>						
CC1 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.	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
CC2 To promote and encourage 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.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
CC3 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 & 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 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.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
CC4 To take account of relevant guidelines and identify suitable locations for childcare facilities in future reviews of Local Area Plans and future Action Area Plans, where this is feasible.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			

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<p>CC5 The Council will give positive consideration to childcare facilities in rural areas subject to the following criteria:</p> <ul style="list-style-type: none"> <li>The facility comprises either the conversion of part of an existing rural dwelling or an existing out-building associated with such a dwelling</li> <li>The facility is operated by the resident of the dwelling</li> <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</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             <ul style="list-style-type: none"> <li>the catchment of the facility</li> <li>the proximity to other childcare facilities</li> <li>the proximity to an existing towns or village, where land is zoned or available for childcare development</li> </ul> </li> </ul>	<p>B1 B2 B3 HH1 W1 W2 C1 C2 M1 M2</p>		<p>S1 W3 CH1 CH2 L1</p>			
<p><b>Children's Play facilities Objectives</b></p>						
<p>CP1 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>C1 C2</p>					<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>
<p>CP2 In all new residential development in excess of 75 units, the developer shall provide, in the residential public open space area, a dedicated children's play zone, of a type and with such features to be determined following consultation with Community &amp; Enterprise Section of Wicklow County Council</p>	<p>C1 C2</p>					<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>
<p>CP3 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>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>
<p>CP4 Subject to safety considerations, natural features (trees, streams etc) shall be retained in new developments</p>	<p>B1 B2 B3 W1 W2 W3 L1</p>					<p>HH1 S1 C1 C2 M1 M2 CH1 CH2</p>
<p><b>Facilities for teenagers &amp; young adults Objectives</b></p>						
<p>TY1 Through the Local Area Plan and Action Area Plan process, the Council will identify the needs of teenagers and young adults and appropriately zone or designate land for new facilities</p>	<p>C1 C2</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>			
<p>TY2 In accordance with Objective CD5, where a deficiency in facilities for teenagers / young adults is identified in an area, the developer of any significant new residential estate shall submit proposals to address the deficiency</p>	<p>C1 C2</p>		<p>B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1</p>			
<p>TY3 All new neighbourhood parks or active open space zones shall include a MUGA of a size and nature to be following consultation with Community &amp; Enterprise Section of Wicklow County Council</p>	<p>C1 C2</p>		<p>B1 B2 B3 W1 W2 W3 L1</p>			<p>HH1 S1 M1 M2 CH1 CH2</p>

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TY4 New community buildings / facilities shall be designed to facilitate the operation of youth clubs and youth services (see Objective CC2 to follow)	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>Community centres Objectives</b>						
CC1 In accordance with Objective CD5, where a deficiency in indoor community space is identified in an area, the developer of any significant new residential estate shall submit proposals to address the deficiency	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
CC2 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) and meeting / club use	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>Sport facilities Objectives</b>						
SR1 To contribute to the improvement of the health and well being of the inhabitants of County Wicklow and to facilitate participation in sport and recreation.			B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
SR2 To be guided by the Sports & Recreation Policy in the provision and expansion of sport and recreation opportunities in County Wicklow for the next ten years, in particular through the Local Area Plan and Action Area Plan process. In addition the policy will inform the development levy scheme for community facilities, in particular the provision of sport and recreation facilities.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
SR3 Facilities for sports shall normally be located close to towns or villages, on designated Active Open Space land. All efforts will be require 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.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
SR4 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 alternative recreational facilities can be provided in a convenient location.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
SR5 The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including car parking and changing rooms	B1 B2 B3 HH1 W1 W2 C1 C2 M1 M2					S1 W3 CH1 CH2 L1



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SR6 To provide for GAA sports complex and mixed use development of lands at Tinode, Manor Kilbride, (as shown on Map 15.05)						B1 B2 B3 HH1 W1 W2 C1 C2 M1 M2 S1 W3 CH1 CH2 L1
<b>Arts Objectives</b>						
CA1 To maximize the opportunities for the Arts and support the implementation of the Wicklow County Arts Plan and its policies.	C1 C2		B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1			
CA2 To encourage and support the creation and display of works of art in public areas, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.			CH1 CH2			B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 L1
CA3 To support the implementation of the Wicklow Library Development Plan	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
CA4 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.	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
<b>Open space objectives</b>						
OS1 Through the Local Area Plan and Action Area plan process to designate suitable active and passive open space in all settlements, commensurate with its needs and existing facilities, in accordance with the provisions of the Wicklow County Council Play, Sport & Recreation and Active Open Space policies.	C1 C2 B3 L1					B1 B2 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2
OS2 To require passive and active open space to be provided in tandem with new residential development(in accordance with the standards set out in Section 15.5 of this chapter).	C1 C2 B3 L1					B1 B2 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2
OS3 Prohibit non-community uses on areas of lands permitted or designated as public open space in existing residential developments				B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		

OS4	To facilitate the development of allotments of an appropriate scale on lands which meet the following criteria:- <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 provide</li> <li>Where adequate parking facilities can be provided.</li> </ul>	C1 C2					B1 B2 B3 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2 L1
OS5	All passive and active open spaces shall be provided with environmentally friendly lighting in order to ensure their safe usage after day light hours, in compliance with Article 6 (3) and 6 (4) of the EU Habitats Directive 1992, Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities (DoEHLG 2009) and the objectives set out in Chapter 15 of this plan.	B1 B2 B3		L1			HH1 S1 W1 W2 W3 M1 M2 CH1 CH2

## 8.15 Chapter 16: Built Heritage

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Strategy</b>						
<ul style="list-style-type: none"> <li>To avoid negative impacts upon the built environment</li> <li>To promote appropriate enhancement of the built environment as an integral part of any development</li> <li>To mitigate the effects of harm where it cannot be avoided</li> <li>To promote a reasonable balance between conservation measures and development needs in the interests of promoting the orderly and sustainable development of Wicklow</li> </ul>	CH1 CH2 L1		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2
<b>Archaeology Objectives</b>						
AR1 No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted where it seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.	CH1		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH2 L1
AR2 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 16.1 and Map 16.1 (Volume 2) 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.	CH1		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH2 L1
AR3 To ensure that provision is made through the development control process for the protection of previously unknown archaeological sites and features where they are discovered during development works.	CH1		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH2 L1

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AR4 To facilitate public access to National Monuments in State or Local Authority care, as identified in Schedule 16.2 (Volume 2) of this plan	CH1					B1 B2 B3 S1 HH1 W1 W2 W3 C1 C2 M1 M2 CH2 L1
AR5 That Wicklow recognise the important of Hillforts in south west Wicklow and that the Council request central Government to conduct a detailed study of their importance	CH1					B1 B2 B3 S1 HH1 W1 W2 W3 C1 C2 M1 M2 CH2 L1
AR6 To promote and campaign for the designation of the Glendalough Monastic Settlement as a UNESCO World Heritage Site	B1 B2 B3 W1 W2 CH1 L1					S1 HH1 W3 C1 C2 M1 M2 CH2 L1
<b>Architectural heritage Objective</b>						
AH1 To support the work of the National Inventory of Architectural Heritage (NIAH) in collecting data relating to the architectural heritage of the County, and in the making of this information widely accessible to the public, and property owners.	CH2					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
<b>Record of Protected Structures (RPS) Objectives</b>						
RPS1 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 suitable design, materials and construction methods	CH2 S1					B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
RPS2 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 preservation.	CH2 B3		S1			B1 B2 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
RPS3 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	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
RPS4 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 any changes are made.	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
RPS5 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.	CH2 B3 S1					B1 B2 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1

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<b>Other structures and vernacular architecture Objectives</b>						
VA1 To seek (through the development management process), the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as milestones, stonewalls, traditional & historic shopfronts and pub fronts, thatched roofs and other historic elements. The demolition of vernacular buildings will be discouraged.	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
VA2 Development proposals affecting vernacular buildings will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning process.	CH2					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
VA3 Where an item or a structure (or any feature of a structure) is considered to be of heritage merit, 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	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
<b>Architectural Conservation Areas (ACA) Objectives</b>						
ACA1 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 Conservation Appraisals, shall be protected.	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
ACA2 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 Areas will be promoted. In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles will apply:- <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;</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> </ul>	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
ACA3 To designate Blessington town centre as an Architectural Conservation Area, in accordance with the Conservation Appraisal (included in Volume 2 of this plan).	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
ACA4 To consider the designation of further ACAs for towns and villages in County Wicklow, when preparing future Local Area Plans, and as deemed appropriate.	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1

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ACA5 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.	CH2		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
<b>Historical &amp; Cultural heritage Objectives</b>						
HC1 To protect and facilitate the conservation of structures, sites and objects which are part of the County's industrial heritage, in particular features which relate to former mining, transport or utilities activities, whether or not such structures, sites and objects are included on the RPS.	CH2 B3		S1			B1 B2 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
HC2 To facilitate access to and appreciation of areas of mining heritage, through the development of appropriate trails and heritage interpretation, in association with local stakeholders.	CH2					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 L1
HC3 To facilitate future community initiatives to increase access to and appreciation of railway heritage, through preserving the routes of former lines free from development.	CH2 B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
HC4 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.	CH2 L1					B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1
HC5 Through the development management process, to endeavour to identify and suitably protect items and places of local historical or cultural significance	CH1 CH2 L1		S1			B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2

## 8.16 Chapter 17: Natural Environment

	Likely to <b>Improve</b> status of SEOs	<b>Probable Conflict</b> with status of SEOs- unlikely to be mitigated	<b>Potential Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Strategy</b> <ul style="list-style-type: none"> <li>To avoid negative impacts upon the natural environment</li> <li>To promote appropriate enhancement of the natural environment as an integral part of any development</li> <li>To mitigate the effects of harm where it cannot be avoided</li> <li>To promote a reasonable balance between conservation measures and development needs in the interests of promoting the orderly and sustainable development of Wicklow</li> </ul>	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2



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<b>Biodiversity Objectives</b>						
BD1 To produce a Local Biodiversity Action Plan (in accordance with the objectives of National Biodiversity Plan 2002), identifying species and habitats of importance at a County level, and identifying and promoting appropriate action for the conservation and management of these.	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2
BD2 To ensure that the impact of new developments on bio-diversity is minimised and require measures for the protection and enhancement of bio-diversity in all proposals for large developments	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2
BD3 To maintain the favourable conservation status of existing and future Natura 2000 sites (SACs and SPAs) and Annex I - Habitats and Annex II – Animal and Plant species in the County	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2
BD4 Any programme, plan or project carried out on foot of this development plan, including an variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats Directive 1992 and "Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities" (DoEHLG 2009).	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2
BD5 To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) in Wicklow	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2
BD6 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.	B1 B2 B3 HH1 W1 W2 M1 L1					S1 W3 C1 C2 M2 CH1 CH2
BD7 To protect non-designated sites from inappropriate development, where it is considered that such development would unduly impact on locally important natural habitats or wildlife corridors.	B3 HH1 W1 W2 M1 L1					B1 B2 S1 W3 C1 C2 M2 CH1 CH2
BD8 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	B3 HH1 W1 W2 M1 L1					B3 S1 W3 C1 C2 M2 CH1 CH2
BD9 The National Parks and Wildlife Service will be invited to prioritise the preparation of Management Plans for Natura 2000 Sites. This will facilitate the development of site specific Conservation Objectives in the context of the proper planning and sustainable development of the County.	B1 B2 B3 HH1 W1 W2 M1 L1					
<b>Woodlands, trees &amp; hedgerows Objectives</b>						
WH1 To promote the protection of trees, in particular native species, and those associated with demesne planting, which are of conservation and/or amenity value, as set out in Schedules 17.5 & 17.6 and Maps 17.5 & 17.6 (Volume 2) of this plan.	B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
WH2 To consider the making of Tree Preservation Orders (TPOs) to protect trees of high value, where it appears that they are in danger of being felled.	B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
WH3 Development that requires the felling of mature trees of conservation and/or amenity value, even though they may not be listed in the Development Plan, will be discouraged.	B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2

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WH4 To discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling where possible	B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
WH5 To encourage the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development control process, and require the planting of native, and appropriate locally characteristic species, in all new developments	B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
WH6 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.	B3 L1					B1 B2 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
<b>Water systems Objectives</b>						
WT1 To implement the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and the EU Groundwater Directive to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality	B1 B2 B3 HH1 W1 W2 W3 M1 M2					S1 C1 C2 CH1 CH2 L1
WT2 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	B1 B2 B3 HH1 W1 W2 M1 M2					S1 W3 C1 C2 CH1 CH2 L1
WT3 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	B1 B2 B3 HH1 W1 W2 M1 M2					S1 W3 C1 C2 CH1 CH2 L1
WT4 To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of 10m along watercourses should be provided free of built development, with riparian vegetation generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board "Requirements for the protection of fisheries habitat during the construction and development works at river sites"	B1 B2 B3 W1 W3					HH1 S1 W2 C1 C2 M1 M2 CH1 CH2 L1
WT5 To promote the development of riverine walks and parks, subject to the sensitivity and / or designation of the riverside habitat, particularly within 10m of the watercourse	B1 B2 B3 W1 W3 C1 C2		B1 B2 B3 W1			HH1 S1 W2 M1 M2 CH1 CH2 L1
WT6 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 17.12, Volume 2)	B1 B2 B3 HH1 W1 W2 W3					S1 C1 C2 CH1 CH2 L1 M1 M2
<b>Geology Objectives</b>						
SL1 Geological and soil mapping where available shall be utilised to inform 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.	HH1 B1 B2 B3 L1 S1 W1 W2 W3					S1 C1 C2 M1 M2 CH1 CH2
SL2 'Sites of Geological Importance' will be protected from inappropriate development at or in the vicinity of the site, such that would adversely affect their existence, or interpretation	B1 B2 L1					B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2

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SL3 The Council will consult with the Geological Survey of Ireland as it deems 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.				B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1		S1 C1 C2
SL4 To facilitate public access to 'Sites of Geological Importance' on the principle of 'agreed access', subject to appropriate measures being put in place to ensure public health and safety	HH1 B1 B2 L1		B3			S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
SL5 The Council will support efforts by the Geological Survey of Ireland, and other interested bodies regarding promotion of the interpretation of geological heritage in Wicklow, and will encourage the development of a "Wicklow Rock Trail", Geopark or other similar geo-tourism initiatives.	B1 B2 L1					B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
SL6 To facilitate the exploitation of mineral resources, in an environmentally sensitive manner, in accordance with the policies and control measures set out in Chapter 8.					B1 B2 B3 HH1 W1 W2 W3 M1 M2 CH1 CH2 L1	S1 C1 C2
<b>Green Infrastructure Objectives</b>						
Objective GI1 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.	B1 B2 B3 W3					HH1 S1 W1 W2 M1 M2 CH1 CH2 C1 C2 L1
Objective GI2 To apply the principles of green infrastructure to inform the land use planning and development management process in terms of the location, design and layout of new development areas.	B1 B2 B3 W3					HH1 S1 W1 W2 M1 M2 CH1 CH2 C1 C2 L1
<b>Recreation use of natural resources Objectives</b>						
AW1 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	B3 W1 L1					B3 W1 L1
AW2 The Council shall seek to promote 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	B1 B2 B3 W1 C1 C2 CH1 CH2 L1		B1 B2 B3 W1 CH1 CH2 L1			HH1 S1 W2 W3 M1 M2
AW3 To protect and promote 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.	B3 C1 C2 L1					B1 B2 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2
AW4 The Council will preserve the open character of commons land and similar hill land and secure access over paths and tracks through consensus with local landowners, particularly in mountain areas.	B3 C1 C2 L1					B1 B2 HH1 S1 W1 W2 W3 M1 M2 CH1 CH2

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AW5	To facilitate the development of a coastal walking and cycling route between Greystones and Wicklow Town	C1 C2		B1 B2 B3 L1			
AW6	To implements the measures set out in the Bray Head SAAO (Special Amenity Area Order) and investigate the possibility of the designation of further SAAOs in the County (as shown on Map 17.8 (Volume 2) of this plan)	B1 B2 B3 W1 W2 C1 C2 CH1 CH2 L1					HH1 S1 W3 M1 M2
AW7	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)	B1 B2 B3 W1 HH1					
<b>Landscape Objectives</b>							
LA1	All developments and activities shall have regard to the County landscape classification hierarchy	B1 B2 B3 L1					HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
LA2	Any application for permission in the AONB or CLA zones shall be accompanied by a 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).	B1 B2 B3 L1					HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
LA3	To retain the individual character of towns and development areas by the designation of greenbelts where appropriate	B1 B2 B3 CH1 CH2 L1					HH1 S1 W1 W2 W3 C1 C2 M1 M2
<b>Views &amp; prospects Objectives</b>							
VP1	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.	B1 B2 B3 CH1 CH2 L1					HH1 S1 W1 W2 W3 C1 C2 M1 M2

## 8.17 Chapter 18: Coastal Zone Management

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>General coastal zone management objectives</b>						
GCZ1	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 & Natural Resources	B1 B2 B3 HH1 W3 L1				S1 W1 W2 C1 C2 M1 M2 CH1 CH2

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GCZ2 To ensure that no reclamation of estuary land or coastal marshland occurs which would damage coastal habitats;	B1 B2 B3 L1					HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2
GCZ3 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.	B1 B2 B3 HH1 W3 L1					S1 W1 W2 C1 C2 M1 M2 CH1 CH2
GCZ4 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.	B1 B2 B3 HH1 W3 L1					S1 W1 W2 C1 C2 M1 M2 CH1 CH2
Objective CZ1 To enhance the visual, recreational and natural amenities of the Bray coastal area, in accordance with the policies and objectives set out in the Bray Town Plan.	B1 B2 B3 HH1 W3 L1					S1 W1 W2 C1 C2 M1 M2 CH1 CH2
Objective CZ2 1. To protect and enhance Bray Head, in accordance with the SAAO 2. To maintain and enhance public right of ways on Bray Head and in particular the cliff path from Bray to Greystones 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. 4. To protect all listed views and prospects to or from Bray Head as set out in the Bray Town Development Plan and Wicklow County Development Plan 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. 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. 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:- (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. (b) The highest standards of siting and design will be rigorously enforced for any developments in this area (c) Commercial and industrial development will be prohibited in the cell 8. To require an Environmental Impact Assessment to be submitted in respect of any planning application which the Planning Authority considers would be likely to have significant effects on the environment of the area	B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1		B1 B2 B3 L1			
Policy CZ3 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:- 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. (b) The highest standards of siting and design will be rigorously enforced for any developments in this area (c) Commercial and industrial development will be prohibited in the cell 2. To maintain and enhance public right of ways and in particular the cliff path from Bray to Greystones, while preserving its rugged and natural character. 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	B1 B2 B3 HH1 W3 L1		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			



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<p><b>Objective CZ4</b>  1. To support the objectives of the Greystones - Delgany 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.  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</p>	<p><b>S1</b></p>		<p><b>B1 B2 B3  HH1 W1  W2 W3 C1  C2 M1 M2  CH1 CH2  L1</b></p>			
<p><b>Policy CZ5</b>  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;  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;  3. To prohibit the development of new dwellings within 100m of the shoreline;  4. To protect all listed views and prospects along the R761 and coast in this cell;  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;  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;  7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.</p>	<p><b>B1 B2 B3  HH1 W3  L1</b></p>					<p><b>S1 W1 W2  C1 C2 M1  M2 CH1  CH2</b></p>
<p><b>Objective CZ6</b>  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;  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;  3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five Mile Point and Ballybla;  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;  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;  6. To prohibit the development of new dwellings within 100m of the shoreline;  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;  8. To protect all listed views and prospects along the R761 and coast in this cell;  9. To provide a regional wastewater collection system and treatment works to serve the settlements of Newtownmountkennedy, Newcastle and Kilcoole.</p>	<p><b>B1 B2 B3  HH1 W1  W3 CH1  CH2 L1 M1</b></p>		<p><b>B1 B2</b></p>			<p><b>S1 W2 C1  C2 M2</b></p>

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<p>Objective CZ7</p> <ol style="list-style-type: none"> <li>1. To support the coastal protection and development objectives of the Wicklow Town Plan and the Wicklow Environs – Rathnew LAP;</li> <li>2. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrrough 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>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 HH1 W1 W3 L1 M1</b></p>		<p><b>B1 B2</b></p>			<p><b>S1 W2 C1 C2 M2 CH1 CH2</b></p>
<p>Objective CZ8</p> <ol style="list-style-type: none"> <li>1. To preserve the open character of Wicklow Head</li> <li>2. 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>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> <li>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.</li> <li>5. To facilitate the development of new tourist accommodation subject to the following controls:- <ol style="list-style-type: none"> <li>a. The development of new tourist accommodation shall be restricted to the existing development cluster at Blainroe or to existing developed sites</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 further static or touring caravan parks shall be prohibited.</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>6. 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>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;</li> <li>8. To conserve the right of way from the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay.</li> </ol>	<p><b>B1 B2 B3 HH1 W1 W3 L1 M1 CH1 CH2</b></p>		<p><b>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>			

<p>Objective CZ9</p> <ol style="list-style-type: none"> <li>1. 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>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, beyond all reasonable doubt, adversely impact on the integrity of a designated area.</li> <li>3. 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>4. 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>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 18.03), 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 further 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</li> </ol>	<p><b>B1 B2 B3</b>  <b>HH1 W1</b>  <b>W3 L1 M1</b>  <b>CH1 CH2</b></p>		<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
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<p>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>Objective CZ10</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 that a proposed development does not, beyond all reasonable doubt, 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> <li>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.</li> <li>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).</li> <li>6. 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 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>(b) 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>(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>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</li> <li>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</li> <li>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;</li> <li>10. To facilitate the development of necessary new wastewater and energy infrastructure in the area and in particular to provide for a new waste water treatment works for the Arklow Town and Environs Area</li> </ol>	<p><b>B1 B2 B3</b> <b>HH1 W1</b> <b>W3 L1 M1</b> <b>CH1 CH2</b></p>		<p><b>B1 B2 B3</b> <b>HH1 S1</b> <b>W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>			
<p>Objective CZ11</p> <ol style="list-style-type: none"> <li>1. 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 Environs LAP and the Arklow Town Plan</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, changing / toilet facilities and water based clubs</li> <li>3. 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><b>B1 B2 B3</b> <b>HH1 S1</b> <b>W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>		<p><b>B1 B2</b></p>			

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<p>Objective CZ12</p> <p>1. 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.</p> <p>2. 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</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> <p>(a) New tourist accommodation shall be restricted to the existing developed cluster at Clogga or to existing developed sites</p> <p>(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)</p> <p>(c) 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;</p> <p>(d) The development of any further static or touring caravan parks shall be prohibited.</p> <p>(e) Automated gates will not be permitted on any development.</p> <p>(f) New development shall have or be provided with high quality direct access to the main traffic routes</p> <p>(g) Development shall be of an exceptionally high quality design</p> <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>B1 B2 B3</b>  <b>HH1 W1</b>  <b>W3 L1 M1</b>  <b>CH1 CH2</b></p>		<p><b>B1 B2 B3</b>  <b>HH1 S1</b>  <b>W1 W2</b>  <b>W3 C1 C2</b>  <b>M1 M2</b>  <b>CH1 CH2</b>  <b>L1</b></p>			
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## 8.18 Town Plans

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs - likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
Newcastle	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
Roundwood	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
Aughrim	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
Tinahely	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
Shillelagh	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
Baltinglass	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1			
Carnew	B1 B2 B3 HH1 W1 W2 M1 M2 L1 C1 C2 S1		B1 B2 B3 HH1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2			

Note that with regard to positive interactions with the status of SEOs - these are likely to arise by providing for development within existing settlements thereby reducing the likelihood of conflicting interactions occurring in alternative, more rural greenfield areas where the provision infrastructure and services may not be economically viable and where elevated levels of environmental sensitivities may occur. With regard to conflicting interactions with the status of SEOs, these have the potential to arise from accommodating development within the Town areas. Potentially conflicting interactions between development and the provision of appropriate waste water infrastructure (and the consequent interactions with other SEOs) will depend upon the capacity of this infrastructure and loadings - domestic and non-domestic - upon this infrastructure. The table below shows the current capacity and loading figures for the waste water treatment plants at each of the aforementioned towns.

Waste Water Treatment Plant	Current Capacity (population equivalent)	Current Loading (population equivalent)
Aughrim	1,200	1,050
Baltinglass	3,000	3,000
Carnew	3,000	1,800
Newcastle	800	600
Roundwood	1,600	1,040
Shillelagh	800	550
Tinahely	1,200	900

## 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.

Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration is given in the first instance to preventing such effects or, where this is not possible for stated reasons, 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.

The mitigation measures may be incorporated into the briefing of design teams as well as the subsequent design, specification and development management of the landuses to be accommodated within County Wicklow.

Additional more detailed mitigation measures to those detailed below and those integrated into the Plan would be likely to be required by the development management and EIA processes of individual projects.

Section 11 provides an SEA Summary Table which contains information on how likely significant effects (if unmitigated) are linked to relevant mitigation measure(s) - which have been integrated into the Plan - and indicator(s) which will be used for monitoring.

### 9.2 Mitigation through Consideration of Alternatives

A range of potential alternative scenarios for the types of planning strategies for the County Development Plan were identified at an early stage in the process and evaluated for their likely significant environmental effects (see Sections 6 and 7).

The environmental baseline and the Strategic Environmental Objectives (see Sections 3 and 4) were used in order to predict and evaluate the environmental effects of implementing the scenarios.

Communication of the findings of this evaluation helped the Plan-making team to make an informed choice as to which alternative was to be put before the Elected Members as the proposed Plan.

Communication of this evaluation to the Elected Members through this report will help the Elected Members to make an informed choice with regard to the making of the County Development Plan.

### 9.3 Mitigation Integrated into Town Plans

The Plan includes 7 Town Plans for the settlements of Newcastle, Roundwood, Aughrim, Tinahely, Shillelagh, Baltinglass and Carnew. Environmental considerations have been integrated into the land use zoning objectives contained in these Plans through the SEA process.

Careful consideration in particular has been paid to the protection of Natura 2000 Sites.

For the Town Plans of Baltinglass, Shillelagh and Tinahely new land use zoning objectives have been introduced in order to help ensure the protection of Natura 2000 sites.

### 9.4 Mitigation Integrated into the Written Statement

The following sections list measures which have been integrated into the Plan which are envisaged to mitigate significant adverse effects on the environment of implementing the Plan.

The reference codes are those which accompany the relevant measures in Section 8 of this report and in the Plan.

#### **9.4.1 Designated Ecological Sites**

Objectives: BD1, BD2, BD8 and BD7

#### **9.4.2 Ecological Connectivity**

Objectives: BD3, BD4, BD5, BD6 and BD9

#### **9.4.3 Human Health**

Objectives AE1, AE2, AE3, NP1, NP2, NP3, NP4 and EMP 14

Also see measures related to water quality, flooding, waste water treatment and drinking water supply and quality.

#### **9.4.4 Brownfield Development**

Provisions of Chapter 4 Population, Housing and Settlement, Chapter 5 Urban Development and Objectives EMP8, RUR4 and RW4

#### **9.4.5 Status of Surface and Groundwaters**

Objectives: RH3, AGR1, AGR4, FTY2, FSH1, WW3, WT1, WT2, WT3, WT4, WT5 and WT6

#### **9.4.6 Flooding**

Goals 7 and 10 and Objectives FL1, FL2, FL3, FL4, FL5 and FL6

#### **9.4.7 Water Services (Waste Water and Drinking Water)**

Objectives: WS1, WS2, WS3, WS4, WS5, WW1, WW2, WW3, WW5, WW7 and WW8

#### **9.4.8 Greenhouse gas emissions and car dependency**

Objectives: PT1, PT2, PT3, PT4, PT5, PT6, PT7, PT8, PT9, CW1, CW2, CW3, CW4, CW5, TE1 and TE2

#### **9.4.9 Archaeological Heritage**

Objectives: AR1, AR2, AR3, AR4, AR5 and AR6

#### **9.4.10 Architectural Heritage**

Objectives: AH1, RPS1, RPS2, RPS3, RPS4, RPS5, VA1, VA2, VA3, ACA1, ACA2, ACA3, ACA4 and ACA5

#### **9.4.11 Landscape**

Objectives: LA1, LA2, LA3 and VP1

## 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 contains proposals for monitoring the likely significant effects of implementing the County Development Plan.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Plan is achieving its environmental objectives and targets - measures which the Plan can help work towards - whether these need to be reexamined and whether the proposed mitigation measures are being implemented.

### 10.2 Indicators and Targets

Monitoring is based around the indicators which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus will be given to indicators which are relevant to the likely significant environmental effects of implementing the County Development Plan and existing monitoring arrangements will be used in order to monitor the selected indicators. Each indicator to be monitored will be accompanied by the relevant target(s) which were identified with regard to the relevant legislation (see Section 4).

Table 10.1 below shows the indicators and targets which have been selected with regard to the monitoring of the Plan.

### 10.3 Sources

Measurements for indicators should come from existing monitoring sources in combination with the Development Management Process at the Council. 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.

Where significant adverse effects - including positive, negative, cumulative and indirect - are likely 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 Excluded Indicators and Targets

As noted on Table 10.1 below, monitoring data on Indicator W2 (Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC) may not be available for the preliminary monitoring evaluation as the groundwater threshold values to which this indicator relates have not yet been identified by the EPA.

### 10.5 Reporting

A preliminary monitoring evaluation report on the effects of implementing the County Development Plan will be prepared to coincide with the Manager's report to the elected members on the progress achieved in securing Development Plan objectives within two years of the making of the Plan (this Manager's report is required under section 15 of the 2000 Planning Act).

### 10.6 Responsibility

The Council is responsible for collating existing relevant monitored data, the preparation of a monitoring report, the publication of this report, if necessary, the carrying out of corrective action and ongoing review of targets and indicators as necessary.

It is recommended that a Steering Committee be established to oversee the monitoring process.

## 10.7 Thresholds

Thresholds at which corrective action will be considered are as follows:

- boil notices on drinking water;
- fish kills;
- the failing of Mandatory Standards under Directive 76/160/EEC or the failure to achieve a classification of Sufficient under Directive 2006/7/EC by bathing waters.
- court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places; and,
- complaints received from statutory consultees regarding avoidable environmental impacts resulting from development which is granted permission under the County Development Plan.



Environmental Component	Selected Indicator(s)	Selected Target(s)	Source
<b>Biodiversity, Flora and Fauna</b>	<p>B1: Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP</p> <p>B2: Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP</p> <p>B3: Percentage loss of connectivity without remediation as a result of implementation of the CDP – as evidenced from a resurvey of CORINE mapping</p>	<p>B1: No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the CDP</p> <p>B2: No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP</p> <p>B3: No ecological networks or parts thereof to be lost without remediation as a result of implementation of the CDP</p>	<p>CORINE Mapping, DEHLG Records &amp; Development Management Process in the Council</p> <p>Development Management Process in the Council &amp; Consultation with the National Parks and Wildlife Service</p> <p>CORINE mapping and possibly new habitat mapping for the County</p>
<b>Population and Human Health</b>	<p>HH1: Occurrence (any) of a spatially concentrated deterioration in human health</p>	<p>HH1: No spatial concentrations of health problems arising from environmental factors as a result of implementing the CDP</p>	<p>The Council, EPA, Health and Safety Authority and Health Service Executive</p>
<b>Soil</b>	<p>S1: Area of brownfield land developed over the plan period</p>	<p>S1: Reduced availability of brownfield land (subject to availability on the open market, the demand for such land and the ability for such lands to be sustainably re-used within the provisions of the CDP) at the end of the CDP lifespan</p>	<p>Development Management Process the Council</p>

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Water</b>	W1i: Biotic Quality Rating (Q Value) for Rivers	W1i: To achieve, in line with the requirement to achieve good water status under the Water Framework Directive by 2015, a biotic quality rating of Q4 and, where possible, to Q5	EPA
	W1ii: Trophic Status of Lakes	W1ii: To achieve, in line with the requirement to achieve good water status under the Water Framework Directive by 2015, a trophic status of mesotrophic and, where possible, oligotrophic	EPA
	W1iii: Trophic Status of Transitional Waters (ATSEBI)	W1iii: To maintain or to improve trophic status, where relevant, to unpolluted in line with the requirement to achieve good water status under the Water Framework Directive, by 2015	EPA
	W1iv: Mandatory and Guide values as set by Directive 76/160/EEC, Or; Poor, Sufficient, Good and Excellent classifications as set by Directive 2006/7/EC	W1iv: To achieve - as a minimum - Mandatory values, and where possible to achieve Guide values as set by Directive 76/160/EEC, Or; To achieve - as a minimum - the Sufficient classification as set by Directive 2006/7/EC, and where possible to achieve the Good or Excellent classifications	EPA and/or Council data
	W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	W2: Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	As noted under Section 10.4, monitoring data may not be available for this indicator when the monitoring evaluation is being prepared.
	W3: Number of developments granted permission on lands which are subject - or are likely to be subject in the future - to a significant flood risk	W3: Minimise developments granted permission on lands which are subject - or are likely to be subject in the future - to a significant flood risk	Development Management Process in the Council

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Air and Climatic Factors</b>	<p>C1i: Percentage of population within the County travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: Average distance travelled to work or school by the population of the County</p>	<p>C1i: An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: A decrease in the average distance travelled to work or school by the population of the County</p>	<p>Central Statistics Office</p>
<b>Material Assets</b>	<p>M1: Number of new developments granted permission which can be adequately served with waste water treatment over the lifetime of the CDP</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</p>	<p>M1: All new developments granted permission to be connected to and adequately served by waste water treatment over the lifetime of the CDP</p> <p>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</p>	<p>Development Management Process in the Council</p> <p>The Council and EPA</p>

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Cultural Heritage</b>	<p>CH1: Number of unauthorised developments occurring which result in full or partial loss to 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</p> <p>CH2i: Number of unauthorised developments occurring which result in physical loss of entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant</p> <p>CH2ii: Number of additions to the Record of Protected Structures and the number of additional ACAs</p>	<p>CH1: No unauthorised developments occurring which result in full or partial loss to 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</p> <p>CH2i: No unauthorised developments occurring which result in physical loss of entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant</p> <p>CH2ii: Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate</p>	<p>Development Management Process in the Council; Complaints from statutory consultees</p> <p>Development Management Process in the Council; Complaints from statutory consultees</p> <p>The Council</p>
<b>Landscape</b>	<p>L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity - resulting from development which is granted permission under the CDP</p>	<p>L1: No developments permitted which result in avoidable impacts on the landscape - especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity - resulting from development which is granted permission under the CDP</p>	<p>Development Management Process in the Council; Complaints from statutory consultees</p>

**Table 10.1 Selected Indicators, Targets and Monitoring Sources**

## 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 Plan - and indicator(s) which will be used for monitoring.

Likely Significant Effect, if unmitigated	Mitigation Measure Reference(s) from Draft Plan (including)	Primary Indicator(s) for Monitoring
Loss of biodiversity with regard to designated ecological sites including Natura 2000 Sites	Objectives: BD1, BD2, BD8 and BD7	B1: Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP B2: Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP
Loss of biodiversity with regard to ecological connectivity and stepping stones	Objectives: BD3, BD4, BD5, BD6 and BD9	B3: Percentage loss of connectivity without remediation as a result of implementation of the CDP – as evidenced from a resurvey of CORINE mapping
Spatially concentrated deterioration in human health arising from exposure to incompatible land uses	Objectives AE1, AE2, AE3, NP1, NP2, NP3, NP4 and EMP 14  Also see measures related to water quality, flooding, waste water treatment and drinking water supply and quality.	HH1: Occurrence (any) of a spatially concentrated deterioration in human health
Failure to maximise sustainable development of brownfield lands	Provisions of Chapter 4 Population, Housing and Settlement, Chapter 5 Urban Development and Objectives EMP8, RUR4 and RW4	S1: Area of brownfield land developed over the plan period
Adverse impacts upon the quality of surface and ground waters	Objectives: RH3, AGR1, AGR4, FTY2, FSH1, WW3, WT1, WT2, WT3, WT4, WT5 and WT6	W1i: Biotic Quality Rating (Q Value) for Rivers W1ii: Trophic Status of Lakes W1iii: Trophic Status of Transitional Waters (ATSEBI) W1iv: Mandatory and Guide values as set by Directive 76/160/EEC, Or; Poor, Sufficient, Good and Excellent classifications as set by Directive 2006/7/EC W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC
Flooding	Goals 7 and 10 and Objectives FL1, FL2, FL3, FL4, FL5 and FL6	W3: Number of developments granted permission on lands which are subject - or are likely to be subject in the future - to a significant flood risk



Likely Significant Effect, if unmitigated	Mitigation Measure Reference(s) from Draft Plan (including)	Primary Indicator(s) for Monitoring
Inadequate water services (waste water and drinking water) provision	Objectives: WS1, WS2, WS3, WS4, WS5, WW1, WW2, WW3, WW5, WW7 and WW8	M1: Number of new developments granted permission which can be adequately served with waste water treatment over the lifetime of the CDP 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
Increases in greenhouse gas emissions and increases in car dependency	Objectives: PT1, PT2, PT3, PT4, PT5, PT6, PT7, PT8, PT9, CW1, CW2, CW3, CW4, CW5, TE1 and TE2	C1i: Percentage of population within the County travelling to work or school by public transport or non-mechanical means C1ii: Average distance travelled to work or school by the population of the County
Effects on entries to the Record of Monuments and Places	Objectives: AR1, AR2, AR3, AR4, AR5 and AR6	CH1: Number of unauthorised developments occurring which result in full or partial loss to 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
Effects on entries to the Record of Protected Structures and Architectural Conservation Areas	Objectives: AH1, RPS1, RPS2, RPS3, RPS4, RPS5, VA1, VA2, VA3, ACA1, ACA2, ACA3, ACA4 and ACA5	CH2i: Number of unauthorised developments occurring which result in physical loss of entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant CH2ii: Number of additions to the Record of Protected Structures and the number of additional ACAs
Visual impacts on the landscape or on 'views and prospects to be preserved'	Objectives: LA1, LA2, LA3 and VP1	L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to Areas of Outstanding Natural Beauty and views and prospects of special amenity - resulting from development which is granted permission under the CDP

**Table 11.1 SEA Summary Table: Likely Significant Effects, Mitigation Measures and Indicators for Monitoring**

## Appendix I Site Synopses

### Special Protection Areas<sup>35</sup>

#### Site Name: Wicklow Mountains SPA

Site Code: 004040

This is an extensive upland site, comprising a substantial part of the Wicklow Mountains. The underlying geology of the site is mainly of Leinster granites, flanked by Ordovician schists, mudstones and volcanics. The area was subject to glaciations and features fine examples of glacial lakes, deep valleys and moraines. Most of site is over 300 m, with much ground being over 600 m; the highest peak is Lugnaquilla (925 m). The substrate over much of site is peat, with poor mineral soil on the slopes and lower ground. Exposed rock and scree are features of the site. The dominant habitats present are blanket bog, heaths and upland grassland. The bog habitat is usually dominated by Ling (*Calluna vulgaris*), Cross-leaved Heath (*Erica tetralix*), Cottongrasses (*Eriophorum vaginatum* and *E. angustifolium*), Deergrass (*Scirpus cespitosus*) and Bog Asphodel (*Narthecium ossifragum*). Bog mosses (*Sphagnum* spp.) are well represented. On shallower peats, dry heath is represented by such species as Ling, Gorse (*Ulex* spp.), Bell Heather (*Erica cinerea*), Bilberry (*Vaccinium myrtillus*), Purple Moor-grass (*Molinia caerulea*) and lichens (*Cladonia* spp.). Fine examples of native Oak woodlands are found in the Glendalough area, and include Sessile Oak (*Quercus petraea*) trees of 100-120 years old. Glendalough Lake is a good example of an oligotrophic system. The site supports good examples of both upland and woodland bird communities. The open peatlands provide excellent foraging habitat for Merlin (5-10 pairs) and Peregrine (c. 10 pairs). The Merlins nest in old crows nests, whilst the Peregrines nest on cliffs and crags. Other birds of the open peatlands and scree slopes include Ring Ouzel, now a very rare bird in Ireland, and Red Grouse. The Wicklow uplands are the only regular location in Ireland where Goosander breeds, with the Glendalough lakes being a regular site. This species was proved to be breeding only as recently as 1994 and it is now well established. Whinchat, a localised species in Ireland, breeds within the site. The Glendalough Oak woods are a regular location for several rare breeding passerines. Redstart is recorded most years and 1-2 pairs probably breed. Wood Warbler is another annual visitor, with perhaps up to 5 pairs in some years. Recently, Garden Warbler has been recorded, whilst Blackcap has a very strong breeding population. The site, which is within the Wicklow Mountains National Park, is fragmented into about twenty separate parcels of land. Much of the site is State-owned and managed for nature conservation based on traditional landuses for the uplands. The most common landuse is traditional sheep grazing. Other land uses include turf-cutting, mostly by hand though some machine-cutting also occurs. Grazing by sheep and deer in the woodlands can be damaging as it prevents or reduces regeneration. Dublin City is close to the site and amenity use is very high; if not properly controlled, recreational activities could cause disturbance to some bird species. This site is of high ornithological importance as it supports very good examples of upland and woodland bird communities. Several of the species which occur are very rare at a national level. Two species, Ring Ouzel and Red Grouse, are Red-listed and

their status is of high conservation concern. Also of note is that Merlin and Peregrine are both listed on Annex I of the E.U. Birds Directive.

25.08.2004

#### Site Name: Poulaphouca Reservoir SPA

Site Code: 004063

Poulaphouca Reservoir SPA, located in the western foothills of the Wicklow Mountains, was created in 1944 by damming of the River Liffey for the purpose of generating electricity from hydropower. The reservoir covers an area of approximately 20 square kilometres and is the largest inland water body in the Mideast and south-east regions. The reservoir receives water from two main sources, the River Liffey at the northern end, and the Kings River at the southern end. The exit is into the River Liffey gorge at the western end. Underlying the reservoir are sands and gravels deposited during the last glaciation. The shores of the lake are mostly sandy. When water levels are low the exposed lake muds are colonised by an ephemeral flora of annual plant species. Wet grassland areas occur in sheltered bays around the lake but especially in the northern part. Reed Canary-grass (*Phalaris arundinacea*) is the main grass species present, but other plant species characteristic of wet grasslands occur, including Creeping Bent (*Agrostis stolonifera*), Meadowsweet (*Filipendula ulmaria*), Yellow Iris (*Iris pseudacorus*) and Water Mint (*Mentha aquatica*). Sedges (*Carex* spp.) are locally common, while Rusty Willow (*Salix cinerea* subsp. *oleifolia*) scrub is often found associated with the wet grassland. In some places the water washes against grassy banks which are generally less than a metre high, and in a few places there are steep sand and clay cliffs, up to 15 m high - these are remnants of the old River Liffey channel. In many places the banks are actively eroding, and a strip of conifers has been planted around much of the perimeter of the reservoir in an attempt to stabilize the banks. Poulaphouca Reservoir is of international importance for its Greylag Goose population, which is one of the largest in the country. The site provides the main roost for the birds, with feeding occurring mostly on improved grassland outside of the site. An average peak of 1,058 individuals occurred during the five seasons 1995/96 to 1999/00. A range of other waterfowl species occur in relatively low numbers, including Whooper Swan (34), Wigeon (262), Teal (136), Mallard (283), Goldeneye (36), Cormorant (16), Great Crested Grebe (11), Curlew (118) and Mute Swan (17). The site is also used by Grey Heron (12).

The reservoir attracts roosting gulls during winter, most notably a large population of Lesser Black-backed Gull (1,116), which in Ireland is rare in winter away from the south coast. Black-headed Gull (1,245) and Common Gull (229) also occur. Breeding birds at the site include Great Crested Grebe (several pairs), which is localised in its distribution in eastern Ireland, as well as Snipe and Lapwing. The principal interest of the site is the Greylag Goose population, which is of international importance. A range of other wildfowl species also occurs, including Whooper Swan, a species that is listed on Annex I of the E.U. Birds Directive. The site is also notable as a winter roost for gulls, especially Lesser Black-backed Gull.

02.03.2005

#### Site Name: Wicklow Head SPA

Site Code: 004127

Wicklow Head is a rocky headland with extensive exposures of mica-schist. It is situated approximately 3 kilometres south of Wicklow town. A lighthouse is located near the base

<sup>35</sup> National Parks and Wildlife (various) *Site Synopses for candidate Special Protection Areas* Dublin: Government of Ireland

of the cliffs. The cliffs are highest immediately south of the lighthouse where they rise to about 60 m and it is here that most of the seabirds breed. The site comprises the cliffs and cliff-top vegetation, as well as some heath vegetation. The marine area to a distance of 500 m from the base of the cliffs, where seabirds forage, bathe and socialise, is included in the site. At the top of the cliffs and in rock crevices, thin pockets of soil are colonised by such species as English Stonecrop (*Sedum anglicum*), Sea Pink (*Armeria maritima*), Wild Thyme (*Thymus praecox*), Sheep's Bit (*Jasione montana*), Sea Campion (*Silene vulgaris* subsp. *maritima*) and Hair Grass (*Aira praecox*). Red Fescue (*Festuca rubra*) is frequent over much of this area. In from the cliff-tops, the heath is characterised by Gorse (*Ulex europaeus*) and Bell Heather (*Erica cinerea*). Also present are Heath Bedstraw (*Galium saxatile*), Tormentil (*Potentilla erecta*), some Burnet Rose (*Rosa pimpinellifolia*), Brambles (*Rubus fruticosus*) and Wood Sage (*Teucrium scorodonia*). Dense Bracken (*Pteridium aquilinum*) grows on the slopes north of the lighthouse. Wicklow Head has important seabird colonies. A census in 1999 recorded the following: Fulmar 62 pairs, Shag 11 pairs, Herring Gull 20 pairs, Kittiwake 956 pairs, Guillemot 420 individuals and Razorbill 186 individuals. A survey of Black Guillemots in April 1998 resulted in 70 individual birds within the SPA site. The Kittiwake and Black Guillemot populations are of National Importance. The site also supports a pair of breeding Peregrines, a species listed on Annex I of the EU Birds Directive. Ravens nest annually on the cliffs, and the heath supports such species as Stonechat, Whitethroat and Linnet. This site is important as it has a well-documented seabird colony, with two species having populations of national importance. The occurrence of Peregrine Falcon adds to the interest of the site. 27.02.2002

**Site Name: The Murrough SPA**

**Site Code: 004186**

The Murrough SPA comprises a coastal wetland complex that stretches for 13 km from Kilcoole Station, east of Kilcoole village in the north to Wicklow town in the south, and extends inland for up to 1 km in places. The site includes an area of marine water to a distance of 200m from the low water mark. A shingle ridge runs along the length of the site and carries the Dublin-Wexford railway line. Beside the shingle shore is a stony ridge supporting perennial vegetation. Driftline vegetation on the seaward side includes species such as Sea Rocket (*Cakile maritima*), Sea Sandwort (*Honkenya peploides*), Sea Holly (*Eryngium maritimum*) and Yellow-horned Poppy (*Glaucium flavum*). Low sand hills occur at Kilcoole, with Marram (*Ammophila arenaria*) and Lyme-grass (*Leymus arenarius*). In other areas and further inland a rich grassy sward, which is most extensive in the south end of the site, has developed. A community dominated by Silverweed (*Potentilla anserina*) and Strawberry Clover (*Trifolium fragiferum*) occurs in some of the wetter, grassy areas. In some places, particularly at the south of the site, a Gorse (*Ulex*) heath has developed on the stony ridge. At the southern end of the site, Broad Lough, a brackish, partly tidal lake, has a well-developed saltmarsh community. Common Reed (*Phragmites australis*) is abundant along the western shore, along with some Sea Club-rush (*Scirpus maritimus*). Saltmarsh is also present in the northern end of the site in the vicinity of the Breaches. An area of fen occurs at Five Mile Point. Here, Black Bogrush (*Schoenus nigricans*) is dominant. Fen Sedge (*Cladium mariscus*) is present where the ground is wetter. This merges into areas dominated by Common Reed. A wide range of freshwater and brackish marsh habitats occur within the site. These vary from reed-marsh dominated by reeds and rushes (*Juncus* spp.), to those of sedges (*Carex* spp.) with other areas supporting a mixture of sedges and Yellow Iris (*Iris pseudacorus*) also occurring. The marshes

merge into wet grassland in many areas and where grazing pressure is low, a herb-rich sward occurs. Sedges are abundant in the wetter areas. Where drains have been cut, there are many other species such as Greater Spearwort (*Ranunculus lingua*), Bogbean (*Menyanthes trifoliata*) and Reed Sweet-grass (*Glyceria maxima*). The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Red-throated Diver, Greylag Goose, Light-bellied Brent Goose, Wigeon, Teal, Black-headed Gull, Herring Gull and Little Tern. The E.U. Birds Directive pays particular attention to wetlands, and as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. The shingle ridge at Kilcoole is a traditional nesting area for Little Tern, and the site now supports one of the largest colonies in the country. Numbers vary between years, with an average of 30 pairs recorded for the four years 1999-2002. In 2005, 100 pairs were recorded here. A tern protection scheme and research programme, co-ordinated by BirdWatch Ireland and the National Parks and Wildlife Service, has been in operation since 1985. Breeding success varies from year to year, largely due to predation by foxes, crows and other species. During the winter this site is important for a number of waterbirds - all population sizes are the mean of peak counts for the 5 years, 1995/96 – 1999/2000. Light-bellied Brent Goose occurs here in internationally important numbers (859). Other species that visit here in nationally important numbers are Red-throated Diver (32), Greylag Goose (300), Wigeon (1,209), Teal (644), Black-headed Gull (997) and Herring Gull (506). Other species that are known to occur here are Little Grebe, Grey Heron, Cormorant, Mute Swan, Whooper Swan, Greenland White-fronted Goose, Shelduck, Gadwall, Shoveler, Mallard, Golden Plover, Ringed Plover, Lapwing, Dunlin, Curlew, Greenshank and Redshank. Short-eared Owl is recorded here during the winter. Little Egret has bred locally in recent years and this site is a main feeding area, with several birds present regularly. While formerly a rare bird in Ireland, Little Egret is now well-established with most birds occurring in the south-east and south (Counties Wexford, Waterford and Cork). The Murrough is presently at the edge of the species' range. This site is one of the few sites in Ireland where Reed Warbler breeds regularly. It is considered that 1-4 pairs bred each year during the 1980s and early 1990s, with a minimum of 6 birds in song in 1993. An absence of records since 1996 may be due to under-reording. For some years in the 1980s, Bearded Tit bred - this is the only known site in the country where breeding of this rare species has been proven; there have, however, been no subsequent records. Kingfisher regularly uses the site. Sandwich Tern are recorded from the site during the autumn. Recent farming and drainage practices and afforestation have greatly reduced the area and quality of the wetlands habitats - the area between Kilcoole and Newcastle is particularly affected. Some levelling of the sand hills near Killougher has also occurred. Pollution, reclamation and further drainage would adversely affect this site. The Murrough SPA is an important site for wintering waterbirds, being internationally important for Brent Goose and nationally important for Red-throated Diver, Greylag Goose, Wigeon, Teal, Black-headed Gull and Herring Gull. It is probably the most important site in the country for nesting Little Tern. The regular occurrence of Red-throated Diver, Little Egret, Whooper Swan, Greenland White-fronted Goose, Golden Plover, Little Tern, Sandwich Tern, Short-eared Owl and Kingfisher is of note as these species are listed on Annex I of the E.U. Birds Directive. The site also supports a typical diversity of birds associated with reed swamp, including Reed Warbler, a very localised species in Ireland. The site is also of considerable importance for the wide range of coastal and freshwater

habitats that it supports, including several that are listed on Annex I of the E.U. Habitats Directive.  
20.08.2007

**Site Name: Kilcoole Marshes SPA**

**Site Code: 004085**

The site comprises a strip of almost 3 km of the north Co. Wicklow coastal wetland known as the Murrough. It includes a network of estuarine channels edged by salt marsh and wetland vegetation. The salt marsh has such species as Sea Rush (*Juncus gerardi*), Common saltmarsh-grass (*Puccinellia maritima*), Sea Aster (*Aster tripolium*) and Sea Purslane (*Hamillione portulacoides*). The salt marsh and channels lie behind a shingle ridge that extends the length of the Murrough and which has an outlet at the 'breaches'. At times, the outlet becomes blocked and the channels remain flooded with brackish water. The shingle ridge is vegetated by low sand dunes and coastal grassland. Species present here include Marram (*Ammophila arenaria*), Sand Couch (*Elymus farctus*), Kidney Vetch (*Anthyllis vulneraria*), Lady's Bedstraw (*Galium verum*), Rest Harrow (*Ononis repens*), Bird's-foot Trefoil (*Lotus corniculatus*), Sea Spurge (*Euphorbia paralias*) and Sea Bindweed (*Calystegia soldanella*). The Dublin to Wexford railway line runs along the ridge. The site receives the flow of several small freshwater streams. Drainage and land improvement has occurred over the years and nowadays the greater part of the site comprises improved or semi-improved grassland, some of which still floods. The Kilcoole Marshes SPA provides excellent habitat for herbivorous wildfowl, including an internationally important population of Brent Goose (898) and nationally important populations of Greylag Goose (68) and Wigeon (940) - figures are average peaks for the 5 seasons 1995/96-1999/00. It also has regionally important populations of other waterfowl species, including Mute Swan (34), Whooper Swan (55), Shelduck (48), Teal (488), Mallard (197), Golden Plover (455), Ringed Plover (35), Lapwing (1,411), Dunlin (168), Curlew (387) and Redshank (79). Species such as Little Grebe, Grey Heron, Gadwall and Shoveler occur in small numbers. The wintering birds regularly utilise other areas of the Murrough, with the Brent Goose population commuting to Dublin Bay each evening for roosting purposes. In autumn, and to a lesser extent spring, the Kilcoole marshes are visited by a range of passage waders, notably Ruff, Little Stint and Curlew Sandpiper. Numbers of these species vary greatly between years though there are regularly up to 10 of each. Other species which occur include Green Sandpiper, Spotted Redshank and the occasional Wood Sandpiper. The shingle ridge at Kilcoole is a traditional nesting area for Little Tern, and the site now supports one of the largest colonies in the country. Numbers vary between years, with an average of 30 pairs for the four years 1999-2002. A tern protection scheme and research programme, co-ordinated by BirdWatch Ireland and the National Parks and Wildlife Service, has been in operation since 1985. Breeding success varies from year to year, largely due to predation by foxes, crows and other species. Population growth in the local villages increases the threat of development close to the site. Also there has been an increase in recreational activities which, if not properly controlled, can lead to disturbance to the birds. The system is likely to be receiving a high nutrient loading from the agricultural hinterland though currently this appears not to be adversely affecting the bird populations. However, it can cause problems in the tidal lagoons (important tern feeding area) when the exit becomes blocked. Part of the site is a BirdWatch Ireland reserve and is managed for the benefit of the birds. The Kilcoole Marshes SPA is an important site for wintering waterfowl, being internationally important for Brent Goose and nationally important for Greylag Goose and Wigeon. It is probably the most important site in the country for nesting Little Tern. The regular occurrence of

Whooper Swan, Golden Plover and Little Tern is of note as these species are listed on Annex I of the E.U. Birds Directive. The site is well-monitored and is a focal point for conservation projects and research.  
01.04.2005

**Site Name: Broad Lough SPA**

**Site Code: 004128**

The site comprises the southernmost part of a series of coastal wetlands known as the Murrough. The main part of the site is a lagoon, approximately 3 km in length, at the mouth of the Vartry River. The southern part of the lagoon narrows into the Leitrim River, which continues for a short distance to the sea at Wicklow Harbour. The seaward side is bounded by a shingle ridge which runs along the length of the Murrough complex. The ridge supports driftline vegetation, low sand hills, dry grassland and coastal heath. The Dublin-Wexford railway line runs along the ridge. The lagoon is partly tidal, with intertidal flats exposed at low tide. Extensive swamp vegetation occurs, with Common Reed (*Phragmites australis*) being abundant along with some Sea Club-rush (*Scirpus maritimus*). Salt marsh is well-represented and such species as Sea Rush (*Juncus gerardi*), Common saltmarsh-grass (*Puccinellia maritima*), Sea Aster (*Aster tripolium*) and Sea Purslane (*Hamillione portulacoides*) occur. Willow (*Salix* spp.) scrub is scattered around the margins of the lagoon. Some fields of wet grassland, improved to varying extents, are included within the site. Broad Lough supports a variety of waterfowl species, though all occur in relatively low numbers. Average peak counts for the 5 seasons 1995/96 to 1999/00 were: Little Grebe (22), Cormorant (43), Mute Swan (48), Shelduck (22), Wigeon (285), Teal (261), Mallard (278), Ringed Plover (41), Dunlin (232), Redshank (103), Greenshank (3) and Black-headed Gull (440). Formerly, Broad Lough regularly supported a nationally important Greylag Goose population; nowadays, however, the birds utilise areas elsewhere in the Murrough and only occasionally visit Broad Lough. Little Egret has bred locally in recent years and Broad Lough is a main feeding area, with several birds present regularly. While formerly a rare bird in Ireland, Little Egret is now well-established with most birds occurring in the south-east and south (Cos Wexford, Waterford and Cork); Broad Lough is presently at the edge of the species' range. Broad Lough is one of the few sites in Ireland where Reed Warbler breeds regularly. It is considered that 1-4 pairs bred each year during the 1980s and early 1990s, with a minimum of 6 birds in song in 1993. An absence of records since 1996 may be due to under-recording. For some years in the 1980s, Bearded Tit bred - this is the only known site in the country where breeding of this rare species has been proven; there have, however, been no subsequent records. Developments and activities close to or within the site, associated with population growth in nearby Wicklow town, could pose a threat to the site and the birds that use it. The wetland system is likely to be receiving a high nutrient loading from the agricultural hinterland, though currently this appears not to be affecting the bird populations directly. Reed beds have been harvested in the past and this remains a threat to nesting passerines if not carried out in a sustainable way. Broad Lough SPA is a regionally important site for wintering waterfowl and was formerly a favoured haunt for a nationally important Greylag Goose population. The occurrence of Little Egret is of note as this species is listed on Annex I of the E.U. Birds Directive. The site also supports a typical diversity of birds associated with reed swamp, including Reed Warbler, a very localised species in Ireland.

01.04.2005

**Special Areas of Conservation**<sup>36</sup>**Site Name: Ballyman Glen cSAC****Site Code: 000713**

Ballyman Glen is situated approximately 3 km north of Enniskerry. It is orientated in an east-west direction with a stream running through the centre. The glen is bounded mostly by steeply sloping pasture with Gorse (*Ulex europaeus*) and areas of wood and scrub. This site is a candidate SAC selected for alkaline fen and petrifying springs, both habitats listed on Annex I of the EU Habitats Directive. The glen contains a small strip of fen, which runs along the county boundary and extends into County Dublin. This fen is very alkaline and is associated with petrifying spring/seepage areas that have given rise to thick deposits of marl. The vegetation of the main part of the fen is dominated by Greater Tussock-sedge (*Carex paniculata*), Tall Fescue (*Festuca arundinacea*), Butterworts (*Pinguicula vulgaris* and *P. lusitanica*), Black Bog-rush (*Schoenus nigricans*) and Broad-leaved Cottongrass (*Eriophorum latifolium*). The site is particularly notable for its orchids, which includes Early Marsh-orchid (*Dactylorhiza incarnata*), Narrow-leaved Marsh-orchid (*D. traunsteineri*) and Marsh Helleborine (*Epipactis palustris*). In addition, twenty species of sedge have been recorded in the area, including the scarce Long-stalked Yellow-sedge (*Carex lepidocarpa*). The fen area is being invaded by Downy Birch (*Betula pubescens*). Associated with the fen, and also with the woodland elsewhere in the site, are petrifying springs. These lime-encrusted seepage areas are rich in bryophytes including such diagnostic species as Great Horsetail (*Equisetum telmateia*), *Cratoneuron commutatum* and *C. filicinum*. Wet woodland and scrub occur along the margins of the stream for most of the length of the glen, extending outwards in areas to create inaccessible and species-rich patches of woodland. The canopy is dominated by Alder (*Alnus glutinosa*), Willow (*Salix* spp.) and Ash (*Fraxinus excelsior*). The woodland has a dense shrub layer which includes Hawthorn (*Crataegus monogyna*) and Spindle (*Euonymus europaeus*), and a diverse ground flora with Marsh Hawks-beard (*Crepis paludosa*), Sanicle (*Sanicula europaea*), Herb-Robert (*Geranium robertianum*), Bugle (*Ajuga reptans*), Horsetails (*Equisetum* spp.), Meadowsweet (*Filipendula ulmaria*) and some sedges (*Carex* spp.). Areas of marsh are found in the wetter areas by the stream, particularly at the western end of the site. There is an area of broad-leaved woodland on the steeper southern slopes of the glen. Common species occurring here are Ash and Sycamore (*Acer pseudoplatanus*), with Brambles (*Rubus fruticosus* agg.) colonizing the more open areas. An area of land that slopes towards the fen has been used as a landfill site for domestic refuse. The site is also used as a clay pigeon shoot and shattered clay pigeons are scattered throughout the area. Fens are rare in Wicklow/Dublin and this is one of only two sites in Wicklow for the Narrow-leaved Marsh-orchid. The fen vegetation is well developed, with an unusually large number of sedge species present. The presence of alkaline fen and of petrifying spring/seepage areas on the site is particularly notable, as these habitats are listed, the latter with priority status, on Annex I of the EU Habitats Directive. 30.10.2002

**Site Name: Bray Head cSAC****Site Code: 000714**

This coastal site is situated in the north-east of Co. Wicklow between the towns of Bray and Greystones. Bedrock geology is Cambrian quartzites and shales (with mudstones and

greywackes). Bray Head consists of a plateau of high ground, with five prominent quartzite knolls and has a maximum height of 241 m. The more exposed higher ground has a covering of shallow acidic soils, with protruding bedrock and scree. Elsewhere, deeper soils are formed by drift deposits, calcareous in character. Heath, a habitat listed on Annex I of the EU Habitats Directive, is the principal habitat over much of the Head. The vegetation of the upper plateau area is dominated by dwarf shrubs, mainly Ling (*Calluna vulgaris*), Bell Heather (*Erica cinerea*) and Gorse (*Ulex europaeus* and *U. gallii*). Broom (*Cytisus scoparius*) also occurs and associated with the gorse and broom is the Red Data Book species Greater Broomrape (*Orobancha rapum-genistae*). In the areas where the shrubs are less dense Tormentil (*Potentilla erecta*), Milkwort (*Polygala vulgaris*), Heath Bedstraw (*Galium saxatile*) and a variety of grasses (e.g. *Aira praecox*, *Agrostis tenuis*, *Deschampsia flexuosa*) are present. Where rock outcrops occur species such as English Stonecrop (*Sedum anglicum*) and Sheep's-bit Scabious (*Jasione montana*) are found. Bracken (*Pteridium aquiliforme*) is dominant in some areas. The heath communities which occur on the dry slopes above the sea-cliffs, especially those south-facing, are more open in character and dominated by grasses rather than dwarf shrubs. The annual plant communities which develop here are very typical of those found only on sites in south-eastern Ireland. Common species include Wood Sage (*Teucrium scordonia*), clovers (*Trifolium dubium*, *T. campestre*), Scarlet Pimpernel (*Anagallis arvensis*) and Field Madder (*Sherardia arvensis*). An uncommon annual species which can appear abundantly in the heath after a fire event is Yellow Fumitory (*Corydalis claviculata*). Some rare plants are found in this habitat, notably Bird's-foot (*Ornithopus perpusillus*) and Spring Vetch (*Vicia lathyroides*), both Red Data Book species. Calcareous dry grassland, typically species-rich, occurs on deposits of glacial till. The primary grass species are Quaking Grass (*Briza media*), Smooth Meadow-grass (*Poa pratensis*) and Red Fescue (*Festuca rubra*). Typical calcicole herbs include Pale Flax (*Linum bienne*), Salad Burnet (*Sanguisorba minor*), Burnet-saxifrage (*Pimpinella saxifrage*), Carline Thistle (*Carlina vulgaris*) and Kidney Vetch (*Anthyllis vulneraria*). Orchids are a feature of this habitat, with five species known from the area - Pyramidal Orchid (*Anacamptis pyramidalis*), Common Spotted Orchid (*Dactylorhiza fuchsii*), Common Twayblade (*Listera ovata*), Fragrant Orchid (*Gymnadenia conopsea*) and Bee Orchid (*Ophrys apifera*). Bloody Crane's-bill (*Geranium sanguineum*) was refound recently in this community at Bray Head - this is a typical species of the Burren and is very rare in eastern Ireland. Rocky sea cliffs, another Annex I habitat, form most of the seaward boundary at this site and extend for approximately 2 km. Steep clay cliffs extend southwards for a further 1 km, with a small area of clay cliff also at the northernmost part of site. The rocky cliffs are divided by a railway track built in the 1800s. The lower cliffs are fairly steep in places but above the track they are less steep and often support heath or dry grassland vegetation. In parts the cliffs are up to 60 m in height. Typical species of the more exposed rock areas are Common Scurvy-grass (*Cochlearia officinalis*), Rock Spurrey (*Spergularia rupicola*), Thrift (*Armeria maritima*), Sea Campion (*Silene maritima*), and Sea Samphire (*Crithmum maritimum*). On some sections of the cliff face, the locally scarce Tree Mallow (*Lavatera arborea*) is found. Species of the upper cliff flora include Kidney Vetch (*Anthyllis vulneraria*) and Red Fescue. A widespread species found from the mid to upper zones of the cliff face is Ivy (*Hedera helix*). Associated with the Ivy is the scarce *Rubia peregrina*. The clay cliffs in the southern part of the site are steep and unstable and have little vegetation. A stand of mostly native woodland occurs in the northern part of the site. This is a fairly pure Sessile Oak (*Quercus petraea*) dominated woodland, with some Ash (*Fraxinus excelsior*)

<sup>36</sup> National Parks and Wildlife (various) *Site Synopses for Special Areas of Conservation* Dublin: Government of Ireland



and Birch (*Betula pubescens*). Understorey trees which occur are Holly (*Ilex aquifolium*) and Hawthorn (*Crataegus monogyna*). The wood is on shallow drift and the ground flora often has species more associated with heath than woodlands. Other habitats which are found at this site include bedrock shore, a sandy/shingle beach and an area of shallow marine water. Bray Head has an important seabird colony. A census in 1999 gave the following populations: Fulmar (55 pairs), Shag (8 pairs), Kittiwake (781+ pairs), Guillemots (286 individuals), Razorbills (191 individuals) and Black Guillemots (123 individuals). A few pairs of gulls also breed. Both the Kittiwake and Black Guillemot populations are of national importance. Peregrine Falcon, an Annex I species of the EU Birds Directive, breeds, as well as Raven and Kestrel. Characteristic bird species of the heath areas are Stonechat, Whitethroat, Linnet and Skylark. The heath and grassland habitats at this site are threatened by reclamation for agriculture and also by frequent burning. The site is a popular recreational area and is especially used by walkers. Bray Head is of high conservation importance as it has good examples of two habitats (sea cliffs and dry heath) listed on Annex I of the EU Habitats Directive. It also supports a number of rare plant species and has ornithological importance.  
22.10.1999

**Site Name: Carriggpwer Bog cSAC**  
**Site Code: 000716**

Carriggower Bog is situated on Calary plateau at the eastern edge of the Wicklow Mountains. The site is an area of wet bog and poor fen, flanked by the Vartry River on the south-western side. This site is a candidate SAC selected for transition mire, a habitat listed on Annex I of the EU Habitats Directive. The bog was exploited for peat extraction until 100 years ago and the peat cuttings are now flooded. The remaining bog vegetation is characterised by bog moss hummocks. Several species of *Sphagnum* are found including *Sphagnum recurvum*. On top of the hummocks Heather (*Calluna vulgaris*) and Cross-leaved Heath (*Erica tetralix*) are dominant. Between the hummocks, in the wet areas, Bog Asphodel (*Narthecium ossifragum*), Bogbean (*Menyanthes trifoliata*) and Common Cottongrass (*Eriophorum angustifolium*) are common, while Purple Moor-grass (*Molinia caerulea*) is locally abundant. Birch (*Betula pubescens*) and Willow (*Salix* spp.) dominate an area of scrub at the centre of the site. Very wet areas of transition mire occur on the south-western side of the site. The whole area is quaking and is characterised by a mosaic of sedges, grasses and rushes. Bottle Sedge (*Carex rostrata*) is the most abundant sedge, but others include White Sedge (*Carex curta*), Star Sedge (*Carex echinata*) and Carnation Sedge (*Carex panicea*). Purple Moor-grass and Sharp-flowered Rush (*Juncus acutiflorus*) are also present. Towards the northern side of the site there are rock outcrops of quartzite which form low knolls. This area is partly covered by heath vegetation, dominated by Gorse (*Ulex europaeus*), Bell Heather (*Erica cinerea*) and Heather, all of which are growing over agrassy sward grazed by sheep. The main grasses are Sweet Vernal-grass (*Anthoxanthum odoratum*), Yorkshire-fog (*Holcus lanatus*), Creeping Soft-grass (*Holcus mollis*) and Bent Grass (*Agrostis* spp.) The mosaic of transition bog habitats supports a wide range of poor fen/bogland invertebrates, including a suite of wetland species of international importance (most of the Order Diptera). Carriggower Bog is a notable site for wintering Snipe (117 – mean winter count 1996/97 to 2000/01) and Jack Snipe (16 – mean winter count 1996/97 to 2000/01). These numbers are probably of national importance and the site has consistently held the highest national count for Jack Snipe in recent years. The very wet bog is prime habitat for both these species. This site is of conservation importance because it shows a good transition

between fen and bog vegetation (with the fen being rapidly colonised by characteristic bog species). The area holds a rich and varied flora and it provides a habitat for some rare invertebrates; Carriggower Bog is the last remaining site in Wicklow from which some of these remaining invertebrates are recorded.  
18.06.2003

**Site Name: Deputy's Pass Nature Reserve cSAC**  
**Site Code: 000717**

Deputy's Pass woodland is located on the northern spur of the Deputy's Pass near Glenealy, Co. Wicklow. It was designated a Nature Reserve in 1982. The predominant vegetation community on the site is Sessile Oak (*Quercus petraea*) woodland referable to the Blechno-Quercetum petraeae association, a habitat that is listed on the EU Habitats Directive. The Oak is of coppice origin, 70-80 years old, and forms a nearly closed canopy. Other tree species present are Rowan (*Sorbus aucuparia*), Holly (*Ilex aquifolium*), and Downy Birch (*Betula pubescens*), occurring mainly at the edges. In some areas Beech (*Fagus sylvatica*) also occurs. The understorey is formed of Oak saplings, Holly and Hazel (*Corylus avellana*), while the vegetation of the floor of the wood is dominated by Great Wood-rush (*Luzula sylvatica*), Bilberry (*Vaccinium myrtillus*), Hard Fern (*Blechnum spicant*), and Bramble (*Rubus fruticosus* agg.). Heather (*Calluna vulgaris*) and Bracken (*Pteridium aquilinum*) are abundant in some areas. In some parts, Bluebells (*Hyacinthoides non-scripta*), Male Fern (*Dryopteris filix-mas*), Hay-scented Buckler Fern (*D. aemula*), Wood Sanicle (*Sanicula europea*) and Wood-sorrel (*Oxalis acetosella*) occur commonly. The regeneration of native trees and the good ground cover indicate an absence of grazing; there are no sheep in the site and deer very seldom occur. Less than 10% of the site is occupied by conifers: 20-30 years old plantations of Douglas Fir, Sitka Spruce, Norway Spruce, European Larch and Scots Pine. Once mature these small stands will be removed, to allow native species to naturally replace them. The site supports breeding populations of the Smooth Newt (*Triturus vulgaris*) and the Common Frog (*Rana temporaria*), two amphibians protected by the 1976 Wildlife Act. Deputy's Pass is managed as a Nature Reserve and is part of an internationally important series of Oak woods in County Wicklow (Glendalough, Clara Vale, Ballinacor, amongst others), which are almost certainly natural in origin and which retain much of their original character and species composition.  
09.12.1999

**Site Name: Glen of the Downs cSAC**  
**Site Code: 000719**

This site is a semi-natural Oak wood situated within an impressive glacial overflow channel. It is located on the Dublin-Wexford road about 7 km south of Bray, Co. Wicklow. The underlying rock is mostly quartzite and it outcrops in a few places. The soil is a sandy loam, Brown Earth to Brown Podzolic, and is very dry over much of the site. Most of the site has been a Nature Reserve since 1980. Much of the site comprises Sessile Oak (*Quercus petraea*) woodland referable to the Blechno-Quercetum petraeae association. Sessile Oak is especially dominant on the mid to upper slopes. The quality of the Oak-dominated areas is variable - the association is well developed and especially pure on the western side, while in some places it occurs as coppice scrub. The shrub layer is sparse but Holly (*Ilex aquilinum*) is locally common. On the ground, Great Wood-rush (*Luzula sylvatica*) forms a dense carpet over much of the area, with other species such as Bilberry (*Vaccinium myrtillus*), Heather (*Calluna vulgaris*) and Wood Sage (*Teucrium scorodonia*) occurring occasionally. Brambles (*Rubus fruticosus* agg.) and ferns such as Soft Shield-fern (*Polystichum setiferum*) are abundant in places, especially

on the southwestern slopes. The site includes some areas of mixed woodland, in which Beech (*Fagus sylvatica*), Sycamore (*Acer pseudoplatanus*), Scot's Pine (*Pinus sylvestris*) and other exotics occur. Bryophytes are notably scarce within the valley and may reflect the dryness of the site, however, some rare species have been recorded. A narrow band of alluvium associated with a small stream occurs on the valley floor. There, the woodland is dominated by Ash (*Fraxinus excelsior*) and Hazel (*Corylus avellana*), with a species-rich herb layer that includes Ramsons (*Allium rsinum*), Dog Violet (*Viola riviniana*) and Bluebells (*Hyacinthoides non-scripta*). A breeding bird census carried out in 1990 recorded a total of 21 species holding territory. Wren, Robin, Blue Tit, Chaffinch and Great Tit were the most abundant species. Blackcap and Jay also breed, and the rare Wood Warbler has been recorded. Grey Wagtail breeds along the stream. The site is notable for the presence of the rare bryophytes, *Cephaloziella turneri*, *Pterigynandrum filiforme* and *Plagiothecium curvifolium*, the last named in its only Irish site, as well as for several rare or scarce Myxomycete fungi, namely *Echinostelium colliculosum*, *Licea marginata*, *L. perexigua*, *Perichaena vermicularis*, *Comatricha ellae* (only known Irish site), *Diderma chondrioderma* and *Didymium crustaceum*. Glen of the Downs is also notable for some rare invertebrates, including *Mycetobia obscura* (Diptera) which is found in only one other locality in Britain and Ireland. The glacial overflow channel is the largest example of such a feature in the country. Although exploited heavily in the past, this woodland is well developed, rich in species and one of high conservation significance. The site supports Oak woodland of a type that is listed on Annex II of the EU Habitats Directive.

01.02.1999

**Site Name: Knocksink Wood cSAC**  
**Site Code: 000725**

Knocksink Wood is situated in the valley of the Glencullen River north-west of Enniskerry. The fast-flowing Glencullen River winds its way over granite boulders along the valley floor. The steep sides of the valley are mostly covered with calcareous drift. Some of the slopes are dominated by Sessile Oak (*Quercus petraea*) with a sparse shrub layer of Holly (*Ilex aquilinum*) and Hazel (*Corylus avellana*), while on the ground there is a carpet of Great Wood-rush (*Luzula sylvatica*). Other areas are characterised by mixed woodland, with Oak, Ash (*Fraxinus excelsior*), Beech (*Fagus sylvatica*), Sycamore (*Acer pseudoplatanus*) and the occasional conifer occurring. The ground flora includes Ivy (*Hedera helix*) and Brambles (*Rubus fruticosus* agg.), and often luxuriant ferns, such as Hart's Tongue (*Phyllitis scolopendrium*), Soft Shield-fern (*Polystichium setiferum*), and mosses. Lichens occur abundantly on some trees. Notable features of the slopes are the frequent and extensive springs and seepage areas within the woodland. These petrifying springs are listed as a priority habitat on Annex I of the EU Habitats Directive. Associated with the springs and the river are stands of wet alluvial forest, also a habitat listed with priority status on Annex I of the EU Habitats Directive. The wet woodland is dominated by Ash and Alder (*Alnus* spp.) and is assigned to the group *Carici remotae-Fraxinetum*. Other species which occur include Willow (*Salix* spp.), Birch (*Betula pubescens*) and Hazel. Islands in the river and open gravelly areas provide further habitat diversity. A number of scarce or rare plants occur within the site including Blue Fleabane (*Erigeron acer*), Ivy-leaved Bellflower (*Wahlenbergia hederacea*) and Yellow Archangel (*Lamiastrum galeobdolon*). This site has one of the most diverse woodland invertebrate faunas in Ireland, incorporating wet woodland organisms threatened

internationally within the EU. Vertebrates noted in the vicinity, either by tracks, sett or sight, include Red Squirrel, Badger, Rabbit and Deer. The woodland supports large populations of birds, including many common passerines (Robin, Blackbird, Song Thrush, Wren, Chaffinch) and crows, such as Rook, Hooded Crow, Magpie, Jackdaw and Raven. A Buzzard has been noted in the area and Dipper are occasionally seen in the river. The importance of this site lies in the diversity of woodland habitats which occur. The presence of rare or threatened plants and invertebrates adds to the interest. Much of this site has been designated a Statutory Nature Reserve and there is presently an educational centre within the site.

07.08.2003

**Site Name: Buckrone-y-Brittis Dunes and Fen cSAC**  
**Site Code: 000729**

This site is a complex of coastal habitats located about 10 km south of Wicklow town. It comprises two main sand dune systems, Brittis Bay and Buckrone-y Dunes, connected on the coast by the rocky headland of Mizen Head. The dunes have cut off the outflow of a small river at Mizen Head and a fen, Buckrone-y Fen, has developed on the site. A further small sand dune system occurs south of Pennycomequick Bridge. Ten habitats listed on the EU Habitats Directive, including two priority habitats, occur within the site. Along much of the higher parts of the beach, typical annual strandline vegetation occurs. Species such as Sea Rocket (*Cakile maritima*), Prickly Saltwort (*Salsola kali*) and Spear-leaved Orache (*Atriplex prostrata*) are frequent in this zone, with the scarcer Yellow-horned Poppy (*Glaucium flavum*) present in places. Embryonic dune development occurs at the southern part of Brittis and more widely at uckrone-y and Pennycomequick. Typical species are Couch-grass (*Elymus* p.), Sand Sedge (*Carex arenaria*) and Sea Sandwort (*Honkenya peploides*). The main dune ridges are dominated by Marram (*Ammophila arenaria*), with herbaceous species such as Sea Spurge (*Euphorbia paralias*), Sea Holly (*Eryngium maritimum*) and Rest Harrow (*Ononis repens*) occurring throughout. The main dune ridges are well developed reaching heights of 10 m at Brittis. The northern end of the Brittis system has fine examples of parabolic dunes. Stable fixed dunes, a priority habitat on Annex I of the EU Habitats Directive, are well developed at Brittis and Buckrone-y. Marram is less frequent and is replaced by Red Fescue (*Festuca rubra*). A rich flora occurs, especially in the more open areas. Common species include Pyramidal Orchid (*Anacamptis pyramidalis*), Common Milkwort (*Polygala vulgaris*), Wild Pansy (*Viola tricolor* subsp. *curtisii*), Carlina Thistle (*Carlina vulgaris*), Biting Stonecrop (*Sedum acre*), Wild Thyme (*Thymus praecox*) and Common Bird's-foot-trefoil (*Lotus corniculatus*). The mature areas of fixed dune also contain Burnet Rose (*Rosa pimpinellifolia*), Bracken (*Pteridium aquilinum*), Wood Sage (*Teucrium scordonia*) and Common Sorrel (*Rumex acetosa*). Mosses such as *Tortula ruralis* subsp. *ruraliformis*, *Rhytidiadelphus triquetris*, and *Homalothecium lutescens* are frequent, along with lichens (*Cladonia* spp., *Peltigera canina*). This is one of the few Irish east coast sites to possess good examples of wet dune slacks and dunes with Creeping Willow (*Salix repens*). These dunes have a rich and varied flora, including such species as Creeping Willow, Water Mint (*Mentha aquatica*), Silverweed (*Potentilla anserina*), Meadowsweet (*Filipendula ulmaria*) and Meadow Thistle (*Cirsium dissectum*). The slacks are notably rich in rushes and sedges. Of particular interest is the presence of Sharp Rush (*Juncus acutus*), a scarce species in eastern Ireland and one that is indicative of a saline influence. The site is also notable for the presence, at the back of the dunes, of areas of decalcified dune heath, a rare habitat in Ireland and one that is also listed with priority status on the EU Habitats Directive. Heath species present

include Ling (*Calluna vulgaris*), Bell Heath (*Erica cinerea*) and Gorse (*Ulex europaeus*). Buckronev Fen lies west of Mizen Head. It is backed to the west by a dense swamp of Common Reed (*Phragmites australis*). The fen is dominated by Tussock Sedge (*Carex paniculata*), with Water Mint, Purple Loosetrife (*Lythrum salicaria*), Marsh Pennywort (*Hydrocotyle vulgaris*), Greater Bird's-foot-trefoil (*Lotus uliginosus*), Water Horsetail (*Equisetum fluviatile*), small sedges (*Carex* spp.) and other flowering plants. An extensive stand of *Juncus subnodulosus* is of note. Throughout this area the rare Marsh Fern (*Thelypteris palustris*) is frequent. There are also extensive areas of Rusty Willow (*Salix cinerea* subsp. *oleifolia*) scrub. This site contains two rare plant species protected under the Flora (Protection) Order, 1999: Wild Asparagus (*Asparagus officinalis* subsp. *prostratus*), in its most northerly Irish station, and Meadow Saxifrage (*Saxifraga granulata*). Other rare species which occur within the site include Green-flowered Helleborine (*Epipactis phyllanthes*), Bird's-foot (*Ornithopus perpusillus*) and Spring Vetch (*Vicia lathyroides*). All of these are Red Data Book species. The rare sedge hybrid, *Carex riparia* x *C. vesicaria* (*Carex* x *csomadensis*) is only known from Mizen Head. The invertebrate fauna of Buckronev fen has been investigated and some notable species have been recorded, including the beetle *Eurynebria complanata* and the following flies: *Machimus cowini*, *Anasimyia lunulata*, *Parhelophilus consimilis* and *Lejogaster splendida*. Little Tern, a species listed on Annex I of the EU Birds Directive, has bred or attempted to breed at Buckronev strand in recent years. In 1992 between 7 and 10 pairs were present and in 1993 up to 8 pairs. Teal are regular in winter (119), as are Curlew (46), Lapwing (515) and Snipe (87). All figures are average peaks for 1994/95 - 1995/96. The dune systems and beaches are subject to high amenity usage from day-trippers and several areas around the site have been developed as caravan parks, car parks and golf courses. The marginal areas of the fen have been reclaimed, especially at the south end, though these areas still flood in winter and attract waterfowl. This site is important as an extensive sand dune/fen system with well developed plant communities. Several coastal habitats listed on the EU Habitats Directive, including two priority habitats - fixed dune and decalcified dune heath - are present. The area contains two legally protected plants, as well as a number of other rare or scarce plant species. The site provides habitat for some rare species of invertebrate and for the vulnerable Little Tern. A rich flora and fauna has persisted on this site despite extensive amenity use and adjacent farming. However, future land use practices will need to be managed to ensure the continued survival of this unique mosaic of coastal habitats.

16.10.2001

**Site Name: Vale of Clara (Rathdrum Wood)cSAC****Site Code: 000733**

The Vale of Clara woodland, situated mostly on the east side of the Avonmore River, immediately north of Rathdrum, between 107 and 244 m above sea level, forms an integral part of one of the most scenic valleys in Wicklow. This wood is a remnant of the once extensive forests of east Wicklow, which may have occupied this site since the end of the last Ice Age. Unfortunately, the hardwoods have been replaced or underplanted with conifers since the 1940s, but now that most of the site is within the Vale of Clara Nature Reserve the future of the existing hardwoods is secure. The woods are a mosaic of relatively pure Oak wood, mixed woodland and commercial plantations, growing on an acidic orange-brown, sandy loam over a schist bedrock. A distinct mor humus, often several centimetres thick, overlies the mineral soil. The Oak woods are good examples of the species-poor Blechno-Quercetum vegetation community, a habitat listed on Annex I of the EU Habitats Directive, and are best

developed in the Cronybyrne area. The understorey is mostly of Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*) and Rowan (*Sorbus aucuparia*). The ground flora includes Great Wood-rush (*Luzula sylvatica*), Bilberry (*Vaccinium myrtillus*), Ivy (*Hedera helix*), Honeysuckle (*Lonicera periclymenum*), ood-sorrel (*Oxalis acetosella*) and Violets (*Viola* spp.). The areas of mixed woodland contain a variety of underplanted conifers, as well as Beech (*Fagus sylvatica*) and other introduced deciduous species. The planted conifer compartments are of a wide range of conifer species. An area of wet woodland is well developed near Ballyhad Bridge. The Avonmore River, which flows through the site, creates further habitat diversity. Narrow-leaved Helleborine (*Cephalanthera longifolia*), a rare plant species which is listed in the Irish Red Data Book has been recorded from the locality, as has the scarce, Ivy-leaved Bellflower (*Wahlenbergia hederacea*). Several rare species of Myxomycete fungus have also been recorded from the site, namely *Cribraria rufa*, *Diderma floriforme*, *Stemonitis smithii* (only known Irish site) and *Trichia verrucosa* (in its only known Republic of Ireland site). The woodland bird community includes the Jay, Long-eared Owl, Treecreeper, Woodcock and Blackcap. The Wood Warbler and Crossbill have also been recorded, while the Dipper and Grey Wagtail occur on the Avonmore River. The Holly Blue (*Celastrina argiolus*) butterfly has been seen within the woods. This site is a good example of what remains of the once extensive forests of east Wicklow, and is representative of the relatively dry, acid Oak woods of eastern Ireland. The woodlands are of considerable conservation significance as they conform to a type listed on Annex I of the EU Habitats Directive. The historical record of landuse within the woods adds to the interest of the site.

01.02.1999

**Site Name: Holdenstown Bog cSAC****Site Code: 001757**

Holdenstown bog is situated about 3 km south-east of Balinglass, Co. Wicklow. It is a small raised bog surrounded by transition mire which has developed in a kettle hole. Holdenstown Bog is a candidate SAC selected for transition mire, a habitat listed on Annex I of the E.U. Habitats Directive. The whole bog is very wet and the surface has a hummock-hollow topography. The hummocks are dominated by Heather (*Calluna vulgaris*), while the hollows have a range of bog mosses (*Sphagnum* spp.). In addition, there is a good diversity of sedges (*Carex* spp.), including the scarce Bog Sedge (*Carex limosa*), the only locality for this species in county Wicklow. Other plants typical of the bog include Cranberry (*Vaccinium oxycoccos*) and Bogbean (*Menyanthes trifoliata*). The margins of the bog support wet scrub vegetation in which Alder (*Alnus glutinosa*) and Willow (*Salix cinerea* subsp. *oleifolia*) are prevalent. The rest of the bog perimeter is rich in sedges (*Carex nigra*, *C. otrubae*, *C. hirta*), rushes (*Juncus articulatus*, *J. subnodulosus*), as well as a range of wetland herbaceous plants such as Water Mint (*Mentha aquatica*), Marsh-marigold (*Caltha palustris*) and Water Horsetail (*Equisetum fluviatile*). Holdenstown Bog is of conservation importance as an intact example of transition mire, a habitat listed on Annex I of the E.U. Habitats Directive, and for a range of plant species typical of incipient raised bog development.

26.11.2002

**Site Name: Magherabeg Dunes cSAC****Site Code: 001766**

This sand dune system is situated at Ardmore Point, about 5 km south of Wicklow Head. The Three Mile Water River enters the sea through the dunes. The site is fairly intact, though some areas are being naturally eroded by wind and sea, in particular at the southern end, where bedrock has been exposed. The dunes are largely dominated by Marram

(*Ammophila arenaria*). The dunes are backed by drift banks which support Bracken (*Pteridium aquilinum*) and scrub, including some Gorse (*Ulex europaeus*); the scrub is particularly dense along the river. Other species occurring on these drift backs include Hemp-agrimony (*Eupatorium cannabinum*), Yellow-wort (*Blackstonia perfoliata*) and the scarce, Wood Vetch (*Vicia sylvatica*). The drift banks extend to Ardmore Point, which forms the northern boundary of the site. The site includes several sand dune types that are listed on Annex II of the EU Habitats Directive: embryonic dunes, marram dunes, fixed dunes and decalcified dune heath. Two other habitats which are listed on this annex also occur on the site: petrifying springs and driftlines. The Three Mile Water River, which flows through the dunes provides habitat for wetland species, in particular, sedges, including Bladder Sedge (*Carex vesicaria*), Fox Sedge (*C. otrubae*) and Grey Sedge (*C. divulsa*). The very rare hybrid sedge, *Carex grossii* (*C. hirta* x *C. vesicaria*) has also been recorded. Common Reed (*Phragmites australis*) is also found along the river. The site is of importance in that it is a fine example of a dune system which is fairly intact and which has a well-developed flora. The lack of easy public access to this site as undoubtedly been responsible in preventing damage and erosion from amenity activities. The presence of wetland vegetation on the site is of additional interest.  
17.01.1997

**Site Name: Wicklow Mountains cSAC**

**Site Code: 002122**

This site is a complex of upland areas in Counties Wicklow and Dublin, flanked by Blessington Reservoir to the west and Vartry Reservoir in the east, Cruagh Mt. in the north and Lybagh Mt. in the south. Most of the site is over 300m, with much ground over 600m and the highest peak of Lugnaquilla at 925m. The Wicklow Uplands comprise a core of granites flanked by Ordovician schists, mudstones and volcanics. The form of the Wicklow Glens is due to glacial erosion. The Wicklow Mountains are drained by several major rivers including the Dargle, Liffey, Dodder, Slaney and Avonmore. The river water in the mountain areas is often eaty, especially during floods. The topography is typical of a mountain chain, showing the effects of more than one cycle of erosion. The massive granite has weathered characteristically into broad domes. Most of the western part of the site consists of an elevated moorland, covered by peat. The surrounding schists have assumed more diverse outlines, forming prominent peaks and rocky foothills with deep glens. The dominant topographical features are the products of glaciation. High corrie lakes, deep valleys and moraines are common features of this area. The substrate over much of the area is peat, usually less than 2m deep. Poor mineral soil covers the slopes and rock outcrops are frequent. The vegetation over most of the site is a mosaic of heath, blanket bog and upland grassland (mostly on peaty soil, though some on mineral soil), with stands of dense racken (*Pteridium aquilinum*) and small woodlands mainly along the rivers. Mountain loughs and corrie lakes are scattered throughout the site. The site supports many habitats that are listed on Annex I of the E.U. Habitats Directive. The two dominant vegetation communities in the area are heath and blanket bog. Heath vegetation, with both wet and dry heath well represented, occurs in association with blanket bog, upland acid grassland and rocky habitats. The wet heath is characterised by species such as Ling (*Calluna vulgaris*), Cross-leaved Heath (*Erica tetralix*), Cottongrasses (*Eriophorum* spp.), Tormentil (*Potentilla erecta*), Mat-grass (*Nardus stricta*), Bent grasses (*Agrostis* spp.) and bog mosses (*Sphagnum* spp.). In places the wet heath occurs in conjunction with flush communities and streamside vegetation, and here species such as Heath Rush (*Juncus squarrosus*) and *Carex* spp. are found. Dry heath at this site is confined to shallow peaty soils on steep slopes where

drainage is better and particularly in sheltered conditions. It is characterised by species such as Ling, Gorse (*Ulex* spp.), Bell Heather (*Erica cinerea*), Bilberry (*Vaccinium myrtillus*), Purple Moor-grass (*Molinia caerulea*) and lichens (*Cladonia* spp.). In places the heath grades into upland grassland on mineral soil, some examples of which correspond to the E.U. Habitats Directive Annex I priority habitat species-rich *Nardus* grassland. Blanket bog is usually dominated by Cottongrasses, Ling and bog mosses (*Sphagnum* spp.). On steeper slopes there is some flushing and here Purple Moor-grass, Heath Rush, and certain *Sphagnum* species become more common. The Liffey Head blanket bog is among the best of its kind in eastern Ireland, with deep peat formations and an extensive system of dystrophic pools developed among the hummocks and hollows on the bog surface. The vegetation is largely dominated by Ling and Cross-leaved Heath, with Cottongrasses (*Eriophorum vaginatum* and *E. angustifolium*), Deergrass (*Scirpus cespitosus*) and Bog Asphodel (*Narthecium ossifragum*). In drier areas, Bilberry and Cowberry (*Vaccinium vitis-idaea*) are common, while the scarce Bog Rosemary (*Andromeda polifolia*) is also found. Blanket bog occurs over extensive areas of deeper peat on the plateau and also on gentle slopes at high altitudes. Peat erosion is frequent on the peaks - this may be a natural process, but is likely to be accelerated by activities such as grazing. Due to the underlying rock strata, the water of the rivers and streams tends towards acidity. The water is generally oligotrophic and free from enrichment. The lakes in the area range from the high altitude lakes of Lough Firrib and Three Lakes, to the lower pater-noster lakes of Glendalough, Lough Tay and Lough Dan. Spectacular corrie lakes (such as Loughs Bray (Upper and Lower), Ouler, Cleevaun, Arts, Kellys and Nahanagan) exhibit fine sequences of moraine stages. The deep lakes are characteristically species poor, but hold some interesting plants including an unusual form of Quillwort (*Isoetes lacustris* var. *morei*), a Stonewort (*Nitella* sp.) and Floating ur-reed (*Sparganium angustifolium*). The Red Data Book fish species Arctic Char has been recorded from Lough Dan, but this population may now have died out. Alpine vegetation occurs on some of the mountain tops, notably in the Lugnaquilla area, and also on exposed cliffs and scree slopes elsewhere in the site. Here alpine heath vegetation is represented with species such as Cowberry (*Empetrum nigrum*), Dwarf Willow (*Salix herbacea*), the grey-green moss *Racomitrium lanuginosum* and scarce species such as Mountain Clubmoss (*Diphasiastrum alpinum*), Firmoss (*Huperzia selago*), and Starry Saxifrage (*Saxifraga stellaris*). Some rare arctic-alpine species have been recorded, including Alpine Lady's-mantle (*Alchemilla alpina*) and Alpine Saw-wort (*Saussurea alpina*). Small areas of old oakwood (Blechno-Quercetum petraeae type) occur on the slopes of Glendalough and Glenmalure, near L. Tay and L. Dan, with native Sessile Oak (*Quercus petraea*) 100-120 years old. On wetter areas, wet broadleaved semi-natural woodlands occur, which are dominated by Downy Birch (*Betula pubescens*). Mixed woodland with non-native tree species also occurs. The site supports a range of rare plant species, which are listed in the Irish Red Data Book: Parsley Fern (*Cryptogramma crista*), Marsh Clubmoss (*Lycopodiella inundata*), Greater Broom-rape (*Orobancha rapum-genistae*), Alpine Lady's-mantle, Alpine Saw-wort, Lanceolate Spleenwort (*Asplenium billotii*), Small White Orchid (*Pseudorchis albida*) and Bog Orchid (*Hammarbya paludosa*). The latter three species are legally protected under the Flora (Protection) Order, 1999. The rare Myxomycete fungus, *Echinostelium colliculosum*, has been recorded from the Military Road. Mammals and birds which occur are typical of the uplands. Deer are abundant, mainly hybrids between Red and Sika Deer. Other mammals include Hare, Badger and Otter, the latter being a species listed on Annex II of the E.U. Habitats Directive. Pine Marten has

recently been confirmed as occurring within the site. Among the birds, Meadow Pipit, Skylark, Raven and Red Grouse are resident throughout the site. Wheatear, Whinchat and the scarce Ring Ouzel are summer visitors. Wood Warbler and Redstarts are rare breeding species of the woodlands. Dipper and Grey Wagtail are typical riparian species. Merlin and Peregrine Falcon, both Annex I species of the EU Birds Directive, breed within the site. Recently, Goosander has become established as a breeding species. Large areas of the site are owned by NPWS, and managed for nature conservation based on traditional landuses for the uplands. The most common landuse is traditional sheep grazing. Other land uses include turf-cutting, mostly hand-cutting but some machine-cutting occurs. These activities are largely confined to the Military Road, where there is easy access. Large areas which had been previously hand-cut land are now abandoned, are regenerating. In the last 40 years, forestry has become an important landuse in the uplands, and has affected both the wildlife and the hydrology of the area. Amenity use is very high, with Dublin city close to the site. Wicklow Mountains is important as a complex, extensive upland site. It shows great diversity from a geomorphological and a topographical point of view. The vegetation provides examples of the typical upland habitats with heath, blanket bog and upland grassland covering large, relatively undisturbed areas. In all ten habitats listed on Annex I of the EU Habitats Directive are found within the site. Several rare, protected plant and animal species occur. 12.10.2001

**Site Name: The Murrough Wetlands cSAC**

**Site Code: 002249**

The Murrough is a coastal wetland complex which stretches for 15 km from Ballygannon to north of Wicklow town, and in parts, extends inland for up to 1 km. A shingle ridge stretches the length of the site and carries the mainline Dublin-Wexford railway. The site supports a number of habitats listed on Annex I of the EU Habitats Directive and a number of bird species listed on Annex I of the EU Birds Directive, as well as a wide range of important migratory birds. There are also many rare plants in the site. On the seaward side, driftline vegetation includes species such as Sea Rocket (*Cakile maritima*), Sea Sandwort (*Honkenya peploides*), Sea Holly (*Eryngium maritimum*) and Yellow-horned Poppy (*Glaucium flavum*). The rare and legally protected Oyster Plant (*Mertensia maritima*) (Flora (Protection) Order, 1999) has been recorded on the gravelly shore in the past but is now considered to be extinct from this locality. Low sand hills occur at Kilcoole, with Marram (*Ammophila arenaria*) and Lymegrass (*Leymus arenarius*). In other areas and further inland a rich grassy sward, which is most extensive in the south end of the site, has developed. Typical species include Sweet Vernal-grass (*Anthoxanthum odoratum*), Crested Dog's-tail (*Cynosurus cristatus*), Common Bird's-foot-trefoil (*Lotus corniculatus*), Burnet Rose (*Rosa pimpinellifolia*) and Pyramidal Orchid (*Anacamptis pyramidalis*). A community dominated by Silverweed (*Potentilla anserina*) and Strawberry Clover (*Trifolium fragiferum*) occurs in some of the wetter, grassy areas. In some places, particularly at the south of the site, a Gorse (*Ulex*) heath has developed on the stony ridge. Saltmarsh is present within the site in two distinct areas. At the southern end of the site, Broad Lough, a brackish, partly tidal lake, has a well developed saltmarsh community which includes Sea Rush (*Juncus gerardii*), Common saltmarsh-grass (*Puccinellia maritima*), Sea Aster (*Aster tripolium*), Sea Purslane (*Hamulione portulacoides*) and Common Scurvy-grass (*Cochlearia officinalis*). Common Reed (*Phragmites australis*) is abundant along the western shore, along with some Sea Clubrush (*Scirpus maritimus*). Saltmarsh is also present in the northern end of the site in the vicinity of the Breaches. Though this has been greatly affected by drainage

in the late 1980s and early 1990s, localised Sea Couch (*Elymus pycnanthus*) still occurs. The grassland which was improved as a result of the drainage is now influenced by seepage and flooding of saline waters. An area of fen occurs at Five Mile Point. Here Black Bog-rush (*Schoenus nigricans*) is dominant, with Marsh Pennywort (*Hydrocotyle vulgaris*), Purple Moor-grass (*Molinia caerulea*), heather (*Calluna vulgaris*), Cross-leaved heath (*Erica tetralix*), Devil's-bit Scabious (*Succisa pratensis*) and a wide variety of orchids also present. The rare, Narrow-leaved Marsh Orchid (*Dactylorhiza traunsteineri*) has also been recorded here.

Fen Sedge (*Cladium mariscus*) is present where the ground is wetter. This in turn, merges into areas dominated by Common Reed. Fen is found in mosaic with reed bed, and wet woodland in the townland of Blackditch. A fine wet woodland occurs at Blackditch. Birch (*Betula pubescens*) is the dominant species with some Alder (*Alnus glutinosa*), Willow (*Salix* spp.) and Ash (*Fraxinus excelsior*) also present. The ground flora of this wooded area is often quite dense.

This wood also contains a rich invertebrate community with at least eight rare or notable species of fly (Diptera) occurring, including *Syntormon setosus*, a species unknown elsewhere in Britain or Ireland. A wide range of freshwater and brackish marsh habitats occur within the site. These vary from reed-marsh dominated by reeds and Rushes (*Juncus* spp.), to those of Sedges (*Carex* spp.) with other areas supporting a mixture of Sedges and Yellow Iris (*Iris pseudacorus*) also occurring. A wide variety of grasses and herbs are also found. These include Meadowsweet (*Filipendula ulmaria*), Silverweed and Common Spikerush (*Eleocharis palustris*). The scarce, Marsh Pea (*Lathyrus palustris*) occurs in one area. The marshes merge into wet grassland in many areas. Where grazing pressure is low, a herb-rich sward occurs with species such as Ragged Robin (*Lychnis flos-cuculi*), Cuckoo Flower (*Cardamine pratensis*), Meadowsweet and Spotted Orchid (*Dactylorhiza maculata*) occurring. Sedges are abundant in the wetter areas. Where drains have been cut, there are many other species such as Greater Spearwort (*Ranunculus lingua*), Bogbean (*Menyanthes trifoliata*) and the scarce Reed Sweetgrass (*Glyceria maxima*). The Murrough is an important site for wintering waterfowl and breeding birds. Annex I bird species present include Red-throated Diver, Little Egret, Bewick's Swan, Whooper Swan, Greenland White-fronted Goose, Golden Plover, Kingfisher, Sandwich Tern and Little Tern. Average peak winter counts from 1994/95 - 1997/98 showed the site to have an internationally important population of Brent Geese (1,318, which is much higher than it was in the early 90s), nationally important populations of Wigeon (1,518), Teal (772), Common Scoter (103) and Lapwing (3,140) and regionally or locally important populations of Whooper Swan (80), Little Grebe (22), Shelduck (95), Gadwall (9), Mallard (391), Shoveler (22), Golden Plover (615), Curlew (605) and Redshank (181). Greylag Geese numbers were nationally important in the early 90s but these numbers have dropped off. The average peak is now 213. Little Tern breed on the shingle beach near The Breaches and this is the largest colony on the east coast (c.50 pairs in 1993, an average of 37 pairs over the ten year period 1988-1998). Redshank, Oystercatcher, Ringed Plover and Water Rail also breed. The reedbeds at Broad Lough provide habitat for Reed Warbler and the rare Bearded Tit has bred here. Otter has been reported regularly from the Murrough. Recent farming and drainage practices and afforestation have greatly reduced the area and quality of the wetlands habitats - the area between Kilcoole and Newcastle is particularly affected. In 1997 there was some levelling of the sand hills below Killougher station. Pollution, reclamation and further drainage would adversely affect this site. This site is of importance as it is the largest coastal wetland complex on the east coast of Ireland. Although much affected by drainage, it still contains a wide range of



coastal and freshwater habitats including five listed on Annex I of the EU Habitats Directive, some of which contain threatened plants. Areas on the site contain a rich invertebrate fauna, including several rarities. It is an important site for both wintering and breeding birds and supports a wide variety of species listed on Annex I of the EU Birds Directive.

18.01.2000

**Site Name: Wicklow Reef cSAC**

**Site Code: 002274**

Wicklow Reef is situated just to the north of Wicklow Head on the east coast of county Wicklow. The substrate is a mixture of cobbles, bedrock and sand and is subject to strong tidal streams. Reefs are listed under Annex I of the EU Habitats Directive. Wicklow Reef is an example of a subtidal reef constructed by the honeycomb worm *Sabellaria alveolata*. In Irish waters this worm normally constructs reefs on intertidal rocks, in areas subject to some sand scour, and such reefs are widespread but uncommon. *Sabellaria alveolata* subtidal reefs are known to occur in the Mediterranean but this example is an extremely unusual feature and may be the first record for Britain and Ireland.

The reef occurs at a depth of 12-30 m and reaches a thickness of at least 0.3-0.5 m. It is composed of consolidated sand grains formed into a honeycomb structure by the activities of the worm. There is a good diversity of species associated with the reef, including hydroids (*Hydrallmania falcata*), a variety of polychaete worms, the snail *Calliostoma zizyphinum*, the bivalves *Musculus discor* and *Mytilus edulis*, molluscs, bryozoans, barnacles, amphipods and crabs, starfish, brittlestars and sea squirts. Three of the species associated with this biogenic reef are rare in Irish waters. The bryozoans *Phaeostachys spinifera* is only known from five locations, with the majority on the west coast and no records in the Irish sea south of Co. Antrim. The polychaete *Eulalia ornata* and the amphipod *Unciola crenatipalma* are only known from one and two sites respectively in Ireland. Wicklow Reef is of high conservation value as it is the only documented example in Ireland of a biogenic reef.

02.09.2001

**Proposed NHAs**

There are no site synopses available for pNHAs from the NPWS at present.