

Proposed Amendments

July 2016

2016 - 2022

WICKLOW COUNTY DRAFT DEVELOPMENT PLAN



Comhairle Contae Chill Mhantáin

WICKLOW COUNTY COUNCIL

PUBLIC NOTICE OF PROPOSED MATERIAL AMENDMENTS TO THE DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

In accordance with Section 12 [7] of the Planning & Development Act 2000 (as amended), notice is hereby given of the preparation of **Proposed Amendments** to the Wicklow Draft County Development Plan 2016-2022, which would constitute material alterations to the draft plan.

The Proposed Amendments are accompanied by an Addendum to the Environmental Report which provides information on the likely significant effects on the environment of implementing the proposed amendments, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

The Proposed Amendments are also accompanied by an Addendum to the Natura Impact Report which provides an evaluation of the impacts, if any, of the proposed amendments on any Natura 2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives, prepared in accordance with Article 6 of the Habitats Directive (92/43/EEC).

A copy of the Proposed Amendments and the Addendum Reports will be on display at the following locations **from 25 July 2016 to 26 August 2016 inclusive:**

- Planning Department, Wicklow County Council, County Buildings, Station Road, Wicklow Town, during normal office hours
- Municipal District offices, during normal office hours, as follows:
 - Greystones Municipal District, Mill Road, Greystones,
 - Arklow Municipal District, Castle Park, Arklow
 - Bray Municipal District, Civic Offices, Main Street, Bray
 - Baltinglass Municipal District, Blessington Business Park, Blessington
- All branches of Wicklow libraries, during their normal opening hours

A copy may also be viewed and downloaded from the Council's website www.wicklow.ie

Written submissions or observations made **on or before 5.00pm on 26 August 2016** specifically in relation to the **Proposed Amendments** and/or the Addendum Reports will be taken into consideration before the making of any amendment.

**IN ACCORDANCE WITH SECTION 12 [7] OF THE PLANNING & DEVELOPMENT ACT ONLY
SUBMISSIONS IN RELATION TO THE PROPOSED AMENDMENTS AND/OR THE ADDENDUM REPORTS
CAN BE TAKEN INTO CONSIDERATION.**

SUBMISSIONS NOT ADHERING TO THESE CRITERIA WILL BE CONSIDERED INVALID.

LATE SUBMISSIONS WILL NOT BE ACCEPTED.

Submissions may be made in one of the following ways:

- 1. Write to:** Administrative Officer, Planning Department, Wicklow County Council, Station Road, Wicklow.
- 2. Email to:** planreview@wicklowcoco.ie

NOTE: All submissions should include your name and a contact address, proposed amendment number and, where relevant, details of any organisation, community group or company etc., which you represent. Please make your submission by **one** medium only, i.e. hard copy or e-mail.

The planning process is an open and public one. In that context, all submissions/observations are a matter of public record, and may also be placed on the County Council's website.

SECTION 1 INTRODUCTION

Introduction

The Draft Wicklow County Development Plan 2016-2022 went on public display for a 12-week period between 27th November 2015 and 19th February 2016. 1,849 submissions were received in response to that public consultation process.

Following this period of public consultation, the Chief Executive prepared and distributed to the elected members of the County Council a report on the submissions received, including his opinion thereon and any recommended amendments to the draft plan.

Having considered the Draft County Development Plan 2016-2022 and the Chief Executive's Report on submissions received it was resolved by the elected members at Council meeting of 4th July 2016 to propose amendments the Draft Development Plan.

At the meeting the Council resolved that as these amendments constitute **material** alterations to the Draft Development Plan and therefore that, the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended).

Purpose of this document

The function of this report is to set out the proposed amendments in order for the public and other interested bodies to consider same and make a submission on any proposed amendment if so desired.

Written observations or submissions regarding the proposed amendments to the Draft County Development Plan are invited from members of the public and other interested parties. Written submissions or observations must be received between **25 July 2016 and 26 August 2016**.

Format of this document

The proposed amendments to the draft plan are set out in **Section 2**. They include changes to the text of the Draft County Development Plan written statement, town plans, settlement plans, appendices and accompanying maps. The proposed amendments are set out in the order in which they would appear in the draft plan.

The proposed amendments are accompanied by an Addendum to the Environmental Report which provides information on the likely significant effects on the environment of implementing the proposed amendments, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

The proposed amendments are accompanied by an Addendum to the Natura Impact Report which provides an evaluation of the impacts, if any, of the proposed amendments on any Natura 2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives, prepared in accordance with Article 6 of the Habitats Directive (92/43/EEC).

The proposed amendments are also accompanied by an Addendum to the Strategic Flood Risk Assessment which provides a stage 1 flood risk identification assessment of the proposed zoning amendments. This has been prepared in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities.

These 3 Addendum reports are set out in **Section 3** of this document.

Amendments to the text are shown through the **red type** to indicate new text and ~~blue strikethrough~~ to indicate deleted text.

Next Stage of the Plan Making Process

Written observations or submissions, submitted during the consultation period, regarding the proposed amendments and the likely significant effects of their implementation on the environment or on any Natura 2000 site will be taken into consideration, at the next stage in the development plan process. After the consultation period ends, the Chief Executive will prepare a further report on all submissions and observations received and subsequently submit the report to the Elected Members for their consideration. Having considered the proposed amendments to the Draft Plan and the Chief Executive's Report on submissions received, the Elected Members will make the Wicklow County Development Plan 2016-2022 with or without amendment in October – November 2016.

How to Make a Submission

Written submissions or observations made **on or before 5.00pm on 26 August 2016**, specifically in relation to the **proposed amendments** and/or the Addendum Reports, will be taken into consideration before the making of any amendment.

Submissions may be made in one of the following ways:

1. Write to:

Administrative Officer,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow.

2. Email to:

planreview@wicklowcoco.ie

All submissions should include the name and a contact address of the submitter, the proposed amendment number and, where relevant, details of any organisation, community group or company etc., represented.

In accordance with section 12 [7] of the Planning & Development Act 2000 (as amended), only submissions in relation to the Proposed Amendments and/or the addendum reports will be taken into consideration. Submissions not adhering to these criteria will be considered invalid.

SECTION 2 PROPOSED AMENDMENTS

VOLUME ONE

CHAPTER 2 VISION & CORE STRATEGY

AMENDMENT 1

Section 2.2 Strategic Policy Context

NTA Greater Dublin Area Draft Transportation Strategy 2011-2030 '2030 Vision'

The Draft Transport Strategy for the GDA was produced by the National Transport Authority for the period 2011-2030. The strategy sets out policies and measures required to support the GDA in realising its potential as a competitive, sustainable city region with a good quality life for all.

A number of fundamental tenets underlie the draft strategy objectives. These include the adoption of a hierarchy of transport users with pedestrians, cyclists and public transport users at the top of the hierarchy. Consequently these users should have their safety and convenience needs considered first. A second key principle is the requirement that land use planning and transport planning be considered together in the overall development of the GDA region.

The strategy identifies a number of Designated Towns and Designated Districts, based on the RPG classifications. Bray and Wicklow are categorised as Designated Towns. Greystones, Arklow, Newtownmountkennedy and Blessington are categorised as Designated Districts. The strategy focuses on land use measures that promote sustainable travel patterns both within the Designated Towns and Districts and also between the centres. The land use measures set out in the strategy seek to:

- focus person trip intensive development, particularly to key destinations such as retail and offices, into Dublin City and Designated Town centres within the GDA (for Wicklow these include Bray and Wicklow); and
- focus any person trip intensive development outside Dublin City and Designated Town centres to locations served by stations on the existing and proposed rail network (particularly Metro and DART).

In these areas densities should be higher and intensive development should take place in areas well served by rail. Development should take place at these locations in advance of other locations. The strategy identifies that mixed use development will be the primary pattern of growth in all areas, with an emphasis on commercial uses in centres and on residential uses in other areas served by public transport.

Key projects identified in the strategy, of relevance to County Wicklow, include:

- extension of the Luas Green Line from Bride's Glen to the Bray area, subject to the timing and scale of new development in the Bray-Fassaroe area and appraisal and economic assessment (this is identified as a 'longer term' priority);
- the finalisation and protection of a 'Leinster Orbital Route' corridor, with possible incremental implementation of this road;
- the provision of additional track and other measures on the single rail track south of Bray to facilitate additional rail services to Greystones, Wicklow and Arklow; and
- retention of local bus service in Wicklow Town, subject to anticipated population increases.

~~Subsequent to the submission of the Draft Transport Strategy in 2011 to the Minister for Transport, Tourism and Sport, the focus shifted to the short-term with the adoption of the Integrated Implementation Plan 2013-2018, in accordance with Section 13 of the Dublin Transport Authority Act 2008. This plan set out a 6-year programme for transport investment in the GDA, including provision for Luas Cross-City, the Phoenix Park Tunnel Link, and Bus Rapid Transit (BRT).~~

~~The 2011 draft transport strategy is in the process of being superseded by the new 'Draft Transport Strategy for the GDA 2016-2035' which was published for public consultation after this draft plan was crafted. Updates to this County Development Plan will be made when possible through the plan-making process to reflect any new NTA strategy that is adopted.~~

NTA TRANSPORT STRATEGY FOR THE GREATER DUBLIN AREA 2016-2035

This transport strategy provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA) over the next two decades. It also provides a transport planning policy around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities. It is, therefore, an essential component, along with investment programmes in other sectors, for the orderly development of the Greater Dublin Area over the next 20 years.

The transportation assessment and proposals to meet demand provided in the strategy are based around 6 'radial corridors' emanating out from the city centre and for County Wicklow, the following strategy is set out:

Corridor E – N81 Settlements – South Tallaght – Rathfarnham – to Dublin City Centre

Corridor E is made up of generally suburban residential development and is not defined on the basis of a major transport route, road or public transport service. It presents a challenge in that respect as it is more difficult to serve with high capacity public transport than other corridors, which are defined by multi-lane roads and / or dual carriageways, and contain existing or proposed rail lines.

As limited growth in radial trips along Corridor E outside of the Metropolitan Area is anticipated, it is not proposed to implement significant public transport infrastructure improvements. Bus capacity will be increased to meet demand along the N81.

For the Metropolitan parts of this corridor, the performance of the Rathfarnham Quality Bus Corridor is poor relative to others and requires enhancement. As such, a number of options, including Light Rail, have been examined. However, due to the land use constraints in the corridor and owing to the pressure on the existing road network, a Luas line was not deemed feasible. Instead, the emerging solution comprises a BRT to Tallaght via Rathfarnham and Terenure. This will result in a significant increase in capacity and reliability compared to existing public transport services and will balance public transport requirements with those of the private car. The BRT will be supplemented by a core radial bus corridor between Rathfarnham, Rathmines and the City Centre.

Two new roads are to be built within this corridor, a South Tallaght link road from Oldcourt Road to Kiltipper Road, and a public transport bridge over the Dodder to the east of Tallaght from Firhouse Road to the N81 to address localised access and congestion issues.

Corridor F – Arklow – Wicklow – Greystones – Bray – Cherrywood – Dundrum – Dun Laoghaire – Dublin City Centre.

Corridor F stretches from the south east business districts to Wicklow, based around the N/M11 route and containing both the DART and Luas Green Line. The Strategic Development Zone of Cherrywood is in this corridor.

During the preparation of the Strategy, the Authority prepared a report on the South East corridor. This study primarily aimed to identify public transport options that could effectively meet the growth in travel demand to year 2035, between the South East Study Area and Dublin City Centre. A number of options to cater for transport growth were examined. This included the upgrading of the Green line to Metro standard all the way to a point in Bray. Other options included focusing on the DART and a combination of BRT and bus priority to service growth, including a BRT network linking to the upgraded Metro at Bride's Glen or Sandyford.

Given the need to accommodate expected growth in demand between segments along Corridor F, as well as from these segments to the city centre, a number of schemes are proposed. The capacity of the South Eastern rail line will be increased through enhancements to the existing rail line, incorporating city centre signalling and extra rolling stock. DART Underground will also enable increases in capacity along this corridor. This will facilitate faster and more frequent intercity, regional and DART services to be provided on this line.

While these schemes focus on the coastal areas, the western parts of the corridor, including Cherrywood and other potential development areas, will require high capacity public transport. It is, therefore, proposed to upgrade the Luas Green Line to Metro standard from the city centre, where it will link into the new Metro North, as far as its current terminus at Bride's Glen. From this point to Bray, a new Luas line is proposed. This will provide a new north-south inland rail axis from Swords to Bray. These rail services will be supplemented by the proposed BRT on the N11 from UCD to Blanchardstown, and the core radial bus corridors on the N11, south of UCD, and on the Rock Road.

To provide for growth in vehicular trip demand and improve road safety, the N11 and M50 between Newtownmountkennedy and Sandyford (including the M11/M50 junction) will be upgraded. Additionally, Loughlinstown roundabout will be improved, while a distributor road network will be developed to service development lands at Kiltiernan / Glenamuck.

AMENDMENT 2

Section 2.3 Vision and Goals

Point 3

Transport

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

Point 7

Infrastructure

To protect and improve the county's transport, water, waste, energy, communications **and maritime infrastructure**, whilst having regard to our responsibilities to respect areas protected for their important flora, fauna and other natural features.

AMENDMENT 3

Section 2.4.4 Housing

Section 2.4.5 Zoning

2.4.4 Housing

Assuming the following:

- (1) Average household size¹ for the various intervals between 2011 and 2028 at:

Table 2.5 County Wicklow Household Sizes

Year	2011	2012	2025	2028
Av HH Size	2.79	2.41	2.3	2.19

- (2) 'Excess factor', which encompasses vacancy rate, at 6.5% for all target years

These are the housing unit targets for the plan period and up to 2028:

Table 2.6 County Wicklow Housing Targets

Year	2011	2022	2025	2028
Population	136,640	158,000		
Housing Stock (existing)	54,351			
House Stock (required)		69,822	73,328 ²	85,589 ²
Increase (from 2011)		+15,471	+22,977	+31,238

While the proposed new 2028 population target is compatible with the existing 2022 target from the RPGs of 176,000, the 'housing stock' target differs slightly due to an assumption being made about household size – it is assumed that household size will continue to fall following national and international trends. The RPGs in 2010 allowed for a total housing stock in Wicklow of 82,012 units in 2022 to meet this 176,800 population target – this is proposed to be increased to 85,589 for 2028.

To reach this target, it will be necessary to delivery an annual average housing completion rate of 1,838 units per annum 2011-2028.

This is reasonably consistent with the housing growth rate allowed to Wicklow in the current RPGs – 2,058 units per annum 2006-2022, taking into account the much slower rate of development that has occurred in the period 2008-2014.

The following table sets out the housing stock growth distribution for 2022 and 2028 on the basis of the population and housing stock growth figures set out in Tables 2.3 and 2.6. The target growth for each town is on the basis of the population figures provided in Table 2.4, less the 'compensatory headroom' of 15% for the towns. These should be considered a form of 'minimum' figure, while Tables 2.8 and 2.9 should be considered 'maximum' figures.

¹ Ratio of enumerated population to the total number of housing units in categories A, B and C of the Census housing stock descriptions. Other categories of housing i.e. categories D, E and F are accounted for in the 6.5% 'excess factor' which includes the 'vacancy rate'.

² These changes are just the correction of transcription errors in the draft plan.

Table 2.7 Housing growth distribution

	2011 Existing Housing Stock	2022 Target Housing Stock	2028 Target Housing Stock	Target Housing Stock Growth 2011-2028	% of total Housing Stock Growth 2011-2028
Bray	11,518	13,958	16,896	5,378	17.22%
Wicklow / Rathnew	5,399	7,813	10,138	4,739	15.17%
Arklow	5,459	7,509	9,715	4,256	13.62%
Greystones/ Delgany	6,637	8,321	10,138	3,501	11.21%
Blessington	1,865	2,519	3,168	1,303	4.17%
Newtown	1,078	1,913	2,534	1,456	4.66%
Ashford	531	1,030	1,373	842	2.70%
Aughrim	592	677	845	253	0.81%
Baltinglass	769	991	1,267	498	1.59%
Carnew	491	654	845	354	1.13%
Dunlavin	313	822	1,162	849	2.72%
Enniskerry	642	887	1,056	414	1.33%
Kilcoole	1,402	1,799	2,112	710	2.27%
Rathdrum	657	1,095	1,478	821	2.63%
Tinahely	419	504	634	215	0.69%
Avoca	282	322	380	98	0.31%
Donard	92	99	127	35	0.11%
Kilmacanogue	277	345	401	124	0.40%
Newcastle	313	410	507	194	0.62%
Roundwood	326	405	507	181	0.58%
Shillelagh	200	220	275	75	0.24%
Urban total	39,262	52,293	65,558	26,296	84.18%
Large Villages	1,407	1,600	1,848	441	1.41%
Small Villages	445	711	851	406	1.30%
Rural clusters	413	468	559	146	0.47%
Open countryside	12,824	14,749	16,773	3,949	12.64%
Rural Total	15,089	17,528	20,031	4,942	15.82%
County total	54,351	69,822	85,589	31,238	100.00%

2.4.5 Zoning

This development plan sets the population and housing targets for all 21 ‘towns’ in the County up to 2028. However, it only provides ‘zoning’ for 13 settlements, the remainder of the settlements having their own stand-alone ‘Local Area Plans’, which will be reviewed after the adoption of this County Development Plan.

The zoning provisions of this plan and future LAPs are based on the population figures set out in Table 2.4 (which includes a 15% ‘compensatory headroom’ inflator), rather than the housing stock growth figures set out in Table 2.7.

Local Area Plans

It is planned that these LAPs will be adopted during 2017-2019 period, in order of timeline priority (i.e. according to the date when each existing plan is due to expire). Each LAP will cover a period of 6 years (the latest plan to be reviewed having a timeline of 2019-2025) and zoning will be provided on the basis of the land needed to meet a 6 year horizon, plus 3 years zoning 'headroom' or 'market factor'³, as recommended in the Development Plan Guidelines issued by the Minister. The horizons utilised for each plan will also be cognisant of the fact the LAPs have the potential to be extended to last for up to 10 years, but no plan will include a timeline beyond 2028.

Zoning Table 2.6 2.8 to follow shows the zoning requirements for the LAP towns, up to the year 2025, plus headroom.

This table shows that the majority of current LAPs do not have sufficient zoned land available to meet the 2025 population target (the exceptions being Blessington and Rathdrum which are very slightly 'over-zoned' to the tune of 2-3 hectares each). The review of each LAP will ensure that each plan is consistent with the County Development Plan 'Core Strategy'.

Other Town / Settlement Plans

With respect to the remaining towns and settlements, their plans form part of this County Development Plan and are therefore being adopted with a 2016-2022 horizon. Zoning is therefore provided on the basis of the land needed to meet the 2022 population and housing targets, plus 3 years 'headroom'.

Zoning Table 2.7 2.9 to follow shows the zoning requirements for these settlements / towns, up to the year 2022.

Level 5: The majority of the town plans adopted for these towns prior to the review of this County Development Plan had a surplus of zoned land having regard to the population and housing targets set out in this plan. This was in the main due to the revised population targets included in this plan, as well as previous take up of land for housing development altering the headroom proportion⁴. Where a surplus was identified, the surplus land has been either re-designated for an alternative, non-residential use, or as a 'Strategic Land Bank' (SLB). The only exception is Enniskerry where a deficit was identified. Therefore the new Enniskerry town plan forming part of this County Development Plan includes additional zoned land to address this deficit.

Level 6: These are 'settlement plans' that don't have the same detailed zonings as LAPs or Level 5 'town plans'. The amount of residential development that is facilitated in these settlements is therefore not a function of the amount of 'zoned' land, but is dictated by the population and housing objectives set out in the County Development Plan and the 'settlement plan' itself.

³ "Headroom" or "market factor" which is 'extra' land that should be zoned over and above the minimum amount needed to accommodate the population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. **This is not the same as the 'compensatory headroom' provided for in Table 2.4 for the town in the County, which is to allow for towns that unable to growth due to infrastructural deficits.**

⁴ For example, where it is determined that 100 acres of zoned housing land is required to achieve a certain housing target, a total of 150 acres may be zoned to allow for market choice or headroom (i.e. 50% headroom). If however 50 acres is developed, the 'headroom' proportion would increase to 100% (i.e. only 50 acres needed for development, yet 100 acres remain zoned).

Table 2.7.2.8 LAP Settlements

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Requirement 2011-2025	Housing Unit Requirement + headroom ⁵	Housing Yield of existing zoned land ⁶	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	29,339	11,518	38,119	17,651	6,133	7,934	4,689	-3,245	Note 1
LAP	Wicklow – Rathnew	13,468	5,399	22,141	10,252	4,853	6,272	5,640	-632	Future LAP
LAP	Arklow	13,066	5,459	21,247	9,838	4,379	5,726	4,000	-1,726	Future LAP
LAP	Greystones – Delgany	17,208	6,637	22,801	10,558	3,921	5,034	3,767	-1,267	Future LAP
LAP	Blessington	4,780	1,865	7,020	3,251	1,386	1,782	1,840	+58	Future LAP
LAP	Newtownmountkennedy	3,073	1,078	5,483	2,539	1,461	1,840	2,056-1,706	+216 -134	Note 2-Future LAP
LAP	Kilcoole	4,063	1,402	4,835	2,239	837	1,030	782	-248	Future LAP
LAP	Rathdrum	1,638	657	3171	1,469	812	1045	1,089	+44	Future LAP

Note 1: A future LAP for Bray town and environs shall address the zoning shortfall in Bray. This new plan shall comprise a 'Bray Municipal Area Local Area Plan' which shall replace the existing Bray Town Development Plan and the Bray Environs Local Area Plan, and shall encompass all settlements in the MD including Kilmacanogue and Enniskerry.

~~**Note 2:** The current Newtownmountkennedy LAP provides a potential yield on zoned housing land of 1,706 units. Additional lands have been zoned in this County Development Plan which have a housing yield of c. 350 units and in combination there is a zoning surplus of +216 units. There are no current proposals to address this zoning surplus in Newtownmountkennedy.~~

⁵ Equivalent of +3 years zoning i.e. to meet '2028' target

⁶ As per plans adopted pre 2015 and any lands zoned through this plan

Table 2.8-2.9 Other Settlements

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom ⁷	Housing Yield of proposed zoned land ⁸	Shortfall/Surplus (UNITS)
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858	858	Balance
Level 5 Town Plan	Aughrim	1,315	592	1,758	777	185	278	278 287	Balance +9 *
Level 5 Town Plan	Baltinglass	1,786	769	2,572	1,136	367	521	521	Balance
Level 5 Town Plan	Carnew	1,145	491	1,698	750	259	365	365	Balance
Level 5 Town Plan	Dunlavin	793	313	2,134	943	630	840	840	Balance
Level 5 Town Plan	Enniskerry	1,940	642	2,302	1,017	375	470	470	Balance
Level 5 Town Plan	Tinahely	956	419	1,308	578	159	231	231	Balance
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120	120	Balance
Level 6 Settlement Plan	Donard	179	92	257	114	22	37	37	Balance
Level 6 Settlement Plan	Kilmacanogue	799	277	897	396	119	151	151	Balance
Level 6 Settlement Plan	Newcastle	817	313	1,065	471	158	211	211	Balance
Level 6 Settlement Plan	Roundwood	780	326	1,052	465	139	195	195	Balance
Level 6 Settlement Plan	Shillelagh	426	200	571	252	52	83	83	Balance

* Change consequent to Amendment No's 69 and 70.

⁷ Equivalent of +3 years zoning i.e. to meet '2025' target

⁸ As per this County Development Plan

AMENDMENT 4

Section 2.4.6 Transport

Roads

In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport. The priority for strategic road improvement will be:

- the upgrade of the N11 in the north of the County, from the Dublin border as far as **Kilpedder, Ashford** in particular improvements to the M50 / M11 merge which is deficient in capacity, and all interchanges serving Bray;
- the upgrade of the N81 between the Dublin border and Hollywood; and
- the finalisation of and protection of the Leinster Outer Orbital Route corridor with possible incremental implementation of the road (in line with NTA Strategy).

AMENDMENT 5

Section 2.4.6 Public Transport

The NSS identifies the Dublin – Rosslare rail line as a **Strategic Radial Corridor** from Dublin to the south-east of Ireland. The RPGs identify the rail line as a **Multi-Modal Transport Corridor**.

This is the only heavy rail line in the County, which is single track only from Bray and has only six functioning stations from Bray to Arklow. The settlement strategy exploits the towns along this route by allocating over two thirds of the population growth to these settlements.

It is proposed to extend the Luas light rail system to Bray – this extension is identified in the RPGs as a **critical strategic transport project** - and the vast majority of the population growth for Bray is allocated **for Fassaroe, which will require for areas** to be served by Luas **or other mass transit**. This will reinforce the role of Bray as the primary settlement in the County and will provide an option for removing car traffic from the N11/M11 north of Bray with the provision of park-and-ride facilities.

It is the strategy of this plan to encourage and facilitate:

- significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations and the provision of improvements to the rail line south of Bray to facilitate additional rail services to Greystones, Wicklow and Arklow;
- improvements to the Dublin-Rosslare rail line, the extension of Luas **or other mass transit** to Bray **town centre, Bray station and** Fassaroe, the provision of car and bus park-and-ride facilities and improved penetration of local bus services in designated growth towns; and
- retention of local bus services.

It is therefore the strategy of this plan to:

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. Integrated land use and transport studies will be used to:

- inform future policy formulation;

- promote development that facilitates the delivery of local transport links within towns (such as feeder buses to train stations), between towns and in rural areas;
- promote development that delivers improvements to public transport services, in particular the upgrading of the Dublin – Rosslare train line, improved DART Services, bringing the LUAS/BRT or other mass transit to Bray and Fassaroe and the development of improved bus services;
- allow for the improvement or provision of new walking and cycling facilities throughout the County;
- facilitate the improvement of the existing road network, to remove bottlenecks and increase free flow;
- to improve east – west linkages in the County, as well as linkages between the west and south of the County to other counties; and
- to improve facilities for pedestrians and access for people with special mobility needs.

AMENDMENT 6

Section 2.4.7 Economic Development

Replace existing Table 2.10

Table 2.10 — County Wicklow employment growth targets

	2011			2028			2011–2028
	Labour Force	Existing Jobs	Jobs ratio	Target Labour Force	Target Jobs Ratio	Jobs Required	Jobs Growth / Decline
Levels 1-4	38,850	17,688	46%	51,870	80%	41,329	18,340
Level 5 & 6	9,041	4,220	47%	12,832	70%	8,984	4,764
Rural	17,695	5,666	32%	19,769	25%	4,942	-724
County	65,586	27,574	42%	84,472	65%	55,255	22,380

Replace with the following expanded table:

Table 2.10 County Wicklow employment growth targets by settlement

	2011			2028			2011 - 2028	
	Labour Force	Existing Jobs	Jobs ratio	Target Labour Force	Target Jobs Ratio	Jobs Required	Growth 2011-2028	% of total growth
Bray	14,081	7,678	55%	16,665	83%	13,832	6,154	28%
Wicklow / Rathnew	6,464	3,071	48%	9,999	72%	7,199	4,128	19%
Arklow	6,271	3,580	57%	9,582	86%	8,241	4,661	21%
Greystones/Delgany	8,259	1,808	22%	9,999	33%	3,300	1,492	7%
Blessington	2,299	984	43%	3,125	65%	2,031	1,047	5%
Newtown	1,475	567	38%	2,500	57%	1,425	858	4%
Ashford	712	245	34%	1,250	52%	645	400	2%
Aughrim	631	165	26%	833	39%	327	162	1%
Baltinglass	857	596	70%	1,250	104%	1,304	708	3%
Carnew	550	318	58%	833	87%	723	405	2%
Dunlavin	381	240	63%	1,042	95%	985	745	3%
Enniskerry	931	206	22%	1,250	33%	415	209	1%
Kilcoole	1,950	836	43%	2,083	64%	1,340	504	2%
Rathdrum	786	438	56%	1,458	84%	1,219	781	4%
Tinahely	459	270	59%	625	88%	552	282	1%
Avoca	344	99	29%	375	36%	135	36	0%
Donard	86	39	45%	125	57%	71	32	0%
Kilmacanogue	383	362	94%	417	118%	492	130	1%
Newcastle	392	234	60%	500	75%	373	139	1%
Roundwood	374	126	34%	500	42%	210	84	0%
Shillelagh	204	46	22%	292	28%	82	36	0%
Total	47,886	21,908	46%	64,703	70%	44,899	22,991	103%
Total rural	17,695	5,666	32%	19,769	25%	4,942	-724	-3%
County total	65,581	27,574	42%	84,472	59%	49,841	22,267	100%

Note: The Jobs Ratio for target for settlements in Levels 1-5 is calculated by increasing the existing jobs ratio by 50%; in Level 6 settlements by 25% and assuming a Jobs Ratio decline in the rural area from 32% to 25%.

CHAPTER 3 SETTLEMENT STRATEGY

AMENDMENT 7

Section 3.2 Rural Clusters

Add the following text (in red): "Rural cluster boundaries are set out on the attached maps. All boundaries and the indicative housing growth targets for rural clusters will be reviewed as part of the 2-year statutory review of the plan."

CHAPTER 4 HOUSING

AMENDMENT 8

Section 4.4 Housing Objectives

Add new objective

HD-X In many settlements in the County, there are sites and areas in need of development and renewal, in order to prevent:

- a. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- b. urban blight and decay,
- c. anti-social behaviour, or
- d. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

It is an objective of this plan to encourage and facilitate the appropriate development of such sites / lands and all available tools and mechanisms, including the Vacant Site levy, may be utilised to stimulate such development.

In this regard, it is considered that all lands zoned 'Town Centre' in this plan (this refers to Level 5 settlements) as well as the following zones in larger towns (with stand alone plans) may include sites that are in need of renewal and regeneration, and these areas will be examined in detail to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones⁹
Bray and Environs	TC, SF, GTH
Wicklow Town and Rathnew	TC, VC, PT, MU
Arklow Town and Environs	TC, WZ
Greystones, Delgany and Kilcoole	TC, VC
Newtownmountkennedy	TC
Blessington	TC
Rathdrum	TC, C

All lands zoned for residential development, including all lands zoned RE, R20, R15, R10 in this plan (this refers to Level 5 settlements), as well as the following residential zones in larger towns, are considered to be lands that may be in need of new development in order to ensure there is no shortage of housing, and these zones will be examined in detail in order to determine if there are sites where the Vacant Site Levy should be applied.

Settlement	Zones⁹
Bray and Environs	RE1, R1, R2, R3, MU (where the predominate use provided for is residential)
Wicklow Town and Rathnew	RE, R1, R2, R3, R4
Arklow Town and Environs	RE, R1, R2, R3, R4, AA (where the predominate use provided for is residential)
Greystones, Delgany and Kilcoole	RE, R22, R17, R15, R10, R5, R2.5, R (Special), MU (where the predominate use provided for is residential)
Newtownmountkennedy	RE, R1, R2, R3
Blessington	RE, R1, R2
Rathdrum	R1, R2, R3, R4, RIV

⁹ or other such zoning codes as may replace these, during the making of future local plans

AMENDMENT 9**Section 4.4 Housing Objectives****Amend HD13 as follows:**

HD13 New apartment developments dependent on access through existing established areas of predominantly single family homes will **generally** not be permitted.

AMENDMENT 10**Section 4.4 Housing Objectives****Amend HD21 as follows:**

HD21 Residential development will be considered in the open countryside only when it is for ~~the provision of a necessary rural dwelling, to~~ those with a **definable housing**, social or economic need to live in the open countryside.

Residential development will be considered in the countryside in the following circumstances:

1. A permanent native resident seeking to build a house for his / her own family and not as speculation. A permanent native resident shall be a person who has resided in a rural area in County Wicklow for at least 10 years in total (including permanent native residents of levels 8 and 9), or resided in the rural area for at least 10 years in total prior to the application for planning permission.
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.
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.
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.
5. A person whose principal occupation is in agriculture ~~and who owns and farms substantial lands, and can demonstrate that the nature of the agricultural employment is sufficient to support full time or significant part time occupation.~~
6. An immediate family member (i.e. son or daughter) of a person described in 5, who is occupied in agriculture ~~and can demonstrate that the nature of the agricultural employment is sufficient to support full time or significant part time occupation.~~
7. A person whose principal occupation is in a rural resource based activity (i.e. agriculture, forestry, mariculture, agri-tourism etc.) ~~and who can demonstrate a need to live in the immediate vicinity of this activity, that can demonstrate a need to live in a rural area in order to carry out their occupation.~~ The Planning Authority will strictly require any applicant to show

that there is a particular aspect or characteristic of their employment that requires them to live in that rural area, as opposed to a local settlement.

8. A close relative who has inherited, either as a gift or on death, an agricultural holding or site for his/her own purposes and not for speculation and who can demonstrate a definable social and / or economic need to live in the area to which the proposal relates.
9. The son or daughter of a landowner who has inherited a site for the purpose of building a one off rural house and where the land has been in family ownership as at 11th October 2004 for at least 10 years prior to the application for planning permission and not as speculation.
10. An emigrant who qualifies a permanent native resident, returning to ~~their local area~~ a rural area in County Wicklow, seeking to build a house for his/her own use not as speculation.
11. Persons whose work is intrinsically linked to the rural area and who can prove a definable social or economic need to live in the rural area
12. A permanent native resident that previously owned a home and is no longer in possession of that home (for example their previous home having been disposed of following legal separation / divorce / repossession, the transfer of a home attached to a farm to a family member or the past sale of a home following emigration) and can demonstrate a social or economic need for a new home in the rural area.
13. Permanent native residents of moderate and small growth towns, seeking to build a house in their native town or village within the 60kph / 40mph speed limit on the non national radial roads, for their own use and not as speculation as of 11th October 2004.
14. A person whose business requires them to reside in the rural area and who can demonstrate the adequacy of the business proposals and the capacity of the business to support them full time.
15. Permanent native residents of the rural area who require a new purpose built specially adapted house due to a verified medical condition and who can show that their existing home cannot be adapted to meet their particular needs
16. Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of the town / village.

In the event of conflict of any other settlement strategy objective / Landscape Zones and Categories, a person who qualifies under policy HD21 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact.

AMENDMENT 11

Section 4.4 Housing Objectives - Special Zoning Newtownmountkennedy'

Omit Objective HD24

~~HD24 To provide for low density residential development with associated leisure, tourism and recreational facilities on lands measuring c. 28ha Ballinahinch Lower, Co. Wicklow, as shown on Map 04.01.~~

Omit Map 04.01

AMENDMENT 12

Section 4.4 Housing Objectives

Add new objective

Protection of Residential Amenity in Transitional Areas

HD-X While the zoning objectives indicate the different uses permitted in principle in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the use, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

CHAPTER 5 ECONOMIC DEVELOPMENT**AMENDMENT 13****Section 5.4 The role of land use planning in economic development', part (viii)**

Amend text as follows:

(viii) Supporting key sectors for growth

Through the research and analysis undertaken for both the LECP and the Think Tank, it is clear that certain sectors / industries have great potential in County Wicklow, above other locations. While this plan will support the development of all sectors/industries within the County subject to normal planning criteria, the following key sectors have been identified, with this plan setting out particular policy supports for the future growth of these areas.

The key sectors identified within the County include:

The film industry - Wicklow is an important centre for film making, based largely on the presence of Ardmore Studios in Bray and Ashford Studios located on the outskirts of the town of Ashford. The industry contributes significantly to direct and indirect employment and also contributes to the international image of the County. The 'Think Tank' action plan identifies the development of a film industry cluster in County Wicklow (a hub for film making and ancillary industries) as a real opportunity to drive investment and job creation in the County. It is envisaged that the development of the film industry cluster will enable the County to realise the potential value from film making directly, plus film tourism, accommodation services and other support services.

It is envisaged within the action plan that the effective management of this key employment sector could leverage up to €1bn in inward investment and up to 5,000 direct and indirect jobs within the County.

Food sector - Within Wicklow there is an established cluster of artisan / SME Food processing companies, estimated to be in excess of 35 companies, with potential for growth. In addition there is vibrant food service industry in the County, many being customers of the artisan segment. To date businesses across this sector largely operate independently with no forum for mutually beneficial collaborative projects. Collaboration between the food service sector and the local producers could lead to enhanced employment opportunities. Local cooperative processing may also be a solution to overcome the prohibitive cost of investment in food processing facilities for individual small companies acting alone.

Maritime - The maritime sector in Wicklow benefits from a host of assets and activities capable of ~~supporting a range of maritime activities~~ expansion and development including: shore-side services ~~maritime services,~~ shipping services, repair and maintenance ~~services,~~ fishing, tourism and leisure, servicing of the off-shore renewable energy industry, maritime financial services etc. ~~A proactive approach is required if the potential economic opportunities for these assets are to be identified and realised.~~ Wicklow County Council supports the identification and realisation of the economic opportunities within this sector.

Wholesale, retail trade, transportation and storage – This sector forms the largest industrial group within the County. In regard to wholesale and retail sector significant opportunities to develop this area arise from the identified expenditure outflows from the County in particular to Dublin. Measures specifically addressing this sector are set out in the County Retail Strategy contained in this plan.

From a transportation and storage sector perspective the locational strengths of Wicklow offer significant opportunities for the expansion of this sector. The County's positioning along the east coast 'strategic transportation corridor', made up of the N11 / M11 and the Dublin to Rosslare rail line creates excellent

connectivity between ports within the County and between the County and the ports in Dublin and Rosslare. These connections ensure Wicklow's role as a key entry point to the Greater Dublin Region with the potential to facilitate the expansion of existing or create new spin off industries within this sector.

The promotion of the Leinster Outer Orbital Route connecting the N11 and the east of the County (Arklow town/port) to the west of the County and the major national primary routes within Kildare namely the M9 and M7 create further potential for the expansion of this sector with ease of accessibility to the north and south of the Greater Dublin Region.

Information and communications technology – The information and communications sector forms the second largest industrial group in Wicklow. With Ireland being a technology hub of choice for many when it comes to attracting the strategic business activities of ICT companies, significant opportunities exist to develop this sector with the County. The presence of Clermont College and its envisaged expansion as a third level centre of excellence alongside Wicklow's highly educated workforce further enhance the attractiveness of the County to prospective new companies within the ICT sector maximising the potential of the County.

Tourism and recreation – Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2013, income from tourists and visitors to Wicklow was in the region of €105m, with over 65% of this income coming from overseas visitors. The increase in income from domestic visitors rose by over 15% between 2010 and 2014, the highest rate of increase in the region.

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow Mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

AMENDMENT 14

Section 5.5 Objectives for Economic Development

Amend Objective EMP7 as follows:

EMP7 To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the County and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, ~~subject to no adverse impacts arising on the locality~~ where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.

AMENDMENT 15

Section 5.5 Objectives for Economic Development

Amend Objective EMP12 as follows:

EMP 12 To provide for employment development at the following locations as shown on maps 5.01-**5.07**:

Location	Map No.	Size (ha)	Zoning Objective
Mountkennedy Demesne, Kilpedder	5.01	34.7	To provide for a data centre facility ¹⁰ and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.
Rath East / Knockloe, Tullow	5.02	4.4	To provide for a light industrial development
Kilmurray South	5.03	0.76	To provide for transport purposes development
Kilmurray North	5.04	0.8	To provide for a warehousing / storage / distribution and commercial vehicle park
Scratenagh crossroads	5.05 3	8.09	To provide for light industrial uses / business park uses with extensive landscaping and a high architectural standard of layout and building design.
Kilpedder Interchange	5.06 4	27.7	To provide for employment uses including industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and retail facilities will not be at the expense of facilities in existing settlements. Any redevelopment of the (former) Dan Morrissey / SM Morris sites shall include significant proposals to address the unsightly appearance of these sites. In addition, any development on these lands shall connect the footpath from Greystones towards the pedestrian bridge at Kilpedder.
Rathmore, Ashford	5.07	10.53	To provide for employment uses
Inchanappa South and Ballyhenry, Ashford	5.05 8	160 60	To provide for the development of and expansion of the existing film studios in Ashford on the lands shown on Map 5.05 in accordance with the following requirements: <ul style="list-style-type: none"> - the development of these lands shall be strictly limited to facilities for the production of film, TV, animation etc and any associated spin offs such as visitor facilities; in particular residential development or other non film related commercial activities are not to be permitted - the agreement of a master plan for the entire area any application in advance of the agreement of this plan shall set out which shall include: <ul style="list-style-type: none"> (a) the phasing a detailed phasing plan which shall be linked to the conclusions and recommendations of a Traffic and Transport Assessment, which shall clearly set out the traffic generation model for the entire development and its constituent phases, and a detailed evaluation of the capacity of all roads serving the site, including all N11 junctions and the N11 itself and their abilities to

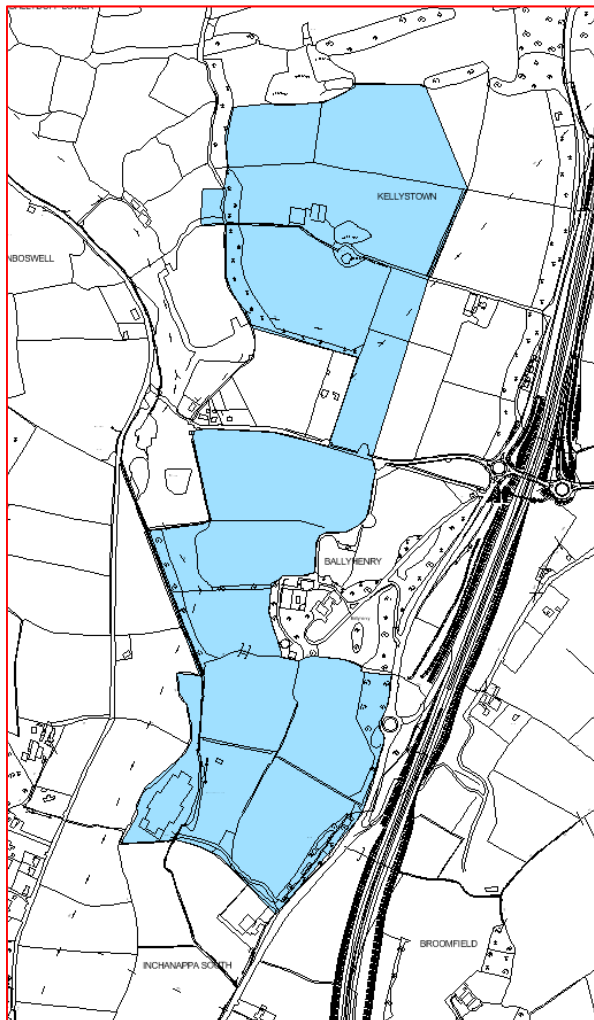
¹⁰ A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices.

			<p>accommodate the development without impacting on the carrying capacity of the national road for strategic inter-County traffic;</p> <p>(b) sequence of development, that shall be generally from south to north;</p> <p>(c) the infrastructure plans for the servicing of the site;</p> <p>- this zoning shall be for the lifetime of this plan only.</p>
Killadreenan, Newtownmountkennedy	5.06	1.3	To provide for light industrial and warehousing use.
Timmore, Newcastle	5.07	0.68	To provide for light industrial and employment use.

Omit Maps for Kilmurray South, Kilmurray North and Rathmore, Ashford.

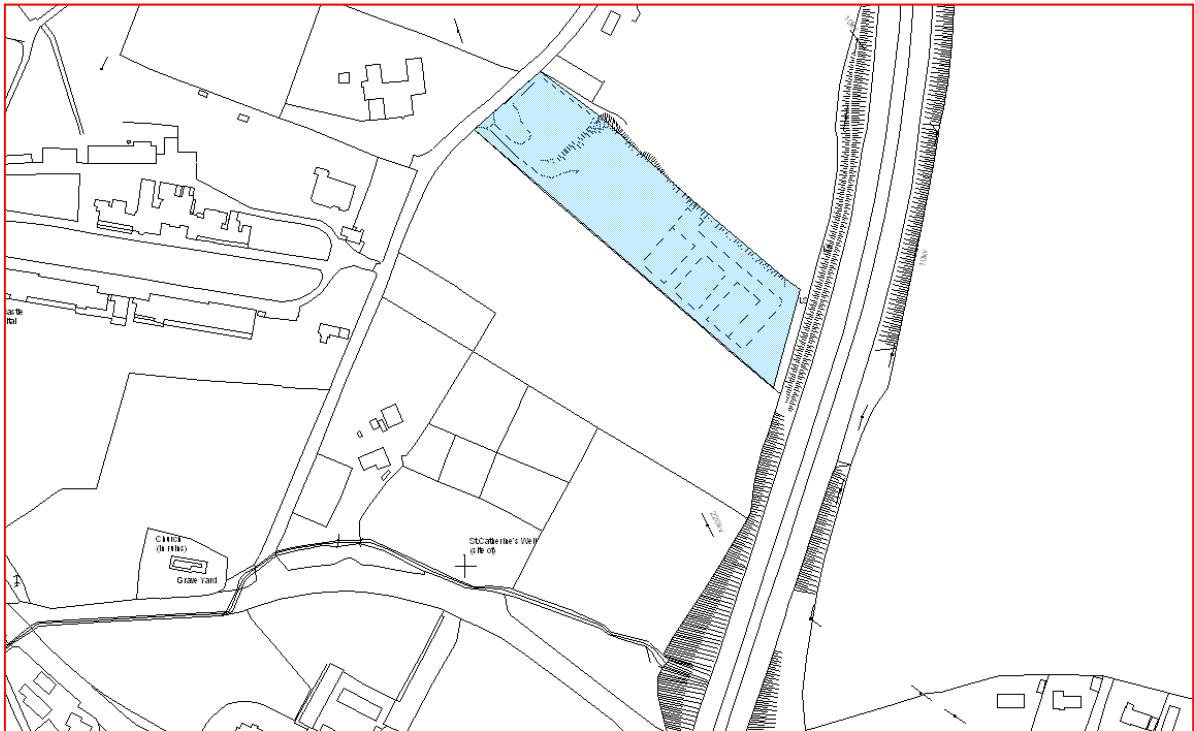
Map 5.05

Amended Employment Zone at Inchanappa South and Ballyhenry, Ashford shown in blue:



Map 5.06

Proposed Employment Zone at Killadreenan, Newtownmountkennedy shown in blue:



Map 5.07

Proposed Employment Zone at Timmore, Newcastle shown in blue



AMENDMENT 16

Section 5.6 Objectives for Wicklow's Rural Economy

Amend text as follows:

Introduction

The objectives in this section are focused on the forms of rural development that are employment and wealth generating (other than tourism, which is addressed separately in Chapter 7 of this plan). Improving the rural economy is only one strand that needs to be addressed in order to result in a strong rural community that is socially, economically and environmentally sustainable. The issues of social wealth and environmental protection are addressed in Chapters 8 and 10 of this plan, and therefore these objectives should be considered dually with the objectives set out in this chapter.

AMENDMENT 17

Section 5.6 Objectives for Wicklow's Rural Economy Extractive Industry

Amend strategic objective as follows:

Strategic Objective To support and 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.

AMENDMENT 18

Section 5.6 Objectives for Wicklow Rural Economy Extractive Industry

Amend Objective EX3 as follows:

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, at locations such as the disused granite quarries at Ballyknockan, where this does not conflict with other objectives of the plan.

CHAPTER 6 CENTRES & RETAIL

AMENDMENT 19

Section 6.2 County Wicklow Retail Strategy

Amend text as follows:

6.2.1 Context

Retail Planning Guidelines (DoECLG, 2012)

The strategy and policies for retailing set out in this plan have been prepared having regard to the guidance set out in the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012). This development plan addresses the list of matters to be considered in a plan, as required by 'Section 3.3 Development Plans and Retailing' of the Guidelines.

Retail Strategy for the Greater Dublin Area 2008-2016

The Retail Strategy for the Greater Dublin Area 2008-2016 provides guidance and policies for retail development at a strategic level in the Greater Dublin Area.

The strategy was adopted in July 2008 and is now outdated as it does not account for the significant economic, demographic and policy changes experienced in the GDA since its adoption. Notwithstanding this, the core principles of the strategy remain of relevance. The strategy and policies for retailing as set out in this plan are in accordance with the core principles of the GDA Retail Strategy.

Regional Spatial and Economic Strategy (RSES) 2016

The forthcoming RSES for the Eastern and Midlands Region is likely to be produced in 2016-2017, and this will address the retail strategy for the region. The County Wicklow Retail Strategy will be updated if required by way of variation when the RSES is finalised.

AMENDMENT 20

Section 6.3 Retail – Uses

Amend Objective RT16 as follows:

RT16 To promote an appropriate mix and balance of different types and styles of retail within centres and to control the number of bookmakers, off-licences (including off-licences in convenience stores), take-aways, 'cash for gold' and 'Pound' shops, 'formula businesses' (i.e. franchise / chain type outlets that have standardised services, décor, methods of operations and other feature that make them virtually identical to similarly branded businesses elsewhere) and other uses that can adversely affect the character of a centre.

The mix and balance of different type of retail (including retail services) is important to attract people to centres, and to ensure centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of a centre.

AMENDMENT 21

Section 6.3 Objectives for Centres and Retail

Amend Objective RT17 as follows:

- RT17** Conscious of the fact that planning has an important role to play in promoting and facilitating active and healthy living patterns for local communities, the following criteria will be taken into account in the assessment of development proposals for fast-food/takeaway outlets¹¹, including those with a drive through facility:
- Exclude any new fast-food/takeaway outlet ~~which offer foods that are high in fat, salt or sugar~~ from being built or from operating within 400m of the gates or site boundary of schools, ~~parks~~ or playgrounds, excluding premises zoned town centre;
 - Fast food outlets/takeaways with proposed drive through facilities will generally only be acceptable within Major Town Centres or District Centres and will be assessed on a case-by-case basis;
 - Location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.

AMENDMENT 22

Section 6.3 Objectives for Centres and Retail

- RT23** There shall be a general presumption against large out-of-town retail centres in particular those located adjacent or close to existing, new or planned national roads/motorways. ~~However, as a limited exception, large retail warehouses may be considered for locations close to such road networks where the proposed development would be situated where the road network has sufficient capacity to cater for the scale of development proposed.~~

AMENDMENT 23

Section 6.3 Objectives for Centres and Retail

Amend Objective RT25 as follows:

- RT25** To allow for the development of large convenience goods stores on suitably zoned land and to determine proposals having regard to the 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).

Convenience retail floorspace caps shall be applied in accordance with 'Section 2.4.1 Convenience retail floorspace caps' of the Retail Planning Guidelines (DoECLG, 2012). The guidelines indicate a cap of 3,000m² net for County Wicklow.

¹¹ For the purposes of RT17, "fast food/takeaway outlet" shall mean any outlet whose business will primarily be the sale of hot or otherwise prepared food that is high in fat, salt or sugar (such food being heated or prepared on the premises comprising of the outlet) for consumption on or off the premises comprising of the outlet. For the purposes of considering whether a particular food item is high in fat, salt or sugar, reference shall be had to Department of Health or other governmental guidelines or publications current at the time of considering of a planning application.

The planning application drawings should clearly delineate the floorspace to be devoted primarily for the sale of convenience goods. To prevent any adverse impact on town centres, the Planning Authority will generally limit the proportion of comparison goods floorspace within large convenience goods stores **that are located outside of Core Retail Areas**, to a maximum of 20% of the retail floor area. Any proposal in excess of the 20% limit shall be considered on its merits and in particular having careful regard to the impact of a proposal on the vitality and viability of the town centre.

AMENDMENT 24

Section 6.3 Objectives for Centres and Retail

Amend Objective RT32 as follows:

RT32 There shall be a general presumption against out-of-town regional shopping facilities, **in particular those located adjacent or close to existing, new or planned national roads/motorways**; however, specialist outlet centres may be considered where the following criteria are met:

- due regard shall be paid to the Retail Strategy and Retail Planning guidelines;
- 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;
- 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;
- 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);
- the retail facility shall be designed, developed and managed to provide opportunities for commercial synergy between an outlet centre and urban centre which would lead to economic benefits for the overall area.

AMENDMENT 25

Section 6.3 Objectives for Centres and Retail

Amend Objective RT34 as follows:

RT34 Proposals for retailing use at motor fuel stations shall be considered in accordance with the 'Retail Planning Guidelines for planning authorities' (DoECLG, 2012).

Proposals for online and off line motorway service areas shall be considered in accordance with the "Spatial Planning and National Roads" - Guidelines for Planning Authorities (DECLG, 2012) **and the TII Policy on Service Areas (2014)**

CHAPTER 7 TOURSIM & RECREATION

AMENDMENT 26

Section 7.1 Introduction

Amend text as follows:

7.1 Introduction

Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2013, income from tourists and visitors to Wicklow was in the region of €105m, with over 65% of this income coming from overseas visitors. The increase in income from domestic visitors rose by over 15% between 2010 and 2014, the highest rate of increase in the region.

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

Wicklow's close proximity to Dublin offers significant opportunities to expand the existing tourism offer and brand for the County. With Dublin's increasing importance as a popular destination for city-breaks, Wicklow's scenic beauty and rich built and natural heritage provide opportunities to attract visitors from the nearby City-region. Furthermore, the County can benefit from the constrained capacity of the capital city and act as an accommodation base for those visiting Dublin and the east.

While Wicklow is a particularly attractive location for day-trippers, the additional enhancement of the visitor experience is needed to increase dwell time – particularly in the east and south of the County, and ensure the County fully benefits from growth in the tourism sector. The implementation of strategies and programmes by the tourism agencies aim to ensure that visitors are aware of, and directed to, a broad range of attractions across the County, thereby better managing visitor numbers at sites.

Although the County must continue to provide for the positive development of tourism and recreational assets, it is necessary that these facilities are managed in a sustainable manner so as to protect against any potential detrimental impacts on the environment and local communities. In this respect, the Planning Authority is aware that development can damage and destroy the assets it seeks to exploit, in particular through excessive visitor numbers, inappropriate development, various types of pollution and other forms of adverse impact. The relationship between tourism / recreation and the environment must be managed in a way that continues to support local communities and remains viable in the long term.

This chapter will aim to promote and facilitate the development of a sustainable tourism and recreation and will set out objectives to deal with land use matters pertaining to the planning and development of the tourism and recreation sectors, including general matters, tourism related developments including tourist accommodation, facilities and interpretive centres, integrated tourism/leisure/recreational complexes, tourist / recreational infrastructure and the promotion of specific tourist themes and products.

AMENDMENT 27**Section 7.2 Context****Amend text as follows:****Failte Ireland Strategies**

~~Failte Ireland, the national tourism development authority, aims to guide and promote tourism as a leading indigenous component of the Irish economy and has developed the following strategies:~~

~~**Ireland's Ancient East** – This strategy is an initiative along the lines of the 'Wild Atlantic Way' in the west of Ireland, which focuses on the history and heritage of the eastern region. The strategy is themed along four pillars – ancient Ireland, early Christian Ireland, Medieval Ireland and Anglo Ireland. The scheme which is to be rolled out in 2016 has the potential to deliver an extra 600,000 overseas visitors (growth of more than 20%) to the region and increased visitor revenue by almost 25% to €950m in total by 2020.~~

~~**Kildare-Wicklow Destination Grand Tour** – The counties of Kildare and Wicklow have been identified as one of 10 key destinations by Fáilte Ireland for the development of tourism in the Country. It is envisaged that this strategy will form a key element of the broader 'Ancient East' initiative with the destination containing the necessary concentration of product, attractions and accommodation to become a tourism destination of significance.~~

~~Wicklow's proximity to Dublin offers significant latent potential to grow and attract visitor numbers and revenue. The overall aim of the strategy is for Kildare and Wicklow to capitalise on their geographical location in order to draw more visitors into the area, staying for longer periods and experiencing the range of product on offer. The strategy aims to do this through a coordinated and cooperative approach with Fáilte Ireland as facilitator to enhance, develop and create new products, services and amenities that will result in new innovations and a competitive destination for overseas and domestic visitors.~~

~~The key actions set out in the strategy aim to:~~

- ~~• Maintain and improve existing infrastructure,~~
- ~~• Provide a high quality workforce with strong communication skills,~~
- ~~• Develop a defined tourism product, and~~
- ~~• Develop a strong marketing campaign for the destination.~~

~~Failte Ireland, the national tourism development authority, aims to guide and promote tourism as a leading indigenous component of the Irish economy. Its current strategy for Wicklow is encompassed in the 'Ireland's Ancient East' programme.~~

~~The purpose of this strategy is to offer visitors a compelling motivation to visit the east of Ireland through the development a new umbrella destination brand. The brand is rooted in the rich history and diverse range of cultural heritage experiences that are particularly prevalent in the east and south regions of Ireland. The new destination brand has been designed to appeal to the key customer segments – namely the Culturally Curious and the Great Escapers, and to present this large geographic area in a cohesive and unified manner.~~

~~The key strategic objectives of the Ireland's Ancient East initiative are:~~

- ~~▪ To drive growth in international visitor numbers, tourism revenue and associated tourism employment in the regions which currently underperform in these areas.~~
- ~~▪ To move Ireland's east and south from a transit and day tripping zone to a destination which attracts international overnight visitors.~~

- To develop a world class visitor experience, which delivers fully on the brand promise.
- To differentiate the Ireland's East and South destination, within the international tourism marketplace, on the basis of the quality of its heritage experiences and a clear and memorable narrative, which links all experiences within it.
- To disperse visitor traffic across the geography by encouraging the exploration of both the well-known attractions (in some cases congested) and lesser known sites and experiences (hidden gems).
- To ensure Ireland's Ancient East is delivered in accordance with the principles of sustainable tourism, ensuring that economic, social and environmental benefits are delivered in a balanced way.

During the lifetime of this Plan there will be a phased rollout of the branding strategy, with investment in orientation signage and the enhancement of the visitor experience, across the programme area.

AMENDMENT 28

Section 7.3 Strategy for Tourism & Recreation

Amend Strategic Objectives as follows:

Strategic Objectives

- To facilitate the expansion of existing and the development new tourism and recreation related development, **in line with the principles for sustainable tourism set out to follow;**
- To facilitate Fáilte Ireland and Wicklow County Tourism initiatives for the development of tourism in the County **including the Kildare-Wicklow Destination 'Grand Tour' and 'Ireland's Ancient East' initiative**
- **To integrate the County's transport and tourism strategies to promote increasingly sustainable travel patterns among visitors to the County;**
- To identify strategic sites capable of accommodating new tourism ventures while also ensuring the preservation of the natural landscape of the area.
- To ensure the effective management and enhancement of the appearance of the key settlements within the County;
- 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;
- To facilitate the development of alternative tourism products within the County such as eco tourism, craft /artisan centres, **having regard to the ability of an applicant to demonstrate compliance with the principles of sustainable tourism;**
- To preserve the character and distinctiveness of scenic landscaped as described in the Landscape Categories of the County set out in Chapter 10;
- To ensure a focus on high quality tourism and recreation **products facilities that are of benefit to visitors and the community alike;**
- To protect the environmental quality of the County.

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 Planning Authority to favourably consider development proposals that contribute towards the achievement of these strategic objectives.

Fáilte Ireland have developed five key principles that ensure developments achieve a balance between appropriate tourism development and economic, environmental and social sustainability. Developments will be assessed having regard to compliance with these, as well as the listed objectives set out in Section 7.4 to follow.

Principle 1: Tourism, when it is well managed and properly located, should be recognised as a positive activity which has potential to benefit the host community, the place itself and the visitor alike. Sustainable tourism planning requires a balance to be struck between the needs of the visitor, the place and the host community.

Principle 2: Our landscapes, our cultural heritage, our environment and our linguistic heritage all have an intrinsic value which outweighs their value simply as a tourism asset. However sustainable tourism planning makes sure that they can continue to be enjoyed and cherished by future generations and not prejudiced simply by short term considerations.

Principle 3: Built development and other activities associated with tourism should in all respects be appropriate to the character of the place in which they are situated. This applies to the scale, design and nature of the place as well as to the particular land use, economic and social requirements of the place and its surroundings.

Principle 4: Strategic tourism assets –including special landscapes, important views, the setting of historic buildings and monuments, areas of cultural significance and access points to the open countryside, should be safeguarded from encroachment by inappropriate development.

Principle 5: Visitor accommodation, interpretation centres, and commercial / retail facilities serving the tourism sector should generally be located within established settlements thereby fostering strong links to a whole range of other economic and commercial sectors and sustaining the host communities. Sustainable tourism facilities, when properly located and managed can, especially if accessible by a range of transport modes, encourage longer visitor stays, help to extend the tourism season, and add to the vitality of settlements throughout the year.

Underlying these principles for Sustainable Tourism, the definitions of economic, environmental and social sustainability against which any tourism project assessed are defined as follows:

Economic sustainability must be considered to ensure that the tourism sector is managed. The key strengths of the County include landscape, heritage, natural environment, lifestyle and amenity pursuits. The sector is highly affected by seasonality and there are extremes in visitor numbers at key attractions contrasted with smaller attractions which struggle to maintain visitor numbers. These ‘peaks and troughs’ should be carefully managed to ensure the protection of natural resources. Tourism innovation should also be encouraged – particularly where it brings about environmental benefits. Finally, for projects to be economically sustainable they should meet the needs of the permanent and also visitor population alike, so the preparation of robust business plans for all such developments will ensure proposals are viable and sustainable.

Environmental sustainability will be central to the development and protection of a viable tourism sector and this is a key consideration in the County where tourism attractions are located in environmentally sensitive areas and close to historic areas where the quality of the built heritage and environment must be protected from inappropriate development – whether tourism related or not.

Social Sustainability is arguably more difficult to assess. Many of the potentially negative impacts of tourism development can however be addressed through careful consideration of the social and cultural nature of the receiving environment. The impacts that large-scale developments can have on existing local communities’ policies can be assessed having regard to the impact of visitor numbers on local quality of life, culture and heritage – with a particular emphasis placed on unique areas such as culturally sensitive areas where small impacts over time may have a significant cumulative effect.

AMENDMENT 29**Section 7.4 Tourism & Recreation Objectives****Amend objectives as follows:**

- T3** To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. Within existing towns and villages, the Planning Authority will promote and facilitate the development of tourist related uses at appropriate sites. **In all cases, the applicant must submit a robust assessment setting out the sustainability of any proposal with respect to economic, environmental and social sustainability, as defined herein.**
- T5** The additional use shall be located adjacent to the tourism **facility, and avail of shared infrastructure and services, insofar as possible.**
- T7** To favourably consider proposals for tourism and recreation related development, which involve the reinstatement, conservation and / or replacement of existing disused buildings, **and to adopt a positive interpretation to plan policies to encourage such developments.**
- T23** The Planning Authority will encourage the opening up of heritage Country houses (such as Derrybawn House, Laragh (see Map 07.09)) **for sympathetic uses including – but not limited to,** places of Retreat, Study and Education subject to the following criteria being fulfilled:
- T27** To encourage eco-tourism¹² projects or those tourism projects with a strong environmentally sustainable design and operational ethos.
- T32** To support the development of Avoca Mines as a tourist attraction **having regard to the public safety issues associated with such brownfield sites.**

AMENDMENT 30**Section 7.4 Tourism & Recreation Objectives****Amend Objective T19 as follows:**

- T19** To provide for holiday home development (subject to Objective T14) at the following locations:
- Baltyboys Golf Club (up to 4 units on a site of 1.3ha as shown on Map 07.01)
 - ~~Annacree Fish Farm, (on a site of 1.2ha as shown on Map 07.02)~~

Omit Map 07.0

¹² Ecotourism is now defined as "responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education" (**International Ecotourism Society** TIES, 2015). Education is meant to be inclusive of both staff and guests.

AMENDMENT 31

Section 7.4 Tourism & Recreation Objectives

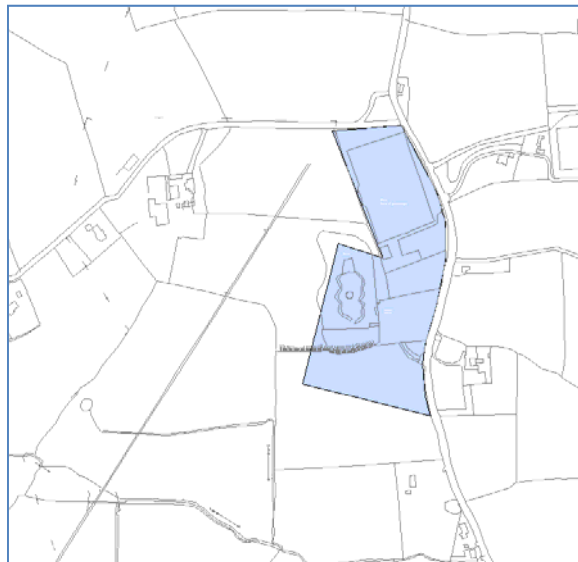
Amend Objective T20 as follows:

T20 To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:

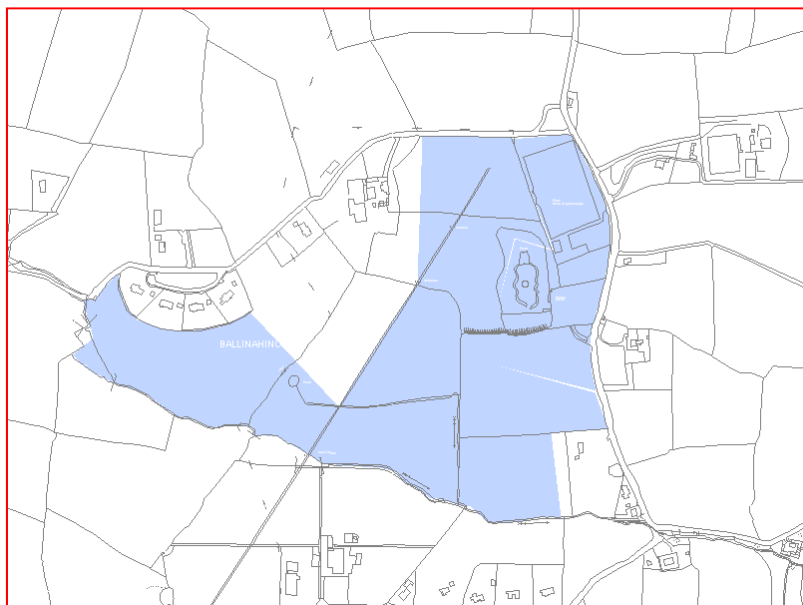
- Druids Glen Golf Club, Woodstock Demesne (Map 07.03);
- Ballinahinch Lower, Newtownmountkenny (Map 07.04); **Amend Map 07.04**
- Brook Lodge, Macreddin West, Aughrim (Map 07.05);
- Rathsallagh House, Dunlavin (Map 07.06);
- [Castletimon, Brittas Bay \(Map 07.07\); Omit Map 07.07](#)
- Jack White's Cross (Map 07.08)

Map 07.04

Change from: (6ha)



Change to: (28 ha)



AMENDMENT 32

Section 7.4 Tourism & Recreation Objectives

Amend Objective T28 as follows:

T28 To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities, such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc. ~~In particular, to consider the development of Belmont Demesne, Delgany for such activities, on an area of 80.79 ha. (As shown in Map 7.10).~~

Omit Map 07.10

AMENDMENT 33

Section 7.4 Tourism & Recreation Objectives

Amend Objective T30 as follows:

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

Omit Map 07.11

AMENDMENT 34

Section 7.4 Tourism & Recreation Objectives

Amend Objective T34 as follows:

T34 To promote and encourage the recreational use of coastline, rivers and lakes **and the development of 'blueways'¹³ in the County subject to normal environmental protection and management criteria for** ~~activities such as game fishing, boat sailing etc.~~ Where such recreational uses involve the development of structures or facilities, the Planning Authority 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.

¹³ Blueways are recreation and tourism initiatives centred on outdoor activity along the environs of waterways. Blueways provide opportunities to enjoy a wide range of activities such as canoeing, cycling and walking.

CHAPTER 8 COMMUNITY DEVELOPMENT**AMENDMENT 35**

Section 8.3 Social Infrastructure
Subsection 8.3.2 Health, Care and Development

Amend Objective CD17 as follows:

CD17 To provide for new or extended residential care facilities for the elderly at the following locations as shown on maps 8.01-8.02:

- Ballinahinch Lower, Newtownmountkennedy (c. 8ha as shown on Map 8.01)
- ~~Blainroe / Kilpoole Lower (c. 2.5ha as shown on Map 8.02)~~
- ~~Coolgarrow, Woodenbridge (1.5ha as shown on Map 8.03)~~
- Killickabawn, Kilpedder (c. 6ha as shown on Map 8.02)

Omit maps 8.02 and 8.03

AMENDMENT 36

Section 8.3 Social Infrastructure
Subsection 8.3.2 Health, Care and Development

Residential and Day Care Objectives**Add new objective**

CD-X Clinically managed / supervised dwelling units, such as 'step down' (i.e. post acute care) accommodation or semi-independent housing provided as part of a medical facility, nursing home or other care related facility, will be considered strictly only on the following basis:

- The units are associated with an already developed and established medical facility, nursing home or other care related facility; the units are held in single ownership with the overall medical / nursing home / care facility; no provision is made for future sale or subdivision; and a strict management agreement is put into place limiting the use of such structures to those deemed in need of medical supervision or care;
- The number of such units on any such site shall be limited to 10% of the total number of hospital / nursing / care home bedrooms unless a strong case, supported by evidence, can be made for additional units;
- Such units shall be modest in scale and limited to single bedroom units only and independent facilities such as car parking and gardens shall not be provided to each unit (in order to ensure such units are not rendered suitable for standalone use as private dwellings).

CHAPTER 9 INFRASTRUCTURE**AMENDMENT 37****Section 9.1.2 Public Transport****Amend objectives as follows:**

- TR2** To promote the development of transport interchanges and 'nodes' where a number of transport types can interchange with ease. In particular:
- to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors **which will be identified through the carrying out of required coordinated, plan-led transport studies and consultation with the appropriate transport agencies** ;
 - to enhance existing parking facilities at and/or the improvement of bus links to the train stations in Bray, Greystones, Wicklow and Arklow;
 - to promote the linkage of the LUAS extension/~~Bus Rapid Transport to Bray DART~~ **or other mass transit to Bray town centre, Bray train station and Fassaroe;**
 - to encourage the improvement of bicycle parking facilities at all transport interchanges;
 - to improve existing and provide new footpath / footway linkages to existing / future transport interchange locations; and
 - to allow for the construction of bus shelters, particularly where they incorporate **disabled access and** bicycle parking facilities.
- TR3** To continue to work with Iarnrod Eireann **and the NTA** 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.
- TR5** 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 **or other mass transit to** ~~/Bus Rapid Transport to Bray Environs/Fassaroe and linked to Bray DART Station in accordance with the provision of the 'Greater Dublin Area Draft Transport Strategy 2011—2030'~~ **Bray town centre, Bray train station and Fassaroe.**
- TR7** To promote the delivery of improved and new bus services both in and out of the County but also within the County by:
- 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);
 - 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;
 - promoting the growth of designated settlements to a critical mass to make bus services viable and more likely to continue;
 - ~~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; and~~
 - to work with Bus Eireann **and the NTA** to improve services in south and west Wicklow.

AMENDMENT 38**Section 9.1.4 Public Roads****Amend text as follows:****N11/M11**

While the N11/M11 has undergone significant upgrading over the past number of years, works are still required in order to fully upgrade this national road. Wicklow County Council will continue to promote the upgrading of the N11/M11 to ensure ~~an adequate level of service is provided~~

- access to the south east of the country is enhanced, to maintain access to international markets for freight and tourist traffic through Rosslare Euro-port and via the M50 through Dublin Port and Airport,
- the requirements of existing development within the County is met, and
- the necessary population and employment growth for the County will be accommodated, with particular respect to capacity and accessibility to/from the N11/M11.

Wicklow County Council will work closely with the various road agencies to achieve all necessary upgrading works, which should include, but not be confined to, the following essential improvements to the N11/M11:

Objectives for the M/N11

- upgrading of the N11/M11 between the County boundary and Ashford ~~Kilmacanogue / Glen of the Downs~~, including road capacity and safety improvements to the main carriageway and all necessary improvements to associated junctions;
- Improving the M11 / M50 merge;
- ~~Upgrading of substandard junctions on the N11/M11, to improve the safety and capacity of the junctions;~~
- upgrading of the N11 to motorway status between Bray and Cullenmore;
- upgrading the N11 interchange at the Glen of the Downs to facilitate the provision of a northern link road from the N11 to Greystones;
- upgrade Ballyronan Interchange to facilitate improved access to Newtownmountkennedy and a possible link road from Ballyronan to Kilcoole; and
- the provision of a third interchange on the Arklow by-pass, linking the M11 to Vale Road

AMENDMENT 39**Section 9.1.4 Public Roads****Amend Objective TR21 as follows:**

TR21 To safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads in line with the provisions of the 'Spatial Planning and National Roads' Guidelines' (DoECLG 2012). ~~In particular, a new means of access onto a national road shall adhere to the following requirements and the only exceptions shall be as set out in Section 2.6 of "Spatial Planning and National Roads" - Guidelines for Planning Authorities (DECLG 2012):~~

- (a) ~~Lands adjoining National Roads to which speed limits greater than 60kmh apply: The creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply shall generally be avoided. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.~~

- (b) Transitional Zones: These are areas where sections of national roads form the approaches to or exit from urban centres, that are subject to a speed limit of 60kmh before a lower 50kmh limit is encountered. Direct access onto such road may be allowed in limited circumstances, in order to facilitate orderly urban development. Any such proposal must, however, be subject to a road safety audit carried out in accordance with the TII's requirements and a proliferation of such entrances, which would lead to a diminution in the role of such zones, shall be avoided.
- (c) Lands adjoining National Roads within 50kmh speed limits: Access to national roads will be considered by the Planning Authority in accordance with normal road safety, traffic management and urban design criteria for built up areas.

Delete Objective TR24

~~TR24 A new means of access onto a national road will generally not be permitted, but may be considered if one of the following circumstances applies:~~

- ~~• The national road passes through a designated settlement and a speed limit of 50km/h or less applies;~~
- ~~• where the new access is intended to replace an existing deficient one; and~~
- ~~• where exceptional circumstances apply, as described in Section 3.2.6 of the NRA 'Policy Statement on Development Management and Access to National Roads' (NRA May 2006).~~

AMENDMENT 40

Section 9.1.7 Roadside Signage

Amend text as follows:

Information and Directional Signs

AS2 National Road N11/M11 Signage on this route will be strictly controlled and signs will generally only be permitted in accordance with National Roads Authority's "Policy on the provision of Tourist and Leisure signage on National Roads".

~~In particular this policy allows for advance signing for a tourism attraction with 75,000 visitors per year. In addition, signs at N11/M11 off slips will be considered for:~~

- ~~• 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; and~~
- ~~• regional tourist attractions including Kilruddery House and Gardens, Mount Usher Gardens, Wicklow Gaol, Kilmacurragh Arboretum etc.~~

In particular 'white-on-brown' signs on the mainline will be considered for:

- Major tourist / leisure destinations (generally those with in excess of 50,000 visitors per annum)
- Tourist facilities panels for adjacent bypassed towns or alternative routes
- Eligible championship golf courses
- County boundary signs
- Principal rivers
- Scenic routes / heritage drives.

On exiting the mainline, continuity signage at the ends of ramps will be facilitated, subject to the visibility and clarity of directional or other road traffic signage not being compromised. Signage for Failte Ireland approved tourist accommodation will be facilitated at the ends of motorway / dual carriageway off slips only, where they meet the intersecting road.

AS3 National Road N81 Signage on this route, outside of locations where a 50km/h applies such as at 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:~~

- ~~• hotels of a minimum three star status that are remote from a settlement signposted from the N81, and within 5 km of that junction; and~~
- ~~• regional Tourist attractions such as Russborough House.~~

In particular, 'white-on-brown' signs on national secondary roads will be considered for major tourist / leisure destinations (generally those with in excess of 7,000 visitors per annum); where recorded tourist numbers are not available, attractions may be considered for tourist signage subject to (a) agreement between the TII and the Local Authority and (b) the views of Failte Ireland. With respect to tourism accommodation, signage will be considered all types of tourist accommodation approved by Failte Ireland or other recognised body, subject to a maximum of 4 accommodation facilities signposted at any junction.

AMENDMENT 41

Section 9.2.2 Water Supply & Demand

Add new objective as follows:

WI-X To support Irish Water's proposed investment in the Vartry Water Supply Scheme, which is required to secure the existing supply for customers. The proposed upgrade works, subject to a full planning process, will likely comprise:

- Construction of a new water treatment plant on the site at Vartry and decommissioning the existing water treatment plant;
- Construction of a 4km pipeline to secure the transfer of treated water from Vartry to Callowhill pumping station;
- Upgrading the dam of the Vartry Reservoir.

AMENDMENT 42

Section 9.2.3 Waste Water

Amend Objective WI5 as follows:

WI5 In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's **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 regional and strategic wastewater schemes. In particular, to support and facilitate the development of a WWTP in Arklow, at an optimal location following detailed technical and environmental assessment and public consultation.

AMENDMENT 43

Section 9.3.4 Emissions to air

Amend Objective WE11 as follows:

WE11 To require activities likely to give rise to air emissions to implement measures to control such emissions, ~~to install air quality monitors~~ **to undertake air quality monitoring** and to provide an annual air quality audit.

AMENDMENT 44

Section 9.3.5 Noise Pollution

Amend Objective WE15 as follows:

WE15 To require activities likely to give rise to excessive noise to install noise mitigation measures ~~and monitors~~. **to undertake noise monitoring and to provide an annual monitoring audit** ~~The provision of a noise audit may also be required as appropriate~~

AMENDMENT 45

Section 9.5.3 Energy - Wind Energy Objectives

Amend Objective CCE6 as follows:

CCE6 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:

- consideration of any designated nature conservation areas (SACs, NHAs, SPAs, SAAOs etc) and any associated buffers;
- impacts on Wicklow's landscape designations;
- **particular cognisance and regard being taken of the impact on wind turbines on residential amenity particularly with respect to noise and shadow flicker;**
- impacts on visual, ~~residential~~ and recreational amenity;
- impacts on 'material assets' such as towns, infrastructure and heritage sites;
- consideration of land cover and land uses on or adjacent to the site;
- best practice in the design and siting of wind turbines, and all ancillary works including access roads and overhead cables; and
- Wind farms shall be at least 1,000m ~~from any residential dwellings~~ **or 10 times the tip height of the proposed turbines from any residential properties or other centres of human habitation with special consideration given to the proximity of such developments to educational establishments.**

AMENDMENT 46**Section 9.5.3 Energy - Wind Energy Objectives****Delete Objective CCE7**

~~CCE7 All wind farms shall be granted for a duration of 10 years (maximum) unless a shorter period is requested.~~

AMENDMENT 47**Section 9.5.3 Energy - Wind Energy Objectives****Add new Objective**

CCE-X To support community-based wind energy projects.

AMENDMENT 48**Section 9.5 Solar Energy****Amend text as follows:****(2) Solar Energy**

The principal application of solar energy is use in heating. Therefore this aspect of solar power is addressed in Section 5 to follow. However, **as technology advances**, solar power **is increasingly being** ~~can also be~~ used to generate electricity through the use of photovoltaic (PV) cells. Photovoltaic systems use semiconductor materials to convert light into electricity. This technology is widely used in consumer products such as solar calculators, watches or garden lights, and is increasingly used as a cost-effective solution in Ireland for stand-alone applications where a grid connection is too expensive (e.g. parking meters, caravans or remote holiday homes). Solar PV can also be used to provide free solar electricity to houses as well as for commercial and industrial applications. It is now possible to connect solar PV systems to the grid, opening up a new era for solar PV in Ireland. **Applications are also being made for commercial scale ground mounted solar PV 'Solar Farms' and such developments are supported, subject to suitable locations being selected and environmental criteria being satisfied.**

Solar Energy Objectives

CCE9 To facilitate the development of solar generated electricity.

CCE10 To positively consider all applications for the installation of **building mounted** PV cells at all locations, having due regard to architectural amenity and heritage.

CCE-X To support the development of commercial scale ground mounted solar PV 'Solar Farms' subject to compliance with emerging best practice and available national and international guidance¹⁴.

¹⁴ It should be noted that there is currently (2016) no national guidance available on the appropriate location and design of solar farms. However there are a number of excellent examples of such guidance provided in other jurisdictions and these will be utilised in the assessment of any applications; for example 'Planning guidance for the

AMENDMENT 49

Section 9.5.3 Heating Objectives

Add new objective as follows:

CCE-X To support the development of district heating systems, particularly those generating heat from renewable sources.

development of large scale ground mounted solar PV systems' produced by BRE National Solar Centre and Cornwall Council in the UK

CHAPTER 10 HERITAGE

AMENDMENT 50

Section 10.2 Built Heritage

Amend text as follows:

Built Heritage Strategy

- To ensure that the protection and conservation of the built heritage of Wicklow is an integral part of the sustainable development of the county and safeguard this valuable, and in many instances, non-renewable resource through proper management, sensitive enhancement and appropriate development;
- to safeguard archaeological sites, monuments, objects and their settings **above and below ground and water** listed in the Record of Monuments and Places (RMP), and any additional newly discovered archaeological remains,
- to identify archaeologically sensitive historic landscapes;
- to ensure the protection of the architectural heritage of Wicklow through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County; and
- to support the actions in the County Wicklow Heritage Plan, in order to enhance the understanding, appreciation and protection of Wicklow's built heritage.

AMENDMENT 51

Section 10.2.3 Architectural Heritage

Amend text as follows:

Record of Protected Structures

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

A 'protected structure' is any structure or specified part of a structure, which is included in the RPS. The purpose of the RPS is to protect structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.

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

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

The key to protecting such structures (or groups of structures) is to find ways to protect their physical integrity and maintain their viability. In this regard, there will be presumption in favour of the active use of heritage buildings, even if this means some modern interventions, rather than preserving them forever in the past, which can ultimately result in the structure being unusable and falling into dereliction.

The Wicklow RPS for the County is set out in the Appendix to this plan. The County Wicklow RPS also includes all structures currently listed within Bray Town Development Plan, Wicklow Town –Rathnew Development Plan and the Arklow Town and Environs Development Plan. The policies and objectives set out in this County Plan shall apply to all protected structures in these local plans.

AMENDMENT 52

Section 10.2.3 Architectural Heritage Record of Protected Structures

Amend Objective BH9 as follows:

BH9 To ~~protect the character and special interest of protected structures~~ ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.

AMENDMENT 53

Section 10.2.3 Architectural Heritage Architectural Conservation Areas (ACAs)

Amend text as follows:

Table 10.1 Existing Architectural Conservation Areas (Maps 10.03 A, B, C & D)

Settlement	Location
Blessington	Town Centre
Enniskerry	Town Centre
Tinahely	Town Centre
Dunlavin	Town Centre
Rathdrum	(1) Main Street
	(2) Low Town
Delgany	Village Centre
Greystones	(1) Church Road
	(2) Killincarrig Village
	(3) The Burnaby
	(4) Blacklion
	(5) Greystones Harbour

Wicklow Town	(1) Town Centre ¹⁵
	(2) Leirim Place
	(3) Bachelors walk and Church Street
	(4) Bay View Road
	(5) Brickfield Lane

Wicklow Town

Town Centre ACA

Location

This ACA extends along the main street of Wicklow Town from the AIB / dental surgery on Abbey Street to 'Heels' on Fitzwilliam Square, the Bridge Tavern on Bridge Street and to 'Tá Sé's' / Courthouse on Market Square. This is the town centre of Wicklow and is also the main thoroughfare through the town. The tight clustering of buildings within the town lends a distinct and strong town character. **Fitzwilliam Square and Market Square are the two significant public open spaces in the ACA.**

Character

The character of Wicklow Town is of ~~local~~ historical interest containing many historical buildings and features. The town is also of considerable social and cultural interest within the County of Wicklow as a distinctive and attractive place. The main street of Wicklow sits on the slopes down to the Leirim River with the eastern side of the main street obviously built on different levels with the presence of 'The Mall' retaining wall in the centre of the road and the southern row of buildings built at a significant height to the northern side of the road. **The memorials commemorating two noted Wicklow men, Billy Byrne, hero of the 1798 Rebellion, and Captain Robert Halpin (1836-1894), responsible for laying an estimated 41,800 km of underwater telegraph cable, are of artistic and historical interest and are representative of local civic pride.**

The Town Centre ACA has been designated based upon its architectural, historical and cultural importance. It has been designated based upon the following characteristics:

- Uniform building line
- Building height range of between two, three and four storeys
- Buildings constructed in the period 1750 to 1900
- Its role as the historic commercial and civic core of the town
- Plot widths dating from the medieval period in the range 5 to 7.5 metres
- Existence of design features that contribute to a harmonious visual environment including: traditional shopfronts; timber sash windows; smooth render building finishes; vertical emphasis fenestration; wood/timber doors
- **Fitzwilliam Square and Market Square public open spaces with associated memorials.**

The preservation of the character of the Town Centre ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Wicklow Town's built heritage and contribute to its attractiveness.

¹⁵ The description of this ACA is set out alongside the Wicklow Town ACA map at the end of this chapter. This description replaces the description in the Wicklow Town – Rathnew Development Plan 2013 – 2019. For all other ACAs descriptions refer to each individual plan.

AMENDMENT 54

Section 10.3.2 Biodiversity

Amend Objective NH8 as follows:

NH8 To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats or wildlife corridors. **Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.**

AMENDMENT 55

Section 10.3.2 Biodiversity

Amend Objective NH11 as follows:

NH11 ~~Engage with~~ To support the DAHG and the National Parks & Wildlife Service **in the development of site specific conservation objectives (SSCOs) to ensure Integrated Management Plans are prepared for all Natura 2000 sites (or parts thereof). This will facilitate the development of site specific Conservation Objectives in the context of the proper planning and sustainable development of the County.**

AMENDMENT 56

Section 10.3.2 Biodiversity

Add new objective as follows:

NH-X To preserve lands at 'The Rocks', Kilcoole (as shown on Map 10.16) in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.

New Map 10.16

Objective NH13



AMENDMENT 57

Section 10.3 Natural Heritage and Landscape
Subsection 10.3.8 Public Rights of Way

Amend text as follows:

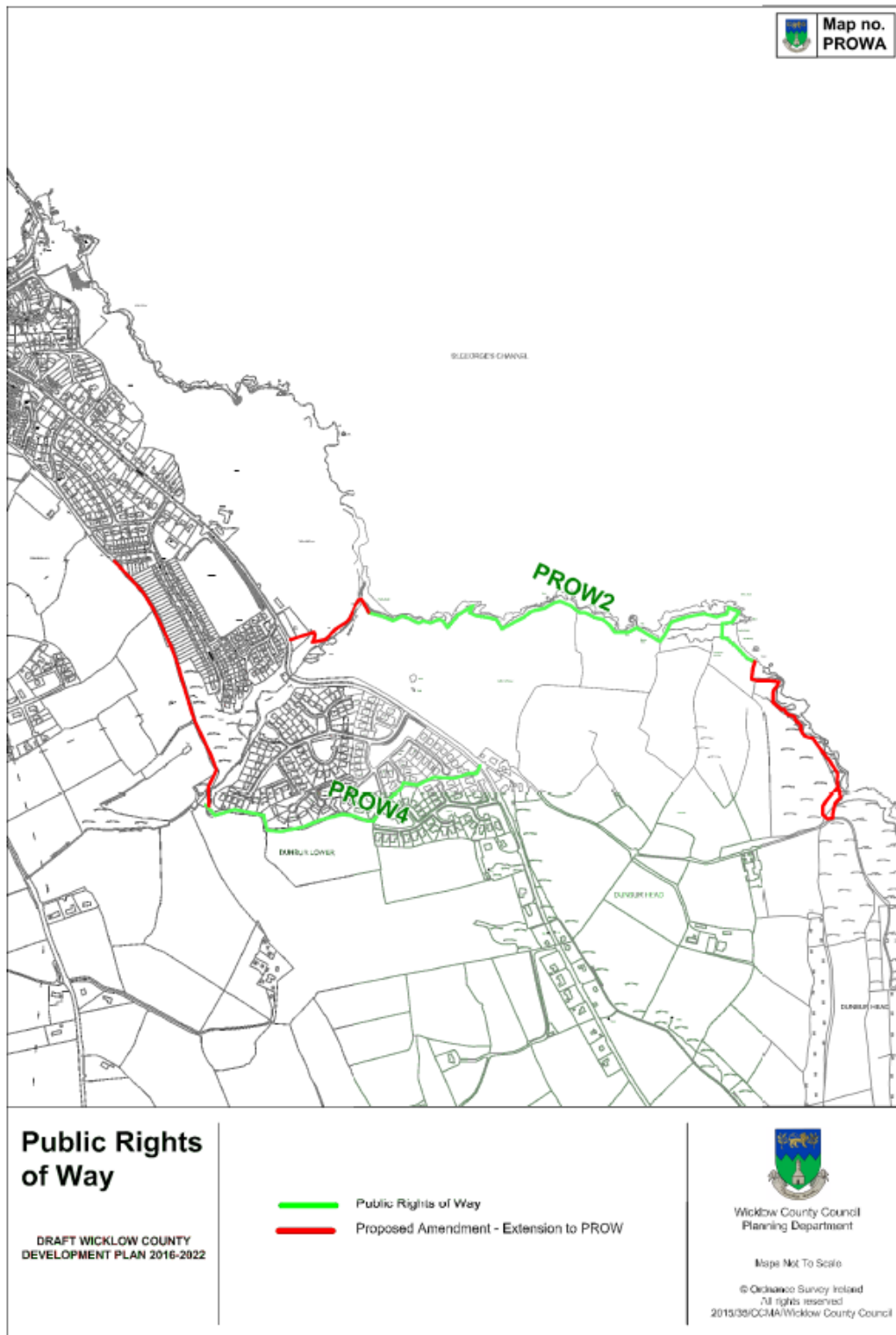
Reference	Location	Description
P.R.O.W.1	The Murrough, Wicklow Town	From the Wicklow Town boundary, along the coastline of A coastal walkway from the public car park in the Murrough Wicklow Town to the former Wicklow Town Council boundary in Tinakelly via Bollarne Murrough, Knockrobin, Murrough, and Tinakilly Murrough.
P.R.O.W.2	Dunbur Lower and Dunbur Head, Brides Head, Wicklow Town.	From the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay From the public car-park known as the Glen Car-park in Dunbur Lower/off the R.750 coast road to the Glen Strand, onto Brides Head-Lime Kiln bay on a cliff/coastline path as far as the private road leading from the R.750 to the site of Wicklow Head Light House in the townland of Dunbur Head and back onto the principal linear section of this pathway via a new short looped section of path (to be developed during the lifetime of this plan).
P.R.O.W.3	Broomhall, Wicklow Town	From the junction of the Rocky Road and Ashtown Lane (L-1099-0) and L-5100-20) to Rathnew back road along the western boundary of Wicklow Environs the roundabout junction at Merrymeeting/Burkeen (L-5392-0 and L-1098-60).
P.R.O.W.4	Corporation Lands and Dunbur Lower, Wicklow Town	Along The old coast road from the north-western public road junction (L 5721-15/L-57251-10) in Seafield housing estate (townland of Corporation Lands) at Dunbur Lower from Seafield housing estate to public road. on a path that runs along the western boundary of that estate, to the R.750 (Dunbur Lower) via pathway adjoining the eastern boundary of an agricultural field and a laneway respectively between two housing estates (Seaview and Seapoint/Bayside Glen.
P.R.O.W.5	Bray/Greystones Cliff Walk From Beach Road Greystones to the coastline in Rathdown Lower and Rathdown upper, via two branches.	From the southern end of Strand Road/the Promenade in Bray, via the townlands of Newcourt, Ballynamuddagh, Rathdown Upper and Rathdown Lower, to two separate termini in the Greystones harbour area namely; the north beach and Beach Road, respectively. This section of amenity route constitutes the initial linear southern section of the long established Bray to Greystones Cliff Walk. From Beach road (L-12042) in the Greystones harbour area via part the new residential area of the Greystones harbour-marina development,, with two separate perpendicular branches linking this route to the coastline at (a) a pathway enclosed with two bounding metal fences to the north beach and (b) a pathway to the coast in the vicinity of the site of the former Rathdown Castle. Total cumulative length of this route is circa 1.4 km.
P.R.O.W.6	Newcastle / The Murrough Tinakelly The Murrough to Blackditch Newcastle.	Coastal Walk. From the eastern end of Sea Road, Newcastle to Tinakelly Murrough in Wicklow Town (linking up with PROW1). A continuation of the Murrough coastal walk referenced herein as P.R.O.W.1 from Tinakelly Murrough Wicklow to the vicinity of the former Newcastle Railway Station, Blackditch at the eastern end of the Sea Road (L5550-0), via the townlands of: Clonmannon, Ballybla, Castlegrange, Grange South and Grange North.
P.R.O.W.7	Enniskerry-Tinnehinch-Cookstown	'Lovers Leap'. From the R760 on a wooded pathway, above a section of the northern bank of the River Dargle, with minor branch routes leading to the river bank. This route opens onto the L-1020/ Cookstown Road.
P.R.O.W.8	Stratford on Slaney	A section of former public road, in the southern part of this village, that links the southern end of Baltinglass Street to the L-8301.
P.R.O.W.97	Main Street Kilcoole to the L-1042 /Kilquade Road.	Sally Walk/Kilcoole Mass Path, from the R.671 at a point to the south of Saint Anthony's Catholic Church Kilcoole via Priestsnewtown over Saint Patrick's River to the L-1042 in Kilquade. from the a pedestrian opening on the R.671/Main Street to the L-1042 in Priestsnewtown Kilquade via: a public footpath, the grounds of St. Patrick's Hall, a defined pathway, a pedestrian bridge over Saint Patrick's River and through a pathway in a field in Priestsnewtown and a laneway that opens onto the L-1042.

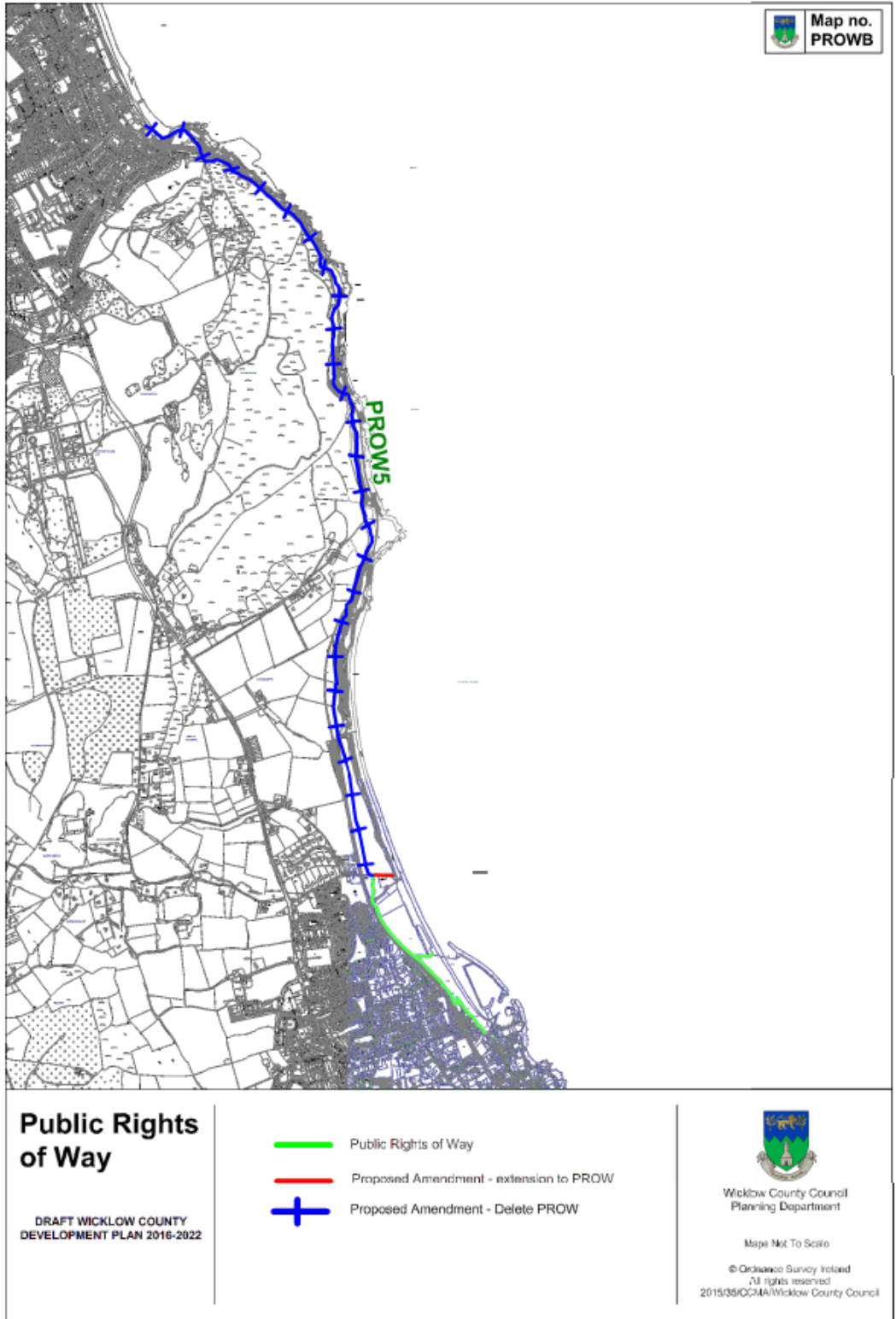
Public Rights of Way Objectives

- NH45** The Council will utilise its relevant statutory powers for the purpose of preserving in so far as is practical, the character of the routes of the public rights of way detailed in Table 10.1 (Map 10.12) **for amenity purposes**. In this regard, the Council will, in the interests of attaining a balance between the needs of the individual owners of holdings over which these listed routes transverse and the common good, engage with such land-owners in circumstances where there are reasonable ground for giving consideration to the re-routing of sections of such means of public access within the same holding
- NH46** To carry out further research, where resources permit, regarding the identification and mapping of other potential existing public rights of ways in the county. Such research will be carried out in consultation with, elected representatives, members of the public, **representatives of recreational organisations**, relevant **statutory** public bodies, ~~users of amenity access routes~~, landowners, farmer representative groups and the Wicklow Upland Council (where appropriate) for consideration for inclusion of any further identified public rights of way in this plan by way of variation **in accordance with Section 13 of the Planning and Development Act 2000 (as amended)** Part of such a project may where considered appropriate/warranted, give rise to proposals for the creation of new public rights of way and or the extending/re-routing of existing public rights of way in accordance with respective provisions of either Sections 206 or 207 of this act.
- NH47** In accordance with the provisions of Section 208 of the Planning and Development Act 2000 (as amended), it is an objective of Wicklow County Council to carry out maintenance and repair works to the four existing public rights of way in the Wicklow Environs area (P.R.O.W. 1 to P.R.O.W. 4 inclusive) that were listed for preservation under planning and development legislation prior to the commencement of this section of the act on 21st January 2002. Such works may where considered warranted on foot of an assessment of the structural capacity of such routes to accommodate public usage in a safe and commodious manner, involve the carrying out of surface upgrading-improvement works.

Omit Map PROW 7 and Map PROW 8

Public Rights of Way Maps





AMENDMENT 58

Schedule 10.10 County Geological Sites

Amend Schedule 10.10 as follows:

	Site Name	Site Description	Recommended candidate NHA	Geological Feature
1	Powerscourt Waterfall	A large corrie with a notable waterfall in the corrie backwall		Important for both the glacial feature and for the rocks influence in forming the waterfall
2	Bray Head	Coastal headland with extensive natural exposure and sea cliffs, plus railway cuttings	●	The Cambrian trace fossils found on Bray Head are a type locality for some species, and important
3	Greystones Beach	A 2 km long coastal section exposing several units of glacial till	●	A particularly impressive exposure into deep glacial tills, with several unique elements exposed
4	Rocky Valley	This site comprises a very small, disused quarry on side of the Rocky Valley	●	Palynological data provide the most reliable age so far obtained for the Bray Group rocks
5	Slieveroe lane and rail cutting	A lane and a short section of railway cutting	●	Graptolite fossils from black slates and a rich assemblage of brachiopods and trilobites
6	Mottee Stone	A large erratic boulder, perched at approximately 250m above sea level on a prominent hill		An important site in terms of imagining the power of glaciation
7	Powerscourt Deerpark Cave	A small cave, which may have been enlarged by excavation, within a stream bed	●	This cave is the only known natural cave in Wicklow
8	Avoca - Connary	Connary mine site is on high ground surrounded by rolling farmland and private dwellings	●	Mining last took place in Connary in the 19th Century; subsequently, open shafts were capped
9	Avoca - Cronebane	Cronebane is centred on Cronebane open mine pit	●	The site covers the area of the 19th-century Cronebane mine site, of which little remains
10	Avoca - Tigroney East	A narrow site containing a deep open pit, as well as extensive mine-waste covered ground	●	Tigroney East was the site of intensive mining in the 18th, 19th, and the 20th century
11	Avoca - Tigroney West	This site includes a flat area and a steep, partly wooded section hosting huge volumes of mine waste	●	Tigroney West contains the largest and best-preserved engine house at Avoca
12	Avoca - West Avoca	West Avoca occupies a hillside site above the Avoca River and a large grassy site on the river bank	●	The West Avoca site incorporates two major 19th-century mine sites, Ballygahan and Ballymurtagh
13	Glendasan - St. Kevins	St. Kevin's mine site is on the north bank of the Glendasan River		The St. Kevin's site is unusual in Glendasan as it was the focus of extensive 20th-century mining
14	Glendasan - Foxrock	Foxrock mine site is located on the north side of the Glendasan River		The Foxrock site is one of the most prominent mine sites in the Glendasan valley
15	Glendasan - Hero	The site, in two parts, is on the south bank of the Glenealo River	●	This is one of the best preserved and studied 19th-century ore processing sites in the country
16	Glendasan - Ruplagh	The site is spread over an area in excess of 8 hectares in moorland		The Ruplagh site is the western-most mine site in the Glendasan valley
17	Glendasan - Luganure	The site comprises two 19th century mine sites on the northern slopes of Camaderry Mountain		The Luganure-Hawkrock site is one of the most substantial 19th century mine sites in the valley
18	Ballyknockan Quarries	Inactive granite quarries are surrounded by a dispersed village		The economic importance of the stone quarrying industry to the growth of Dublin was significant
19	Glasnamullen	A long stream section with rock exposures in the bed and banks		The site is a rare piece of evidence of faulting in eastern Ireland from the Miocene
20	Athdown Moraine	The Athdown Moraine is a large body of sands and gravels deposited at the end of the last Ice Age.		The Athdown Moraine includes a distinctive hummocky topography at Athdown
21	Blessington Delta	A large accumulation of sands and gravels which has been quarried extensively	●	A high, striking example of a dry sand and gravel ridge, standing proud of the surrounding landscape

22	Britonstown	Two interlocking glacial meltwater channels, formed by water escaping from Glacial Lake Blessington		A site with good teaching potential on glacial meltwater erosion, as the feature is accessible
23	Dunran Channel	A deep channel that was formed by meltwater erosion on the eastern flank of the Wicklow Mountains		The Dunran channel is up to 80m deep and has a U-shaped profile, typical of meltwater channels
24	Enniskerry Delta	A large accumulation of sands and gravels which has been quarried extensively historically		An excellent example of a deglacial, ice marginal, meltwater-deposited feature
25	Glen Of The Downs	A deep channel that was formed by meltwater erosion on the northeastern flank of the mountains	●	The Glen of the Downs is considered to have formed completely in the late-glacial Period
26	Glenmacnass Valley	The Glenmacnass Valley is a deep glacial valley in the central Wicklow Mountains	●	A stunning example of a glaciated U-shaped valley, with steep sides, a flat floor, and a waterfall
27	Glenmalure	The Glenmalure valley is one of the longest glacial valleys in the country	●	The Glenmalure mines are of interest as the oldest of the lead mines along the edge of the granite
28	Lough Ouler	Lough Ouler rests within a deep glacial corrie, situated in the centre of the Wicklow Mountains		This is a fine example of a corrie, with bounding moraine feature
29	Woodenbridge Wellfield	The Woodenbridge Wellfield is the public water supply source for the Arklow area		These are very productive bored wells which are among the top-yielding wells in the country
30	Lough Nahanagan	Lough Nahanagan rests within a deep glacial corrie, situated in the centre of the Wicklow Mountains	●	The post-glacial period in Ireland is called the Nahanagan Stadial following dating of the moraines
31	Manger-Saundersgrove	The Manger-Saundersgrove site includes a number of elevated fields under pasture		The fields comprise a 'delta' feature composed of deep glaciofluvial and glaciolacustrine sediments
32	Snugborough	A deep hollow along a hedgerow, which separate two fields, which is a 'pingo rampart'		The feature is an excellent example of a periglacial feature, formed in permafrost
33	Tober Demesne	A spring emerges from deep glaciofluvial gravels and flows into a man-made 'fish pond' feature		One of the largest springs in County Wicklow
34	Toor Channel	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains	●	The Toor Channel is up to 40m deep and has a U-shaped profile, typical of meltwater channels
35	Glen Ding	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains		Glen Ding is up to 50m deep and has a U-shaped profile, typical of meltwater channels
36	Upper Lockstown Delta and Kings River	A large accumulation of sands and gravels which has been quarried extensively	●	This is an excellent example of a deglacial, ice marginal, meltwater-deposited feature
37	Wicklow Service Area	This is a long cutting behind a new Motorway Service Station		This fresh and large exposure of Bray Group rocks gives a detailed picture of rock structure
38	Aughrim Quarry	The site consists of two abandoned quarries cut into the western side of a hill		The quarries at Tinnakilly are among the best exposures of a certain suite of minor granitoids
39	Avoca - Sroughmore	The Sroughmore site is a hillside pasture field on the northwestern side of the Connary mine site	●	Sroughmore contains two concrete structures that are the remains of a 19th-century aerial ropeway
40	Ballydonnell	The Ballydonnell floodplain occupies the floor of one of three basins that make up the Upper Liffey		One of the best sites in Wicklow for studying environmental change since the last ice age
41	Ballyrahan Quarry	A small long-abandoned quarry developed in a minor granitoid intrusion		The site contains the best exposure of microtonalite; unique tungsten-tin mineralization in Wicklow
42	Camaderry Appinite	Extensive, large-scale outcrops on the upper part of the southern face of Camaderry Mountain		The site provides excellent exposure in the most significant appinite intrusion in southeast Ireland
43	Glendalough	A deep glacial valley in the central Wicklow Mountains, including mining sites within	●	A superb example of a glacial valley; the many, accessible mine features add considerable interest
44	Cloghleagh Mine	A small, probably quarried, escarpment of rock includes a small mine adit		The site contains a fault zone with minerals which can be seen close up in the buttress of rock
45	Devil's Glen	A deep ravine, oriented east-west, bounded by woodland, and stretches a distance of almost 3km		The location has good potential as a teaching site on glacial meltwater erosion
46	Glencullen River	A narrow, steep-sided wooded valley in the northeast Wicklow Mountains		The valley formed along a geological fault and is a meltwater channel
47	Goldmines River	The site consists of a c. 1.5km-long section of river, typically 2-3 m wide		This is the site of Wicklow's gold rush or 1798 when placer gold was discovered in the gravels
48	Great Sugar Loaf	A prominent, scree covered, quartzite conical mountain peak		The steep upper slopes are blanketed with extensive patches of loose angular quartzite boulders
49	Greystones (Appinite)	A section of rocky coastline on the scenic and popular Greystones waterfront		The igneous rocks at Greystones are unique because the contact zone is crowded with inclusions

50	Kilmacurra Quarry	Kilmacurra Quarry is a large, partly flooded quarry developed in a diorite intrusion, now abandoned		The quarry provides good exposure of diorite on quarry faces and in loose blocks
51	Hollywood Glen	A deep channel formed by meltwater erosion on the northwestern flank of the Wicklow Mountains	●	Hollywood Glen is up to 60m deep and has a U-shaped profile, typical of meltwater channels
52	Kippure	A landmark mountain on the South Dublin-Wicklow county boundary, capped with a prominent tower		This site is excellent for observing the effects of long-term (millennial scale) peat erosion
53	Lough Dan, Lough Tay and Cloghoge River	Scenic lakes occupying depressions in the floors of two adjoining U-shaped valleys		Classic example of U-shaped glacial valleys in one of Wicklow's most scenic glacial landscapes
54	Lough Bray	The Lough Bray site consists of two lakes that occupy two of the most accessible corries in Ireland	●	This is a fine example of two corries and an arête, with bounding moraine features
55	Lough Dan, North End (Granite contact)	Here the granite-schist contact zone is clearly visible on the mountain slopes flanking the valley		This is an excellent educational site, used by third level student groups, and is accessible
56	Luggala	The site consists of several large outcrops flanking the public road above Lough Tay		The occurrences of coticule at Luggala are relatively abundant and accessible
57	Lugnaquilla	Lugnaquilla is the highest mountain in County Wicklow, and Leinster	●	This site is of special interest with fine glacial features and the Leinster Batholith slate cap
58	Mullaghcleevaun	The site comprises eroded peatland, exposed granite blockfields, perched boulders, granite sand		An excellent site for observing the results of long-term (millennial scale) peat erosion
59	River Dargle Valley	A stretch of the river meandering from a wide and flat valley into cascades		This is an important County Geological site partly because of its dramatic gorge landform
60	The Scalp	The Scalp comprises a deep channel that was formed by meltwater erosion	●	The Scalp channel is up to 70m deep and has a U-shaped profile, typical of meltwater channels
61	Upper River Liffey	A wide river floodplain in the upper Liffey catchment as well as flanking terraces		The site is very important to the understanding of past environmental changes in Wicklow
62	Wicklow-Greystones Coast	An uninterrupted shingle beach extending for over 17km long between Greystones and Wicklow	●	The shingle ridge (beach) is a feature understood to have formed around 5,000 years ago

AMENDMENT 59

Map 10.14 Views of Special Amenity Value or Special Interest
Schedule 10.14 Views of Special Amenity Value or Special

Add the following to Schedule 10.14:

No.	Origin of view	Description
37	Summerhill House Hotel	View towards the Cookstown Valley and Ballyman Glen
38	The lands near Monastery house	View south towards Djouce Mountain
39	From Cookstown road	View towards the Great Sugarloaf Mountain
40	From the Glenree road	View towards Carrigollgan
41	From the approach road, Carnew	Views to Carnew mart/graveyard towards the spire of the Catholic Church and Carnew Castle.
42	From the main street, Carnew	Views looking westward across the Derry river valley towards south Wicklow
43	From the Gorey road, Carnew	Views southwards towards Slieveboy and Slievegower uplands areas located in County Wexford
44	Main Street Newtownmountkennedy	View river valley
45	St. Catherine's School (Newtownmountkennedy)	View to southwest
46	Old N11, Newtownmountkennedy	View to the northwest
47	Kilcoole Road, Newtownmountkennedy	View to the south
48	The R755-0 at Rathdrum Catholic Church	View across and along the Avonmore river, Rathdrum
49	The R752-90 above Rathdrum Mills	View across the Avonmore river valley, Rathdrum towards the town of Rathdrum
50	Coast road, Wicklow Town	View / panorama towards Wicklow Golf Course, Brides Head, Wicklow Head and the coastline
51	Looking westwards from bridge in Ashford	View of River Vartry and riverside trees

CHAPTER 11 COASTAL ZONE MANAGEMENT

AMENDMENT 60

Section 11.2 Coastal Zone Management Objectives

CZM7 To facilitate the provision of new or the reinforcement of existing coastal defences and protection measures where necessary along the full coastline of the County and in particular to support the implementation of the measures identified in the Murrough Coastal Protection Study¹⁶ and any other similar studies that are produced during the lifetime of the plan. ~~and where considered necessary.~~

AMENDMENT 61

Section 11.2 Coastal Zone Management Objectives

Add new objective

CZM-X To prohibit development in area at high risk of coastal flooding or would interfere with the natural flood alleviation characteristics of the coastal zone.

¹⁶ 2007, WCC/RPS

VOLUME TWO

INTRODUCTION TO LEVEL 5 PLANS

AMENDMENT 62

Section 2 Zoning and Land Use

Amend table and maps as follows:

ZONING	OBJECTIVE	DESCRIPTION
LSS – Local Shops & Services	To provide for small scale local neighbourhood shops and services	To facilitate the limited development of small scale local neighbourhood shops and retail services and other local service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from lands designated town centre.
MU – Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site will be set out in each individual town plan.
POS: Passive Open Space	To protect existing open, undeveloped lands	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along rivers and EU protected sites, green and ecological corridors and areas of natural biodiversity.

All Level 5 Town Plans Land Use Maps – improve colour distinction and legends

ASHFORD TOWN PLAN

AMENDMENT 63

Section 1.9 Specific Local Objectives

Amend SLO1 as follows:

SLO 1: Inchinappa House

This SLO is located on part of the grounds of Inchinappa House that adjoin the M/N11 to the east, the R772 to the west and bounded by Inchinappa House and outbuildings to the south. The overall SLO measures c. 16.2ha, as shown in Figure 4. This Specific Local Objective shall be delivered as a residential and open space/public park area in accordance with the following criteria:

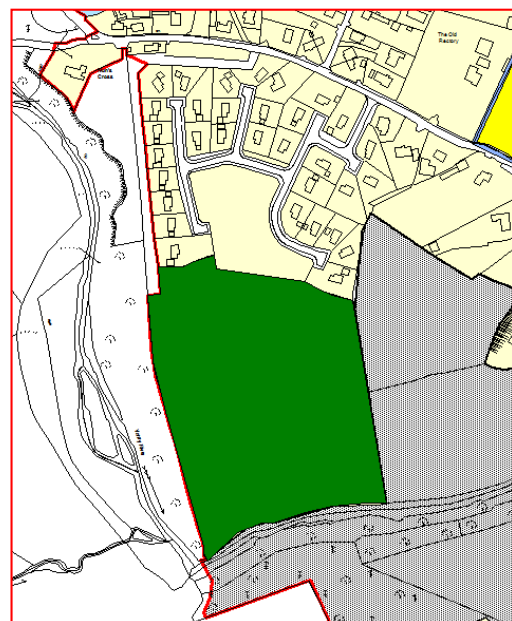
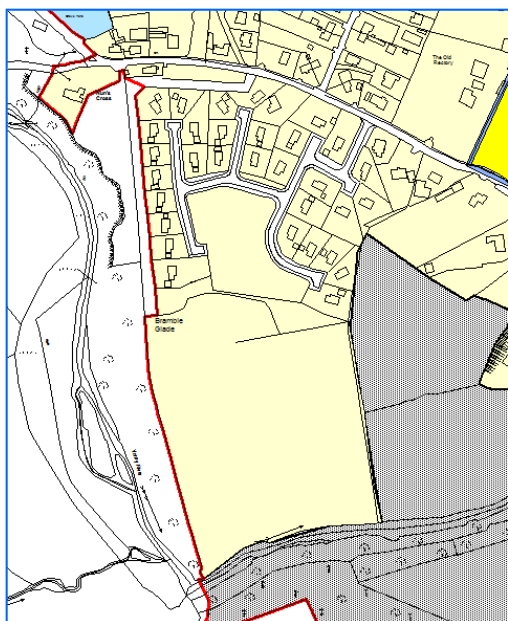
- The lands zoned 'AOS' in this SLO shall be developed as a 'community park' open to all (not just residents of this action area) comprising woodland walks, landscaped areas, seats etc and a playground, teenage zone and adult gym (minimum 0.4ha in area) at an easily accessible and safe location.
- Only 50% of the proposed residential element may be developed prior to the open space lands being laid out in manner to be agreed with Wicklow County Council and devoted to the public
- The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should the design or layout allow for housing backing onto this proposed public open space area.
- A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 2 shall be provided as part of the development.
- **The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.**

AMENDMENT 64

Land Use Zoning map – Bramble Glade

**Change from:
RE**

**Change to:
OS**



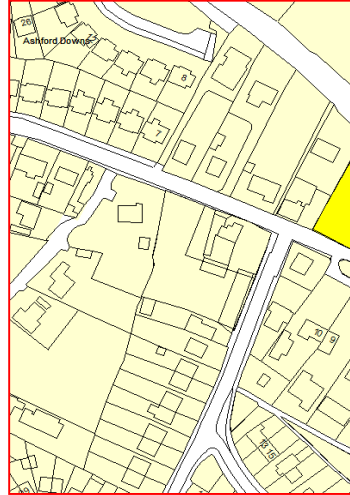
AMENDMENT 65

Land Use Zoning map - Ballinalea

Change from:
TC



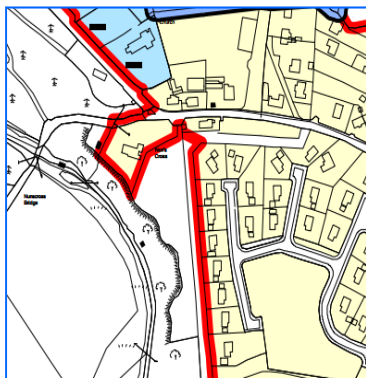
Change to:
RE



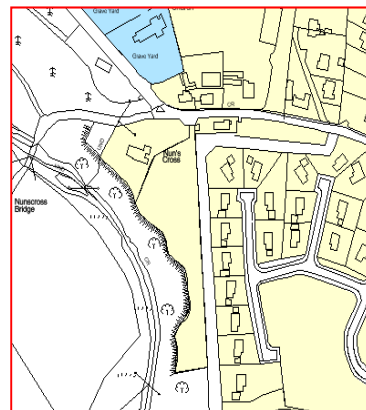
AMENDMENT 66

Land Use Zoning Map – Nun’s cross, Ballinahinch

Change from:
Unzoned



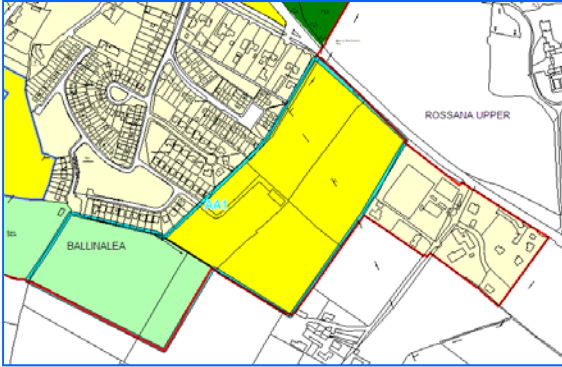
Change to:
RE – extend plan boundary



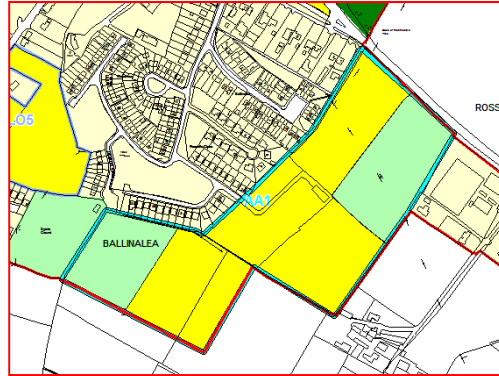
AMENDMENT 67

Land Use Zoning Map - Ballinalea

Change from:



Change to:



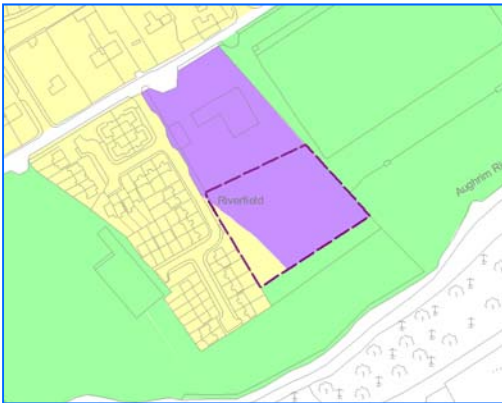
AUGHRIM TOWN PLAN

AMENDMENT 68

Land Use Zoning Map – Aughrim Lower

Change from:
EMP / RE

Change to:
AOS

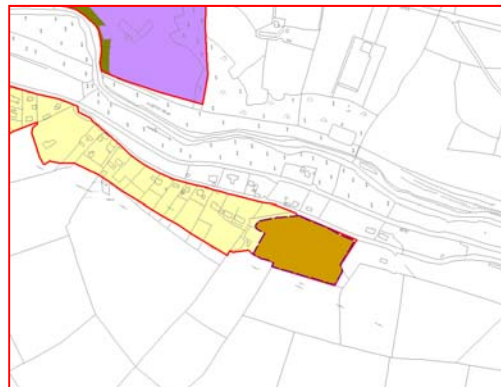
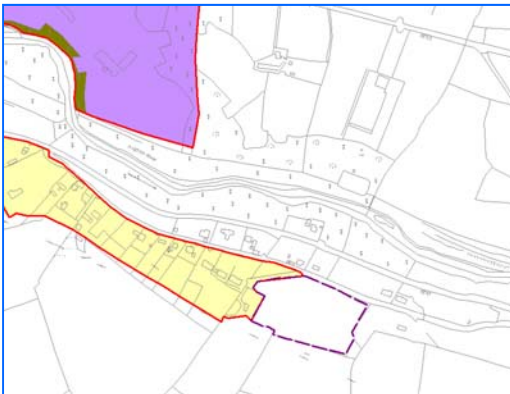


AMENDMENT 69

(a) Land Use Zoning Map - Killacloran

Change from:
Unzoned

Change to:
R Special – extend plan boundary



(b) Section 2.3 Residential Development Objectives

Add new objective:

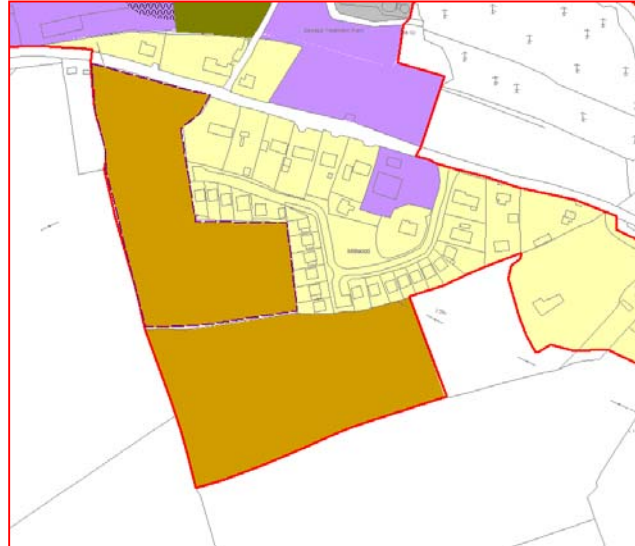
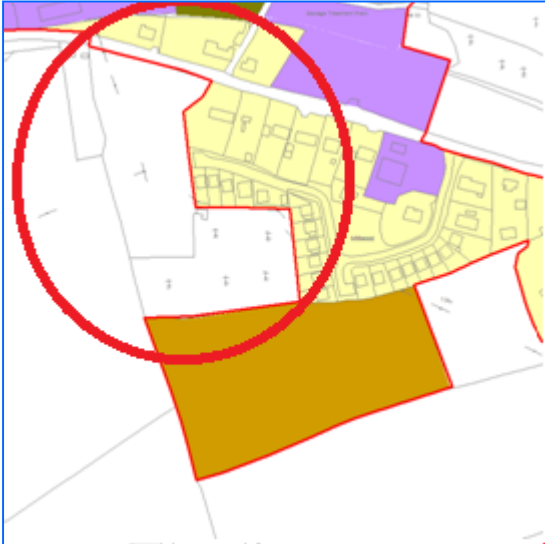
AUG2 On land zoned R Special at Killacloran (1.6ha) to provide residential development for a maximum of 4 additional units.

AMENDMENT 70

(a) Land Use Zoning Map - Killacoran

**Change from:
Unzoned**

**Change to:
R Special – extend plan boundary**



(b) Section 2.3 Residential Development Objectives

Add new objective:

AUG3 On land zoned R Special at Killacoran (1.94ha) it shall be the objective to provide residential development for a maximum of 5 additional units.

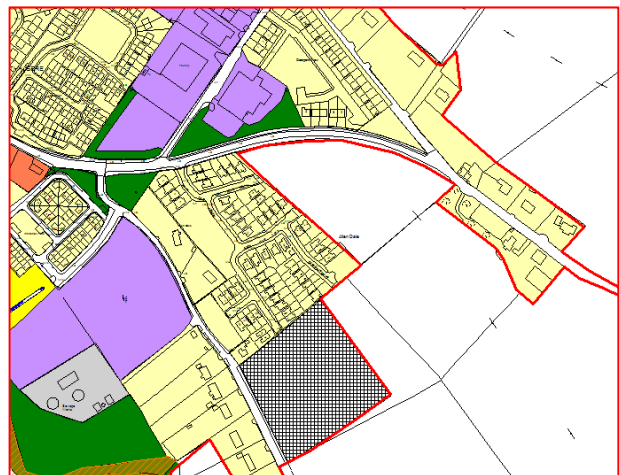
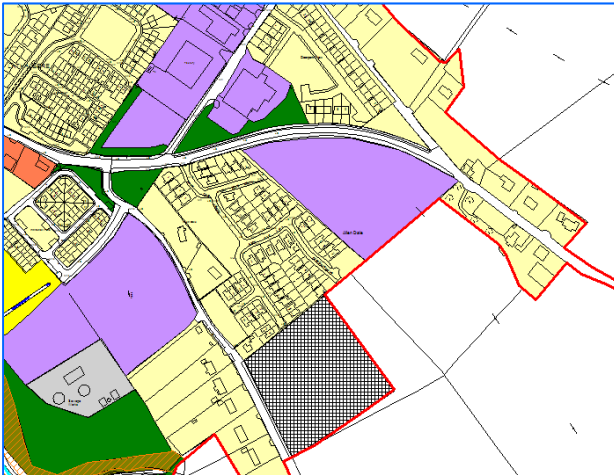
BALTINGLASS TOWN PLAN

AMENDMENT 71

Land Use Zoning Map - Lathaleere

**Change from:
EMP**

**Change to:
Unzoned – amend plan boundary**

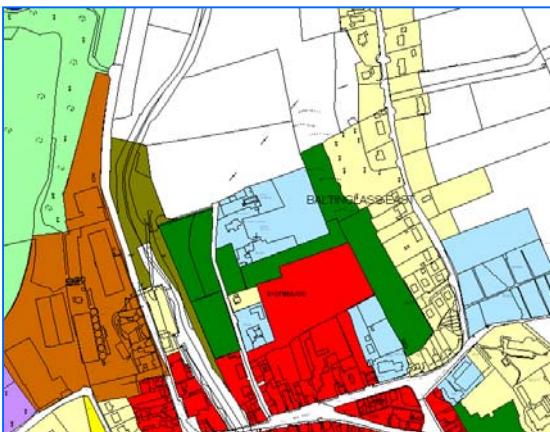


AMENDMENT 72

(a) Land Use Zoning Map – Baltinglass East

**Change from:
CE / OS / Unzoned**

**Change to:
Baltinglass Abbey Historic Area**



(b) Section 3.8 Built and Natural Heritage

Add new objective

ZONING	OBJECTIVE	DESCRIPTION
Baltinglass Abbey Historic Area	To protect and strengthen the distinctive historical character and setting of Baltinglass Abbey and surrounding area.	To protect the integrity of the National Monument, the surrounding historic buildings and the natural landscape setting, while encouraging appropriate development that enhances its tourism potential, awareness, appreciation and accessibility.

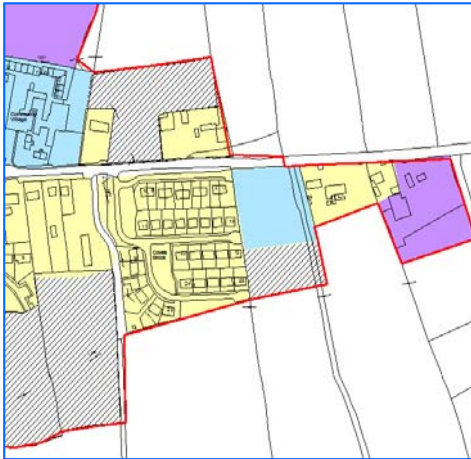
BALT10 To protect and strengthen the cultural, educational and tourism value of Baltinglass Abbey; to support development of appropriate and sympathetic heritage and tourism infrastructure that enhances awareness, appreciation and accessibility of the area (such as signage, walking routes and car parking) and to resist development that would detract from its integrity and setting.

CARNEW TOWN PLAN

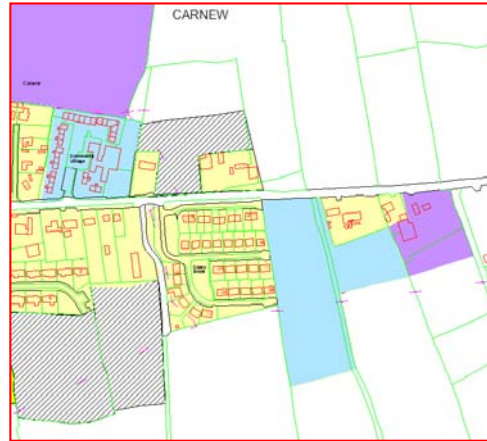
AMENDMENT 73

Land Use Zoning Map

**Change from:
SLB / unzoned**



**Change to:
CE**



ENNISKERRY TOWN PLAN**AMENDMENT 74****(a) Section 6.9 Action Area Plans and Specific Local Objectives****Amend text as follows:****Action Area Plan 1**

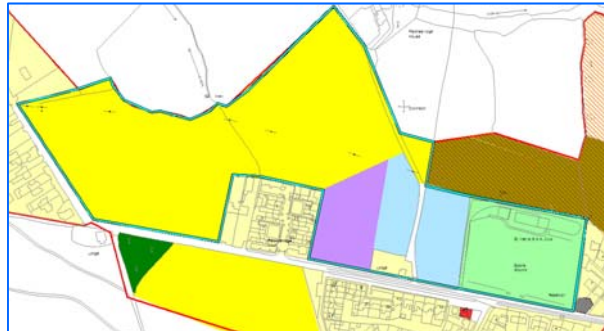
This action area is located west of Enniskerry town centre and immediately north of Kilgarron housing development, in the townland of Parknasilloge. This action area measures ~~c. 12.5ha~~ **c. 13.5ha**. This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:

- A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA). In the event of the relocation of the GAA to an alternative location, this quantum of AOS shall, as a minimum, be maintained within the overall action area. Any alternative AOS shall be maintained available for general public use, shall be suitably sized to allow for organised sporting activities i.e. pitches, courts etc and shall be so located within the action area so as to be easily accessible by the wider community. (Any proposals to redevelop the existing GAA grounds will only be considered when the Planning Authority has been satisfied that suitable alternative lands have been secured for this sporting facility).
- A minimum of 1.2ha shall be reserved for education use.
- A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm.
- A minimum of 1ha shall be provided for employment uses. Generally, this shall comprise office/studio/surgery type development of the highest architectural quality and layout. A minimum of 0.4ha of this area shall however be reserved for local service and incubator businesses.
- The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use
- A maximum of 156 residential units may be provided on the remainder of the site (~~7.8ha~~ **8.8ha**).
- The development shall be delivered in phases such that adequate education, community and employment facilities are provided for each phase; in particular, the school site shall be provided in Phase 1 accompanied by no more ~~25%~~ **than 50%** of the residential development and the employment facilities shall be provided no later than Phase 2 accompanied by no more than an additional ~~50%~~ **75%** of the residential units.
- A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glenree) shall be permitted.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceed 60 units), each containing different house designs within an overall unified theme.
- Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place.

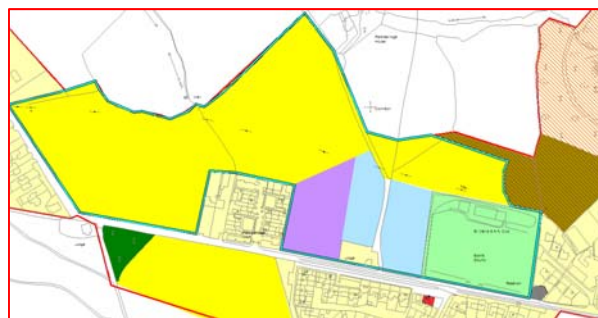
(b) Land Use Zoning Map

Amend the boundary of Action Area 1

Change from:



Change to:



AMENDMENT 75

(a) Section 6.9 Action Area Plans and Specific Local Objectives

Amend text as follows:

Action Area Plan 3 2

This action area is located south of the town centre, in the townland of Cookstown. This action area measures c. 9.4ha. This action area shall be developed as a residential, open space and community space in accordance with the following criteria:

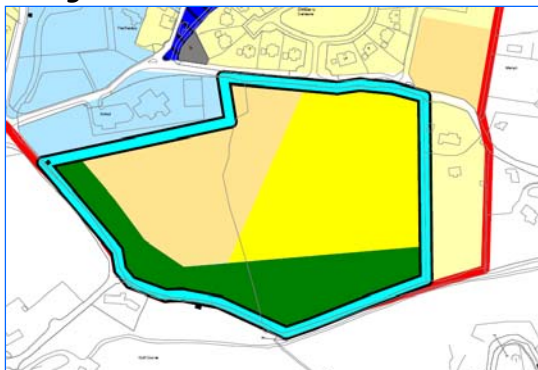
- ~~A maximum of 6.7ha may be developed for housing, this shall comprise of a maximum of 3 ha at a maximum density of 10/ha with the remainder at a maximum density of 20/ha. A maximum of 105 housing units may be provided in this action area, with density not exceeding 10/ha on the lands zoned R10, and the remainder may be developed at a higher density but not exceeding 20/ha.~~
- A minimum area of 0.4ha, shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, ~~in addition to~~ **as part of** any Part V obligations under the Wicklow Housing Strategy. Permission will not be considered for private housing until sufficient progress has been made on this element.
- Access to the site shall be from local road LP-1020.
- ~~An amenity zone~~ **A public park of a minimum of 2ha** shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along the Dargle. **In light of the provision of such an amenity space, the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area.**
- ~~The remainder of the site not designated for a particular purpose (either housing or amenity use) shall be retained in open space for possible future development purposes.~~

- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road.

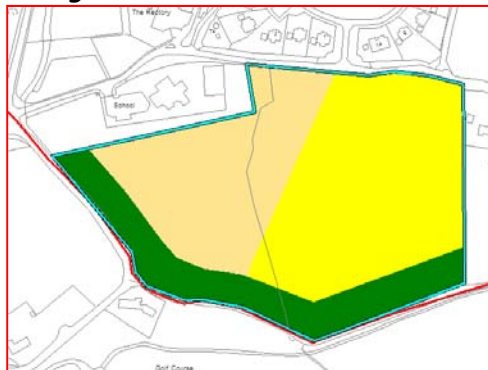
(b) Land Use Zoning Map

Amend the boundary of Action Area 3 2

Change from:



Change to:



AMENDMENT 76

Section 6.9 Action Area Plans and Specific Local Objectives

Amend text as follows:

Action Area 2 Specific Local Objective 2

This ~~action area~~ Specific Local Objective is located south of the town centre, in the townland of Kilgarron. This action area measures c.2.5ha. ~~This action area~~ These lands shall be developed as a residential area in accordance with the following criteria:

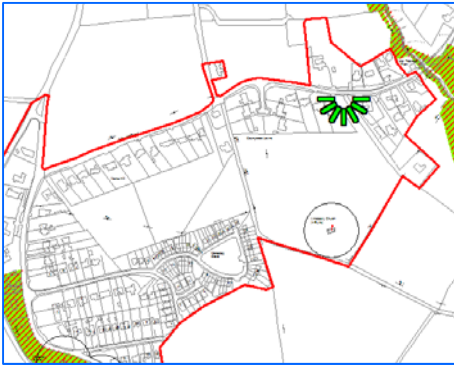
- Access to the site shall strictly be from local road LP-1010 (Enniskerry - Kilgarron) and no opening, entrance or otherwise (including for construction purposes) shall be made along the Forge Road.
- Development proposals shall be accompanied by a detailed tree survey of the entire ~~action area~~, including all trees along site boundaries. Development proposals shall include measures to protect and re-enforce existing mature trees and proposals for new tree planting.
- The finished floor level of any development shall not exceed 90.00mOD (for the avoidance of doubt, this being the existing ground level at the south-east of the existing jumping arena); the top ridge height of any structure shall not exceed 98.00mOD.
- A maximum of 0.7ha of the ~~action area~~ shall be developed for residential. The site shall be developed at 'town centre' type densities (i.e. 40 units/ha max), ~~with a maximum of 28 residential units~~ and shall generally comprise terraces and courtyards of dwellings, as opposed to detached format housing; Commercial development is not permitted within the ~~action area~~.
- The design of any development proposed shall have due regard to the protection of the privacy and amenity of the houses on the north side of the ~~action area~~ and in particular, the design shall include significant screening and planting proposals.
- Any development proposals shall be accompanied by a Visual Impact Assessment which shall have particular regard to views of the site from the town square and the approach roads to the north of the town and where adverse visual impacts are identified, suitable mitigation measures shall be proposed.
- The remainder of the site, zoned open space, is not designated for a particular purpose (either housing or amenity use), shall be retained in its current agricultural use.

AMENDMENT 77

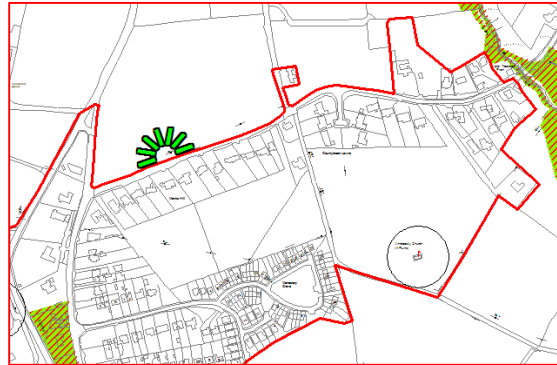
Heritage Objectives Map

Amend the location of protected view No. 36 (View from the L5507 Ballyman Road, Enniskerry of the Scalp and the Scalp Valley from Ballyman)

Change from:



Change to:



TINAHELY TOWN PLAN

AMENDMENT 78

(a) Section 7.3 Residential Development Objectives

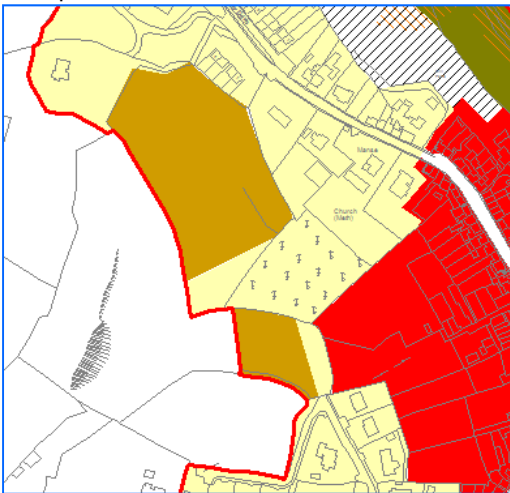
Amend Objective TIN 1 as follows:

TIN1: To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special', ~~spread over two sites~~ measuring 1.73ha and 0.37ha, to the rear of the Methodist Church.

(b) Land Use Zoning Map

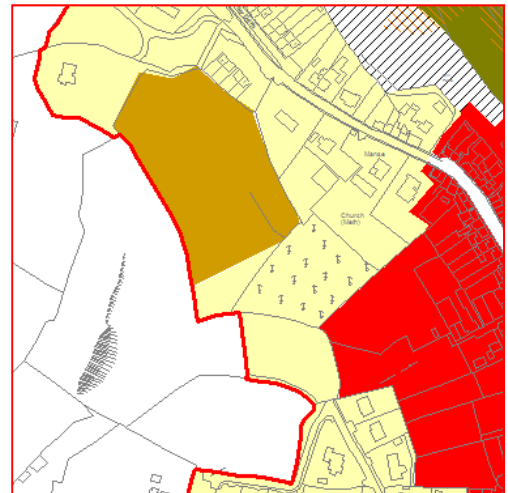
Change from:

R – Special



Change to:

RE

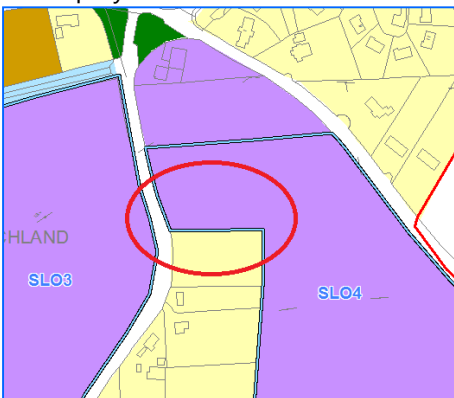


AMENDMENT 79

Land Use Zoning Map - Lugduff

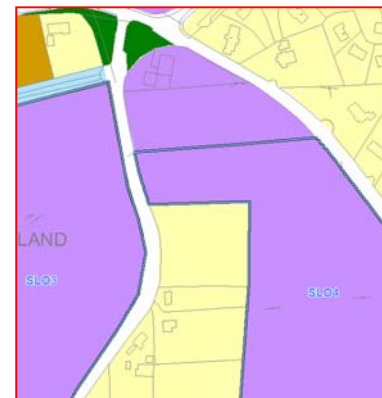
From:

E - Employment



To:

RE



INTRODUCTION TO LEVEL 6 PLANS**AMENDMENT 80****Section 1.4 Social and Community Development**

Amend text as follows:

1.4 Social and Community Development

The provision of accessible social and community infrastructure, including open space and leisure / recreational facilities, contributes to the quality of life for all and it is important that existing and future residents of the town and its catchment are provided with such facilities. High quality social and community services in an area can also make a place more attractive for the establishment of new businesses and to encourage long stay visitors. In particular, new community facilities will be required to be provided in tandem with the development of new dwellings and neighbourhoods.

Community Infrastructure and Open Space Objectives

- To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and open space/recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 8 of Volume 1 of this County Development Plan.
- The Planning Authority will resist developments that entail the loss of existing community, education and open space/recreation lands or buildings unless it can be demonstrated that (a) adequate community, education and open space/recreation lands and buildings would be retained in the settlement having regard to the planned future population of the settlement or (b) the particular lands or buildings are not suitable or needed for current or future educational, community or open space / recreational usage. In particular, developments that would unduly constrain the ability of existing schools to expand will not be permitted.

AVOCA SETTLEMENT PLAN

AMENDMENT 81

Amend text as follows:

Settlement Profile

Avoca is a rural town that is located in the south east part of County Wicklow, within a particularly scenic rural setting along the Avoca River. The town is located approximately 10km from the higher order towns of Arklow and Rathdrum, which provide higher order employment and service functions for the town's population. The town currently serves the day-to-day needs of the local population, and is the main service centre for surrounding rural areas including Connary, The Meetings and Woodenbridge.

The town provides a variety of retail and community facilities, including a number of shops and local services, a public house, a takeaway, a café, ~~a betting office~~, a pharmacy, hairdressing salon and beauticians, a primary school, community hall, post office, credit union, IT centre/~~library~~ heritage centre, health centre, Garda station and Catholic Church. Rooster Park sports ground provides the main recreational facility for the town.

The town has a charming centre, with a traditional character, and river and mountainous setting. This charm is diminished somewhat by ~~traffic congestion~~, plus a degree of dereliction and vacancy at prime sites. ~~A Traffic Accessibility Plan was implemented in 2011/2012, through which works were completed to improve pedestrian accessibility and traffic safety throughout the town.~~

~~The town acts as an important tourist draw, after shooting to fame as the fictional home of BBC TV's 'Ballykissangel'. Although the 'Ballykissangel' draw has diminished somewhat in recent years, the Avoca area remains an important destination for tourists, who visit attractions such as the 'Avoca Handweavers' Mill, the 'Meeting of the Waters', and the mining heritage features of the area. The town provides a number of services for the tourist trade, including tourist accommodation and tourist related shops.~~

Avoca and its surrounding area, including The Meetings, Connary, Tigroney and Woodenbridge, has considerable potential to develop as a tourism hotspot. The area has particular potential to be a destination for niche ecotourism and educational tourism products. Attractions in the area include the historic copper mines at Connary and Tigroney, the 'Meeting of the Waters', Avoca Handweavers, Avoca Gallery shop and painting school, walking trails such as the Avoca Red Kite Loop and the Avoca River for river based activities such as kayaking and angling. The development of sustainable tourism and service related industries could yield significant economic benefits in terms of job creation and investment.

The town has developed mainly along the east of the Avoca River in a linear manner. The promotion of a more concentric settlement pattern is constrained by several matters, including geographical constraints, a wide floodplain and lack of transportation links between the town centre and lands west of the R752. These factors have resulted in the growth of the town in a southerly direction towards Kilmagig. The dispersed spatial development of the town has resulted in a lack of connectivity between the main housing and school areas in Kilmagig, and the town centre.

There are a number of facilities located outside the plan boundary, located along the Rathdrum to Arklow road that serve the town, including a recycling facility, playing pitches, tourist facilities, graveyard, and Church of Ireland church and associated buildings.

Key Infrastructure

Water supply: Water supply to Avoca is sourced from a treated surface water supply at Ballard, Ballinaclash. Water is fed by gravity down the Vale of Avoca and stored in a reservoir at Ballymurtagh. The reservoir has sufficient storage capacity to provide for current target levels of future growth. The delivery of a new Mid-Wicklow Regional Water Supply Scheme (Roundwood, Laragh, Rathdrum, Avoca/Ballinaclash, Aughrim/ Annacurragh and Redcross) is being considered by Irish Water and would resolve any water supply constraints in the area into the future. **Works were completed during 2015 on the replacement of water mains.**

Wastewater: ~~Avoca is served by a licensed Wastewater Treatment Plant, which is located in Ballanagh. The plant is currently overloaded and has no extra capacity. The plant provides primary treatment only with no preliminary or secondary treatment. Treated effluent is of a poor quality and discharges to the Avoca River.~~ **Avoca is served by a licenced Wastewater Treatment Plant, which is located in Ballanagh. There are issues around access to the existing treatment plant and treatment processes at the plant. Irish Water is examining ways to resolve these issues and once these are resolved there would be sufficient capacity to meet anticipated demand.**

Avoca Specific Development Objectives

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to allow for the development of youth-related developments, including an equipped play space.
2. To particularly facilitate and promote tourist developments that are associated with the following tourism products or themes: ~~(i) the area's mining heritage, (ii) walking as a recreational activity, (iii) the 'Ballykissangel' tourist draw, (iv) history pertaining to the theme of handweaving / cloth manufacturing, (v) Thomas Moore~~ **(i) the area's mining heritage, (ii) The Meeting of the Waters/ Thomas Moore, (iii) outdoor recreational activities e.g. walking / Red Kite Walk Loop, activities associated with River Avoca etc. (iv) 'the arts' including painting, handweaving etc,**
3. In the **Primary Zone**
 - (a) To encourage and facilitate the redevelopment of derelict and underused structures at Nagle's property for a mixed use development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement. Any proposed development shall include proposals for improving pedestrian **and traffic** safety at the intersection.
 - (b) To promote the safe movement of traffic and pedestrians in and around this area, with particular emphasis on (i) improving the safety of turning movements between the bridge and main street, (ii) improving pedestrian safety, ~~(iii) reducing traffic congestion on the main street, (iv) improving the provision of footpaths, (v) and~~ **(ii) facilitating the development of additional car parking facilities by extending the existing Church car park or by providing facilities at an alternative appropriate location, (vi) provision of pedestrian link between Avoca Handweavers and the town centre.**
 - ~~(c) To encourage and facilitate the extension or redevelopment of the Old School Community Centre for community uses.~~
 - (d) To protect and preserve the public open space area located within the town centre, north of ~~Delaney's property~~ **Hendley's shop.**

- (e) To protect and improve the traditional character and natural setting/backdrop of the town centre.
- (f) To allow for the development of a public toilet at a suitable location.
- (g) To facilitate the appropriate development of the railway station.

4. In the **Secondary Zone**

- (a) Preserve the use of Rooster Park (identified at AV1) for recreational and open space use.
- (b) Any proposal for development on lands identified AV2 located at Kilmagig Upper shall include proposals for the upgrade of access from the public road and shall include proposals for the provision of adequate sightlines, in accordance with the relevant standards. In the interests of protecting the visual amenity of the area, any future development proposal shall include proposals for (i) the landscaping of any retaining works that are required for sightlines, and (ii) the retention of a line of existing trees along the southern perimeter of the site adjoining the existing public road and existing access laneway.
- (c) Any proposal for development on lands identified AV3 at Knockanree Lower shall include proposals for the appropriate upgrade and widening of the existing access way that adjoins the northern boundary of the Community Centre. In the interests of protecting the visual amenity of the area, any future development proposal shall ensure the design, materials, layout, landscaping and screening proposals integrate the development, as far as is possible, with the natural features and landscape of the site. In this regard, particular attention shall be paid to ensuring that the amenity of views of the site from L-9167-19 at Knockanree are protected, as far as possible.

DONARD SETTLEMENT PLAN**AMENDMENT 82**

Amend text as follows:

Donard Specific Development Objectives**4. In the Secondary Zone**

- (a) Any developments on lands identified as DON 1 on the plan map shall include
- the provision of a continuous footpath along the roadside frontage of the site linking the site and adjoining lands to the west to the primary zone
 - the provision of a link road from Irishtown Road to the GAA fields and the caravan park.
- (b) Where new development is proposed within the secondary zoned lands, direct pedestrian connectivity to the primary zone will be required
- (c) To improve pedestrian connectivity between the existing 'Palladius Park' housing development and the village core area as funding allows.

AMENDMENT 83

(a) Add the following text at the end of the plan

Donard ACA

Historically, Donard is a monastic settlement established c. 8th century and further developed in medieval times by Norman baron, Jordan de Marisco, who built a motte-and-bailey type castle immediately beside the settlement site in 1190. The historic core of the village today comprises of the remains of the monastic enclosure; parts of the motte-and-bailey, the triangular market area and the nineteenth century architecture.

The monastic site is rectangular in shape and is made up of a graveyard and the ruins of a medieval church. The church building dates from the fifteenth century and consisted of a single chamber with a bell cote at the eastern end wall. The Norman motte-and-bailey lies immediately to the south of the enclosure.

Immediately north of the monastic enclosure is the triangular village green which is a significant open space contributing to the character of the village. This may have been a market place attached to the monastery. There is an Ogham stone present here which has been transported from its original location in a field outside the village.

It is reported that the village was burnt during the 1798 rebellion and rebuilt in subsequent centuries. The eighteenth and nineteenth century architecture of Donard is highly significant and consists of a range of standard estate type houses, cottages and lodges. These survive in their original form to an impressive degree and they are arranged along the village streets in both terraced and detached forms, as well as the adjoining streets. There are also a number of single storey cottages with metal roofs which may indicate buildings which were formerly thatched.

The village has two significant public buildings. These are the Church of Ireland and the Catholic churches, both are positioned at the edge of the village, a little way outside the historic centre.

Landscape plays an important role in the character of Donard. This includes both the village green and the countryside surrounding the village and is enhanced by the broad-leaved trees, hedgerows and the drystone walls

on the entrances to the village. The surrounding wooded lands and the open landscape acts as an attractive rural backdrop.

The ACA is characterised by:

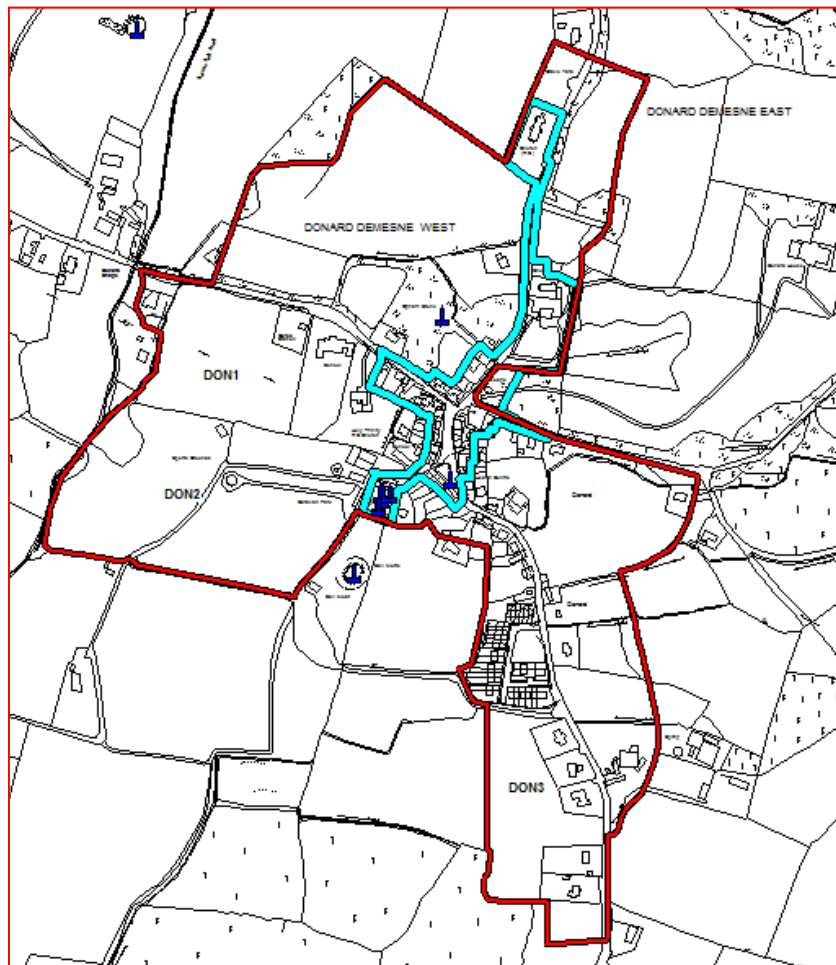
- Historic core and layout including the remains of monastic settlement and a triangular village green open space
- One and two storey terraced houses arranged along the village streets
- Buildings with painted roughcast render, pitched roofs, timber doors and windows with varied window sizes contributing to an urban vernacular character
- Use of natural stone in roadside walls and broadleaf tree and hedge planting
- Views of the surrounding wooded lands and rural landscape.

The following Protected Structures are located within the ACA

- 15-01 Donard Church of Ireland
- 15-02 Donard Demesne (Davidson's house)
- 15-03 Donard House
- 15-04 Donard Catholic Church
- There 16 buildings on the NIAH for Donard

(b) Map 2: Heritage Objectives

Add boundary for proposed ACA

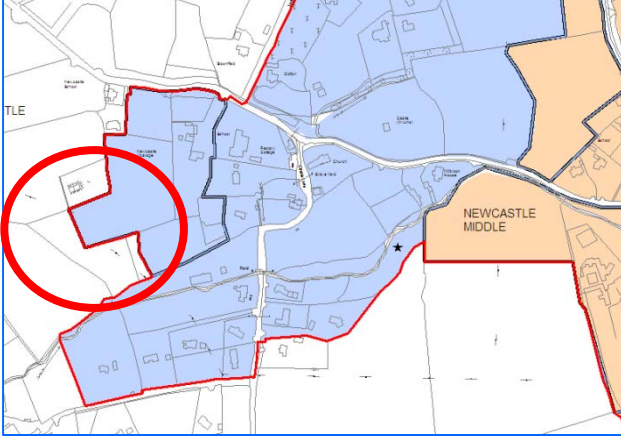


NEWCASTLE SETTLEMENT PLAN

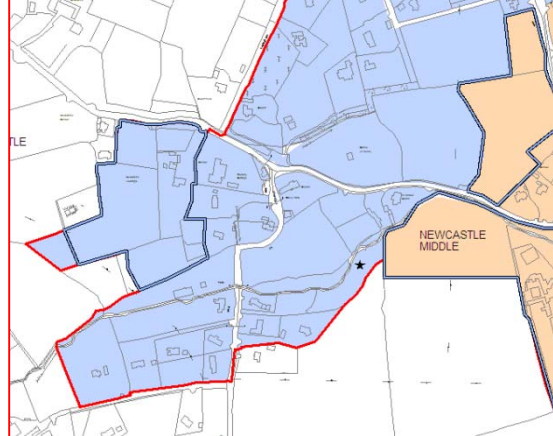
AMENDMENT 84

Land Use Zoning Map – Newcastle Upper

**Change from:
Unzoned**



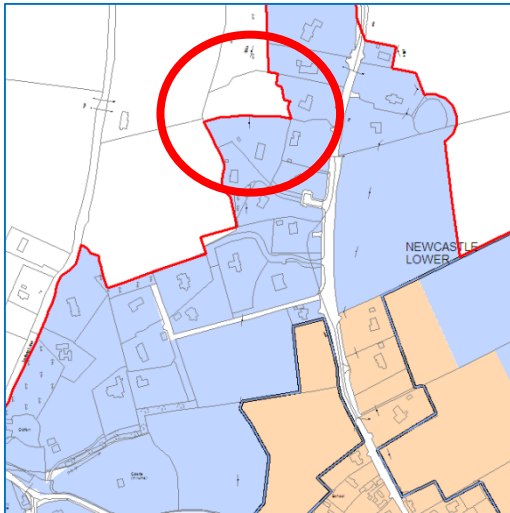
**Change to:
Tertiary Area – extend plan boundary**



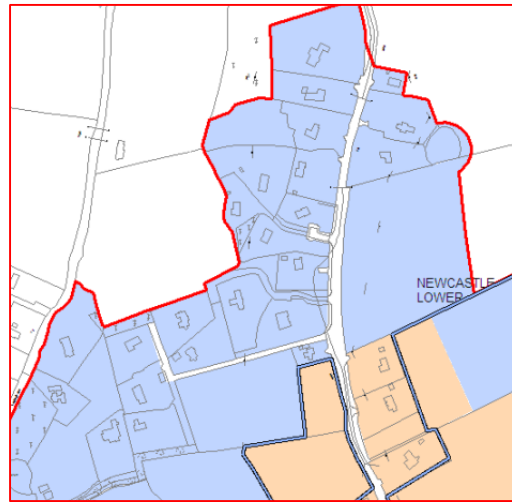
AMENDMENT 85

Land Use Zoning Map – Newcastle Middle

**Change from:
Unzoned**



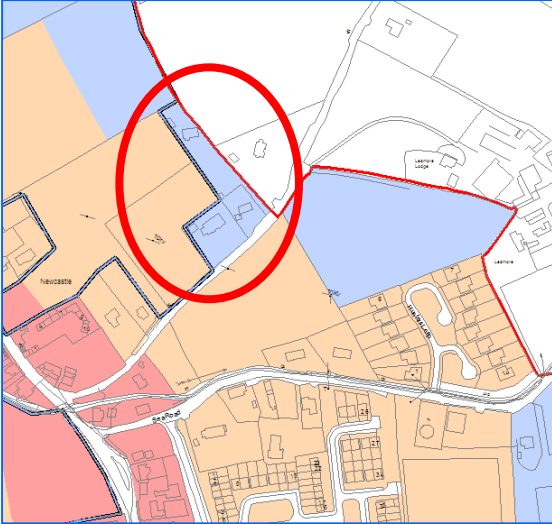
**Change to:
Tertiary Area – extend plan boundary**



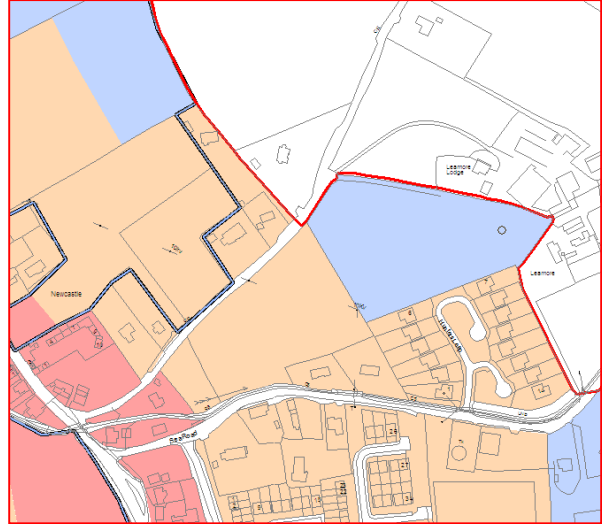
AMENDMENT 86

Land Use Zoning Map – Newcastle Lower

**Change from:
Tertiary Area**



**Change to:
Secondary Area**



ROUNDWOOD SETTLEMENT PLAN

AMENDMENT 87

Amend text as follows:

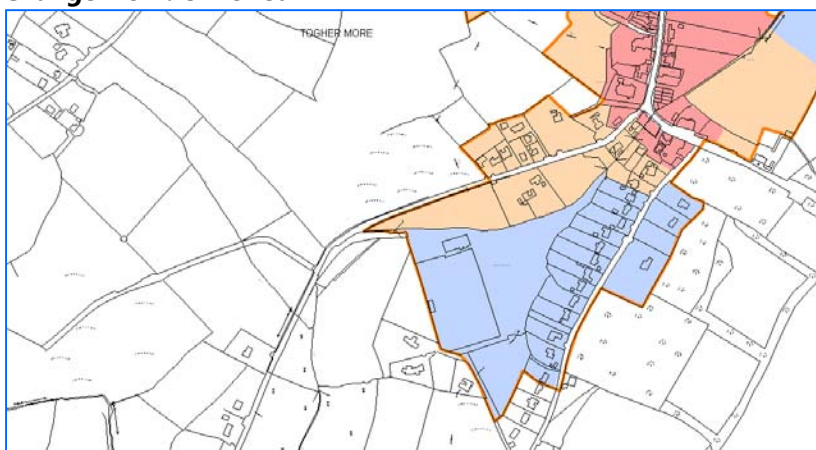
Roundwood Specific Development Objectives

1. Improve and provide roads, footpaths and cycleways where required and at the following locations:
 - along the L-5059 between the town centre and St. Laurence O’Toole National School;
 - along the R765 from junction with R755 towards ‘Waters Bridge’; and
 - along the R755 from Health Clinic to GAA Club
 - along the R755 from Roundwood Caravan Park to the Varry Ground
 - along L5077 from junction with R764 to the old schoolhouse.
 - at the junction of R764 /R755.
 - along the R764 from Kavanagh’s Varry House to Roundwood Park gates.

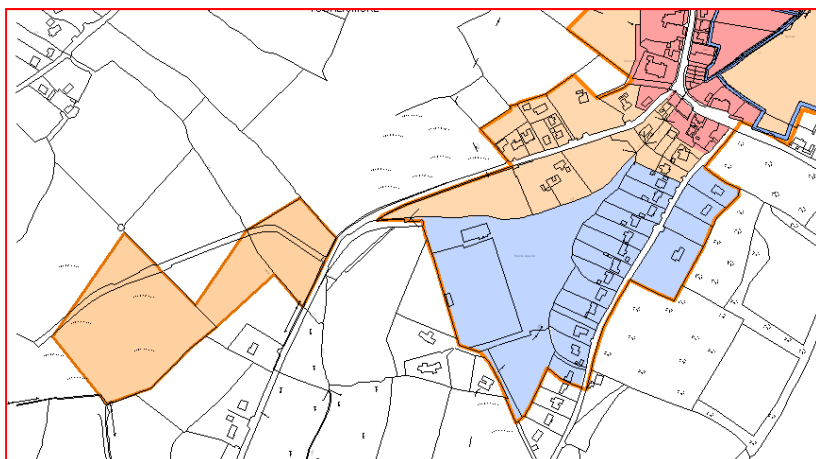
AMENDMENT 88

(a) Land Use Zoning Map – Togher More & Baltynanima

Change from: Unzoned



Change to: Secondary Area – extend plan boundary
Specific Objective RD6



(b) Roundwood Specific Development Objectives

Add new objective:

RD6 On the secondary lands identified as RD6 measuring 5.5ha, only employment and open space development shall be permitted. A maximum area of 2ha may be developed for employment / enterprise uses; the format, scale and usage of this employment area shall be appropriate to the location in a Level 6 Rural Town and shall accord with the employment strategy set out in Chapter 5 of the Plan. No employment development may occur until the active open space area has been laid out and developed for sporting use (with necessary ancillary facilities such as car parking) or transferred to a sporting body.

VOLUME 3**APPENDIX 1 – DEVELOPMENT & DESIGN STANDARDS****AMENDMENT 89**

Amend text as follows:

Introduction

The key documents that should be considered in this regard are:

- Best Practice Urban Design Manual
- ~~Design Standards for New Apartments~~
- *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities' (2015)*
- Design Manual for Urban Roads and Streets
- Sustainable Residential Development in Urban Areas
- Quality Housing for Sustainable Communities
- Code of Practice for Planning Authorities for provision of schools
- Technical Guidance Documents 025 and 027 – Identification and Suitability Assessment of Sites for Primary and Post Primary Schools.
- Recommendations for Site Development Works for Housing Areas
- The Planning System and Flood Risk Management
- EPA Code of Practice on Wastewater Treatment and Disposal Systems Serving Single Houses
- Architectural Heritage Protection for Places of Worship
- Architectural Heritage Protection Guidelines for Planning Authorities
- Tree Preservation Guidelines
- Draft Guidance for Planning Authorities on Drainage and Reclamation of Wetlands
- Retail Planning Guidelines
- Retail Design Manual
- Telecommunications Antennae and Support Structures
- Quarries and Ancillary Activities
- Wind Energy Development
- Traffic Management Guidelines
- National Cycle Manual
- Smarter Travel
- Design Manual for Roads and Bridges
- Traffic & Transport Assessment Guidelines
- Guidance on Spatial Planning & National Roads
- Childcare Facilities Guidelines

Any guidelines updated or new guidelines produced during the currency of the plan will be utilised in the assessment of applications.

AMENDMENT 90**Amend text as follows:****Section 1 Mixed Use and Housing developments in Urban Areas****Unit sizes and formats**

- All planning applications shall be accompanied by a data table setting out number and floor area of all commercial and residential units;
- All medium to large scale housing developments shall include a range of house types and sizes, including detached houses, semi – detached, terraces, townhouses, duplexes and bungalows; unless otherwise specified by the Planning Authority;
- New apartment developments¹⁷ will be required to include a range of unit sizes to cater for different housing needs
- ~~The minimum size apartment allowed will be 45sqm¹⁸. No more than 20% of the units in any single development shall be under 50sqm. At least 50% of the units in any development shall be 73sqm or larger;~~
- ~~The minimum room size and storage space standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments' (DoEHLG 2007) shall be adhered to;~~
- ~~Single aspect residential units will only be permitted where the main living rooms face south, west or east;~~
- The minimum size / dimensions of apartments, including room and storage / amenity space sizes, as well as the internal layout and aspect, and hallways and lift core design, as set out in 'Sustainable Urban Housing: Design Standards for New apartments - Guidelines for Planning Authorities' (as may be amended or updated during the lifetime of the plan), shall be adhered to;
- In the design of new residences, cognisance shall be had of the changing space demand of households over time. For example, apartment formats should allow for either the future subdivision of larger units or the merging of two or more smaller units (either horizontally or vertically) and houses (including bungalows) should have attics capable of conversion to habitable rooms.
- New houses should be designed in such a way that facilitates easy future ground floor extension, without negatively impacting on the usability of the original rooms of the house or on neighbouring properties;
- In 'edge of centre' or 'out of centre' new residential development, the quantum of apartments allowable will be regulated, as this dense format of development is more suited to urban core locations, where direct access to services is available. In this regard the maximum quantum of floor space that may be devoted to apartments in 'edge-of-centre' locations shall be 40% of the development and 20% in 'out-of-centre' locations.

¹⁷ Apartments are residential units in a multi-unit building with grouped or common access and single-storey own door units that form part of a 'duplex' unit

¹⁸ Measurements are internal wall-to-wall dimensions and apply to units on one floor.

AMENDMENT 91

Amend text as follows:

Section 1 Mixed Use and Housing developments in Urban Areas

Open space

- Open space shall be provided in all new developments, the scale of which shall be dependent of the use of the building/site. In commercial developments, this may be limited to a small area utilised by employees for passive use, such as small courtyard area or roof garden. While the provision of such space may not always be possible in built up urban locations, new developments shall endeavour to provide a minimum area equivalent to 5% of the building gross floor area;
- Within apartment developments, private and communal amenity space shall be provided in accordance with Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for planning authorities' (DoECLG, 2015). Care should be taken to ensure that such places receive adequate sunlight and meet the highest safety standards. The front wall of balconies should be made from opaque material and be at least 1m in height.
- ~~All residential units shall be provided with private open space, either in the form of private balconies, terraces or rear / side gardens. Where necessary to make up for a shortfall in private open space, communal private space, for example, in the form of internal courtyards or roof gardens, shall be provided. Care shall be taken to ensure such spaces receive adequate sunlight and meet the highest safety standards;~~
- ~~All apartments shall be provided with a minimum area of 30sqm private open space, which shall be at least partially made up of a private balcony or terrace. The front wall of balconies should be made from an opaque material and be at least 1m in height. The minimum balcony / terrace sizes shall be:~~

Apartment size	Minimum balcony / terrace size
One bedroom	5sqm
Two bedrooms	7sqm
Three bedrooms	9sqm

- Dwellings (including own door duplexes) shall generally be provided with private open space at the following minimum rates:

House size	Minimum private open space
1-2 bedrooms	50sqm
3+ bedrooms	60-75sqm

As a general 'rule of thumb', 0.64sqm of private open space shall be provided for each 1sqm of house floor area, subject to the minimum sizes specified above.

- Public open space shall be provided in accordance with the standards set out in Section 6. In particular,
 - public open space will normally be required at a rate of 15% of the site area – areas within the site that are not suitable for development or for recreational use must be excluded before the calculation is made;

- the need to provide public open space in town centre developments may be waived if the development specifically achieves other overriding aims of this Plan, particularly where public amenity space such as a town park or beach is in close proximity;
 - in greenfield developments, a hierarchy of open spaces shall be provided to provide for the different play needs of different age groups and all efforts shall be taken to ensure that all houses are in visual range of one open area;
 - Spaces less than 10m in width or 200sqm in area will not be counted as useable public open space; nor will space that is excessively sloping or otherwise unsuitable for usage.
- New organised sports areas shall be located in proximity to existing or planned community or neighbourhood facilities such as neighbourhood retail centres, schools etc.

AMENDMENT 92

Add new text as follows:

Section 1 Mixed Use and Housing developments in Urban Areas

Car parking

- 2 off street car parking spaces shall normally be required for all dwelling units over 2 bedrooms in size. For every 5 residential units provided with only 1 space, 1 visitor space shall be provided. Parking for non-residential uses shall be provided in accordance with the standards set out in Table 7.1 to follow except where a deviation from the standard has been justified
- In new housing areas, car parking has traditionally been located on site, to the front of houses resulting in a regular 6-10m set back and regular buildings lines. Alternative parking arrangements that avoid this monotonous format should be provided; however, parking will always be required to be proximate to the dwelling served.
- In cases where the front door of a residential unit is directly onto a road that is not suitable for on-street parking (e.g. a main distributor road), car parking shall be located adjacent to a back or side door;
- Communal car parking areas shall be conveniently located for residents and suitably lit at night-time;
- Adequate provision shall be made for visitor and disabled car parking;
- Designated sheltered and secure bicycle parking will be required in apartment developments;
- **Shared residential car parking areas shall be constructed (including the provision of necessary wiring and ducting) to be capable of accommodating future Electric Vehicle charging points, at a rate of 10% of space numbers**

AMENDMENT 93

Add new text as follows:

Section 1 Mixed Use and Housing developments in Urban Areas

Protection of Residential Amenity in Transitional Areas

While the zoning objectives indicate the different uses permitted in principle in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the use, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

AMENDMENT 94**Section 3 Business, Commercial and Employment Developments
Extractive Industry**

Amend text as follows:

Proposed method of extraction

- Total ~~quantity over the life of the quarry including the maximum annual~~ quantity of material to be extracted (tonnes). ~~(State amount of saleable mineral or aggregate waste and overburden separately);~~
- ~~Rate of production in tonnes per annum (mineral or aggregate and extracted waste to be separately identified);~~ ~~expected life of the excavation and anticipated timeframe for the completion of the extraction;~~
- Proposed method and depth of working, including details of direction of work, phasing, duration of each of the site development works, tipping and extractive operation and restoration;
- Details of plans of plant and machinery for mineral or aggregate extraction;
- Method of transporting material to processing or disposal point (e.g. roadway, conveyor, tramway, etc);
- State the length of time the operation will last from inception to final restoration.

Conditions attached to permission

Where planning permission is granted for the development of a quarry, the following matters may be addressed through application of conditions:

1. Permissions may be limited to a specified number of years, in order to enable the planning authority to monitor the impact of the development.
2. Conditions to control the extent of development on the site.
3. ~~The planning authority will require the developer to lodge a cash deposit as security for the satisfactory restoration of the site.~~
4. ~~The Planning Authority will require the lodgement of cash deposits for satisfactory restoration, rehabilitation and site aftercare, including monitoring of the worked out pit area, maintenance, repair, strengthening and upgrading of the affected road network, and landscaping and screening of the site during works.~~
5. ~~Conditions attached to the operation, restoration, rehabilitation and aftercare including monitoring, maintenance, repair, strengthening and upgrading of the affected road network, and landscaping and screening of the site. In particular, the Planning Authority will require the annual submission of an 'environmental audit' setting out a summary of all of the environmental monitoring results for the year, a record of movement of heavy vehicles outside the approved opening hours, a full record of any breaches over the previous year for noise, dust, and water quality and a written record of all complaints, including actions taken on each complaint. The Planning Authority will require the lodgement of a cash deposit for the satisfactory undertaking of these activities.~~
6. Conditions pertaining to the following:
 - Financial matters;
 - Measures to prevent environmental pollution and to protect the amenity of areas in respect of surface water / ground water, gaseous emissions, dust, noise, subsidence, blasting, traffic and roads, transportation impact; archaeological/historical heritage, geological / geomorphological heritage, rights of way;
 - Measures to protect residential and visual amenity;
 - Measures to protect public health and safety.

AMENDMENT 95**Section 5 Retailing****Add text as follows:****General development standards for retail**

In dealing with applications for planning permission for retail development, the Planning Authority shall have regard to the DoECLG 'Retail Planning Guidelines for Planning Authorities' (2012) and the accompanying 'Retail Design Manual' (2012).

The key criteria to be considered in the assessment of proposed retail / retail services developments will include:

- extent to which the development supports the long term strategy for town centres as established in the Core Strategy, the Retail Strategy¹⁹ or local plan; including for example, compliance with retail hierarchy and effect on the role and function of centres, effect of the proposed development on the additional floorspace allocations, compliance with 'sequential approach', evidence of the need for additional retail evaluated against the population of the catchment area to be served by the proposed retail development and the availability of existing retail within that zone etc.
- potential to increase employment opportunities and promote economic regeneration including impact on the rural area;
- potential to increase competition within the area and thereby attract further consumers to the area;
- extent to which the development responds to consumer demand for its retail offering and does not diminish the range of activities and services that an urban centre can support;
- potential adverse impacts on one or more town centres, either singly or cumulatively with recent developments or other outstanding planning permissions (which have a realistic prospect of implementation) sufficient to undermine the quality of the centre or its wider function in the promotion and encouragement of the arts, culture, leisure, public realm function of the town centre critical to the economic and social life of the community;
- impact on vacancy rates;
- access arrangements both by public transport, foot and private car so that the proposal is easily accessible by all sections of society;
- physical and functional links with an existing city/town centre so that there is likely to be commercial synergy; and
- the quality of the design and public realm improvement.
- **Impact on residential amenity and privacy – regard shall be paid to 'Objective HD25: Protection of Residential Amenity in Transitional Areas' of Chapter 4: Housing.**

AMENDMENT 96**Section 6 Community Developments and Open Space****Amend text as follows:****Nursing home & 'step down' care developments**

- Nursing home developments and facilities for the elderly shall be located close to local amenities and where adequate pedestrian infrastructure has been or is capable of being provided;
- Clinically managed / supervised dwelling units, such as 'step down' (i.e. post acute care) accommodation or semi-independent housing provided as part of a medical facility, nursing home or other care related facility, will be considered strictly only on the following basis:
 - The units are associated with an already developed and established medical facility, nursing home or other care related facility; the units are held in single ownership with the overall medical / nursing home / care facility; no provision is made for future sale or subdivision; and a strict management agreement is put into place limiting the use of such structures to those deemed in need of medical supervision or care;
 - The number of such units on any such site shall be limited to 10% of the total number of hospital / nursing / care home bedrooms unless a strong case, supported by evidence, can be made for additional units;
 - Such units shall be modest in scale and limited to single bedroom units only and independent facilities such as car parking and gardens shall not be provided to each unit (in order to ensure such units are not rendered suitable for standalone use as private dwellings).
- ~~Individual / independent housing units proposed as part of a nursing home / retirement village shall generally be held in single ownership with the overall site, with lease agreements to the occupants. Where for the viability of the project the sale of units required, this shall be strictly only on the basis of a legal agreement specifying that the units shall at all times be utilised only for accommodation for the elderly / those in need of nursing home care;~~
- ~~Developments comprising of a number of independent dwellings shall comply with the housing layout and design standards set out in this plan. Deviations from the density, car parking and open space may be considered where this can be suitably justified having regard to the needs of the future residents;~~
- Facilities shall be so laid and designed to meet standards and obligations specified in Nursing Homes (Care and Welfare) Regulations, (1993) and the Building Regulations, in particular Part M.

Care facilities

- In accordance with the Planning & Development Regulations 2001 (as amended), change of use from residential to a care facility for more than six persons with an intellectual or physical disability or mental illness requires planning permission.
- Applications for permission for change of use to care facility or a new care facility shall be evaluated against the following criteria:
 - care facilities shall be located close to local amenities and where adequate pedestrian infrastructure has been or is capable of being provided;
 - adequate provision shall be made for car parking and open space facilities.

Retirement Villages

- Retirement villages i.e. housing developments made up 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).

- Subject to the Planning Authority being satisfied that an acceptable level of residential amenity will be provided and maintained, a reduction in the normal quantitative standards for car parking and private open space may be considered in retirement villages.
- The dwelling units in such villages would normally be expected to be modest in scale (generally not exceeding 2 bedrooms or 75sqm in area), single storey, low maintenance and highly accessible, to reflect the needs of the target occupants.
- The entire site encompassed by the retirement village, including all housing units, infrastructure and amenities, shall normally be required to be held in single ownership with the overall site, with lease agreements to the occupants and a management company in place to manage and be responsible for all shared facilities. Where for the viability of the project the sale of individual units is required, this shall be strictly only on the basis of a legal agreement specifying that the units shall at all times be utilised only for accommodation for those of retirement age.

AMENDMENT 97

Section 7 Roads & Transportation

Add new text as follows:

Car parking

Where on-site car parking is provided, the car parking area shall be suitably surfaced and all bays and aisles marked out with white durable material. Spaces shall meet the following size requirements

Parking and loading dimensions

Car-Parking Bays	5.0m x 2.5m
Disabled Parking Bay	5.0m x 2.5m + 0.9m between bays
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

- Loading bays shall be located to prevent any obstructions to traffic circulation or use of other spaces;
- Where parking is permitted in the view of the general public, adequate soft landscaping shall be provided to soften the appearance of hard surfaced areas;
- Parking areas shall be reserved solely for the parking of the vehicles and should not be used for the storage of materials or goods associated with the development, nor for the parking of goods or other heavy vehicles;
- The standards set out in Table 7.1 shall apply to all new developments, be it new construction or additional or material change of use of existing buildings.
- Disabled car parking spaces shall generally be provided at a rate of 5% of the total number of spaces, for developments requiring more than 10 car parking spaces, with the minimum provision being one space (unless the nature of the development requires otherwise).
- In all car parks, car parking areas shall be constructed (including the provision of necessary wiring and ducting) to be capable of accommodating future Electric Vehicle charging points, at a rate of 10% of total space numbers.
- In any car park in excess of 20 spaces where public access is available, one fully functional charging point for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.

AMENDMENT 98**Section 10 Waste and Emissions****Amend text as follows:****Mast and telecommunications**

These standards deal with those telecommunications installations which form part of the requirements for licensed, public mobile telephony and which are considered to be development in accordance with the Planning & Developments Acts. Operators of broadcast VHF and fixed radio link installations, which support the mobile radio requirements of the emergency services, should, where applicable, take cognisance of these standards.

Need for the new installation

All applications for new antennae shall be accompanied by adequate information to show that there is a requirement for the new installation. In particular, the following information shall be provided

- Map of the area concerned (minimum 10km radius) showing all antennae operated by the applicant and the applicant's existing coverage in that area;
- Details of antennae operated by other providers in the area ~~and their associated coverage maps;~~
- Details of the area to be covered by the proposed antennae and technical explanation of the reasons why coverage cannot be provided by existing antennae.

Location

Where it has been proven that there is a need for new / expanded coverage in a particular area, the applicant shall show that all existing masts and support structures in the area have been firstly examined to determine if the attachment of new antennae to existing support structures can provide the coverage required. This will require the submission of

- A map of all existing support structures in the vicinity of the coverage 'gap';
- A technical evaluation of the capabilities of these masts to take additional antennae and provide the coverage required.

Once it has been determined that new antennae / antennae support structures are required and co-location on an existing support structure is not feasible, permission will be considered for new support structures and associated base stations subject to the following control criteria.

Locations in settlements

The applicant shall be required to follow a 'sequential' approach to site location i.e. in accordance with the order of priority set out to follow, the applicant must show that the preferred locations have been examined in the first instance and rejected for specified reasons (commercial competition in this instance will not be acceptable as a reason) and only then, can locations further down in the hierarchy be considered:

1. Clustering with existing support structures;
2. In industrial estates or on industrial zoned lands;
3. Rooftop locations in commercial / retail zones;
4. In parks / open space areas ('disguised' masts may be requested in such areas)

New support structures shall not be permitted within or in the immediate surrounds of a residential area or beside schools.

Impacts on protected structures, Architectural Conservation Areas, National Monuments or other building / sites of heritage value shall be considered.

Rural locations

- Masts and base stations should be sited in a manner which respects the landscape and which limits the intrusion on the landscape, notwithstanding coverage obligation issues
 - Hilltops shall generally be avoided, except in exceptional circumstances, where technical or coverage requirements make it essential
 - Locations in the direct line of listed views or prospects shall be avoided;
 - Along major tourist routes, care shall be taken to avoid terminating views;
- The location of structures, archaeological sites and sites designated for nature conservation reasons (e.g., NHAs, SACs, SPAs) shall be considered against the conservation objectives of these sites²⁰;
- Forested locations are likely to be preferable, subject to the nature of the forestry and its felling programme. In such cases, the applicant must be in a position to maintain a suitable cordon of trees around the site and bonded undertakings to that effect will be required to be submitted;
- Unless otherwise advised through pre-planning discussions, a visual impact assessment shall be submitted with any application, which shall address, in alia,
 - Landscape and topography, elevation and overall visibility;
 - Any listed views or prospects in the area;
 - Intermediate objects (e.g. buildings or trees) between the site and the principal viewing locations;
 - The scale of the object in the wider landscape;
 - The multiplicity of other objects in the wider panorama;
 - The position of the object with respect to the skyline;
 - Weather and lighting conditions

Access roads and power supply

Access roads and new overground power lines shall be permitted only where they are absolutely necessary and great care should be taken that they would not appear as a scar on a hillside;

It will normally be a condition that access roads are grubbed up at the end of the construction period. In exceptional cases, the Planning Authority can consider requiring the use of a helicopter for the construction and installation of base stations.

Mast / antennae design

Subject to visual and landscape considerations, support structures will normally be required to be so designed as to facilitate the attachment of additional antennae. Where such a design is facilitated, it will be a condition of any permission that the mast be made available for co-location with other operators;

- Support structures shall be so coloured as to minimise visual impact – in forestry areas, dark green will normally be required whereas those structures that would be visible against the skyline will normally be required to be a neutral sky grey;
- Whilst the design of the antennae support structures and the antennae themselves will be dictated by radio and engineering parameters, all applicants will be asked to explore the possibilities of using other available designs where these might be an improvement on traditional design;
- While it is acknowledged that there is a trade off between height (taller height implying better coverage) and the number of masts required for network coverage, in all cases, height shall be restricted to that required to bridge the existing coverage gap identified. Alternatively, consideration may be given to higher masts if this would allow for an overall reduction in mast in any given area.

²⁰ In accordance with the Habitats Directive, any project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.

Site layout / design

- Support structures, associated antennae and base stations shall be designed to minimise visual intrusion. In particular, height and width of the mast shall be kept to a minimum, subject to coverage considerations;
- In built up areas, monopole structures may be preferable, subject to consideration of future co-location demands;
- Site boundaries shall be suitable to the location. In particular, palisade type metal fencing will generally not be considered appropriate in built up areas – render or stone clad solid walls will normally be required;
- Landscaping shall be integrated into the scheme in both urban and rural locations;
- The number of ancillary buildings / containers shall be kept to a minimum, with all such structures proposed being clearly justified. Such structures shall be painted or clad in a material / colour suitable to the location.

Safety criteria

- ~~As part of their planning application, applicants will be required to furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines (Health Physics, Vol. 54, No. 1(Jan) 1988) or the equivalent European Pretender 50166-2 which has been conditioned by the licensing arrangements with the Departments of Transport, Communications, Energy & Natural Resources and to furnish evidence that an installation of the type applied for complies with the above Guidelines;~~
- ~~Where the applicant proposes to share an existing mast or to enter a clustering arrangement on an existing site, a statement from the owner/landlord of the mast or site that the shared mast or cluster will continue to operate under the guidelines applicable to it should be presented to the Planning Authority;~~
- ~~The results of monitoring, shall, if required, be made available to the Planning Authority and through the Planning Authority to the members of the public;~~
- ~~Safety aspects of the antennae and support structures will, unless perhaps in the case of ground mounted single poles, stayed or otherwise, involve anti-climbing devices and proper ducting and insulation measures for cables;~~
- ~~During construction of the site, special precautions may have to be taken in relation to traffic.~~

Obsolete structures

- ~~Where the original operator is no longer using the antennae and their support structures and no new user has been identified they should be demolished, removed and the site reinstated at the operators expense (This will be a condition of any permission and a bonding arrangement to this effect will be put in place) Within 1 year of any support structure becoming obsolete (i.e. all antennae have been removed/decommissioned from same and no other operator has any use for the structure), the owner of the structure shall be responsible for demolishing / removing the structure and re-instating the site to pre development condition. This will be a condition of any permission.~~
- Where the owner of a site disposes of the site to another suitably licensed operator, the original operator/owner will be required to inform the Planning Authority of such transfer so that the Authority may be in a position to readily enforce any continuing conditions on the new operator.

Duration of permission





- ~~Permissions for antennae support structures and associated base stations shall only be granted for 5 years;~~
- ~~Further permissions for the facility at the end of the 5 year period shall be conditional on the provision of evidence, as necessary, to justify the continued need for the facility, given changes in technology and development of other sites in the meantime;~~
- ~~Where a subsequent permission does not include any alterations to the permitted facility, the applicant shall be required to show that no new changes in technology have come about that would allow the design (height, width, no of antennae etc.) or environmental impacts of the installation to be improved;~~




- ~~• The Planning Authority shall apply more stringent conditions on any subsequent permission for the same site, if considered necessary.~~
- No time limits will be placed on the consent for a telecommunications structure other than where exceptional circumstances arise, with respect to the particulars of the site or its surrounding environment, which make only a temporary permission feasible and reasonable.
- Where a renewal of a previously temporary permission is being considered, the planning authority shall determine the application on its merits with no time limit being attached, other than where exceptional circumstances apply.

APPENDIX 4 – RECORD OF PROTECT STRUCTURES

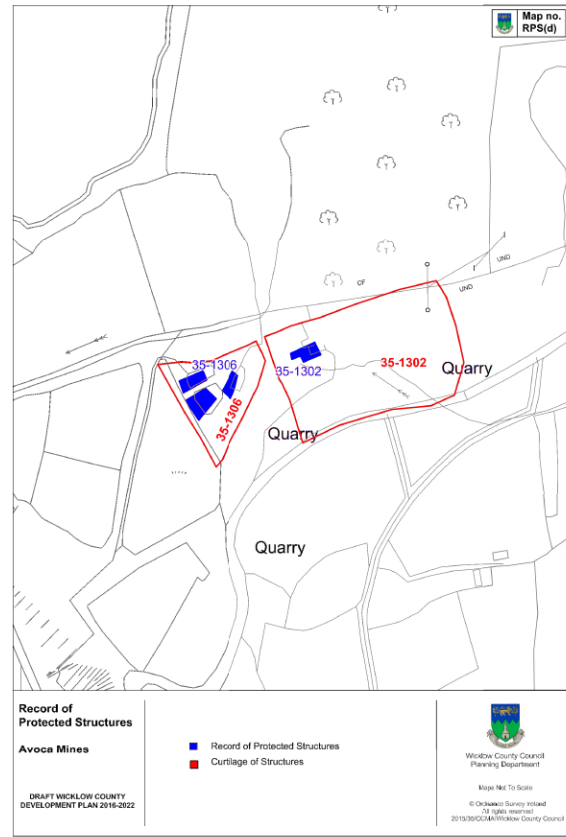
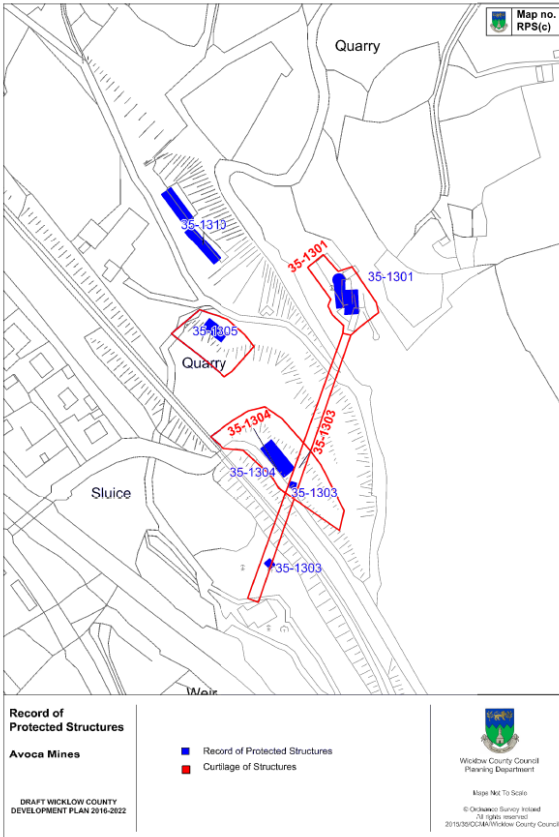
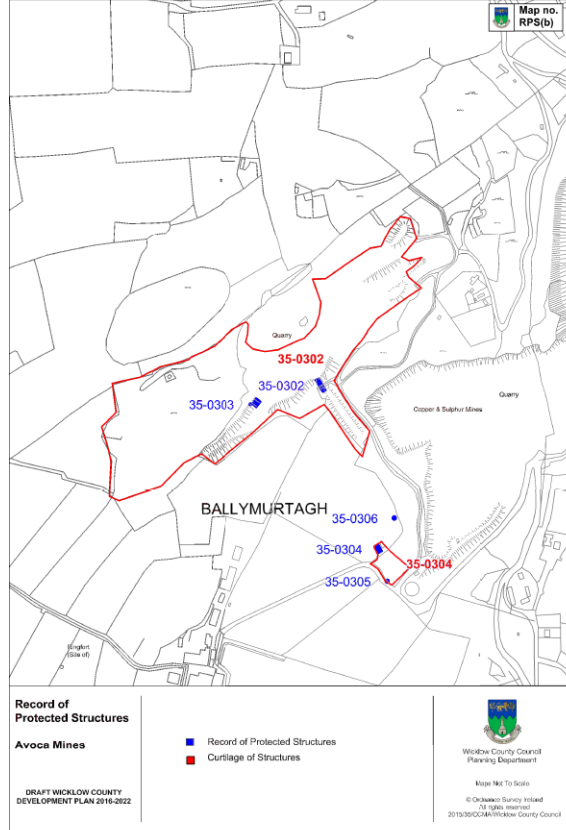
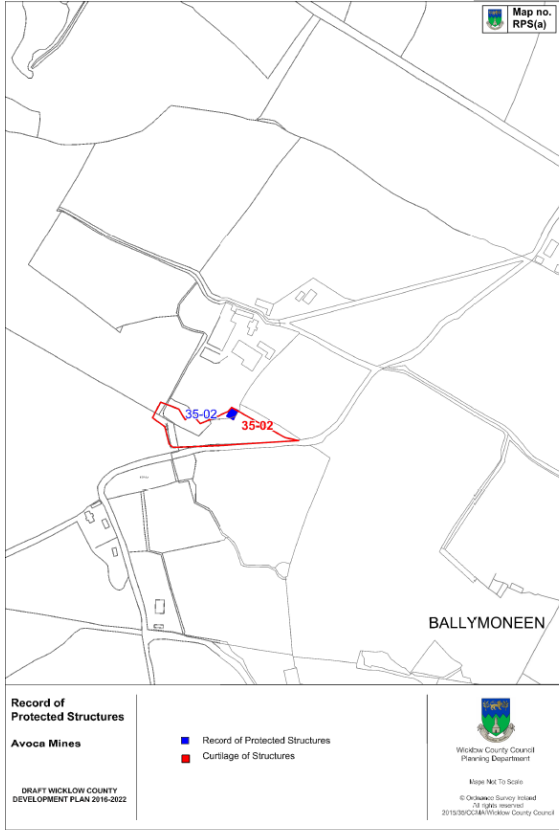
AMENDMENT 99

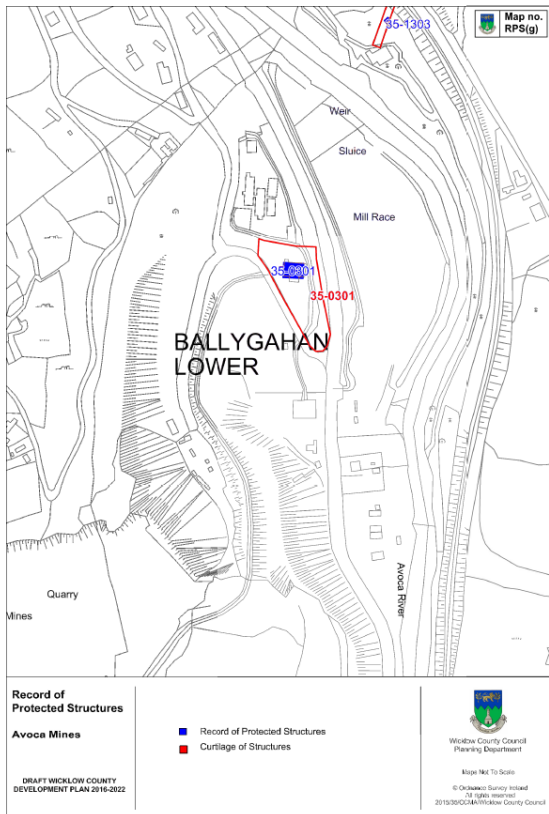
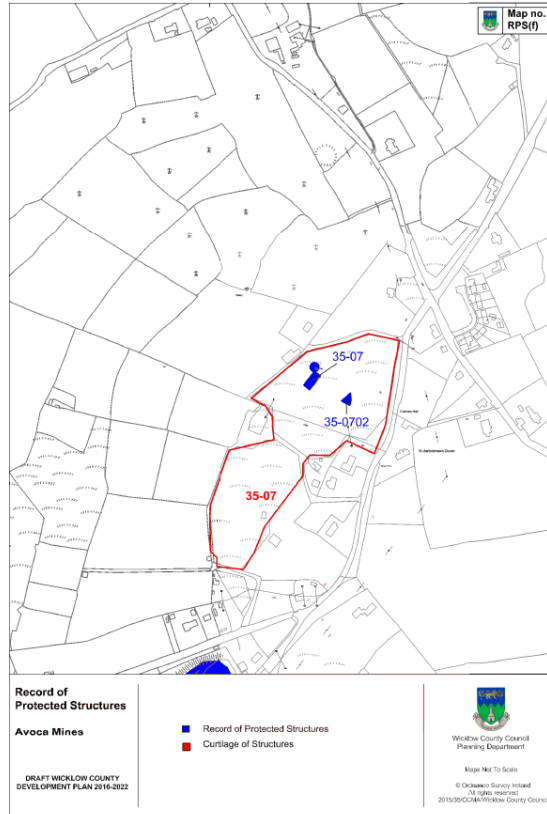
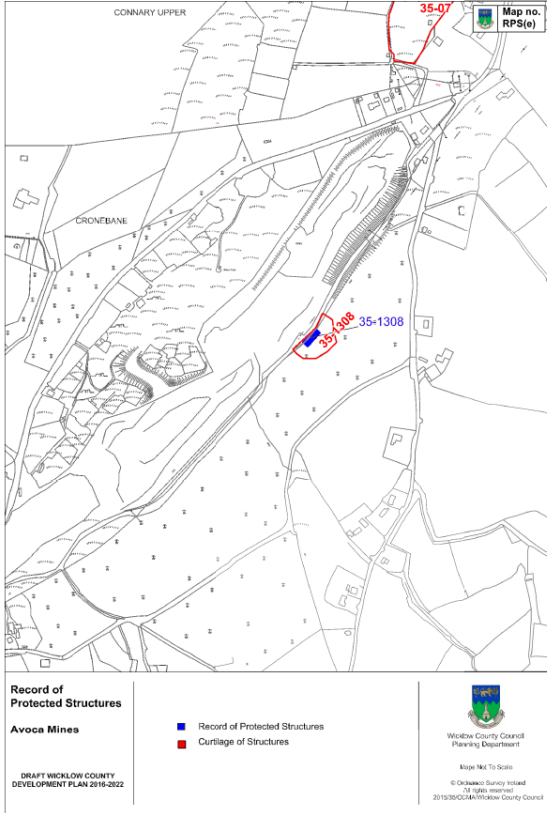
Amend as follows:

Ref.	NIAH Ref	Building Address	Structure	Townland	Description	Photograph
County RPS 34-04	n/a	Ballyteige Bridge North-west of Aughrim	Bridge	Ballyteige Td	The only Jack-arch bridge in County Wicklow	
County RPS 18-11		The Rectory, House, Annamoe	House	Drummin	Three- bay, two-storey house c. 1908 built originally as a dispensary. of circa 1870 with Cement-rendered walls, inset doorcase with round-headed arch, half-hexagon bows on the ground floor, paired, round-headed windows and a triple, round-headed window on the first floor. External features of main house only.	
RPS XX-XX	16301032	2 Sloane Terrace, Meath Road, Bray	House	Bray Td	Front facade of house and railings. Semi-detached two-storey house, built c.1880 with slate roof and timber sash, one over one windows. The front door is timber panelled, flanked by pilasters with a semi circular fanlight above. The house is slightly set back behind decorative wrought-iron railings which sit on a low rendered wall. This is one of a pair of well preserved houses, the front facade of which remains very much intact and is of special interest. which remains very much intact. A very typical design which adds greatly to the 19th-century streetscape.	 

County RPS XX-XX	16301033	1 Sloane Terrace, Meath Road Bray	House	Bray Td	<p>Front facade of house and railings. Semi-detached two-storey house, built c.1880 with slate roof and timber sash, one over one windows. The front door is timber panelled, flanked by pilasters with a semi circular fanlight above. The house is slightly set back behind decorative wrought-iron railings which sit on a low rendered wall. This is one of a pair of well preserved houses, the front facade of which remains very much intact and is of special interest. which remains very much intact. A very typical design which adds greatly to the 19th-century streetscape</p>	
County RPS 30 -04		Ballykean House	Country House & Demesne Grounds	Ballykeane Td	<p>A fine, late-18th Century house with two storeys at the front and three storeys at the rear. The façade is of five bays and two storeys with rough-cast walls and parapet, handsome round-headed doorcase with side lights in cut stone, delicate leaded lights. The demesne grounds include the original outbuildings, the historically designed landscape and field boundaries and the straight tree lined stretch of road that runs from the R754 in a north west direction. and sash windows with Georgian panes.</p>	
County RPS 24-13		Hollywood House, Glenealy	Country House	Ballydowling Td	<p>A late-18th Century house of five bays and two storeys with 19th Century plaster enrichments. It has a pedimented breakfront with a tetrastyle, ionic porch, lined and rendered walls, architraves to the windows, a wide doorcase with sidelights and a Wyatt window over the porch. There is a full-height bow on the right-hand return façade.</p>	 <p>Note: This is a new photo</p>
County RPS 35-		Sroughmore, Avoca	Four masonry support structures (stanchions)	Sroughmore Td	<p>Support bases for footprint of an Ariel wire ropeway which extended from the Avonmore river to Connary. The rope was driven by a water</p>	Map of curtilage to follow

0701					turbine and operated pumps at Connary. The stanchions would have carried metal sheave wheels for the wire rope. Four of the stanchions remain. The system is unique in Ireland.	
County RPS 36-1308		Tigrone East, Avoca	Footprint of Assay House	Tigrone East Td	Foot print of inferred mineral assay office at Cronebane. The curtilage includes the surrounding area containing archaeological artefacts such as assay crucibles and a mineral sett boundary stone.	Map of curtilage to follow
County RPS 35-1306		Tigrone West, Avoca	Ochre precipitation pits	Tigrone West Td	A series of linked pits used for the precipitation of ochre (iron oxide) from mine waters and oxidised ores. Ochre pits close to Baronets shaft and at Tigrone. The ochre pits are stone lined and interlinked with diversion channels so that one pit could be drained and the ochre extracted whilst the other(s) were in operation.	Map of curtilage to follow
County RPS 35-0702		Sroughmore, Avoca	Engine Pool	Sroughmore Td	Triangular shaped concrete lined engine pool which acted as a reservoir for a steam engine at whim shaft, Connary. This is an unusual design and probably dates from the late C19th. Extant engine pools are rare in Ireland.	Map of curtilage to follow
County RPS 35-1305		Tigrone West, Avoca	Precipitation launders	Tigrone West Td	Areas of partially exposed copper precipitation launders at Tigrone. The Tigrone mine was one of the pioneers of copper precipitation in the 18 th & 19 th centuries.	Map of curtilage to follow





APPENDIX 5 – LANDSCAPE ASSESSMENT

AMENDMENT 100

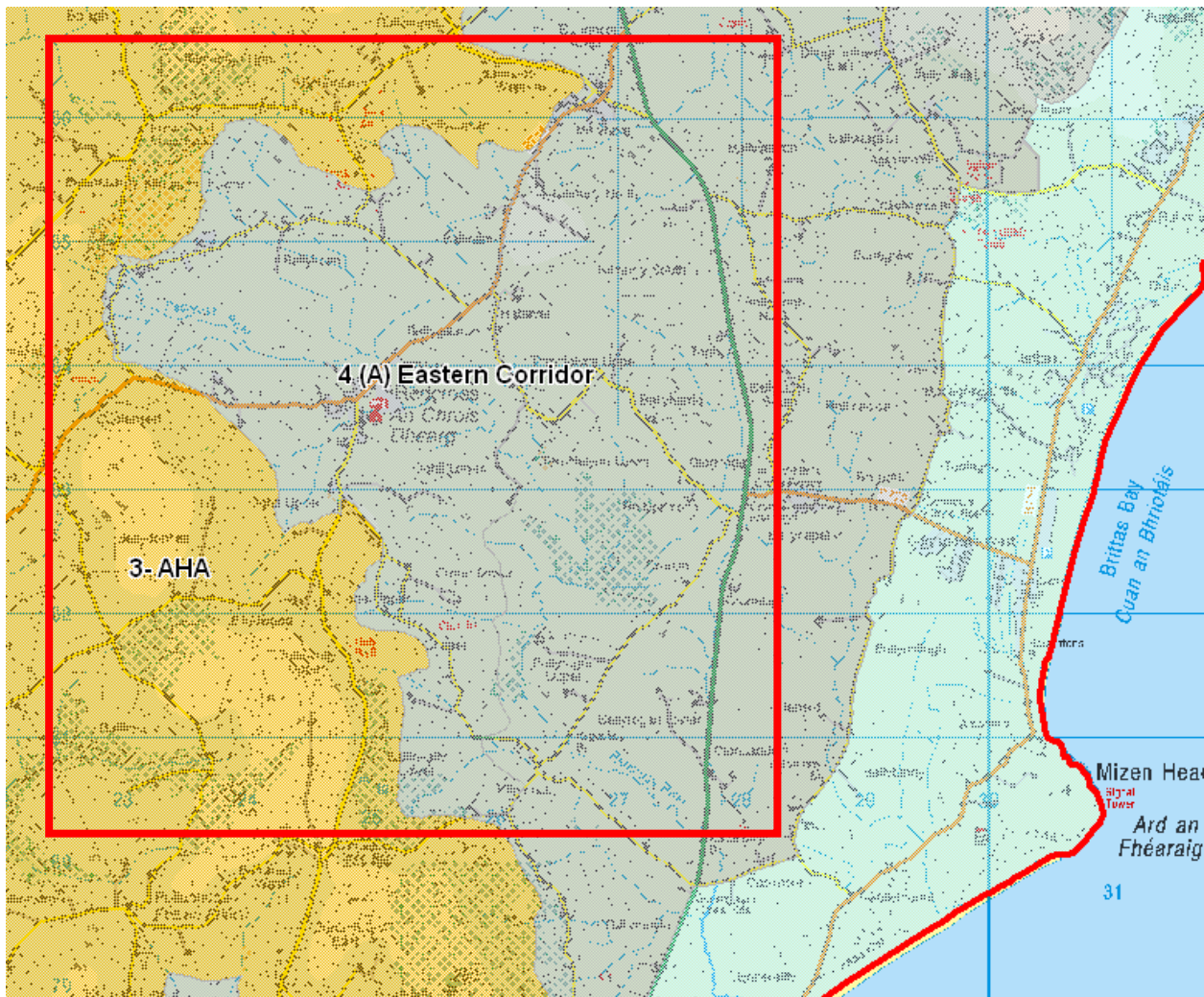
Amend the wording for the Southern Coastal Cell 2(b)

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

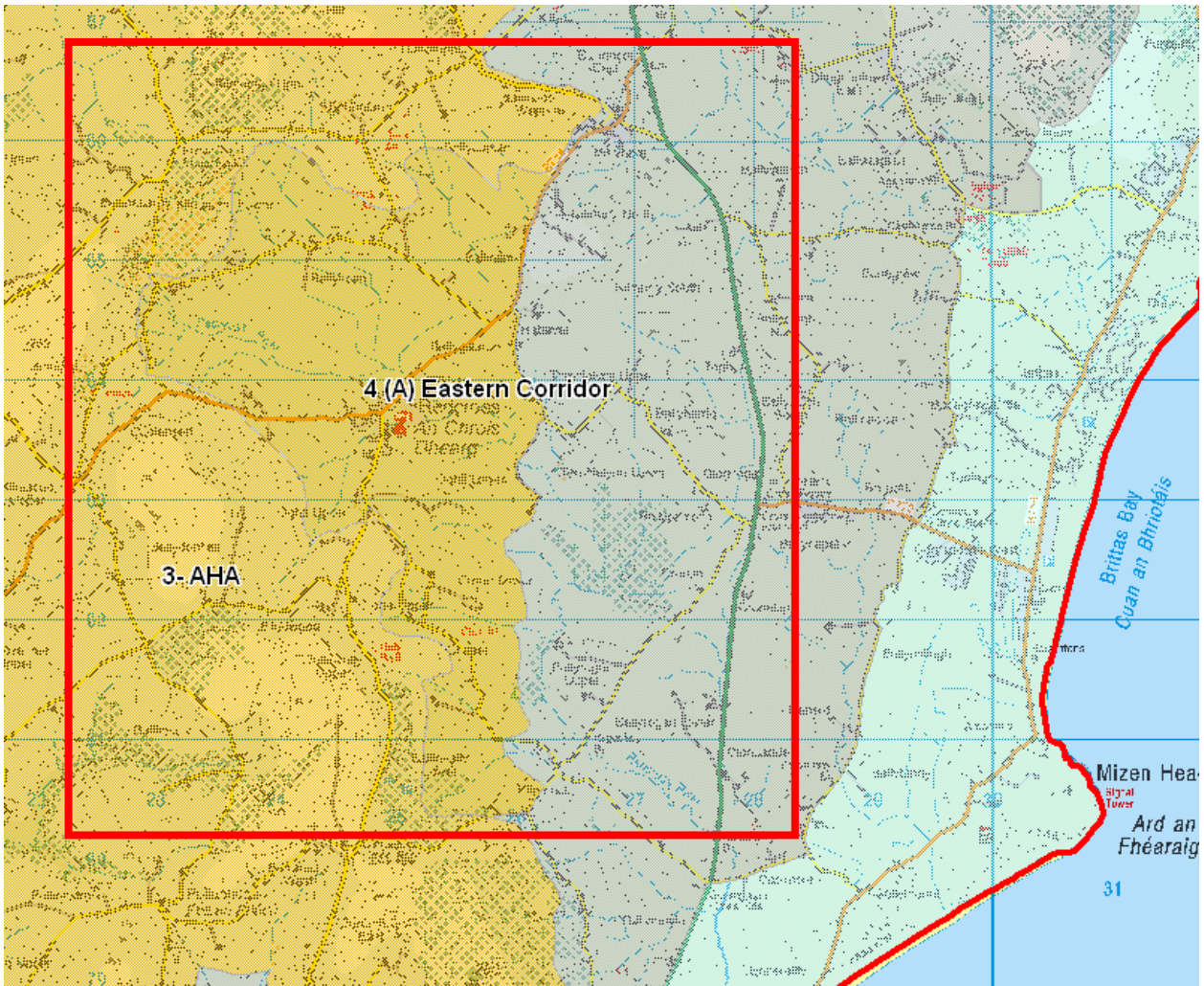
AMENDMENT 101

Landscape Assessment Map

Change from:



Change to:



APPENDIX 6 – WIND STRATEGY**AMENDMENT 102****Section 3 Assessment Criteria**

Amend text as follows:

3. Assessment criteria

Planning applications for wind energy developments will generally be assessed against the criteria set out below and therefore all applications will be required to submit an evaluation of the project against these criteria.

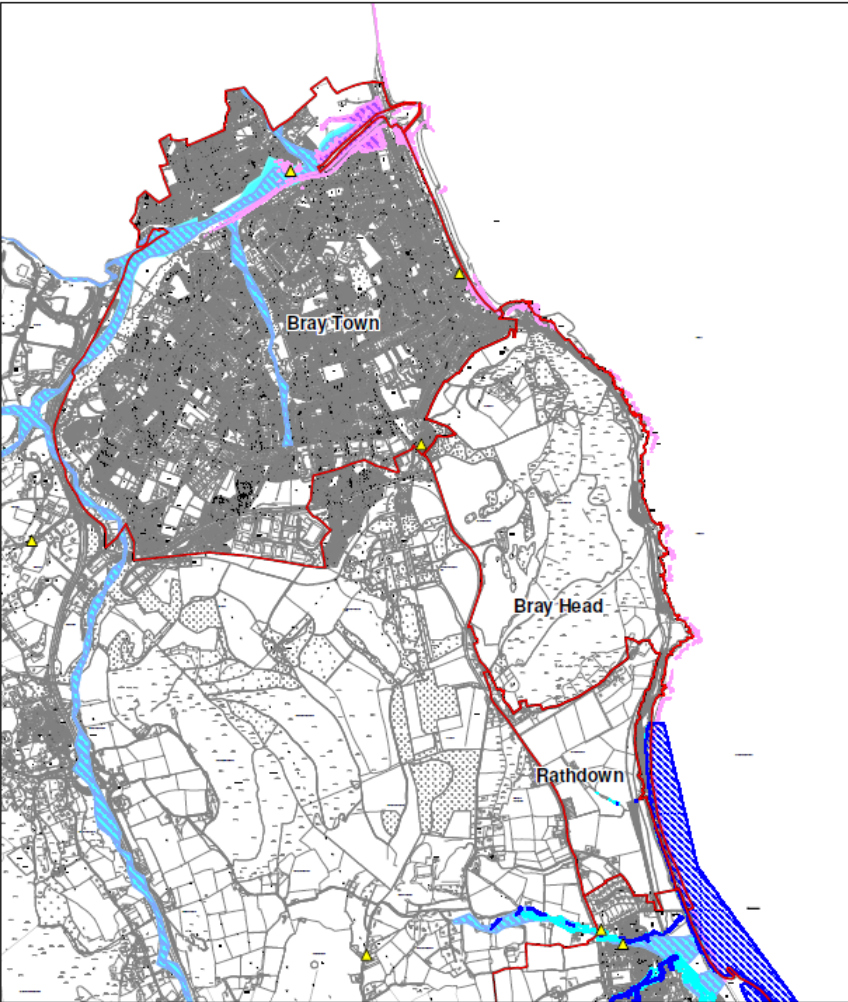
Add new criteria

11. All applications for wind turbines shall be accompanied by a Health Impact Assessment, in accordance with the guidance published by the Irish Institute of Public Health.

APPENDIX 11 – STRATEGIC FLOOD RISK ASSESSMENT**AMENDMENT 103**

Under 'Section 7' add








- **new heading 'Coastal Zones'**
- **add additional maps showing the flood risk zones for each cell.**

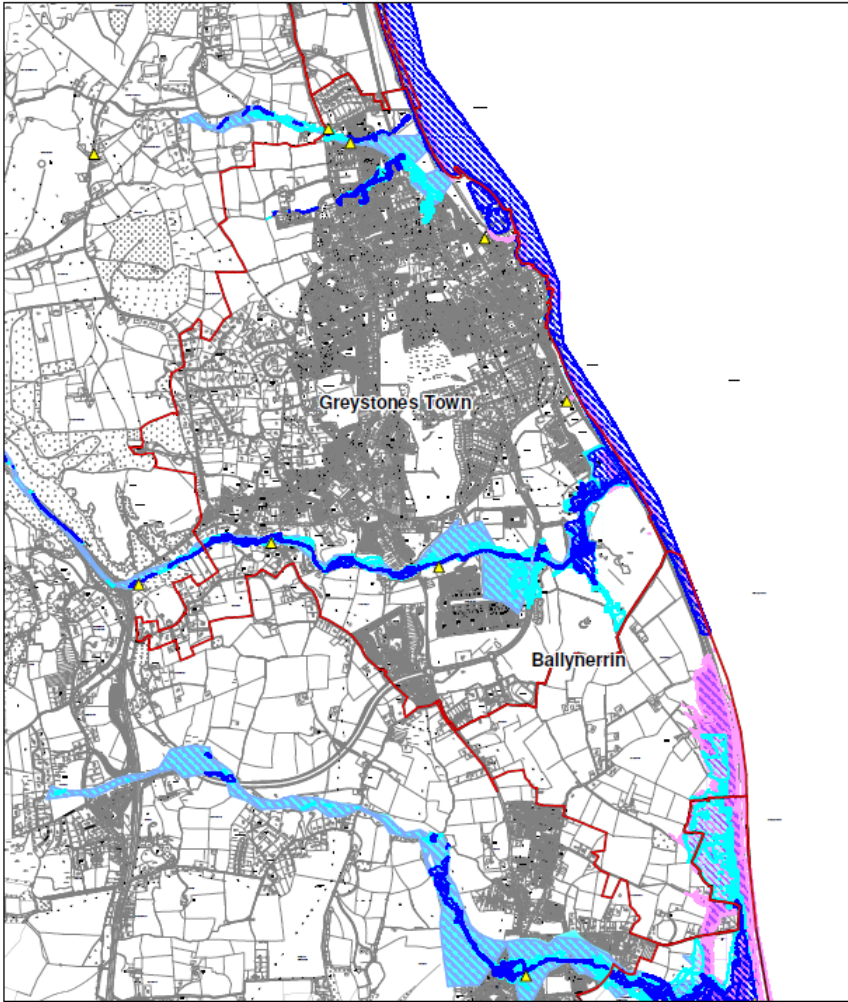


Stage One Strategic Flood Risk Assessment

WICKLOW COUNTY DEVELOPMENT PLAN 2016 - 2022

Identification Assessment Coastal Cells SFRA Map 1








 Flood Zone A PFRA	 Flood Zone B PFRA
 Flood Zone A draft CFRAMs	 Flood Zone B draft CFRAMs
 Flood Zone A Coastal	 Flood Zone B Coastal
 Historic Flood Points (OPW)	

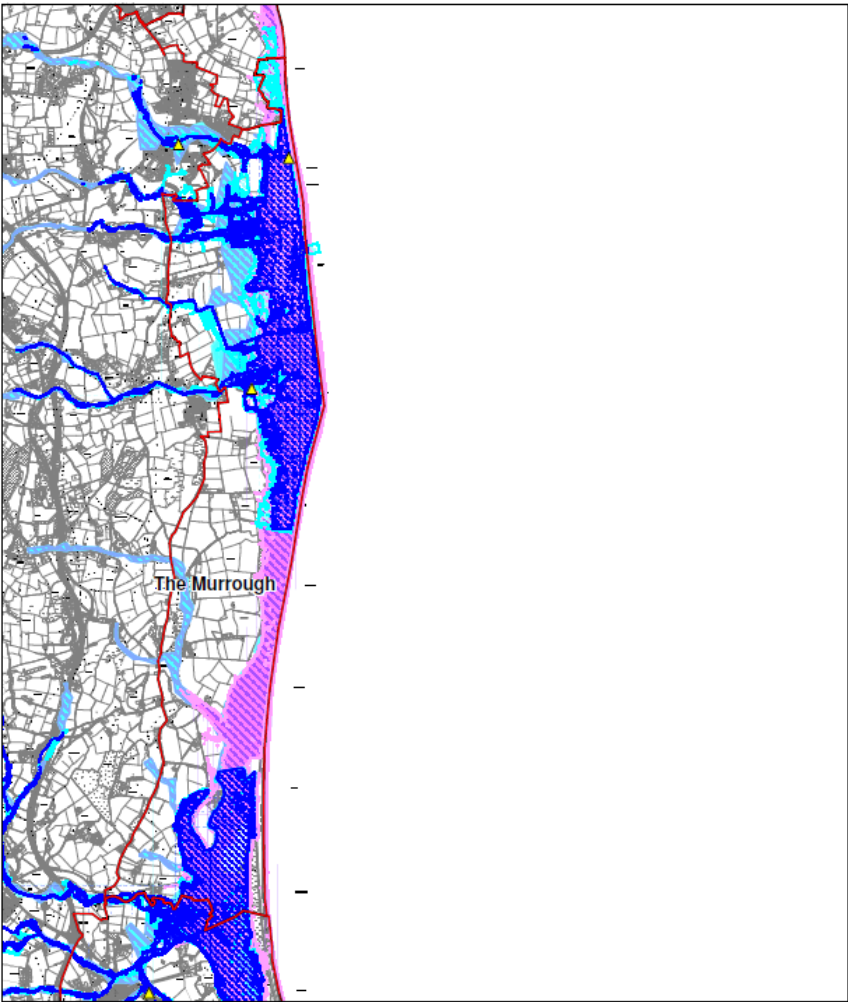


Stage One Strategic Flood Risk Assessment

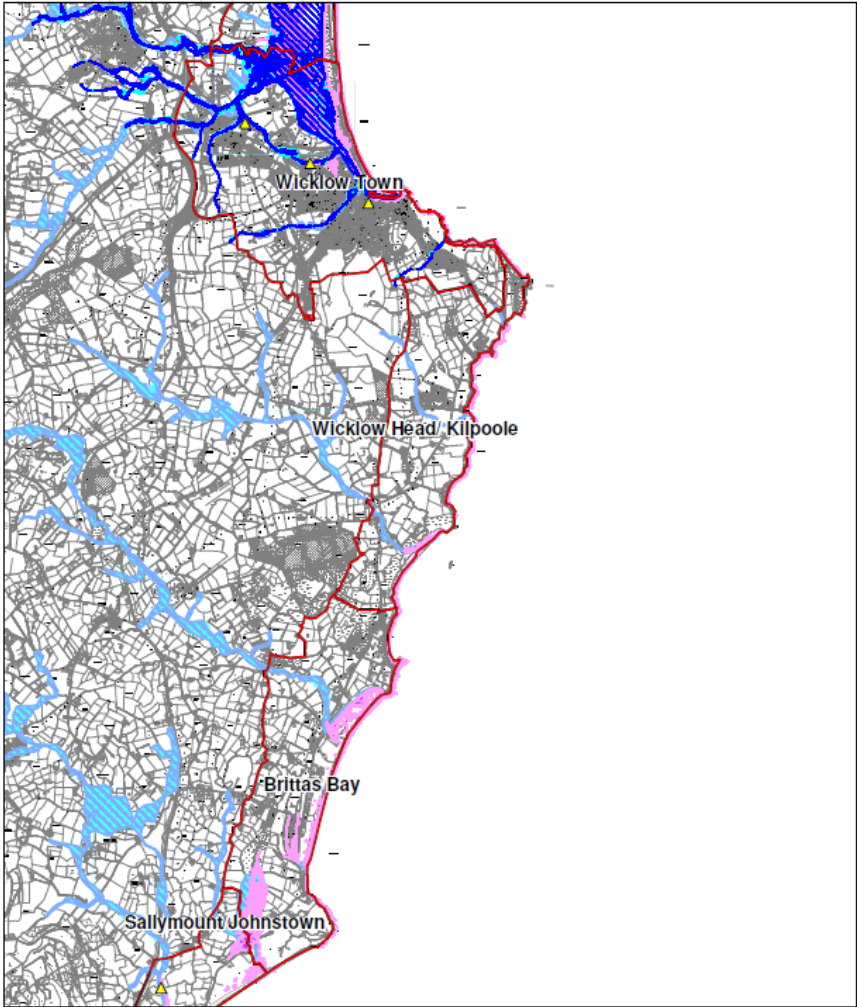
WICKLOW COUNTY DEVELOPMENT PLAN 2016 - 2022

Identification Assessment Coastal Cells SFRA Map 2

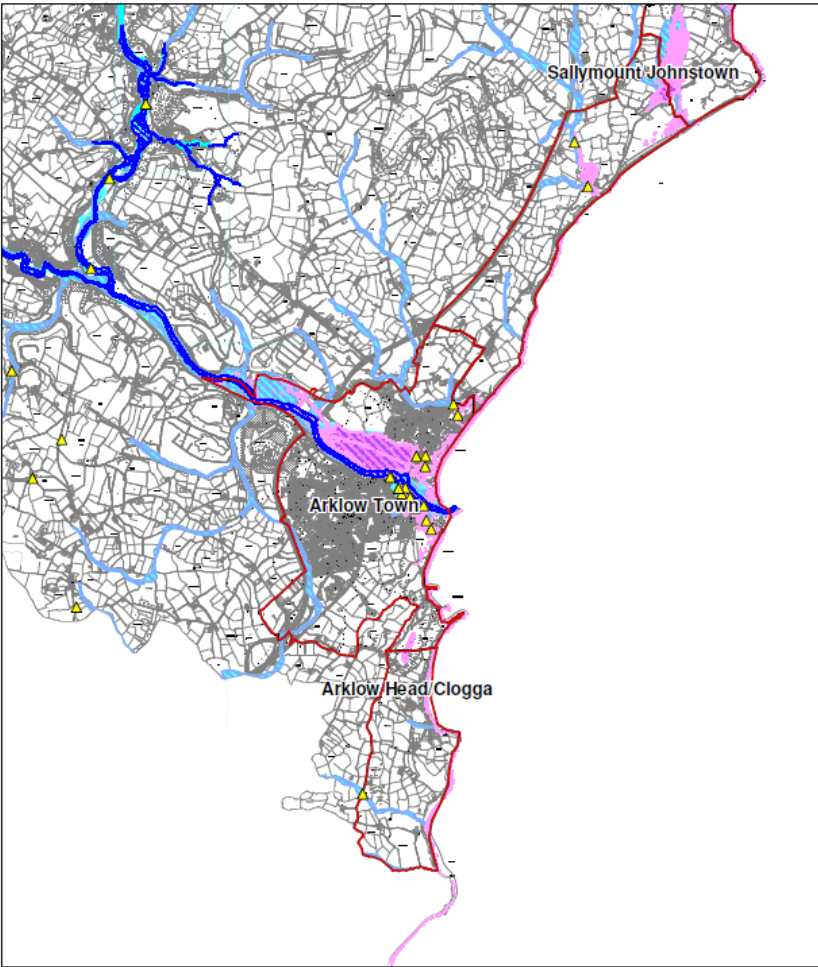
 Flood Zone A PFRA	 Flood Zone B PFRA
 Flood Zone A draft CFRAMs	 Flood Zone B draft CFRAMs
 Flood Zone A Coastal	 Flood Zone B Coastal
 Historic Flood Points (OPW)	



<p>Stage One Strategic Flood Risk Assessment</p> <p>WICKLOW COUNTY DEVELOPMENT PLAN 2016 - 2022</p>	<p>Identification Assessment Coastal Cells SFRA Map 3</p>	
	<p>Flood Zone A PFRA</p> <p>Flood Zone A draft CFRAMs</p> <p>Flood Zone A Coastal</p>	<p>Flood Zone B PFRA</p> <p>Flood Zone B draft CFRAMs</p> <p>Flood Zone B Coastal</p> <p>▲ Historic Flood Points (OPW)</p>



<p>Stage One Strategic Flood Risk Assessment</p> <p>WICKLOW COUNTY DEVELOPMENT PLAN 2016 - 2022</p>	<p>Identification Assessment Coastal Cells SFRA Map 4</p>	
	<p>Flood Zone A PFRA</p> <p>Flood Zone A draft CFRAMs</p> <p>Flood Zone A Coastal</p>	<p>Flood Zone B PFRA</p> <p>Flood Zone B draft CFRAMs</p> <p>Flood Zone B Coastal</p> <p>▲ Historic Flood Points (OPW)</p>



<p>Stage One Strategic Flood Risk Assessment</p> <p>WICKLOW COUNTY DEVELOPMENT PLAN 2016 - 2022</p>	<p>Identification Assessment Coastal Cells SFRA Map 5</p> <table border="0"> <tr> <td data-bbox="454 1241 719 1270"> Flood Zone A PFRA </td> <td data-bbox="730 1241 994 1270"> Flood Zone B PFRA </td> </tr> <tr> <td data-bbox="454 1278 719 1307"> Flood Zone A draft CFRAMs </td> <td data-bbox="730 1278 994 1307"> Flood Zone B draft CFRAMs </td> </tr> <tr> <td data-bbox="454 1315 719 1343"> Flood Zone A Coastal </td> <td data-bbox="730 1315 994 1343"> Flood Zone B Coastal </td> </tr> <tr> <td colspan="2" data-bbox="454 1351 994 1370"> Historic Flood Points (OPW) </td> </tr> </table>	Flood Zone A PFRA	Flood Zone B PFRA	Flood Zone A draft CFRAMs	Flood Zone B draft CFRAMs	Flood Zone A Coastal	Flood Zone B Coastal	Historic Flood Points (OPW)	
Flood Zone A PFRA	Flood Zone B PFRA								
Flood Zone A draft CFRAMs	Flood Zone B draft CFRAMs								
Flood Zone A Coastal	Flood Zone B Coastal								
Historic Flood Points (OPW)									

SECTION 3 ADDENDUM REPORTS

This section sets out the follow 3 addendum reports.

(a) Addendum to the Environmental Report.

This provides information on the likely significant effects on the environment of implementing the proposed amendments, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).

(b) Addendum to the Natura Impact Report.

This provides an evaluation of the impacts, if any, of the proposed amendments on any Natura 2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives, prepared in accordance with Article 6 of the Habitats Directive (92/43/EEC).

(c) Addendum to the Strategic Flood Risk Assessment.

This provides a stage 1 flood risk identification assessment of the proposed zoning amendments. This has been prepared in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities.

STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT

(INCORPORATING SCREENING AND FURTHER ASSESSMENT, WHERE NECESSARY)

ADDENDUM TO SEA ENVIRONMENTAL REPORT

FOR

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022 PROPOSED MATERIAL ALTERATIONS

for: Wicklow County Council

County Hall
Station Road
Wicklow Town
County Wicklow



by: CAAS Ltd.

2nd Floor, The Courtyard
25 Great Strand Street
Dublin 1



JULY 2016

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Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Report for the Proposed Material Alterations to the Draft Wicklow County Development Plan 2016-2022, incorporating screening of the Proposed Material Alterations and further assessment where necessary.

It forms an Addendum to the original SEA Environmental Report prepared for the Draft County Development Plan.

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or variation to a plan or programme, before a decision is made to adopt it. The SEA Directive¹ requires, inter alia, that SEA is undertaken for certain plans, programmes or variations to these. Screening is the process for deciding whether a particular plan - or alteration to a plan -, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

The purpose of this report is to evaluate the requirement for SEA to be undertaken on the Proposed Material Alterations to the Draft County Development Plan and to undertake further assessment where necessary. Requirements in relation to the screening of Proposed Material Alterations to Draft Development Plans are provided under Section 12 (7) of the Planning and Development Act 2000 as amended.

This Report should be read in conjunction with the Draft Plan and all other associated documents including:

- The Proposed Material Alteration document;
- The SEA Environmental Report for the Draft Plan;
- The Appropriate Assessment (AA) Natura Impact Report for the Draft Plan;
- The AA Screening Report for the Proposed Material Alterations; and
- The FRA for the Proposed Material Alterations.

1.2 Process so far

Strategic Environmental Assessment (SEA) was undertaken on the Draft Plan in order to comply with the SEA Directive and transposing Regulations – the SEA Environmental Report which accompanied the Draft Plan on public display contains the findings of the assessment.

A Stage 2 Appropriate Assessment² (AA) was also undertaken on the Draft Plan in order to comply with the Habitats Directive and transposing Regulations – a Natura Impact Report was prepared that contains the findings of this assessment.

The Plan and associated documents, including those relating to the SEA and AA processes, were placed on public display and submissions were invited. Submissions were responded to in a Chief Executive's Report and Elected Members decided upon Proposed Material Alterations to the Draft Plan which are the subject of this report.

¹ Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment

² Appropriate Assessment is an impact assessment process concerning Natura 2000 Sites.

Section 2 SEA Screening

2.1 Introduction

The section examines whether each Proposed Material Alteration would be likely to have significant environmental effects (and thus would warrant the undertaking of Strategic Environmental Assessment).

This examination takes account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended, (see Section 2.5) and will be updated to take account of any submissions or observations received from environmental authorities.

2.2 Appropriate Assessment

Appropriate Assessment (AA) screening has been undertaken on the Proposed Material Alterations to the Draft Plan. AA is an impact assessment process concerning *Natura 2000*, or *European*, sites - these sites have been designated or proposed for designation by virtue of their ecological importance.

The Habitats Directive³, its transposing Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended) provide the requirement to screen the alterations for effects on European Sites. If the effects are deemed to be *significant, potentially significant or uncertain* then the alterations must undergo Stage 2 AA.

The AA Screening process has determined that the Proposed Material Alterations would not affect the integrity of the Natura 2000 network of sites and, therefore, Stage 2 AA is not necessary. An AA Screening Report contains the findings of this assessment and has informed this SEA Report.

2.3 Flood Risk Assessment

Flood Risk Assessment (FRA) has been undertaken on Proposed Material Alterations relating to land use zoning. The findings of this assessment are provided in an Addendum to the FRA that was prepared for the Draft Plan. The requirement for FRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DECLG, 2009).

The FRA Addendum identifies three Alterations (No's. 15, 31 and 67) where the land use zoning is not appropriate to the relevant flood zone. In each of these instances a Justification Test is undertaken (as per the requirements of the Flood Risk Management Guidelines) and in each instance the Alteration fails the test. Therefore, these Proposed Material Alterations do not comply with the Guidelines and have the potential to result in significant effects upon flood risk, if unmitigated. However, measures from the Draft Plan are identified that will ensure that the Guidelines are complied with at project level.

2.4 SEA Screening Analysis

Table 2.1 examines whether each part of the Proposed Material Alterations would be likely to have significant environmental effects (and thus would warrant the undertaking of Strategic Environmental Assessment).

Table 2.1 is supplemented by Table 2.2 which provides details on:

- The likely significant effects, if unmitigated, of implementing the Proposed Material Alterations in combination with the Draft Plan;

³ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

- Key mitigation measure(s) that are already contained within the Draft Plan; and
- Residual non-significant adverse effects.

Effects encompass the full range of effects⁴, including those arising cumulatively – such as those potentially arising as a result of interactions with other Proposed Material Alterations, the provisions of the Draft Plan and other plans and programmes.

The examination takes account relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended, (see Section 2.5) and will be updated to take account of any submissions or observations received from environmental authorities.

⁴ These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

Table 2.1 Relevant Proposed Material Alterations and Potential and Non-Significant Residual Environmental Effects

Proposed Material Alteration No.	Strategic Environmental Assessment (SEA) Screening
Volume One	
1, 13, 16, 26, 27, 51 and 53	These Proposed Material Alterations relate to the parts of the Plan that set the context for Plan provisions; these Proposed Material Alterations do not interact with Plan provisions to the extent that they would have environmental effects. Consequently further assessment is not required.
4, 5, 7, 9, 14, 18, 20, 21, 22, 24, 32, 33, 37, 38, 39, 40, 43, 44, 46, 50, 52, 58 and 60	Changes proposed would not result in environmental effects additional to those already envisaged by the SEA of the Draft Plan. Consequently further assessment is not required.
2, 17, 23, 25, 28, 29, 54, 55, 59 and 61	Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from these Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required. See also Table 2.2.
3	Various changes relating to the content of the Plan with respect to Housing (Section 2.4.4) and Zoning (Section 2.4.5) are covered by this this Proposed. Most changes provide clarification and would not result in result in environmental effects additional to those already envisaged by the SEA of the Draft Plan. It is noted that preparation of a future LAP for Newtownmountkennedy is provided for – such a Plan would be required to be subject to its own SEA and AA processes. Further assessment of this amendment is not required. Regarding an increased housing yield for Aughrim, please refer to comment for Amendment Numbers 69 and 70 below.
6	This alteration elaborates on the content already included in the Draft Plan. Although some of the bottom line figures on Table 2.10 are proposed to be changed (e.g. jobs growth from 2011-2028 to be changed from 22,380 to 22,267) the potential effects that would arise from the altered Draft Plan remain unchanged. Such an alteration therefore would not necessitate further assessment.
8	The Plan already provides for the development of sites and areas in need of development of renewal. This change provides further detail on how this will be done. Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Material Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required. See also Table 2.2.
10	As detailed in the SEA Environmental Report, Objective HD21 relates to housing development in the open countryside. This Objective provides that: "In the event of conflict of any other settlement strategy objective / Landscape Zones and Categories, a person who qualifies under policy HD21 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard. With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact." This provision would therefore allow adverse effects on the landscape – it would not be possible to mitigate against this. The changes proposed to Objective HD21 would not result in environmental effects additional to those already envisaged by the SEA of the Draft Plan. Consequently further assessment is not required.
11	Objective HD24 to which this proposed change relates was assessed in the SEA Environmental Report as follows: <i>By providing for development in an area which is removed from the established development envelope of Newtownmountkennedy, Objective HD24 provides for a less sustainable type of development and presents the potential for significant adverse environmental effects to arise with regard to all environmental components. Although many conflicts would be mitigated, given the elevated nature of the site, significant adverse effects on the landscape would be likely to occur. Given increasingly stringent national objectives relating to sustainable mobility and transport emissions, it is uncertain as to whether adverse effects could be mitigated and significant conflicts would be likely to remain.</i> As it is proposed to remove Objective HD24 from the Draft Plan, the above predicted adverse effects would be removed from the final consolidated SEA of the Plan. No further assessment of this Proposed Material Alteration is required.
12	Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards the protection of residential amenities, it is determined that this Proposed Material Alteration will further contribute towards the beneficial effects upon the protection of residential amenities that are already provided for by the Draft Plan. No further assessment of this Proposed Material Alteration is required.

Proposed Material Alteration No.	Strategic Environmental Assessment (SEA) Screening
15	<p>Objective EMP12 to which this proposed change relates was assessed in the SEA Environmental Report as follows:</p> <p><i>Objective EMP12 provides for employment development in areas which are removed from the established development envelopes of existing settlements. As such this provision provides for a less sustainable type of development and poses a greater extent of those potential conflicts detailed above – including with regard to the following:</i></p> <ul style="list-style-type: none"> • <i>Adverse effects on sustainable mobility with increases in car usage;</i> • <i>Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air;</i> • <i>Adverse visual impacts on the landscape; and</i> • <i>Increased pressures on ground and surface water bodies arising from limited options for water services.</i> <p><i>Given the size and greenfield nature of this collection of sites, adverse visual impacts would be likely to occur. Also, given increasingly stringent national objectives relating to sustainable mobility and transport emissions, it is uncertain as to whether adverse effects could be mitigated and significant conflicts would be likely to remain.</i></p> <p>The alteration removes a number of locations for which development is provided for by Objective EMP12 in the Draft Plan. The removal of these locations would reduce the extent of predicted adverse effects identified by the SEA. Nonetheless, the assessment of the altered Objective would not be different to that provided in the SEA Environmental Report as adverse effects in relation to other locations would remain.</p> <p>Flood Risk Assessment (FRA) has been undertaken on the part of the Proposed Material Alterations relating to the Employment Zone at Inchanappa South and Ballyhenry. The FRA found that this land use zoning is not appropriate due to the flood risk at these lands. A Justification Test was undertaken (as per the requirements of the Flood Risk Management Guidelines) and the zoning failed the test. Therefore, the zoning does not comply with the Guidelines and has the potential to result in significant effects upon flood risk, if unmitigated. However, measures from the Draft Plan are identified that will ensure that the Guidelines are complied with at project level – consequently further SEA is not required for this zoning on account of flood issues. The amendment to the Employment Zone at Inchanappa South and Ballyhenry would necessitate additional commentary on flood risk, the justification test and mitigation in the final, consolidated SEA Environmental Report.</p> <p>The alteration proposes new areas of employment development at Killadreenan and Timmore that are removed from the established development envelopes of existing settlements. This development would contribute towards significant adverse environmental effects upon efforts to: improve sustainable mobility; and reduce energy usage and travel related greenhouse gas and other emissions to air.</p> <p>Furthermore, these lands are exposed sites, lacking in screening, that are elevated above and directly adjoining the N11.</p> <p>Taking the above factors into consideration, further assessment of the Killadreenan and Timmore component of this Proposed Material Alteration is required under Section 3 “Further SEA”.</p>
19	<p>No additional potential effects relating to this Proposed Material Alteration. Changes proposed would not result in environmental effects additional to those already envisaged by the SEA of the Draft Plan. Consequently further assessment is not required. Note that any Variation to the Plan would be required to be subject to its own SEA and AA processes.</p>
30	<p>The assessment of Objective T19 in the SEA Environmental Report includes the following:</p> <p><i>Objectives providing for development in areas which are removed from the established development envelopes of existing settlements, in particular, provide for a less sustainable type of development and pose certain conflicts, especially with regard to:</i></p> <ul style="list-style-type: none"> • <i>Adverse effects on sustainable mobility with increases in car usage (SEO C1);</i> • <i>Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air (SEO C1);</i> • <i>Adverse visual impacts on the landscape (SEO L1); and</i> • <i>Increased pressures on ground and surface water bodies arising from limited options for water services (SEOs W1 W2 M1 M2).</i> <p><i>Of these effects, adverse effects on sustainable mobility and visual impacts would be least likely to be mitigated for new development at locations such as Baltyboys Golf Club (Area of Outstanding Natural Beauty), Annamoe fish farm (Area of Outstanding Natural Beauty)</i></p> <p>The alteration removes the Annamoe Fish Farm location for which development is provided for by Objective T19 in the Draft Plan. The removal of this location would reduce the extent of predicted adverse effects identified by the SEA. Nonetheless, the assessment of the altered Objective would not be different to that provided in the SEA Environmental Report as adverse effects in relation to Baltyboys would remain.</p> <p>No further assessment of this Proposed Material Alteration is required.</p>

Proposed Material Alteration No.	Strategic Environmental Assessment (SEA) Screening
31	<p>The assessment of Objective T20 in the SEA Environmental Report includes the following:</p> <p><i>Objectives providing for development in areas which are removed from the established development envelopes of existing settlements, in particular, provide for a less sustainable type of development and pose certain conflicts, especially with regard to:</i></p> <ul style="list-style-type: none"> • <i>Adverse effects on sustainable mobility with increases in car usage;</i> • <i>Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air;</i> • <i>Adverse visual impacts on the landscape; and</i> • <i>Increased pressures on ground and surface water bodies arising from limited options for water services.</i> <p><i>Of these effects, adverse effects on sustainable mobility and visual impacts would be least likely to be mitigated for new development at locations such as ...and Castletimon Brittas Bay (located in a sensitive coastal area with landscape sensitivities including landscape designation).</i></p> <p>The alteration also provides for an increase in the area at which development is supported at Newtownmountkennedy. Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential adverse effects arising will be mitigated so as not to be significant. Furthermore, a Flood Risk Assessment (FRA) has been undertaken on this part of the Proposed Material Alterations that found that this land use zoning is not appropriate due to the flood risk at these lands. A Justification Test was undertaken (as per the requirements of the Flood Risk Management Guidelines) and the zoning failed the test. Therefore, the zoning does not comply with the Guidelines and has the potential to result in significant effects upon flood risk, if unmitigated. However, measures from the Draft Plan are identified that will ensure that the Guidelines are complied with at project level - consequently further SEA is not required for this zoning on account of flood issues. The amendment to the zoning at Newtownmountkennedy would necessitate additional commentary on flood risk, the justification test and mitigation in the final, consolidated SEA Environmental Report.</p> <p>The alteration removes the Castletimon, Brittas Bay location for which development is provided for by Objective T20 in the Draft Plan. The removal of this location would reduce the extent of predicted adverse effects identified by the SEA and reference to visual effects at Castletimon, Brittas Bay would be removed. Nonetheless, other potentially adverse effects as a result of development within other locations identified by Objective T20 would remain.</p> <p>No further assessment of this Proposed Material Alteration is required.</p>
34	<p>This alteration expands the objective to include the development of blueways. The development of blueways along the environs of waterways has the potential to result in an increased potential for adverse effects upon certain environmental components such as ecology and the status of water bodies to arise, however; these effects will be mitigated by various measures which have been integrated into both the Draft Plan and the Proposed Material Alteration ("subject to normal environmental protection and management criteria"). Consequently further assessment is not required.</p>
35	<p>The assessment of Objective CD17 in the SEA Environmental Report includes the following:</p> <p><i>With regard to Objective CD17, the location of residential care facilities for the elderly away from services, such as community, social and retail services, reduces the ability of the elderly to independently utilise these services. This can adversely affect patterns of sustainable mobility.</i></p> <p>The alteration removes the two of the four locations for which development is provided for by Objective CD17 in the Draft Plan. The removal of these locations would reduce the extent of predicted adverse effects identified by the SEA. Nonetheless, these effects would remain for the remaining locations and the assessment in the SEA Environmental Report would not change.</p> <p>No further assessment of this Proposed Material Alteration is required.</p>
36	<p>Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Material Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required. See also Table 2.2.</p>
41 and 42	<p>This alteration elaborates on content already included in the Draft Plan with respect to facilitating Irish Water's works, including the delivery of its Capital Investment Programme and Water Services Strategic Plan.</p> <p>In addition to facilitating the orderly development of the County that is provided for by the Draft Plan, the provision of safe drinking water would contribute towards the protection of human health and the provisions of appropriate levels of waste water treatment would contribute towards the protection of a variety of environmental components including ecology, water and human health. There would be potential for significant adverse environmental effects upon various environmental components to arise during both construction and operation. Such effects could be mitigated by measures including those that have been integrated into the Draft Plan and any additional requirements arising through lower tier</p>

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Proposed Material Alteration No.	Strategic Environmental Assessment (SEA) Screening
	<p>assessments. The Vartry Scheme and the Arklow WWTP are referred to within Irish Water's Capital Investment Plan and Water Services Strategic Plan (which has been subject to relevant SEA and AA). Irish Water's activities at project level are subject to their own EIA and AA processes as relevant.</p> <p>No further assessment of these Proposed Material Alterations is required.</p>
45	<p>Objective CCE6 from the Draft Plan includes a requirement that 'Wind farms shall be at least 1000m from any residential dwellings' that would limit Wicklow County Council's ability to contribute towards the National Renewable Energy Action Plan target of 40% of electricity demand to be provided by renewable energy by 2020. In addition, the distance specified is not consistent with Government policy on the issue.</p> <p>The change proposed to the final bullet point would further limit Wicklow County Council's ability to contribute towards the National Renewable Energy Action Plan target of 40% of electricity demand to be provided by renewable energy by 2020.</p> <p>The other changes would not result in environmental effects additional to those already envisaged by the SEA of the Draft Plan.</p> <p>No further assessment of this Proposed Material Alteration is required.</p>
47	<p>This policy further contributes to Plan provisions relating to the development of wind energy projects subject to various environmental criteria. These effects have already been assessed by the SEA. The potential effects on the environment that could arise from the altered Draft Plan remain unchanged. No further assessment of this Proposed Material Alteration is required.</p>
48	<p>This alteration elaborates on content already included in the Draft Plan, including the addition of a new objective further supporting solar energy infrastructure. The potential effects that would arise from the altered Draft Plan (which already includes an objective CCE9 'To facilitate the development of solar generated electricity') remain unchanged. It is noted that the example of international guidance provided at new proposed Objective CCE-x includes advice on environmental impacts including mitigation that could further contribute to the environmental protection and management provided for by the Plan.</p> <p>No further assessment of this Proposed Material Alteration is required.</p>
49	<p>This provision is consistent with the provisions of the Draft Plan that facilitate the use of renewable sources of energy within the County. The use of renewable energy sources would contribute towards achieving various government objectives relating to the amount of energy to be consumed from renewable sources and reducing greenhouse gas emissions.</p> <p>The construction of district heating systems and the development of renewable energy sources, however, has the potential to impact upon various environmental components. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan and by measures arising from lower tier assessments.</p> <p>No further assessment of this Proposed Material Alteration is required.</p>
56	<p>The site is not designated for ecological reasons. Furthermore, investigations and evaluation carried out to date in the preparation of an application for the infilling of these lands and development of an eco-park have not revealed that the site warrants additional protection on ecological grounds beyond that already included in the Draft Plan. In this regard, it is ecologically similar to other non-designated lands within the County. It is likely to be less sensitive than other non-designated areas within the County. Provisions are already included in the Draft Plan that provide for designated ecological sites and non-designated ecology, including ecological sensitivities.</p>
57	<p>As detailed in the SEA Environmental Report, the Public Rights of Way provisions of the Draft Plan would contribute towards increases in sustainable mobility and reductions in greenhouse gas emissions.</p> <p>Facilitating access to and the use of natural resources for recreation potentially conflicts with most environmental components. These types of accesses and uses often occur in ecologically and visually sensitive areas along the coast and adjacent to the banks of rivers and streams. Potential adverse effects would be mitigated both by measures which have been integrated into the Draft Plan and by measures arising from lower tier assessments.</p> <p>The changes contained in this Proposed Material Alteration, including the removal of two public rights of way, would not change the assessment provided in the SEA Environmental Report.</p> <p>Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Material Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required.</p>

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Proposed Material Alteration No.	Strategic Environmental Assessment (SEA) Screening
Volume Two 62, 63, 64, 65, 66, 67, 68, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86 and 87	Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from these Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required. See also Table 2.2.
67	Flood Risk Assessment (FRA) has been undertaken on this Proposed Material Alteration relating to Residential Zoning in Ashford. The FRA found that this land use zoning is not appropriate due to the flood risk at these lands. A Justification Test was undertaken (as per the requirements of the Flood Risk Management Guidelines) and the zoning failed the test. Therefore, the zoning does not comply with the Guidelines and has the potential to result in significant effects upon flood risk, if unmitigated. However, measures from the Draft Plan are identified that will ensure that the Guidelines are complied with at project level – consequently further SEA is not required for this zoning on account of flood issues. The amendment however would necessitate additional commentary on flood risk, the justification test and mitigation in the final, consolidated SEA Environmental Report.
69 and 70	<p>These amendments would both contribute towards an increased housing yield for Aughrim (from 278 units to 287 units) and are also referred to at Amendment 6 above.</p> <p>Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from these Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required.</p>
88	<p>This alteration proposes new employment/enterprise/open space uses in the townlands of Togher More and Baltynanima to the southwest of the Roundwood Settlement Plan area.</p> <p>This area is situated beyond the existing development envelope of the town and the Town Plan boundary from the Draft County Development Plan. As a result, the proposal would be likely to result in significant adverse environmental effects upon efforts to: improve sustainable mobility; and reduce energy usage and travel related greenhouse gas and other emissions to air.</p> <p>These lands are part of a wider landscape that is sensitive to new development due to a number of factors including elevation, slope, land cover and reduced levels of development beyond the existing envelope of the town.</p> <p>The soils at much of these lands are peat soils. Development of the site would seal off these soils and result in losses of associated ecology. There would be a loss of semi-natural habitat and impacts upon ecological connectivity.</p> <p>Taking all of the above factors into consideration, further assessment is required under Section 3 “Further SEA”.</p>
Volume Three – Appendix I Development and Design Guidelines	
89, 90, 91, 92, 93, 94, 95, 96, 97 and 98	Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that potential effects arising from changes to Appendix I are either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently further assessment is not required. See also Table 2.2.
Volume Three – Appendix 4 Record of Protected Structures	
99	<p>The addition of structures to the RPS would further contribute towards the protection of architectural heritage in the County that is already provided for by the Plan.</p> <p>The proposal to specify in the description of The Rectory House in Annamoe that the designation applies to the external features of the main house only would reduce the overall protection provided to this structure however other provisions of the Plan would contribute towards the protection of the curtilage of this structure.</p> <p>Further assessment of Proposed Material Alterations to the RPS is not required.</p>

Proposed Material Alteration No.	Strategic Environmental Assessment (SEA) Screening
Volume Three – Appendix 5 Landscape Assessment	
100	This change would not result in environmental effects additional to those already envisaged by the SEA of the Draft Plan. Consequently further assessment is not required.
101	This change to the Landscape Assessment Map would further contribute towards the protection of the landscape that is already provided for by the Plan. Further assessment of this Proposed Material Alteration is not required.
Volume Three – Appendix 6 Wind Strategy	
102	Provisions have already been integrated into the existing Draft Plan provisions that already provide for the protection of human health in respect of wind energy and other types of development. Taking into account the measures that have been already integrated into the Draft Plan which provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential beneficial effects arising from this Proposed Material Alteration are present already. Consequently further assessment is not required. See also Table 2.2.
Volume Three – Appendix 11 Strategic Flood Risk Assessment	
103	This change would not result in environmental effects additional to those already envisaged by the SEA of the Draft Plan. Consequently further assessment is not required.

Table 2.2 Positive Effects, Potential Adverse Effects, if unmitigated, Mitigation Measure and Residual Adverse Effects

Environmental Component	Significant Positive Effect, likely to occur	Potential Adverse Effect, if unmitigated	Mitigation Measures, including	Residual Adverse Effects
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Facilitates lower overall effects on ecology (including designated sites, ecological connectivity, habitats) – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites. Facilitates protection of ecology with respect to the provision of water services. Facilitates contribution towards the protection of ecology as a result of contributing towards the protection of environmental vectors, including air and water 	<ul style="list-style-type: none"> Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including Natura 2000 Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna Habitat loss, fragmentation and deterioration, including patch size and edge effects Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species and coastal squeeze 	<p>Natural Heritage Strategy</p> <p>Objectives NH1 to NH18, NH43, NH52, NH53, NH57, CZ1, CZ2, CZ5, CZ6, CZ7, CZ8, CZ9, CZ10, WE16, CCE6 and CCE11</p>	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces Losses or damage to ecology (these would be in compliance with relevant legislation)
Population and Human Health	<ul style="list-style-type: none"> Facilitates protection of human health with respect to the provision of water services and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage. Facilitates contribution towards the protection of human health as a result of contributing towards the protection of environmental vectors, including air and water 	<ul style="list-style-type: none"> Potential interactions if effects upon environmental vectors such as water and air are not mitigated 	<p>Objective WE8</p> <p>Various provisions under the environmental components of soil, water, air and material assets</p>	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility and infrastructural provision
Soil	<ul style="list-style-type: none"> Facilitates lower overall effects on soil – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites. Facilitates protection of soil with respect to the provision of water services. 	<ul style="list-style-type: none"> Damage to the hydrogeological and ecological function of the soil resource 	<p>Objectives including NH24 to NH29 and FTY1</p> <p>See also various provisions under the environmental components of water and material assets</p>	<ul style="list-style-type: none"> Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces
Water	<ul style="list-style-type: none"> Facilitates lower effects on ground and surface waters due to higher levels of development within established and serviced settlement centres that have installed/upgraded water services capable of delivering Water Framework Directive targets. 	<ul style="list-style-type: none"> Adverse impacts upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology Increase in the risk of flooding 	<p>Water Infrastructure and Flooding Strategy, Objectives WI2, WI4, NH3 and NH19</p> <p>See also various provisions under the environmental components of soil and material assets</p>	<ul style="list-style-type: none"> Increased loadings as a result of development to be in compliance with River Basin Management Plans Flood related risks remain due to uncertainty with regard to extreme weather events
Material Assets	<ul style="list-style-type: none"> Provides for planned infrastructure including water services infrastructure and transport infrastructure Make most use of existing water services and drainage infrastructure 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts) Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts) Increases in waste levels 	<p>Water Infrastructure and Flooding Strategy, Objectives WI1, WI3 to WI11, FL1 to FL10, WE1 to WE7</p>	<ul style="list-style-type: none"> Residual wastes to be disposed of in line with higher level waste management policies

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Environmental Component	Significant Positive Effect, likely to occur	Potential Adverse Effect, if unmitigated	Mitigation Measures, including	Residual Adverse Effects
Air and Climatic Factors	<ul style="list-style-type: none"> Facilitates contribution towards a shift from car to more sustainable and non-motorised transport modes Facilitates contribution towards reducing congestion and associated adverse effects on air quality Facilitates contribution towards reductions in travel related greenhouse gas and other emissions to air 	<ul style="list-style-type: none"> Emissions to air including greenhouse gas emissions and other emissions 	<p>Objectives WE9 to WE15, CCE1 to CCE5, CCE21 to CCE23</p> <p>Overall approach by the Plan and all provisions relating to sustainable mobility</p>	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility
Cultural Heritage	<ul style="list-style-type: none"> Contribution towards the protection of cultural heritage by facilitating compliance with protection legislation 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities 	<p>Built Heritage Strategy, Objectives BH1 to BH25</p>	<ul style="list-style-type: none"> Potential alteration to the context and setting of architectural heritage however these will occur in compliance with legislation Potential alteration to the context and setting of archaeological heritage however this will occur in compliance with legislation Potential loss of unknown archaeology however this loss will be mitigated by measures integrated into the Draft Plan
Landscape	<ul style="list-style-type: none"> Contribution towards the protection of cultural heritage by facilitating compliance with objectives relating to landscape management and protection 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape 	<p>Objectives NH47, NH48, NH49, NH50 and CCE6Tourism and Recreation Strategic Objectives</p>	<ul style="list-style-type: none"> None. The Draft Plan contributes towards the protection of landscape designations. The County's landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments.

2.5 Schedule 2A

PART 1

1. *The characteristics of the plan having regard, in particular, to: the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources*

The changes proposed by the Material Alterations relate to the provisions of the Draft County Development Plan which provides a framework for land use planning in County Wicklow. Proposed Material Alterations encompass changes to the text and maps of the Draft Plan.

Taking the above and the examination of the various Proposed Material Alterations provided under Section 2.4 into account, arising from the degree to which the Proposed Material Alterations and associated County Development Plan set a framework for projects and other activities, all but two Proposed Material Alterations would not be likely to result in significant environmental effects.

The two that would be likely to contribute towards significant adverse environmental effects are considered further under Section 3 "Further SEA".

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

The Proposed Material Alterations are being made to the Draft County Development Plan. The County Development Plan will influence lower tier land use plans including Local Area Plans.

Taking the above and the examination of the various Proposed Material Alterations provided under Section 2.4 into account, arising from the degree to which the Proposed Material Alterations and associated County Development Plan influence other plans, all but two Proposed Material Alterations would not be likely to result in significant environmental effects.

The two that would be likely to contribute towards significant adverse environmental effects are considered further under Section 3 "Further SEA".

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Draft County Development Plan - to which the Proposed Material Alterations relate - has undergone SEA. This process integrated environmental considerations into the Draft Plan and found that the Draft Plan contributes to environmental protection and management and sustainable development.

Taking the above and the examination of the various Proposed Material Alterations provided under Section 2.4 into account, arising from the degree to which the Proposed Material Alterations and associated County Development Plan are relevant for the integration of environmental considerations with a view to promoting sustainable development, all but two Proposed Material Alterations would not be likely to result in significant environmental effects.

The two that would be likely to contribute towards significant adverse environmental effects are considered further under Section 3 "Further SEA".

4. *The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan*

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets.

Through its provisions relating to environmental protection and management, the Draft Plan contributes towards ensuring that environmental conditions do not get worse and, where possible, it contributes towards its amelioration.

Taking the above and the examination of the various Proposed Material Alterations provided under Section 2.4 into account, arising from environmental problems relevant to the Proposed Material Alterations and associated County Development Plan, all but two Proposed Material Alterations would not be likely to result in significant environmental effects.

The two that would be likely to contribute towards significant adverse environmental effects are considered further under Section 3 "Further SEA".

5. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)*

The Draft County Development Plan relates to the land use sector and has undergone SEA. This process integrated considerations with regard to EU and national legislation on the environment into the Plan, including those relating to the waste management and the Water Framework Directive.

Taking the above and the examination of the various Proposed Material Alterations provided under Section 2.4 into account, arising from the relevance of the Proposed Material Alterations for the implementation of European Union legislation on the environment, all but two Proposed Material Alterations would not be likely to result in significant environmental effects.

The two that would be likely to contribute towards significant adverse environmental effects are considered further under Section 3 "Further SEA".

PART 2

1. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the probability, duration, frequency and reversibility of the effects

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage;

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

b) exceeded environmental quality standards or limit values, and;

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

c) intensive land-use.

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

Most Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

It has been determined that two proposed Material Alterations would be likely to contribute towards significant adverse environmental effects and these are considered further under Section 3 of this report.

Section 3 Further SEA

3.1 Introduction

The Proposed Material Alterations were examined in order to determine if they would be likely to have significant environmental effects (and thus would warrant the undertaking of Strategic Environmental Assessment).

This examination took account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended and will be updated to take account of any submissions or observations received from environmental authorities.

The following two Proposed Material Alterations were identified as being likely to contribute towards significant adverse environmental effects and are considered further in this section:

- Proposed Material Alteration No. 15; and
- Proposed Material Alteration No. 88.

3.2 SEA Environmental Report (September 2015)

The SEA Environmental Report for the Draft Plan contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI 201 of 2011). The relevant sections of the SEA Environmental Report that address these information requirements are detailed on Table 3.1 below.

The assessment undertaken on relevant Proposed Material Alterations (the findings of which are presented later in this document) has used the information contained in the SEA Environmental Report.

This Report forms an addendum to and should be read in conjunction with the SEA Environmental Report for the Draft Plan.

Table 3.1 Information contained within the SEA Environmental Report

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

3.3 Assessment of Proposed Amendment No. 15

The SEA Screening detailed in Section 2 identified that:

Objective EMP12 to which this proposed change relates was assessed in the SEA Environmental Report as follows:

Objective EMP12 provides for employment development in areas which are removed from the established development envelopes of existing settlements. As such this provision provides for a less sustainable type of development and poses a greater extent of those potential conflicts detailed above – including with regard to the following:

- *Adverse effects on sustainable mobility with increases in car usage;*
- *Associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air;*
- *Adverse visual impacts on the landscape; and*
- *Increased pressures on ground and surface water bodies arising from limited options for water services.*

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

The alteration removes a number of locations for which development is provided for by Objective EMP12 in the Draft Plan. The removal of these locations would reduce the extent of predicted adverse effects identified by the SEA. Nonetheless, the assessment of the altered Objective would not be different to that provided in the SEA Environmental Report as adverse effects in relation to other locations would remain.

Flood Risk Assessment (FRA) has been undertaken on the part of the Proposed Material Alterations relating to the Employment Zone at Inchanappa South and Ballyhenry. The FRA found that this land use zoning is not appropriate due to the flood risk at these lands. A Justification Test was undertaken (as per the requirements of the Flood Risk Management Guidelines) and the zoning failed the test. Therefore, the zoning does not comply with the Guidelines and has the potential to result in significant effects upon flood risk, if unmitigated. However, measures from the Draft Plan are identified that will ensure that the Guidelines are complied with at project level – consequently further SEA is not required for this zoning on account of flood issues. The amendment to the Employment Zone at Inchanappa South and Ballyhenry would necessitate additional commentary on flood risk, the justification test and mitigation in the final, consolidated SEA Environmental Report.

The alteration proposes new areas of employment development at Killadreenan and Timmore that are removed from the established development envelopes of existing settlements. This development would contribute towards significant adverse environmental effects upon efforts to: improve sustainable mobility; and reduce energy usage and travel related greenhouse gas and other emissions to air.

Furthermore, these lands are exposed sites, lacking in screening, that are elevated above and directly adjoining the N11.

Taking the above factors into consideration, further assessment of the Killadreenan and Timmore component of this Proposed Material Alteration is required under Section 3 "Further SEA".

In combination with the other provisions of the Draft Plan and associated Proposed Material Alterations, new development at Killadreenan and Timmore would have the potential to result in the following adverse environmental effects :

- Loss of biodiversity
- Spatially concentrated deterioration in human health
- Damage to the hydrogeological and ecological function of the soil resource
- Adverse impacts upon the status and quality of water bodies
- Increase in the risk of flooding
- Failure to provide adequate and appropriate waste water treatment
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean
- Increases in waste levels
- Effects on entries to the Record of Monuments and Places and other archaeological heritage
- Effects on entries to the Records of Protected Structures and other architectural heritage

For Proposed Material Alteration No. 15, these effects would be mitigated by, inter alia, provisions that have been integrated into the Draft Plan resulting in insignificant residual effects (see Table 2.2).

However, in combination with the other provisions of the Draft Plan and associated Proposed Material Alterations, new areas of employment development at Killadreenan and Timmore that are removed from the established development envelopes of existing settlements, would contribute towards significant adverse environmental effects upon efforts to: improve sustainable mobility; and reduce energy usage and travel related greenhouse gas and other emissions to air. Given increasingly stringent national objectives relating to sustainable mobility and transport emissions, it is uncertain as to whether adverse effects could be mitigated and significant adverse effects would be likely to remain⁵.

Furthermore, these lands are exposed sites, lacking in screening, that are elevated above and directly adjoining the N11. Locally significant residual adverse effects would occur on the landscape at this part of the N11 corridor if development took place⁶.

3.4 Further Assessment of Proposed Amendment No. 88

The SEA Screening detailed in Section 2 identified that:

This alteration proposes new employment/enterprise/open space uses in the townlands of Togher More and Baltynanima to the southwest of the Roundwood Settlement Plan area.

This area is situated beyond the existing development envelope of the town and the Town Plan boundary from the Draft County Development Plan. As a result, the proposal would be likely to result in significant adverse environmental effects upon efforts to: improve sustainable mobility; and reduce energy usage and travel related greenhouse gas and other emissions to air.

These lands are part of a wider landscape that is sensitive to new development due to a number of factors including elevation, slope, land cover and reduced levels of development beyond the existing envelope of the town.

⁵ The Strategic Environmental Objective (SEO) conflicted with in this regard is SEO C1 "To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport". SEOs have been considered for all environmental components throughout the SEA process and have been used in the assessment of Draft Plan provisions as detailed in the SEA Environmental Report.

⁶ The SEO conflicted with in this regard is SEO L1 "To minimise significant adverse visual impacts within and adjacent to the County".

The soils at much of these lands are peat soils. Development of the site would seal off these soils and result in losses of any associated ecology. There would be a loss of semi-natural habitat and impacts upon ecological connectivity.

Taking all of the above factors into consideration, further assessment is required under Section 3 "Further SEA".

In combination with the other provisions of the Draft Plan and associated Proposed Material Alterations, new development at Togher More and Baltynanima would have the potential to result in the following adverse environmental effects:

- Spatially concentrated deterioration in human health
- Adverse impacts upon the status and quality of water bodies
- Increase in the risk of flooding
- Failure to provide adequate and appropriate waste water treatment
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean
- Increases in waste levels
- Effects on entries to the Record of Monuments and Places and other archaeological heritage
- Effects on entries to the Records of Protected Structures and other architectural heritage

For Proposed Material Alteration No. 88, these effects would be mitigated by, inter alia, provisions that have been integrated into the Draft Plan resulting in insignificant residual effects (see Table 2.2).

However, in combination with the other provisions of the Draft Plan and associated Proposed Material Alterations, new development at Togher More and Baltynanima that is beyond the existing development envelope of Roundwood and the Draft Roundwood Settlement Plan boundary, would contribute towards significant adverse environmental effects upon efforts to: improve sustainable mobility; and reduce energy usage and travel related greenhouse gas and other emissions to air. Given increasingly stringent national objectives relating to sustainable mobility and transport emissions, it is uncertain as to whether adverse effects could be mitigated and significant adverse effects would be likely to remain⁷.

These lands are part of a wider landscape that is sensitive to new development due to a number of factors including elevation, slope, land cover and reduced levels of development beyond the existing envelope of the town. Locally significant residual adverse effects on the landscape would occur if development took place⁸.

The soils at much of these lands are peat soils; development of the site would seal off these soils and result in losses of any associated ecology. There would be a loss of semi-natural habitat and impacts upon ecological connectivity. These effects would be significant, adverse, not mitigated and residual⁹.

⁷ The SEO conflicted with in this regard is SEO C1 "To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport".

⁸ The SEO conflicted with in this regard is SEO L1 "To minimise significant adverse visual impacts within and adjacent to the County".

⁹ The SEOs conflicted with in this regard are SEO S1 "To avoid damage to the hydrogeological and ecological function of the soil resource" and SEO B2 "To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species".

Section 4 Conclusion

For most Proposed Material Alterations, it is determined that potential effects arising are either present already (beneficial) and will be further contributed towards or will be mitigated so as not to be significant (adverse).

However, two Proposed Material Alterations (No's. 15 and 18) were identified as being likely to contribute towards significant adverse environmental effects after mitigation. These Alterations have been subjected to SEA in this report.

A one-page SEA determination accompanies this SEA Report.

**Strategic Environmental Assessment (SEA)
Determination under:**

The Planning and Development Acts 2000-2015

for:

**Draft Wicklow County Development Plan 2016-2022
Proposed Material Alterations**

A Strategic Environmental Assessment (SEA) Screening determination has been made by Wicklow County Council regarding the Draft Wicklow County Development Plan 2016-2022 Proposed Material Alterations.

Section 12 (7) of the Planning and Development Act 2000 (as amended), requires, inter alia, a determination to be made as to whether Proposed Material Alterations to the Draft Plan warrant the undertaking of SEA.

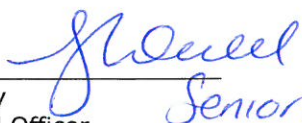
Such a determination takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the SEA Regulations, as amended.

Taking into account the content of the Proposed Material Alterations and the measures that have already been integrated into the Draft Plan that contribute towards environmental protection, environmental management and sustainable development, it is determined that potential effects arising from most Proposed Material Alterations are either present already (beneficial) and will be further contributed towards or will be mitigated so as not to be significant (adverse).

However, two Proposed Material Alterations (No's. 15 and 18) were identified as being likely to contribute towards significant adverse environmental effects after mitigation. These Alterations have been subjected to SEA.

An SEA Report (incorporating screening and further assessment, where necessary) has been prepared which accompanies and has informed this determination.

Signed:
Signatory
Approved Officer


Senior Planner

APPROPRIATE ASSESSMENT SCREENING REPORT (ADDENDUM TO AA NATURA IMPACT REPORT)

FOR THE

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

PROPOSED MATERIAL ALTERATIONS

IN ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 6(3) OF THE EU HABITATS DIRECTIVE

for: Wicklow County Council

County Hall
Station Road
Wicklow Town
County Wicklow



by: CAAS Ltd.

2nd Floor, The Courtyard
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Dublin 1



JULY 2016

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Section 1 Introduction and Background

1.1 Background and Content of this Report

This is the Appropriate Assessment Screening for Proposed Material Alterations to the Draft Wicklow County Development Plan 2016-2022 in accordance with the requirements of Article 6(3) of the EU Habitats Directive¹. This report is divided into the following three sections:

- Section 1 Introduction
- Section 2 Stage 1 Screening
- Section 3 Conclusion

The Draft Plan has already been subject to a Stage 2 AA process that has successfully facilitated the integration of mitigation into the Draft Plan in order to ensure the protection of the Natura 2000 network of European Sites. The Elected Members have followed the advice provided by the AA process throughout the preparation of the Plan, including during the consideration of submissions and the making of Proposed Material Alterations.

As a result, in the context of the sensitivities presented by European Sites within the County and beyond, the Proposed Material Alterations are benign and would not have the potential to affect any European Site, taking into account the provisions of the Draft Plan, including those that have been integrated through the AA process. Consequently, much of this report relates to describing the findings of the AA process that has been already been undertaken thus far as part of the Draft Plan preparation process.

This Screening Report forms an Addendum to the original Stage 2 AA Natura Impact Report prepared for the Draft County Development Plan.

1.2 Legislative Context

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as "The Habitats Directive", provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community Interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are candidate Special Areas of Conservation (cSACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (Directive 2009/147/EC - codified version of Directive 79/409/EEC as amended), hereafter referred to as European sites.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites. Article 6(3) establishes the requirement for AA:

"Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the

¹ Directive 92/43/EEC

plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

If, in spite of a negative assessment of the implications for the [Natura 2000] site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest."

These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011. These new regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.

1.3 Stages of Appropriate Assessment

This Appropriate Assessment has been prepared in accordance with the following guidance:

- *Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities.* Department of the Environment, Heritage and Local Government, 2010.
- *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC,* European Commission Environment DG, 2002.
- *Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC:* European Commission, 2000

Appropriate Assessment comprises up to four stages:

Stage One: Screening

The process which identifies the likely impacts upon a European site of a project or plan, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant.

Stage Two: Appropriate Assessment

The consideration of the impact on the integrity of the European site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Additionally, where there are adverse impacts, an assessment of the potential mitigation of those impacts.

Stage Three: Assessment of Alternative Solutions

The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the European site.

Stage Four: Assessment where no alternative solutions exist and where adverse impacts remain

An assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any impacts on European sites by identifying possible impacts early in the plan-making process and writing the plan in order to avoid such impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in impacts on European sites, and no further practicable mitigation is possible, then it must be rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

In the case of this AA exercise, it is found that the Proposed Material Alterations only requires Stage 1 AA Screening.

Section 2 Stage 1 Screening

2.1 Description of the Proposed Material Alterations and associated Draft County Development Plan

2.1.1 Proposed Material Alterations

The changes proposed by the Material Alterations relate to the provisions of the Draft County Development Plan which contributes towards a framework for land use planning in County Wicklow as detailed below. Proposed Material Alterations encompass changes to the text and maps of the Draft Plan.

There are 103 Proposed Material Alterations that are detailed in the accompanying Proposed Material Alteration document. These relate to Volumes 1, 2 and 3 of the Draft Plan.

2.1.2 Introduction to the Draft County Development Plan

The Draft Wicklow County Development Plan 2016-2022 (CDP) sets out the overall strategy for the planning and sustainable development of County Wicklow for the plan period and beyond.

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

2.1.3 Structure of the Draft County Development Plan

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

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

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

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

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

2.1.4 Plan Vision from the Draft County Development Plan

The Vision for the Draft Wicklow CDP is as follows:

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

2.1.5 Local plans contained within the Draft County Development Plan

As mentioned in Section 2.1.3 above, Volume 2 of the Draft Plan contains local plans (town and settlement plans) for 14 towns in the County. Such local plans occur in a hierarchy of plans flowing from national level (National Spatial Strategy) to regional level (Regional Planning Guidelines for the Greater Dublin Area) to County level (Wicklow County Development Plan). Local plans only include objectives that are settlement specific and achievable.

Three types of local plans have been included as part of the Draft Plan, Level 5 'town plans', Level 6 'settlement plans' and one 'Level 7 – land use and tourism plan'. The 'Core Strategy' of the Draft Plan outlines the direction for future growth within the county. The key elements of the 'Core Strategy' in relation to Level 5 and Level 6 towns/settlements are developed under the following headings:

- Settlement, Population & Housing Strategies
- Economic Development Strategy
- Retail Strategy
- Social Development Strategy
- Infrastructure Strategy
- Environmental Strategy

Level 5 towns in County Wicklow are the smaller towns of the County that provide important economic and social services to their populations and immediate hinterland. Such towns normally have a good range of infrastructural services and are suited to accommodating urban generated housing demand.

Level 6 settlements in County Wicklow are the smallest 'towns' of the County, but still provide important economic and social services to their populations and rural hinterland. Such towns normally have a reasonable range of infrastructural services and are suited to accommodating some urban generated housing demand, with necessary controls in place to ensure that local demand can also be met. Level 6 'Rural Towns' are differentiated in the County Development Plan from Level 5 'Small Growth Towns' having regard to their more rural character, the rural nature of their catchments and the lower capacity for significant growth.

The Draft Plan also includes one local plan for a Level 7 settlement – Laragh Glendalough. This is differentiated from the Level 6 'settlement plans' in its more direct focus on the tourism role of Laragh – Glendalough.

2.1.6 Relationship with other Relevant Plans and Strategies

The Draft Plan and associated Proposed Material Alterations sit within a hierarchy of strategic actions such as plans and programmes, including those detailed on Table 2.1 below. The Plan must comply with relevant higher level strategic actions and may, in turn, guide lower level strategic actions.

Article 6(3) of the Habitats Directive requires an assessment of a plan or project to consider other plans or programmes that might, in combination with the plan or project, have the potential to adversely impact upon European sites. Table 2.1 lists the plans or projects that may interact with the Draft Plan and associated Proposed Material Alterations to cause in-combination effects to European sites. The plans or projects are listed according to a spatial hierarchy of International, National, Regional/Local Projects and Plans.

Given the uncertainties that exist with regard to the scale and location of developments facilitated by the Draft Plan, it is recognised that the identification of cumulative impacts is limited and that the assessment of in-combination effects will need to be undertaken in a more comprehensive manner at the project-level.

This screening exercise considers the full range of effects², including those arising cumulatively – such as those potentially arising as a result of interactions with other Proposed Material Alterations, the Draft Plan and other plans and programmes including those detailed on Table 2.1 below.

Table 2.1 Plans and Projects with the Potential to Cause In-Combination Effects with the Draft Plan and associated Proposed Material Alterations

Directive	Purpose	Interactions resulting in Cumulative Impacts
International		
EU Water Framework Directive (2000/60/EC)	Objectives seek to maintain and enhance the quality of all surface waters in the EU.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.
EU Freshwater Fish Directive (78/659/EEC)	Objectives seek to protect those fresh water bodies identified by Member States as waters suitable for sustaining fish populations. For those waters it sets physical and chemical water quality objectives for salmonid waters and cyprinid waters.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.
EU Groundwater Directive (2006/118/EC)	This directive establishes a regime, which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.
EU Floods Directive (2007/60/EC)	The Floods Directive applies to river basins and coastal areas at risk of flooding. With trends such as climate change and increased domestic and economic development in flood risk zones, this poses a threat of flooding in coastal and river basin areas.	Potential in-combination impacts may arise where there is a requirement to provide for new infrastructure such as flood walls or flood defences. Avoidance on, or near protected areas should be implemented or where this is not possible, favouring infrastructure that carries a lower risk of damage to protected areas should be emphasised in the plan.
Nitrates Directive (91/676/EEC)	This Directive has the objective of reducing water pollution caused or induced by nitrates from agricultural sources and preventing further pollution.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.

² These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

Directive	Purpose	Interactions resulting in Cumulative Impacts
The Urban Wastewater Treatment Directive (91/271/EEC)	The primary objective is to protect the environment from the adverse effects of discharges of urban wastewater, by the provision of urban wastewater collecting systems (sewerage) and treatment plants for urban centres. The Directive also provides general rules for the sustainable disposal of sludge arising from wastewater treatment.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.
Sewage Sludge Directive (86/278/EEC)	Objective is to encourage the appropriate use of sewage sludge in agriculture and to regulate its use in such a way as to prevent harmful effects on soil, vegetation, animals and man. To this end, it prohibits the use of untreated sludge on agricultural land unless it is injected or incorporated into the soil.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.
The Integrated Pollution Prevention Control Directive (96/61/EC)	Objective is to achieve a high level of protection of the environment through measures to prevent or, where that is not practicable, to reduce emissions to air, water and land from industrial sources.	No risk of likely significant in-combination effects will result as the primary purpose of the Directive is to improve environmental quality.
National		
National Spatial Strategy 2002-2020	Objectives of the NSS are to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning. Objectives in relation to the Draft CDP are discussed above.	Potential in-combination impacts may arise where there is a requirement to provide for new infrastructure. Provision of infrastructure may result in: <ul style="list-style-type: none"> • Habitat loss • Alteration of hydrology • Deterioration in water quality • Disturbance during construction / operation.
Grid 25	Grid25 is a high-level strategy outlining how EirGrid intends to undertake the development of the electricity transmission grid in the short, medium and longer terms, to support a long-term sustainable and reliable electricity supply. The Grid25 strategy thereby seeks to implement the provisions of the 2007 Government White Paper on Energy - "Delivering a Sustainable Energy Future for Ireland" in terms of development of electricity transmission infrastructure. The Grid25 Implementation Programme (IP) is a practical strategic overview of how the early stages of Grid25 are intended to be implemented.	Potential in-combination impacts may arise where there is a requirement to provide for new electrical infrastructure. Provision of infrastructure may result in: <ul style="list-style-type: none"> • Habitat loss • Alteration of hydrology • Deterioration in water quality • Disturbance during construction / operation.
Energy Policy framework 2007-2020, Governments White Paper	This policy states that the Government is committed to delivering a significant growth in renewable energy as a contribution to fuel diversity in power generation with a 2020 target of 33% electricity consumption	Potential in-combination impacts may arise where there is a requirement to provide for new wind energy infrastructure. Provision of infrastructure may result in: <ul style="list-style-type: none"> • Habitat loss • Alteration of hydrology • Deterioration in water quality Disturbance during construction / operation
Regional		
Regional Planning Guidelines For The Greater Dublin Area 2010 - 2022.	Policy document which aims to direct the future growth of the Greater Dublin Region over the medium to long term and works to implement the strategic planning framework set out in the National Spatial Strategy (NSS)	Potential in-combination impacts may arise where there is a requirement to provide for new infrastructure. Provision of infrastructure may result in: <ul style="list-style-type: none"> • Habitat loss • Alteration of hydrology • Deterioration in water quality • Disturbance during construction / operation

Directive	Purpose	Interactions resulting in Cumulative Impacts
National Transport Strategy for the Greater Dublin Area 2010 - 2030	The Strategy outlines transport development objectives for the Greater Dublin Area over a twenty year period.	Potential for in-combination impacts may arise where there is a requirement to provide for new transport infrastructure, or increase capacity of existing infrastructure/services. Provisions for the development of transport infrastructure may potentially result in: <ul style="list-style-type: none"> Habitat loss Alteration of hydrology Deterioration in water quality Disturbance during construction / operation
Local		
Dublin City Development Plan 2016 - 2022 Kildare County Development Plan 2011-2017 Wexford County development Plan 2013-2019 Carlow County Development Plan 2015-2021 South County Dublin Development Plan 2016 - 2022	Overall strategies for the proper planning and sustainable development of the administrative area of the relevant Local Authorities.	Wicklow shares its boundary with a number of counties in the east and south-east. Furthermore a number of European sites are located in more than one county. Similar development plans are in existence throughout the region, accordingly these plans acting alone or in combination can have a cumulative impact on European sites located within County Wicklow. Provision of infrastructure may result in: <ul style="list-style-type: none"> Habitat loss Alteration of hydrology Deterioration in water quality Disturbance during construction / operation
Co. Wicklow Wind Energy Strategy	The Strategy supports a plan led approach to wind energy development in County Wicklow and sets out a) Favoured areas b) Less favoured areas and c) Not favoured areas.	Potential in-combination impacts may arise where there is a requirement to provide for new infrastructure. Provision of infrastructure may result in: <ul style="list-style-type: none"> Habitat loss Alteration of hydrology Deterioration in water quality Disturbance during construction / operation
Local Area Plans for the following towns: Bray; Wicklow-Rathnew; Arklow; Greystones-Delgany and Kilcoole; Rathdrum; Blessington; Newtownmountkennedy.	Local Area Plans provide strategies for development in towns throughout the county.	Potential in-combination impacts may arise where there is a requirement to provide for new infrastructure. Provision of infrastructure may result in: <ul style="list-style-type: none"> Habitat loss Alteration of hydrology Deterioration in water quality Disturbance during construction / operation

2.2 European Sites in and within 15 km of the Plan Area

2.2.1 SACs and SPAs

This section of the screening process describes the European sites within a 15 km potential zone of impact of the Plan Area. The distance of 15 km is currently recommended in the DoE document *Appropriate Assessment of Plans and Projects - Guidance for Planning Authorities*, however, sites beyond this distance should also be considered where there are hydrological linkages or other pathways that extend beyond 15 km thereby ensuring that all potentially affected European sites are included in the screening process. A map indicating the locations of the sites is presented in Figure 1.

Based on the above approach, a total of 29 European sites, comprising 23 SACs, and 6 SPAs require consideration in the AA process.

Table 2.2 and Table 2.3 below list the European sites that are a) within County Wicklow, b) within 15km of the county boundary. The qualifying features of each site are also presented (see Section 2.2.2

below). In order to determine the potential for impacts from the Draft Plan, information on the qualifying features, known vulnerabilities and threats to site integrity pertaining to all potentially affected European sites was reviewed and is presented in Appendix I. This information was derived from a variety of sources, including:

- Ireland's Article 17 Report to the European Commission "Status of EU Protected Habitats and Species in Ireland" (NPWS, 2013).
- Site Synopses
- NATURA 2000 Standard Data Forms

Since the conservation objectives for the European sites focus on maintaining the favourable conservation condition of the qualifying features of each site, the screening process concentrated on assessing the potential implications of the implementing the Draft Plan against the qualifying features of each site.

2.2.2 Qualifying Interests (QIs) and Special Conservation Interests (SCIs)

Those relevant cSAC sites are selected for a range of different habitats and species listed on Annex I and Annex II of the habitats directive, known as Qualifying Interests (QIs). In summary, those QIs for which cSAC sites are selected are presented in Table 2.2 and Table 2.3.

Those SPA sites listed have been selected for the protection of endangered species of wild birds. Each SPA has been selected for one or a combination of the following:

- Listed rare and vulnerable species (as listed on Annex I of EU Birds Directive 2009/147/EC);
- Regularly occurring migratory species, such as ducks, geese, and waders;
- Wetlands, especially those of international importance, which attract large numbers of migratory birds each year.

The features for which SPAs have been selected are referred to as Special Conservation Interests (SCIs). Those SCIs for which sites are selected are presented in Table 2.2 and Table 2.3 below.

2.2.3 Conservation Objectives

The Habitats Directive requires the focus of the assessment at this stage to be on the integrity of the site as indicated by its Conservation Objectives. The Department of Arts Heritage and the Gaeltacht (DAHG) is in the process of drawing up Site Specific Conservation Objectives (SSCOs) for all European sites.

These SSCOs aim to define favourable conservation condition for the qualifying habitats and species at that site. The maintenance (or restoration) of the favourable condition for these habitats and species at the site level will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

***Favourable conservation status of a species** can be described as being achieved when: 'population data on the species concerned indicate that it is maintaining itself, and the natural range of the species is neither being reduced or likely to be reduced for the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.'*

***Favourable conservation status of a habitat** can be described as being achieved when: 'its natural range, and area it covers within that range, is stable or increasing, and the ecological factors that are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and the conservation status of its typical species is favourable.'*

For those sites where no SSCOs are available, the DAHG has provided generic Conservation Objectives for designated European sites. The following is the generic Conservation Objective for cSACs:

- *To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.*

The following is the generic Conservation Objective for SPAs:

- *To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA*

Detailed SSCOs are likely to be more useful for project level AA. Those sites with SSCOs published are include:

- River Barrow and River Nore SAC
- Slaney River Valley SAC
- Wicklow Reefs SAC

Any significant adverse effects on these site features are likely to give rise to impacts on site integrity as indicated by the conservation objectives of individual sites.

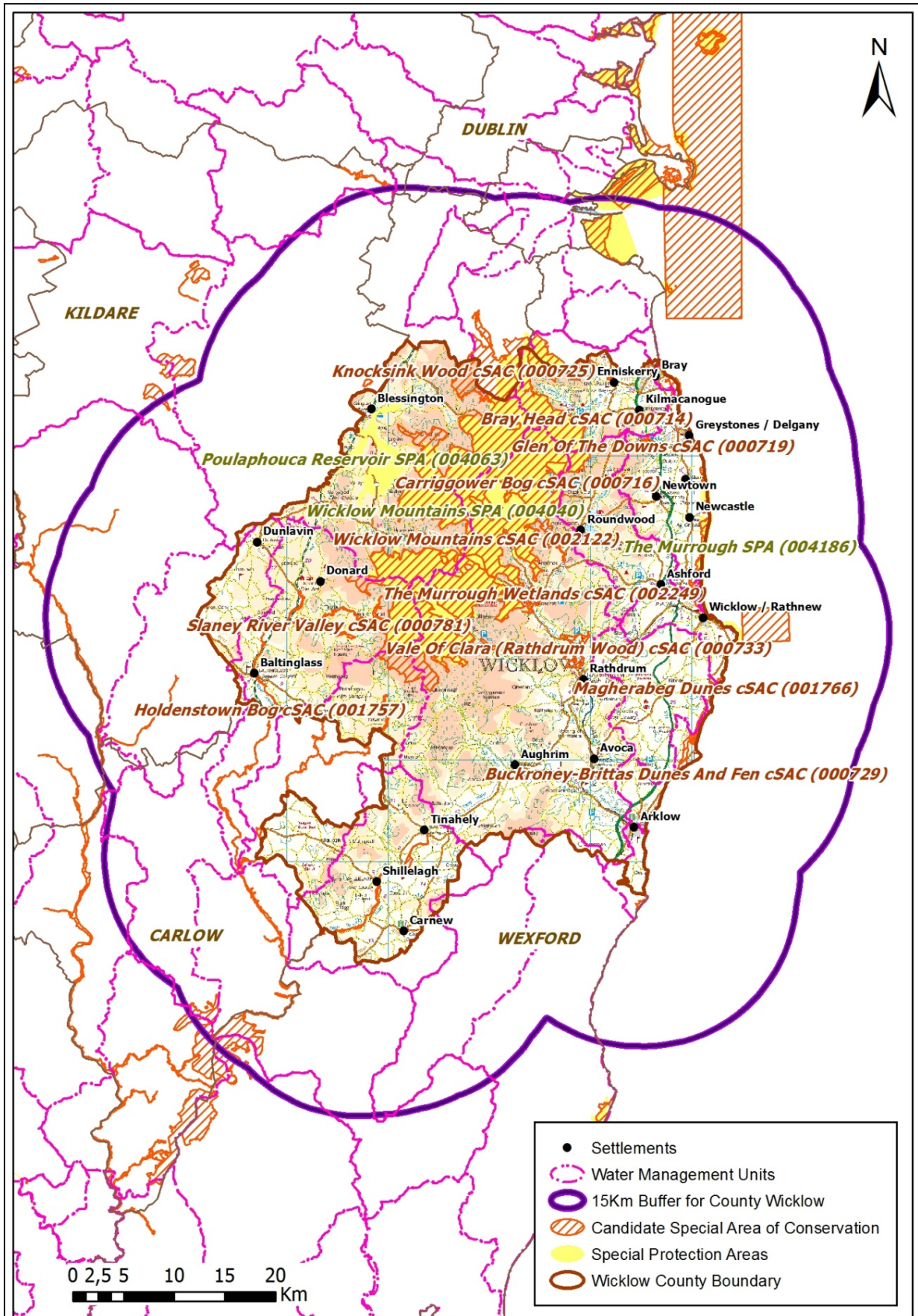


Figure 1 European sites within Co. Wicklow and within 15 km of the County Boundary

Table 2.2 European Sites in County Wicklow and their qualifying features

(listed according to their NPWS site code, see Figure 1 for corresponding locations)

Site Code	Site Name	Qualifying features (QIs or SCIs)
000713	Ballyman Glen SAC	Alkaline fens; Petrifying springs*
000714	Bray Head SAC	Dry heaths; Sea cliffs
000716	Carriggower Bog SAC	Transition mires
000717	Deputy's Pass Nature Reserve SAC	Old oak woodlands
000719	Glen of the Downs SAC	Old oak woodlands
000725	Knocksink Wood SAC	Petrifying springs*; Residual alluvial forests
000729	Buckrone-y-Brittis Dunes and Fen SAC	Alkaline fens; Decalcified dune heath*; Drift lines; Dune slack; Dunes with creeping willow; Embryonic shifting dunes; Fixed dunes (grey dunes)*; Marram dunes (white dunes); Mediterranean salt meadows; Perennial vegetation of stony banks
000733	Vale of Clara (Rathdrum Wood) SAC	Old oak woodlands
000781	Slaney River Valley SAC	Estuaries; Floating river vegetation; Old oak woodlands; Residual alluvial forests*; Tidal mudflats; Atlantic Salmon (<i>Salmo salar</i>); Brook Lamprey (<i>Lampetra planeri</i>); Common Seal (<i>Phoca vitulina</i>); Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>); Otter (<i>Lutra lutra</i>); River Lamprey (<i>Lampetra fluviatilis</i>); Sea Lamprey (<i>Petromyzon marinus</i>); Twaite Shad (<i>Alosa fallax</i>)
001757	Holdenstown Bog SAC	Transition mires
001766	Magherabeg Dunes SAC	Decalcified dune heath*; Drift lines; Embryonic shifting dunes; Fixed dunes (grey dunes)*; Marram dunes (white dunes); Petrifying springs*
002122	Wicklow Mountains SAC	Alpine and subalpine heath; Blanket bog (active)*; Calcareous rocky slopes; Dry heaths; Dystrophic lakes; Old oak woodlands; Siliceous rocky slopes; Siliceous scree; Soft water lakes with base rich influences; Species-rich nardus upland grassland*; Wet heath; Otter (<i>Lutra lutra</i>)
002249	The Murrough Wetlands SAC	Alkaline fens; Atlantic salt meadows; Cladium fen*; Drift lines; Mediterranean salt meadows; Perennial vegetation of stony banks
002274	Wicklow Reef SAC	Reefs
004040	Wicklow Mountains SPA	Merlin (<i>Falco columbarius</i>); Peregrine (<i>Falco peregrinus</i>)
004063	Poulaphouca Reservoir SPA	Greylag Goose (<i>Anser anser</i>); Lesser Black-backed Gull (<i>Larus fuscus</i>)
004127	Wicklow Head SPA	Kittiwake (<i>Rissa tridactyla</i>)

Site Code	Site Name	Qualifying features (QIs or SCIs)
004186	The Murrrough SPA	Red-throated Diver (<i>Gavia stellata</i>); Greylag Goose (<i>Anser anser</i>); Light-bellied Brent Goose (<i>Branta bernicla hrota</i>); Wigeon (<i>Anas penelope</i>); Teal (<i>Anas crecca</i>); Black-headed Gull (<i>Chroicocephalus ridibundus</i>); Herring Gull (<i>Larus argentatus</i>); Little Tern (<i>Sterna albifrons</i>); Wetland and Waterbirds

*Indicates priority habitat

Table 2.3 European Sites within 15 km of the Boundary of County Wicklow and their qualifying features

(listed according to their NPWS site code)

Site Name	Location	Qualifying features (QIs or SCIs)
000206	North Dublin Bay SAC	Atlantic salt meadows; Drift lines; Dune slack; Embryonic shifting dunes; Fixed dunes (grey dunes)*; Marram dunes (white dunes); Mediterranean salt meadows; Salicornia mud; Tidal mudflats; Petalwort (<i>Petalophyllum ralfsii</i>)
000210	South Dublin Bay SAC	Tidal mudflats
000396	Pollardstown Fen SAC	Alkaline fens; Cladium fen*; Petrifying springs; Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>); Geyer's whorl snail (<i>Vertigo geyeri</i>); Narrow-mouthed whorl snail (<i>Vertigo angustior</i>)
000397	Red Bog, Kildare SAC	Transition mires
000770	Blackstairs Mountains SAC	Dry heaths; Wet heath
001209	Glenasmole Valley SAC	Molinia meadows; Orchid-rich calcareous grassland*; Petrifying springs*
001398	Rye Water Valley/Carton SAC	Petrifying springs* Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>); Narrow-mouthed whorl snail (<i>Vertigo angustior</i>)
001742	Kilpatrick Sandhills SAC	Decalcified dune heath* Drift lines; Embryonic shifting dunes; Fixed dunes (grey dunes)*; Marram dunes (white dunes)
002162	River Barrow and River Nore SAC	Atlantic salt meadows; Dry heaths; Estuaries; Floating river vegetation; Hydrophilous tall herb; Mediterranean salt meadows; Old oak woodlands; Petrifying springs*; Residual alluvial forests*; Salicornia mud; Tidal mudflats; Atlantic Salmon (<i>Salmo salar</i>); Brook Lamprey (<i>Lampetra planeri</i>); Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>); Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>); Irish Freshwater Pearl Mussel (<i>Margaritifera durrovensis</i>); Killarney Fern (<i>Trichomanes speciosum</i>); Otter (<i>Lutra lutra</i>); River Lamprey (<i>Lampetra fluviatilis</i>); Sea Lamprey (<i>Petromyzon marinus</i>);

Site Name	Location	Qualifying features (QIs or SCIs)
		Twaite Shad (<i>Alosa fallax</i>); White-Clawed Crayfish (<i>Austropotamobius pallipes</i>)
004006	North Bull Island SPA	Bar-tailed Godwit (<i>Limosa lapponica</i>); Golden Plover (<i>Pluvialis apricaria</i>); Black-headed Gull (<i>Larus ridibundus</i>); Black-tailed Godwit (<i>Limosa limosa</i>); Curlew (<i>Numenius arquata</i>); Dunlin (<i>Calidris alpina</i>); Grey Plover (<i>Pluvialis squatarola</i>); Knot (<i>Calidris canutus</i>); Light-bellied Brent Goose (<i>Branta bernicla hrota</i>); Oystercatcher (<i>Haematopus ostralegus</i>); Pintail (<i>Anas acuta</i>); Redshank (<i>Tringa tetanus</i>); Sanderling (<i>Calidris alba</i>); Shelduck (<i>Tadorna tadorna</i>); Shoveler (<i>Anas clypeata</i>); Teal (<i>Anas cracca</i>); Turnstone (<i>Arenaria interpres</i>); Wetlands & Waterbirds
004024	South Dublin Bay and River Tolka Estuary SPA	Arctic Tern (<i>Sterna paradisaea</i>); Bar-tailed Godwit (<i>Limosa lapponica</i>); Common Tern (<i>Sterna hirundo</i>); Roseate Tern (<i>Sterna dougalli</i>); Black-headed Gull (<i>Larus ridibundus</i>); Dunlin (<i>Calidris alpina</i>); Grey Plover (<i>Pluvialis squatarola</i>); Knot (<i>Calidris canutus</i>); Light-bellied Brent Goose (<i>Branta bernicla hrota</i>); Oystercatcher (<i>Haematopus ostralegus</i>); Redshank (<i>Tringa tetanus</i>); Ringed Plover (<i>Charadrius hiaticula</i>); Sanderling (<i>Calidris alba</i>); Wetlands & Waterbirds

2.3 Assessment Criteria

2.3.1 Is the Plan Necessary to the Management of European Sites?

Under the Habitats Directive, Plans that are directly connected with or necessary to the management of a European site do not require AA. For this exception to apply, management is required to be interpreted narrowly as nature conservation management in the sense of Article 6(1) of the Habitats Directive. This refers to specific measures to address the ecological requirements of annexed habitats and species (and their habitats) present on a site(s). The relationship should be shown to be direct and not a by-product of the Plan, even if this might result in positive or beneficial effects for a site(s).

The Draft Wicklow CDP and associated Proposed Material Alterations include measures that will benefit the protection of European designated sites, however the primary purpose is not the nature conservation management of the sites, but to provide for development. Therefore, the Draft Plan and associated Proposed Material Alterations are not considered by the Habitats Directive to be directly connected with or necessary to the management of European designated sites.

2.3.2 Elements of the Draft Plan with Potential to Give Rise to Significant Effects

2.3.2.1 Elements of the Draft Wicklow County Development Plan Written Statement with Potential to Give Rise to Significant Effects

In general, any development that may result from implementation of the Draft Plan, such as construction of housing, roads, rail, water and wastewater infrastructure, gas, electricity, provision of tourism facilities and telecommunications infrastructure could lead to significant effects depending on where development is sited, the scale and characteristics of development and types and quantities of emissions. The individual elements of the Draft Plan that may result in impacts on European sites have been identified as including the following:

- Chapter 3; Settlement Strategy:
 - Increased populations in towns throughout the county
- Chapter 4; Housing:
 - New housing development throughout the county
 - Provision for low density residential development with associated leisure, tourism and recreational facilities on lands measuring c. 28ha Ballinahinch Lower, Co. Wicklow, as shown on Map 04.01
- Chapter 5; Enterprise, Employment and the Rural Economy
 - Promotion and facilitation of economic development, principally concentrated in the major settlements in the County
 - The development of commercial port activities
 - The promotion of certain industrial/commercial development in rural areas
 - The promotion of state and private afforestation
 - The development of the County's fisheries and aquaculture industry, including the development of infrastructure for these industries
 - The facilitation of and development of the County's natural aggregate resources
 - The facilitation of and exploitation of the County's minerals, and the development and diversification of the County's rock industry
 - Providing for employment development at locations shown on maps 5.01-5.08
- Chapter 6; Town Centres and Retail
 - The promotion of new retail developments and associated infrastructure, including car parking
 - The consideration of large retail warehouses outside of towns
 - The promotion of and encouragement of tourism retail
- Chapter 7; Tourism
 - The expansion of new and existing tourism development
 - The development of tourism in rural areas and associated ancillary developments
 - The development of a variety of accommodation types, including hotels and hostels
 - The improvement of and extension of existing tourism accommodation
 - The development of integrated tourism, leisure and recreational complexes
 - The promotion of, and facilitation of tourism infrastructure within the county

- The provision to provide for new walking, cycling, and driving trails, including ancillary facilities, and the development of linkages between trails.
- The encouragement of the development of hill walking trails, and the expansion of existing trails
- The promotion of the extensive use of the coastal strip on the east of the County
- The promotion of the recreational use of the coastline, rivers and lakes for activities such as game fishing, boat sailing, etc.
- Provision for holiday home development at locations shown on maps 7.01-7.02
- Provision for development at existing / proposed integrated tourism / leisure / recreational complexes at locations shown on maps 7.03 - 7.08
- Provision for development of Belmont Demesne, Delgany as an outdoor adventure / equestrian centre (Map 7.10)
- Provision for the development of an Arts, Crafts and Interpretive Centre at Sexton's garden Centre, Glen Of The Downs (Map 7.11)
- Chapter 8; Community
 - Provision for new schools, and the development of Third Level education facilities within the County
 - The development of new hospitals, nursing homes, and medical centres and the expansion of existing medical facilities within the County
 - The facilitation of the development of new residential and day care facilities throughout the County
 - The development of 'Retirement Villages'
 - The development of new, improved, or expanded places of worship and burial grounds
 - The development of open space for recreational uses
 - Provision for new or extended residential care facilities for the elderly at the locations as shown on maps 8.01-8.04
- Chapter 9; Infrastructure
 - Section 9.1; Roads and Transportation:
 - The facilitation of park and ride facilities
 - Enhancement of existing parking facilities
 - Improvement works, and development of new footpaths
 - The construction of bus shelters
 - To provide for increased capacity to the DART service along the coastal route of the County
 - The re-opening of the Dublin – Rosslare Line, and associated works
 - Improvement works to foot and cycleways, including the development of new paths, and developments of these paths/cycleways off-road
 - The provision for cycling and walking amenity routes throughout the County
 - Improvement works to regional roads, including associated bridges and ancillary infrastructure
 - The provision to bring national and secondary roads up to appropriate standards
 - Upgrades and major improvement works to national roads within the County, including widening and improvements to junctions, and major upgrades to interchanges on national routes
 - The provision of a new northern access route from Greystones to the N11
 - The provision to provide for new local roads and upgrade works to existing roads
 - The facilitation of the development of the aviation sector, including the development of aerodromes, and air strips
 - Section 9.2 Water Infrastructure and Flooding:
 - To facilitate the provision of water supplies and wastewater disposal facilities
 - Section 9.3 Waste and Environmental Emissions:
 - The development of existing and new waste recovery facilities, and waste to energy facilities
 - The development of sites, services, and facilities for the disposal of hazardous household waste
 - Section 9.4 Telecommunications
 - The promotion of and facilitation of telecommunications infrastructure throughout the County
 - Facilitating the development and expansion of communication, information and broadcasting networks
 - Section 9.5 Climate Change and Energy:
 - The encouragement of and development of wind energy in the County
 - The development of wind measurement masts
 - The development of off-shore wind energy projects
 - The development of new river / lake based hydroelectricity plants
 - Development of off-shore hydroelectricity projects
 - Development of projects that convert biomass to gas or electricity, and other small scale electricity generation installations
 - The development of electricity transmission and distribution, and landing locations for cross channel power interconnectors
- Chapter 10 Heritage
 - To identify and facilitate the provision of linkages along and between river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways and wildlife corridors

- To promote and facilitate the development of coastal paths linking up with existing recreational paths/ strategic walkways/cycleways, creating new linkages between coastal sites and inward linkages to green spaces in built up areas and extensions to existing facilities
- To facilitate the use of natural areas for active outdoor pursuits
- To facilitate the continuation of the development of the coastal walking and cycling route between Greystones and Wicklow Town
- To implement the measures set out in the Bray Head SAAO
- Chapter 11 Coastal Zone Management
 - To facilitate the provision/reinforcement of coastal defences and protection measures as identified in the Murrrough Coastal Protection Study
 - To maintain and enhance public right of ways, and coastal walks along the county's coastline
 - To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps
 - To provide for a high quality integrated harbour/marina mixed development at Greystones linked to a linear coastal public park and any future heritage park
 - To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching
 - To provide for the upgrading of Kilcoole train station and associated facilities
 - To maintain and improve points of vehicular access to the coast at Six Mile Point, Five mile point and Ballybla
 - To provide for outdoor and indoor recreation developments such as golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks

2.3.2.2 Elements of the Town & Settlement Plans with Potential to Give Rise to Significant Effects

As mentioned in Section 2.1.5 above, 14 local plans have been drafted as part of the Wicklow CDP. These local plans are to be screened for appropriate assessment in conjunction with the main Wicklow CDP written statement. Elements of these plans with the potential to lead to significant affects are presented in Table 2.4 and Table 2.5 below.

Table 2.4: Elements of Level 5 plans with the potential to give rise to significant effects on European sites

Settlement Town	Elements of the Plan	Site (s) potentially affected ³
Ashford	Objectives: ASH3; ASH4; ASH6; ASH7; ASH8 Action Area 2: Development works in this area where the existing stream is to be incorporated into the design of the development. Development of the film industry	The Murrrough SPA The Murrrough Wetlands SAC
Aughrim	N/A	N/A
Baltinglass	Objectives: BALT2; BALT3; BALT4; BALT5; BALT6; BALT8; BALT9 Developments at Action Area 1 Action Area 2 and Action Area 3. These Action Areas occur in close proximity or within the Slaney River Valley SAC. Specific Local Objective 1: Provisions in this area include works potentially within the Slaney River Valley SAC- such as the proposed development of a pedestrian foot bridge and road bridge	Slaney River Valley SAC
Carnew	Objectives: CAR2; CAR3; CAR4; CAR5; CAR7; CAR8; CAR9; CAR10	Slaney River Valley SAC
Dunlavin	Objectives: DUN2 – DUN10	Slaney River Valley SAC
Enniskerry	Objectives: ENN5 – ENN15 Action Area 1: AA 1 occurs immediately adjacent to Knocksink Wood SAC. AA1 provides provisions for residential, open space, employment and community zone.	Ballyman Glen SAC Knocksink Wood SAC

³ Objectives are coded according to the numbering system adopted in the main text of the Draft Plan.

Settlement Town	Elements of the Plan	Site (s) potentially affected ³
	Specific Local Objective 1: SLO1 occurs in close proximity to the Ballyman Glen SAC. Provisions for this SLO include the facilitation of new dwellings in the area.	
Tinahely	Objectives: TN1 – TN7; TN11 – TN17 Specific Lands Objective 1 Lands in this area occur adjacent to the River Derry which forms part of the Slaney River Valley SAC. Developments in this land area include mixed use and commercial area of the town centre, to allow for the creation of new streets and squares and to provide for off street car parking for the core of the town.	Slaney River Valley SAC

Table 2.5: Elements of Level 6/7 plans with the potential to give rise to significant effects on European sites

Settlement Town	Elements of the Plan	Site (s) potentially affected
Avoca	N/A	N/A
Donard	Donard Specific Development Objectives: These objectives provide for the development of new housing, community and recreational facilities, tourism developments, and provisions for a new link road.	Slaney River Valley SAC Wicklow Mountains SAC Wicklow Mountains SPA
Kilmacanogue	Kilmacanogue Specific Development Objectives: These objectives provide for the development of public and private open space (including walkways), to investigate the feasibility of a new road within the town, and new residential developments.	Bray Head SAC Glen of the Downs SAC Knocksink Wood SAC Ballyman Glen SAC
Newcastle	Newcastle Specific Local Objectives: These objectives provide for new housing and infrastructural improvement works, and provision to develop new roads, footpaths and cycleways in various locations within the town and its environs. These objectives also provide for pedestrian and cycling linkages. Objective No.5 provides for the development of a linear park along the Newcastle River, including pedestrian and cycle links along the landscaped linear park. The Newcastle River is directly connected to The Murrough Wetlands SAC and SPA.	The Murrough Wetlands SAC The Murrough SPA
Roundwood	Roundwood Specific Development Objectives: These objectives provide for new housing and road improvement works, development of pedestrian and cycle linkages (including provision for a footbridge at Mullinaveigue Bridge on the R755 to connect the Vartry Reservoir Loop Walks for pedestrians), additional car parking, extension of the town centre which includes the provision to provide for a new village green. These objectives also include the provision for connectivity to the town centre.	Wicklow Mountains SAC Carriggower Bog SAC The Murrough Wetlands SAC The Murrough SPA Wicklow Mountains SPA
Shillelagh	Shillelagh Specific Development Objectives: These objectives provide for new housing, the development of recreational facilities, tourism developments, and improvement works to the town's appearance. The Objectives on Primary Lands within the town also allow for the provision for improvement works to footpaths within the town.	Slaney River Valley SAC
Laragh - Glendalough	Objectives: LG1 – LG18; LG24; LG27; LG31; LG36; LG37	Wicklow Mountains SAC (Within Plan boundary) Wicklow Mountains SPA (Within Plan boundary) Vale of Clara (Rathdrum Wood) SAC

2.3.3 Direct, Indirect or Secondary Impacts

As outlined in the European Commission Environment DG document "Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC", impacts that could potentially occur through the implementation of the Draft plan can be categorised under a number of headings:

- Loss / reduction of habitat area (e.g. due to the development of new projects);
- Disturbance to Key Species (e.g. increased public access to protected sites, or during the construction phase of infrastructure projects);
- Habitat or species fragmentation;
- Reduction in species density;
- Changes in key indicators of conservation value such as changes in water quality / quantity (e.g., alteration to drainage regime in sensitive wetland areas; run-off of pollutants during construction and operation of developments).

In determining the potential for significant effects, a number of factors have been taken into account. Firstly, the sensitivity of the European sites, secondly, the Draft Plan and the potential effects associated with its implementation on the sites were considered. In summary, it is concluded that there is potential for significant impacts, if unmitigated, on twenty European sites. The potential impacts associated with the provisions of the Draft Plan are discussed in the following sections.

2.3.3.1 Loss / Reduction of Habitat Area

Direct habitat loss is caused where there is complete removal of a habitat type. Habitat loss can also occur through the reduction of habitat quality and a loss of important habitat functions. It can arise from the introduction of invasive species, toxic contamination, or physical alteration.

Loss or reduction of habitat area may occur through the construction of new accommodation facilities, tourism facilities/infrastructure, wind energy developments, new road links, etc. Direct loss or reduction of habitat area will be confined to works which take place within or in very close proximity to a European site(s). Direct habitat loss may potentially arise from projects such as the provision for the development of a pedestrian foot bridge and road bridge over the River Slaney as part of the Baltinglass Town Plan.

2.3.3.2 Disturbance to Key Species

Key species are defined as those listed on the Annexes of the EU Habitats Directive and Birds Directive for which sites are designated. Disturbance to species supported by a European site is likely to be amplified where there is an increase in activity levels from developments within or adjacent to designated areas. Sources of disturbance include noise, vibration, light, emanating from construction and / or operational activities.

In relation to the activities provided for by the Draft Plan, disturbance to key species could result from construction associated with any new transport infrastructure, wind energy developments, tourism developments, quarrying activities, etc. Similarly, the use of transport infrastructure, wind energy, and quarrying during the operational phase could also give rise to disturbance where they are in proximity to a European site(s).

Any significant increases in traffic caused by increased retail, commercial, or tourism requirements could also lead to increased disturbance to sensitive species where transport infrastructure is located within or close by relevant European sites.

2.3.3.3 Habitat / Species Fragmentation

Habitat and species fragmentation can occur through the breaking up of or loss of habitats resulting in interference with existing ecological units. Fragmentation can also result from impediments to the natural movements of species. This is relevant where important corridors for movement or migration are likely to be disrupted such as along river corridors when construction may introduce a barrier to the free movement of species from one area of habitat to another. Habitat / species fragmentation may

arise from the construction of new transport infrastructure required during the development of the Draft Plan, and is particularly relevant to linear developments such as road and rail.

2.3.3.4 Reduction in Species Density

Reduction in species density may result from loss / reduction of habitat area, disturbance, or fragmentation, either individually or in combination. In addition, changes in habitat quality could lead to reductions in populations of sensitive species.

In relation to the Draft Plan, reductions in species density could also occur where collision risks are introduced to previously undeveloped areas where vulnerable species may be present. The development of overhead power lines, wind energy could present a collision hazard to vulnerable bird species. The development of rail and roads in particularly sensitive locations could result in collision between vehicles and wildlife.

2.3.3.5 Changes in Key Indicators of Conservation Value

The key indicators of conservation value for sites likely to be affected by the implementation of the Draft Plan include surface water and groundwater quality and quantity.

Any deterioration in water quality within surface and ground water dependant ecosystems can lead to direct and indirect impacts on a range of habitats and species of conservation importance. Similarly, changes in water quantity (water table height; flow regime; flow rates etc) can also impact on many habitats and species that are associated with freshwater and marine European sites.

In relation to the Draft Plan, the main sources of such impacts may include:

- potential discharge of silt laden waters or other pollutants from construction related projects (road works, rail development, afforestation, etc);
- potential discharge of contaminated (hydrocarbons) runoff from transport infrastructure during operation phase;
- hydrological alteration of groundwater / surface water volume or flows due to construction activities or changes in land-use;
- amplified pressures on watercourse from increased tourism activity along water ways.

2.3.4 Stage 2 AA of the Draft County Development Plan

The Draft County Development Plan to which the Proposed Material Alterations relate already has been subject to Stage 2 AA.

Table 2.5 and Table 2.6 below presents the potential impacts on those European sites that were screened in for that assessment⁴. The means by which potential impacts are mitigated include those that are listed on the tables.

⁴ The following sites from those listed on Table 2.2 and Table 2.3 were screened in for Stage 2 AA as part of the AA undertaken for the Draft Plan: River Barrow and River Nore SAC, Carriggower Bog SAC, Bray Head SAC, Ballyman Glen SAC, Poulaphouca Reservoir SPA, Slaney River Valley SAC, Holdenstown Bog SAC, Buckronev – Brittas Dunes and Fen SAC, Deputy's Pass Nature Reserve SAC, The Murrough SPA, Magherabeg Dunes SAC, Glenasmole Valley SAC, Wicklow Head SPA, The Murrough Wetlands SAC, Glen of the Downs SAC, Wicklow Mountains SPA, Knocksink Wood SAC, Vale of Clara (Rathdrum Wood) SAC, Wicklow Mountains SAC and Wicklow Reefs SAC.

Table 2.6 Mitigation against the potential impacts (if unmitigated) associated with provisions of the Draft Plan

Element of the Plan	Potential Impact, if unmitigated	European sites potentially affected	Mitigation, including ⁵
Chapter 3 Settlement Strategy: <ul style="list-style-type: none"> Increased populations throughout the county 	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Changes to key indicators of environmental quality 	All qualifying features of those European sites screened in	The following objectives from the Draft Plan will mitigate against those provisions within Chapter 3 that may potentially lead to adverse impacts on European sites: Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 10: Heritage: Biodiversity Objectives NH1 – NH6; NH8 – NH27; NH30 – NH44
Chapter 4:Housing <ul style="list-style-type: none"> New housing developments throughout the county 	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Changes to key indicators of environmental quality 	Those European sites which occur within the Plan Area, and those sites which occur outside the Plan Area that have water dependant QIs and are hydrologically connected to the Plan Area.	The following objectives from the Draft Plan will mitigate against those provisions within Chapter 4 that may potentially lead to adverse impacts on European sites: Chapter 9: Infrastructure: Water Objectives WI2;WI11 Flood Management Objectives FL8; FL9 Chapter 10: Heritage: Biodiversity Objectives NH1 – NH6; NH8 – NH33
Objective HD24 To provide for low density residential development with associated leisure, tourism and recreational facilities on lands measuring c. 28ha Ballinahinch Lower, Co. Wicklow, as shown on Map 04.01.	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	Chapter 11 Coastal Zone Management: General Coastal Zone Management Objectives CZM1; CZM2; CZM3 Coastal Cell Objectives CZ3; CZ5; CZ6; CZ7; CZ8;CZ9; CZ10; CZ12
Chapter 5: Economic Development <ul style="list-style-type: none"> Promotion and facilitation of economic development, principally concentrated in the major settlements in the County The development of commercial port activities The promotion of certain industrial/commercial development in rural areas The promotion of state and private afforestation The development of the County's fisheries and aquaculture industry, including the development of infrastructure for these industries The facilitation of and development of the County's natural aggregate resources The facilitation of and exploitation of the County's minerals, and the development and diversification of the County's rock industry 	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Habitat/species fragmentation Changes to key indicators of environmental quality 	All those European sites which occur within the Plan Area.	The following objectives from the Draft Plan will mitigate against those provisions within Chapter 5 that may potentially lead to adverse impacts on European sites: Chapter 5 Settlement Strategy: Agricultural Objectives AGR1; AGR4; AGR5: Forestry Objectives FTY2; FTY3; FTY5 Fishing Objectives FSH1 Extractive Industry Objectives EX1; EX4 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH27; NH29 – NH34; NH36 – NH40 Chapter 11 Coastal Zone Management General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives C72; CZ6; CZ7; CZ8; CZ9; CZ10; CZ12
Objective EMP12: To provide for employment development at the following locations as shown on maps 5.01-5.08:			
Mountkennedy Demesne, Kilpedder (Map 5.01)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	Chapter 10 Heritage: Biodiversity Objectives NH1 – NH27; NH29 – NH34; NH36 – NH40
Rath East / Knockloe, Tullow (Map 5.02)	<ul style="list-style-type: none"> Impacts not likely 	Not applicable	
Kilmurray South (Map 5.03)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream.	

⁵ Objectives are coded according to the numbering system adopted in the main text of the Draft Plan.

Element of the Plan	Potential Impact, if unmitigated	European sites potentially affected	Mitigation, including ⁵
Kilmurray North (Map 5.04)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream.	
Scratenagh crossroads (Map 5.05)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	Buckronev-Brittass Dunes and Fen cSAC downstream	
Kilpedder Interchange (Map 5.06)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	
Rathmore, Ashford (Map 5.07)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	
Ballyhenry, Kellystown, Courtfoyle and Ballyduff Lower, Ashford (Map 5.08)	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	
<p>Chapter 6 Retail:</p> <ul style="list-style-type: none"> The promotion of new retail developments and associated infrastructure, including car parking The consideration of large retail warehouses outside of towns The promotion of and encouragement of tourism retail 	<ul style="list-style-type: none"> Disturbance to key species Habitat/species fragmentation Changes to key indicators of environmental quality 	All those European sites within the Plan Area	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 6 that may potentially lead to adverse impacts on European sites:</p> <p>Chapter 7 Tourism: General Objectives: T4</p> <p>Chapter 9 Infrastructure: Water Objectives WI2; WI11</p> <p>Chapter 10 Heritage: Biodiversity Objectives NH1 – NH23; NH30 – NH34</p>
<p>Chapter 7 Tourism:</p> <ul style="list-style-type: none"> The expansion of new and existing tourism development The development of tourism in rural areas and associated ancillary developments The development of a variety of accommodation types, including hotels and hostels The improvement of and extension of existing tourism accommodation The development of integrated tourism, leisure and recreational complexes The promotion of, and facilitation of tourism infrastructure within the county The provision to provide for new walking, cycling, and driving trails, including ancillary facilities, and the development of linkages between trails. The encouragement of the development of hill walking trails, and the expansion of existing trails The promotion of the extensive use of the coastal strip on the east of the County The promotion of the recreational use of the coastline, rivers and lakes for activities such as game fishing, boat sailing, etc. 	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Habitat/species fragmentation Changes to key indicators of environmental quality 	All European sites which occur within the Plan Area	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 7 that may potentially lead to adverse impacts on European sites:</p> <p>Chapter 7 Tourism: General Objectives T4</p> <p>Chapter 9 Infrastructure: Flooding Objectives FL9</p> <p>Chapter 10 Heritage: Biodiversity Objectives NH1 – NH44</p> <p>Chapter 11 Coastal Zone Management</p> <p>General Coastal Zone Objectives CZM1; CZM2; CZM7</p> <p>Coastal Cell Objectives CZ2; CZ5 – CZ10; CZ12</p>
<p>Objective T19 To provide for holiday home development (subject to Objective T14) at the following locations:</p> <ul style="list-style-type: none"> Baltyboys Golf Club (up to 4 units on a site of 1.3ha as shown on Map 07.01) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality Disturbance to key species 	Poulaphuca Reservoir SPA to east and west	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 7 that may potentially lead to adverse impacts on European sites:</p> <p>Chapter 7 Tourism: General Objectives T4</p> <p>Chapter 9 Infrastructure: Flooding Objectives FL9</p>

Element of the Plan	Potential Impact, if unmitigated	European sites potentially affected	Mitigation, including ⁵
<ul style="list-style-type: none"> Annamoe Fish Farm, (on a site of 1.2ha as shown on Map 07.02) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	Wicklow Mountains cSAC located less than <0.5k to the north	Chapter 10 Heritage: Biodiversity Objectives NH1 – NH44 Chapter 11 Coastal Zone Management General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives CZ2; CZ5 – CZ10; CZ12
<p>Objective T20 To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:</p> <ul style="list-style-type: none"> Druids Glen Golf Club, Woodstock Demesne (Map 7.03) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	
<ul style="list-style-type: none"> Ballinahinch Lower, Newtownmountkennedy (Map 7.04) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	The Murrough Wetlands cSAC and the Murrough SPA downstream	
<ul style="list-style-type: none"> Brook Lodge, Macreddin West, Auhtrim (Map 7.05) 	<ul style="list-style-type: none"> Impacts not likely 	Not applicable	
<ul style="list-style-type: none"> Rathsallagh House, Dunlavin (Map 7.06) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	River Barrow and River Nore cSAC downstream	
<ul style="list-style-type: none"> Castletimon, Brittas Bay (Map 07.07) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	Buckroney-Brittas Dunes and Fen cSAC to the south east of site	
<ul style="list-style-type: none"> Jack White's Cross (Map 07.08) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	Buckroney-Brittas Dunes and Fen cSAC to the west of site	
<p>Objective T28 To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc. In particular, to consider the development of Belmont Demesne, Delgany (an area of 80.79ha as shown on Map 07.10) as an outdoor adventure / equestrian centre.</p>	<ul style="list-style-type: none"> Impacts not likely 	Not applicable	
<p>Objective T30 To support the development of craft/artisan centres at established tourist facilities. In particular, the Council will support the development of an Arts, Crafts and Interpretive Centre at Sexton's garden Centre, Glen Of The Downs (Map 07.11).</p>	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	<p>The Murrough Wetlands cSAC and the Murrough SPA downstream.</p> <p>Note: Glen of the Downs cSAC nearby however qualifying interest 'old oak woodlands' is not potentially effected</p>	
<p>Chapter 8 Community Development:</p> <ul style="list-style-type: none"> The provision to provide for new schools, and the development of Third Level education facilities within the County The development of new hospitals, nursing homes, and medical centres and the expansion of existing medical facilities within the County The facilitation of the development of new residential and day care facilities throughout the County The development of 'Retirement Villages' The development of new, improved, or expanded places of worship and burial grounds The development of open space for recreational uses 	<ul style="list-style-type: none"> Disturbance to key species Changes to key indicators of environmental quality 	European sites that occur within the Plan Area and those SACs that occur outside the Plan Area but are hydrologically linked to the County	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 8 that may potentially lead to adverse impacts on European sites:</p> <p>Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8</p> <p>Chapter 9: Infrastructure: Water Objectives WI11; WI12</p> <p>Chapter 10 Heritage: Biodiversity Objectives NH1 – NH23; NH30 – NH33;</p>

Element of the Plan	Potential Impact, if unmitigated	European sites potentially affected	Mitigation, including ⁵
<p>Objective CD17: To provide for new or extended residential care facilities for the elderly at the following locations as shown on maps 8.01-8.04:</p> <ul style="list-style-type: none"> Ballinahinch Lower, Newtownmountkennedy (c. 8ha as shown on Map 8.01) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	<p>The Murrrough Wetlands cSAC and the Murrrough SPA downstream.</p>	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 8 that may potentially lead to adverse impacts on European sites: Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 9: Infrastructure: Water Objectives WI11; WI12 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH23; NH30 – NH33;</p>
<ul style="list-style-type: none"> Blainroe / Kilpoole Lower (c. 2.5ha as shown on Map 8.02) 	<ul style="list-style-type: none"> Impacts not likely 	<p>Not applicable</p>	
<ul style="list-style-type: none"> Coolgarrow, Woodenbridge (1.5ha as shown on Map 8.03) 	<ul style="list-style-type: none"> Impacts not likely 	<p>Not applicable</p>	
<ul style="list-style-type: none"> Killickabawn, Kilpedder (c. 6ha as shown on Map 8.04) 	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	<p>The Murrrough Wetlands cSAC and the Murrrough SPA downstream</p>	
<p>Chapter 9: Infrastructure</p> <ul style="list-style-type: none"> The facilitation of park and ride facilities Enhancement of existing parking facilities Improvement works, and development of new footpaths The construction of bus shelters To provide for increased capacity to the DART service along the coastal route of the County The re-opening of the Dublin – Rosslare Line, and associated works Improvement works to foot and cycleways, including the development of new paths, and developments of these paths/cycleways off-road The provision to provide for cycling and walking amenity routes throughout the County Improvement works to regional roads, including associated bridges and ancillary infrastructure Upgrades and major improvement works to national roads within the County, including widening and, improvements to junctions, and major upgrades to interchanges on national routes The provision of a new northern access route from Greystones to the N11 The provision to provide for new local roads and upgrade works to existing roads The facilitation of the development of the aviation sector, including the development of aerodromes, and air strips To facilitate the provision of water supplies and wastewater disposal facilities The development of existing and new waste recovery facilities, and waste to energy facilities The development of sites, services, and facilities for the disposal of hazardous household wastes The encouragement of and development of wind energy in the County The development of wind measurement masts The development of off-shore wind energy projects The development of new river / lake based hydroelectricity plants Development of off-shore hydroelectricity projects 	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Habitat/species fragmentation Changes to key indicators of environmental quality 	<p>All those European sites screened in</p>	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 9 that may potentially lead to adverse impacts on European sites: Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 9 Infrastructure: Public Transport Objectives RT14; Water Objectives WI2; WI11 Flooding Objectives FL8; FL9 Solid Waste Management Objectives WE12 Wind Energy Objectives CCE6 Hydro Energy Objectives CCE11 Telecommunications Objectives T3 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH44 Chapter 11 Coastal Zone Management: General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives C72; CZ5 –CZ10; CZ12</p>

Element of the Plan	Potential Impact, if unmitigated	European sites potentially affected	Mitigation, including ⁵
<ul style="list-style-type: none"> Development of projects that convert biomass to gas or electricity, and other small scale electricity generation installations The development of electricity transmission and distribution, and landing locations for cross channel power interconnectors <ul style="list-style-type: none"> The promotion of and facilitation of telecommunications infrastructure throughout the County Facilitate the development and expansion of communication, information and broadcasting networks 			
<p>Chapter 10 Heritage</p> <ul style="list-style-type: none"> To identify and facilitate the provision of linkages along and between river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways and wildlife corridors To promote and facilitate the development of coastal paths linking up with existing recreational paths / strategic walkways / cycleways, creating new linkages between coastal sites and inward linkages to green spaces in built up areas and extensions to existing facilities To facilitate the use of natural areas for active outdoor pursuits To facilitate the continuation of the development of the coastal walking and cycling route between Greystones and Wicklow Town To implement the measures set out in the Bray Head SAO 	<ul style="list-style-type: none"> Habitat loss Habitat / species fragmentation Disturbance to key species Changes to key indicators of environmental quality 	All those European sites screened in	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 10 that may potentially lead to adverse impacts on European sites:</p> <p>Chapter 5 Settlement Strategy: Extractive Industry Objectives EX1; EX4</p> <p>Chapter 10 Heritage: Biodiversity Objectives NH1 – NH27; NH29 – NH34; NH36 – NH40</p> <p>Chapter 11 Coastal Zone Management General Coastal Zone Objectives CZM1; CZM2, CZM3; CZM7 Coastal Cell Objectives C72; CZ5 - CZ10; CZ12</p>
<p>Chapter 11 Coastal Zone Management</p> <ul style="list-style-type: none"> To facilitate the provision/reinforcement of coastal defences and protection measures as identified in the Murrough Coastal Protection Study To maintain and enhance public right of ways, and coastal walks along the county's coastline To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps To provide for a high quality integrated harbour/marina mixed development at Greystones linked to a linear coastal public park and any future heritage park To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching To provide for the upgrading of Kilcoole train station and associated facilities To maintain and improve points of vehicular access to the coast at Six Mile Point, Five mile point and Ballybla The provision to provide for new tourist accommodation The provision to provide for outdoor and indoor recreation developments such as golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks 	<ul style="list-style-type: none"> Habitat loss Habitat / species fragmentation Disturbance to key species Changes to key indicators of environmental quality 	Those European sites screened in that occur in proximity to the county's coastline.	<p>The following objectives from the Draft Plan will mitigate against those provisions within Chapter 11 that may potentially lead to adverse impacts on European sites:</p> <p>Chapter 9 Infrastructure Water Objectives WI2; WI11 Flooding Objectives FL8; FL9</p> <p>Chapter 10 Heritage Natural Heritage Objectives: NH1 – NH26. NH30 – NH44</p> <p>Chapter 11 Coastal Zone Management General Coastal Zone Objectives: CZM1, CZM2, CZM7 Coastal Cell Objectives: CZ2, CZ5 – CZ10, CZ12</p>

Table 2.7 Mitigation against the potential impacts (if unmitigated) associated with provisions of the Draft Settlement Plans

Relevant Settlement(s)	Elements of the relevant plan (s)	Potential Impact	European sites potentially affected	Mitigation, including ⁶
Level 5 Settlement Towns				
Ashford; Aughrim; Baltinglass; Carnew; Dunlavin; Enniskerry; Laragh – Glendalough; Tinahely	The development and expansion of town centres.	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Changes to key indicators of environmental quality 	Ballyman Glen SAC Knocksink Wood SAC Slaney River Valley SAC The Murrrough Wetlands SAC The Murrrough SPA Vale of Clara (Rathdrum) SAC Wicklow Mountains SAC Wicklow Mountains SPA	<p>Mitigation for potential impacts resulting from the expansion of Settlement Plan town centres is provide for in the Draft Plan written statement and from individual Settlement Plans.</p> <p>Draft Plan Mitigation: Chapter 8 Community Development: Open Space Objectives CD45 Chapter 9 Infrastructure: Water Objectives: WI2; WI12 Flooding Objectives FL8; FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34</p> <p>Settlement Plan Mitigation: Ashford Heritage Objectives: ASH12; ASH13; ASH14 Baltinglass Heritage Objectives: BALT11 Carnew Heritage Objectives: CAR11 Dunlavin Heritage Objectives: DUN11 Enniskerry Heritage Objectives: EEN2 Laragh – Glendalough: Heritage Objectives: LG20; LG21 Tinahely Development Strategy: Tinahely Heritage Objectives: TIN18</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area surrounding their legal boundaries from inappropriate development.</p>
Aughrim; Enniskerry; Tinahely	The development of new streets.	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	Ballyman Glen SAC Knocksink Wood SAC Slaney River Valley SAC	<p>Draft Plan Mitigation Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 8 Community Development: Open Space Objectives CD45 Chapter 9 Infrastructure: Water Objectives WI2; WI12 Flooding Objectives: FL8; FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 –NH34</p> <p>Settlement Plan Mitigation Enniskerry Heritage Objectives: EEN2 Tinahely Heritage Objectives: TIN18</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>

⁶ Objectives are coded according to the numbering system adopted in the main text of the Draft Plan.

Relevant Settlement(s)	Elements of the relevant plan (s)	Potential Impact	European sites potentially affected	Mitigation, including ⁶
Ashford; Aughrim; Baltinglass; Carnew; Dunlavin; Enniskerry; Laragh – Glendalough; Tinahely	Tourism developments in the towns and their environs, including provisions for the development of tourism amenity routes.	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Changes to key indicators of environmental quality 	Ballyman Glen SAC Knocksink Wood SAC Slaney River Valley SAC The Murrrough SPA The Murrrough Wetlands SAC Vale of Clara (Rathdrum Wood) SAC Wicklow Mountains SAC Wicklow Mountains SPA	<p>Draft Plan Mitigation</p> <p>Chapter 7 Tourism: General Objectives T4 Chapter 10 Heritage: Biodiversity Objectives NH1 - NH44 Chapter 11 Coastal Zone Management: General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives: CZ2; CZ5 – CZ10; CZ12</p> <p>Settlement Plan Mitigation</p> <p>Ashford Settlement Plan: ASH12; ASH13; ASH14 Baltinglass Heritage Objectives: BALT11 Carnew Heritage Objectives: CAR11 Dunlavin Heritage Objectives: DUN11 Enniskerry Heritage Objectives: EEN2 Laragh – Glendalough: Heritage Objectives: LG20; LG21 Tinahely Development Strategy Tinahely Heritage Objectives TIN18</p>
Laragh - Glendalough	Increased tourism infrastructure such as cafes, restaurants, tourist shops, etc.	<ul style="list-style-type: none"> Disturbance to key species Changes to key indicators of environmental quality 	Vale of Clara (Rathdrum Wood) SAC Wicklow Mountains SAC Wicklow Mountains SPA	<p>Draft Plan Mitigation</p> <p>Chapter 7 Tourism: General Objectives T4 Chapter 10 Heritage: Biodiversity Objectives NH1 - NH44 Chapter 11 Coastal Zone Management: General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives CZ2; CZ5 – CZ10; CZ12</p> <p>Settlement Plan Mitigation</p> <p>Laragh – Glendalough: Heritage Objectives LG20; LG21</p> <p>Volume 3: Level 5 Settlement Plans</p> <p>Conservation Area Objective</p> <p>To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>
Ashford; Baltinglass; Carnew; Dunlavin; Enniskerry; Laragh – Glendalough; Tinahely	Improvement works to access routes and junctions.	<ul style="list-style-type: none"> Disturbance to key species Changes to key indicators of environmental quality 	Ballyman Glen SAC Knocksink Wood SAC Slaney River Valley SAC The Murrrough SPA The Murrrough Wetlands SAC Wicklow Mountains SAC Wicklow Mountains SPA	<p>Draft Plan Mitigation</p> <p>Chapter 9 Infrastructure: General Road Objectives: RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives: NH1 – NH34</p> <p>Settlement Plan Mitigation</p> <p>Ashford Heritage Objectives: ASH12; ASH13; ASH14 Baltinglass Heritage Objectives: BALT11 Carnew Heritage Objectives: CAR11 Dunlavin Heritage Objectives: DUN11 Enniskerry Heritage Objectives: EEN2 Laragh – Glendalough: Heritage Objectives: LG20; LG21 Tinahely Development Strategy: Tinahely Heritage Objectives: TIN18</p> <p>Volume 3: Level 5 Settlement Plans</p> <p>Conservation Area Objective</p> <p>To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>

Relevant Settlement(s)	Elements of the relevant plan (s)	Potential Impact	European sites potentially affected	Mitigation, including ⁶
Ashford; Baltinglass; Dunlavin; Enniskerry; Tinahely	Provisions to provide for new roads and pedestrian links.	<ul style="list-style-type: none"> Disturbance to key species Habitat / species fragmentation Changes to key indicators of environmental quality 	Ballyman Glen SAC Knocksink Wood SAC Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC	<p>Draft Plan Mitigation Chapter 9 Infrastructure: General Road Objectives RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: NH1 – NH34</p> <p>Settlement Plan Mitigation Ashford Heritage Objectives: ASH12; ASH13; ASH14 Baltinglass Heritage Objectives: BALT11 Dunlavin Heritage Objectives: DUN11 Enniskerry Heritage Objectives: EEN2 Tinahely Heritage Objectives: TIN18</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>
Laragh - Glendalough	The development of a 'park and ride' facility.	<ul style="list-style-type: none"> Changes to key indicators of environmental quality 	Wicklow Mountains SAC Wicklow Mountains SPA	<p>Draft Plan Mitigation Chapter 9 Infrastructure: General Road Objectives RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34</p> <p>Settlement Plan Mitigation Laragh – Glendalough: Heritage Objectives LG20; LG21</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>
Ashford; Aughrim; Dunlavin;	The development of new roads, cycleways and footpaths within the towns and their environs.	<ul style="list-style-type: none"> Disturbance to key species Habitat / species fragmentation Changes to key indicators of environmental quality 	Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC	<p>Draft Plan Mitigation Chapter 9 Infrastructure: General Road Objectives RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: NH1 – NH34</p> <p>Settlement Plan Mitigation Ashford Heritage Objectives: ASH12; ASH13; ASH14 Dunlavin Heritage Objectives: DUN11</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>
Ashford; Baltinglass; Carnew; Dunlavin; Laragh - Glendalough	Provisions to provide for mixed use lands accommodating retail/commercial/residential/community development and film industry in Ashford.	<ul style="list-style-type: none"> Disturbance to key species Changes to key indicators of conservation concern 	Wicklow Mountains SAC Wicklow Mountains SPA	<p>Draft Plan Mitigation Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 10 Heritage: Biodiversity Objectives: NH1 – NH34</p> <p>Settlement Plan Mitigation Ashford Heritage Objectives: ASH12; ASH13; ASH14 Baltinglass Heritage Objectives Carnew Heritage Objectives: CAR11 Dunlavin Heritage Objectives: DUN11 Laragh – Glendalough: Heritage Objectives: LG20; LG21</p>

Relevant Settlement(s)	Elements of the relevant plan (s)	Potential Impact	European sites potentially affected	Mitigation, including ⁶
Ashford; Aughrim; Baltinglass; Carnew; Dunlavin; Enniskerry; Laragh – Glendalough; Tinahely	Increased housing development within the Settlement Plan Area.	<ul style="list-style-type: none"> Disturbance to key species Habitat / species fragmentation Changes to key indicators of environmental quality 	Ballyman Glen SAC Knocksink Wood SAC Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC Vale of Clara (Rathdrum Wood) SAC Wicklow Mountains SAC Wicklow Mountains SPA	<p>Draft Plan Mitigation Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 10 Heritage: Biodiversity Objectives: NH1 – NH34</p> <p>Settlement Plan Mitigation Ashford Heritage Objectives: ASH12; ASH13; ASH14 Baltinglass Heritage Objectives: BAL11 Carnew Heritage Objectives: CAR11 Dunlavin Heritage Objectives: DUN11 Enniskerry Heritage Objectives: EEN2 Laragh – Glendalough: Heritage Objectives: LG20; LG21 Tinahely Development Strategy: Tinahely Heritage Objectives: TIN18</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>
Aughrim; Tinahely	Economic development in a range of industries such as agriculture, forestry, etc.	<ul style="list-style-type: none"> Changes in key indicators of conservation concern 	Slaney River Valley SAC	<p>Draft Plan Mitigation Chapter 5 Economic Development: Agricultural Objectives AGR1; AGR4; AGR5 Forestry Objectives FTY2; FTY3; FTY5 Fishing Objectives FSH1 Extractive Industry Objectives EX1; EX4 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34</p> <p>Settlement Plan Mitigation Tinahely Heritage Objectives: TIN18</p> <p>Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.</p>
Baltinglass; Enniskerry; Tinahely	Developments in close proximity or upstream of a European site.	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Changes to key indicators of environmental quality 	Knocksink Wood SAC Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC	<p>Draft Plan Mitigation Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 5 Economic Development: Agricultural Objectives AGR1; AGR4; AGR5 Forestry Objectives FTY2; FTY3; FTY5 Fishing Objectives FSH1 Extractive Industry Objectives EX1; EX4 Chapter 7 Tourism: General Objectives T4 Chapter 8 Community Development: Open Space Objectives CD45 Chapter 9 Infrastructure: RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH44 Chapter 11 Coastal Zone Management: General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives CZ2; CZ5 – CZ10; CZ12</p> <p>Settlement Plan Mitigation Baltinglass Heritage Objectives: BAL11 Enniskerry Heritage Objectives: EEN2 Tinahely Heritage Objectives: TIN18</p>

Relevant Settlement(s)	Elements of the relevant plan (s)	Potential Impact	European sites potentially affected	Mitigation, including ⁶
				Volume 3: Level 5 Settlement Plans Conservation Area Objective To protect Natura 2000 sites and a suitable buffer area outwith their legal boundaries from inappropriate development.
• Level 6 Settlement Towns				
Avoca; Donard; Kilmacanogue; Newcastle; Roundwood; Shillelagh	The development of recreational facilities, including tourist developments.	<ul style="list-style-type: none"> Disturbance to key species Habitat / species fragmentation Changes to key indicators of environmental quality 	Ballyman Glen SAC Bray Head SAC Carriggower Bog SAC Glen Of the Downs SAC Knocksink Wood SAC Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC Wicklow Mountains SAC Wicklow Mountains SPA	Draft Plan Mitigation Chapter 7 Tourism: General Objectives: T4 Chapter 10 Heritage: Biodiversity Objectives NH1 - NH44 Chapter 11 Coastal Zone Management: General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives CZ2; CZ5 – CZ10; CZ12
Avoca; Donard; Kilmacanogue; Newcastle; Roundwood; Shillelagh	Improvement works to infrastructure such as roads, footpaths and pedestrian crossings.	<ul style="list-style-type: none"> Disturbance to key species Habitat / species fragmentation Changes to key indicators of environmental quality 	Ballyman Glen SAC Bray Head SAC Carriggower Bog SAC Glen Of the Downs SAC Knocksink Wood SAC Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC Wicklow Mountains SAC Wicklow Mountains SPA	Draft Plan Mitigation Chapter 9 Infrastructure: General Road Objectives RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34
Donard; Kilmacanogue; Newcastle; Roundwood	Provision to provide for link roads, and new roads.	<ul style="list-style-type: none"> Disturbance to key species Habitat / species fragmentation Changes to key indicators of environmental quality 	Ballyman Glen SAC Bray Head SAC Carriggower Bog SAC Glen of the Downs SAC Knocksink Wood SAC Slaney River Valley SAC The Murrough SPA The Murrough Wetlands SAC Wicklow Mountains SAC Wicklow Mountains SPA	Draft Plan Mitigation Chapter 9 Infrastructure: General Road Objectives RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34
Roundwood	Town centre extensions.	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Changes to key indicators of environmental quality 	Carriggower Bog SAC The Murrough SPA The Murrough Wetlands SAC Wicklow Mountains SAC Wicklow Mountains SPA	Draft Plan Mitigation: Chapter 8 Community Development: Open Space Objectives CD45 Chapter 9 Infrastructure WI2; WI12 Flooding Objectives FL8; FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34
Kilmacanogue; Newcastle	New housing developments.	<ul style="list-style-type: none"> Disturbance to key species Changes in key indicators of conservation concern 	Ballyman Glen SAC Bray Head SAC Glen of the Downs SAC Knocksink Wood SAC The Murrough SPA The Murrough Wetlands SAC	Draft Plan Mitigation Chapter 3 Settlement Strategy: Settlement Strategy Objectives SS8 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34

Relevant Settlement(s)	Elements of the relevant plan (s)	Potential Impact	European sites potentially affected	Mitigation, including ⁶
Newcastle	Development of a linear park.	<ul style="list-style-type: none"> Habitat loss Disturbance to key species Fragmentation 	The Murrrough SPA The Murrrough Wetlands SAC	Draft Plan Mitigation Chapter 7 Tourism: General Objectives T4 Chapter 10 Heritage: Biodiversity Objectives NH1 - NH44 Chapter 11 Coastal Zone Management General Coastal Zone Objectives CZM1; CZM2; CZM7 Coastal Cell Objectives CZ2; CZ5 – CZ10; CZ12
Roundwood	The development of new car parks	<ul style="list-style-type: none"> Disturbance to key species Changes to key indicators of environmental quality 	Carrigower Bog SAC The Murrrough SPA The Murrrough Wetlands SAC Wicklow Mountains SAC Wicklow Mountains SPA	Draft Plan Mitigation Chapter 9 Infrastructure: RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34
Avoca	Railway station development	N/A	N/A	Draft Plan Mitigation Chapter 9 Infrastructure: General Road Objectives RT14 Water Objectives WI2; WI12 Flooding Objectives FL8 FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34
Avoca	Public toilet development	N/A	N/A	Draft Plan Mitigation: Chapter 8 Community Development: Open Space Objectives CD45 Chapter 9 Infrastructure: WI2; WI12 Flooding Objectives FL8; FL9 Chapter 10 Heritage: Biodiversity Objectives NH1 – NH34

2.4 AA Screening of the Proposed Material Alterations

The changes proposed by the Material Alterations relate to the provisions of the Draft County Development Plan which contributes towards a framework for land use planning in County Wicklow. Proposed Material Alterations encompass changes to the text and maps of the Draft Plan.

There are 103 Proposed Material Alterations that are detailed in the accompanying Proposed Material Alteration document. These relate to Volumes 1, 2 and 3 of the Draft Plan.

As outlined in the European Commission Environment DG document "Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC", impacts that require consideration can be categorised under a number of headings:

- Loss / reduction of habitat area;
- Disturbance to Key Species;
- Habitat or species fragmentation;
- Reduction in species density; and
- Changes in key indicators of conservation value such as decrease in water quality / quantity.

The Proposed Material Alterations are being made to a Draft County Development Plan that has already been subject to Stage 2 AA through which potential effects were identified and into which an array of mitigating provisions have been integrated in order to ensure the protection of the Natura 2000 network of European Sites (see also Section 2.3.3, Table 2.6 and Table 2.7).

The Elected Members have followed the advice provided by the AA process throughout the preparation of the Plan, including during the consideration of submissions and the making of Proposed Material Alterations. As a result, in the context of the sensitivities presented by European Sites within the County and beyond, the Proposed Material Alterations are benign and would not have the potential to affect any European Site, taking into account the provisions of the Draft Plan, including those that have been integrated through the AA process.

In this context, no effects on European Sites are possible.

Furthermore, as all of the provisions have been assessed as not having the potential, in their own right, to result in effects, there will be no potential for them to combine with each other to result in cumulative negative effects.

Consequently no further assessment of the Proposed Material Alterations are required.

Section 3 Conclusion

Stage 1 and Stage 2 AA have already been undertaken on the Draft Wicklow County Development Plan. Implementation of the Draft Plan has the potential to result in impacts to the integrity of the Natura 2000 network, if unmitigated.

The risks to the safeguarding and integrity of the qualifying interests and conservation objectives of the Natura 2000 network have been addressed by the inclusion of mitigation measures that will prioritise the avoidance of impacts in the first place and mitigate impacts where these cannot be avoided. In addition, all lower level plans and projects arising through the implementation of the Draft Plan will themselves be subject to AA when further details of design and location are known. Having incorporated the suggested mitigation measures; it is considered that the Draft Plan will not impact on the Natura 2000 network of sites⁷.

The requirement for Stage 2 AA for the Proposed Material Alterations to the Draft Plan would arise if the Proposed Material Alterations were determined as having potential or uncertain effects on the integrity of the network of designated ecological sites known as Natura 2000. This screening report evaluates the Proposed Material Alterations in order to determine if they need to be the subject of a Stage 2 AA.

The AA Screening finds that the Proposed Material Alterations shall not give rise to effects on the integrity of any Natura 2000 site. Therefore, in accordance with the methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, it is concluded that the Proposed Material Alterations do not require any further assessment to demonstrate compliance with the Directive.

A one-page AA determination accompanies this AA Screening Report.

⁷ Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:
a) no alternative solution available,
b) imperative reasons of overriding public interest for the plan to proceed; and
c) Adequate compensatory measures in place.

**Appropriate Assessment (AA)
Screening Determination under:**

The Planning and Development Acts 2000-2015

for:

**Draft Wicklow County Development Plan 2016-2022
Proposed Material Alterations**

An Appropriate Assessment (AA) Screening determination has been made by Wicklow County Council regarding the Draft Wicklow County Development Plan 2016-2022 Proposed Material Alterations.

Section 12 (7) of the Planning and Development Act 2000 (as amended), requires, inter alia, a determination to be made as to whether Proposed Material Alterations to the Draft County Development Plan warrant the undertaking of AA.

It has been determined that the Proposed Material Alterations shall not give rise to effects on the integrity of any Natura 2000 site. Therefore, in accordance with the methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, it is concluded that the Proposed Material Alterations do not require any further assessment to demonstrate compliance with the Directive.

This decision has taken into account the content of the Draft Plan and the Proposed Material Alterations and the findings of the AA Screening Report.

Signed: _____
Signatory
Approved Officer


Senior Planner

ADDENDUM I TO THE FLOOD RISK ASSESSMENT OF THE DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016 – 2022

FLOOD RISK ASSESSMENT OF THE PROPOSED AMENDMENTS,
AS PROPOSED BY THE MEMBERS OF WICKLOW COUNTY COUNCIL ON 4th JULY 2016

THIS REPORT IS ADDENDUM I
TO THE 'FLOOD RISK ASSESSMENT OF THE
DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016 – 2022' ISSUED NOVEMBER 2015

1.0 Introduction

This addendum I to the Flood Risk Assessment Report of the Draft Wicklow County Development Plan 2016-2022 outlines the Flood Risk Assessment of the proposed zoning amendments to the Draft Plan as proposed by the Elected Members.

It should be noted that changes are not made to the original Flood Risk Assessment Report at this stage; this addendum forms part of the documentation of the ongoing FRA/Plan-making process. It supplements and should be read in conjunction with the Flood Risk Assessment Report issued in November 2015.

1.1 Process for making Plan

The Proposed Amendments to the Draft Plan constitute a further stage in the process of making a new Development Plan for County Wicklow.

The Draft Plan and accompanying Flood Risk Assessment, Appropriate Assessment Screening and Environmental Report were placed on public display from 27th November 2015 to 19th February 2016. The Chief Executive prepared a report on the submissions/observations received during the display period and submitted it to the Elected Members for their consideration.

Having considered the Draft Plan, associated documents and the Chief Executive's Report, the Members of Wicklow County Council, resolved to amend the Draft Development Plan in accordance with the provisions set out in Section 12(6) of the Planning and Development Act 2000, as amended.

The Proposed Amendments are required to be placed on public display for a period of not less than four weeks. Written submissions or observations with respect to the Proposed Amendments are taken into consideration by the Members before the making of the actual Development Plan.

1.2 Purpose of this report

This is addendum I to the Flood Risk Assessment and the purpose of this report is to carry out a flood risk assessment on the proposed zoning amendments. A Stage 1 Flood Risk Identification Assessment will be carried out for each plot of land where it is proposed to amend the zoning, identifying where lands are within the flood zones A, B or C. Where the proposed zoning has lands within flood zone A and/or B, the justification test shall be applied.

In Section 2 of this addendum, the full list of the proposed zoning amendments are provided with the assessment following each amendment. The proposed zoning amendments numbering start at number 15, as they are numbered in line with Section 2 of the Proposed Amendments document.

The text in ~~blue strikethrough~~ is the text as contained in the Draft Plan and is proposed to be deleted. The text in red is proposed as amending, new text to the Draft Plan. The SFRA of the Proposed Material Alterations is considered in green.

1.3 Assessment Conclusions

The proposed zoning amendments to the draft Wicklow County Development Plan 2016-2022 have been assessed to identify what flood zone 'designation' applies to the lands. Where it is proposed to zone lands that are located in flood zones A and B, the 'plan-making justification test' has been applied.

Justification Test

The 'Plan-making Justification Test' has been designed to rigorously assess the appropriateness, or otherwise, of particular developments that, are being considered in areas of moderate or high flood risk (flood zones A and B). The processes is described in chapter 4 of the Flood Risk Guidelines and used at the plan preparation and adoption stage where it is intended to zone or otherwise designate land which is at moderate or high risk of flooding.

Consequently at this stage of the plan making process, where the justification test fails and where development is proposed in flood zone A/B the following shall apply:

- comply with the objectives of the Wicklow County Development Plan 2016-2022,
- comply with Flood Objectives FL1 to FL9 and
- carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach.

Where the zoning has lands within flood zone C, localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

Sequential approach at the Development Management Stage

A sequential approach to planning is a key tool in ensuring that development, particularly new development, is first and foremost directed towards land that is at low risk of flooding. The sequential approach described in Fig. 1.1 of the Flood Risk Guidelines should be applied to all stages of the planning and development management process. It is of particular importance at the plan-making stage but is also applicable in the layout and design of development within a specific site at the development management stage. Fig. 3.1 of the Flood Risk Guidelines sets out the broad philosophy underpinning the sequential approach in flood risk management, while Fig. 1.2 of the Flood Risk Guidelines describes its mechanism for use in the planning process.

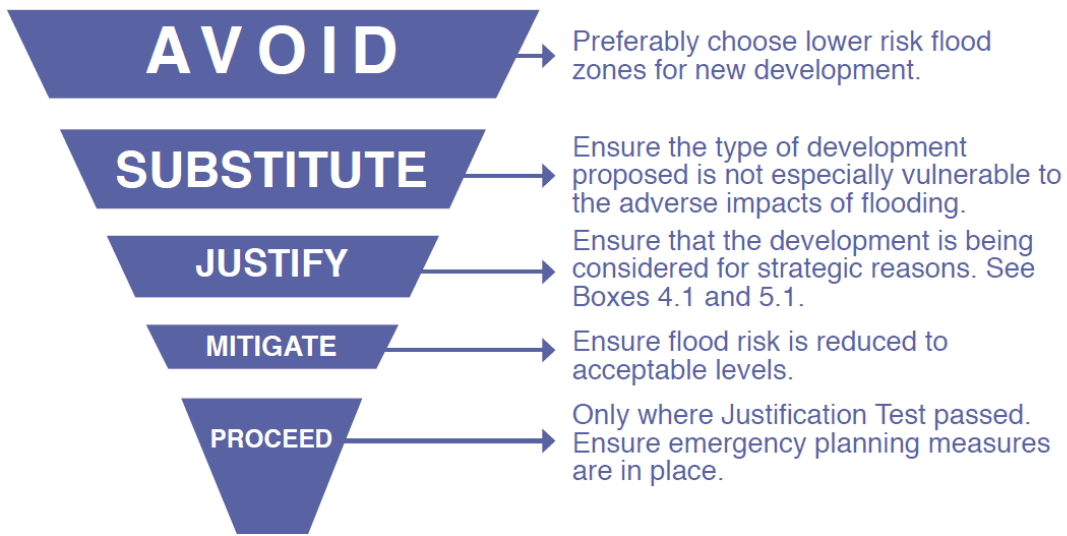


Figure 1.1 of the Flood Risk Guidelines - **Sequential approach principles in flood risk management**

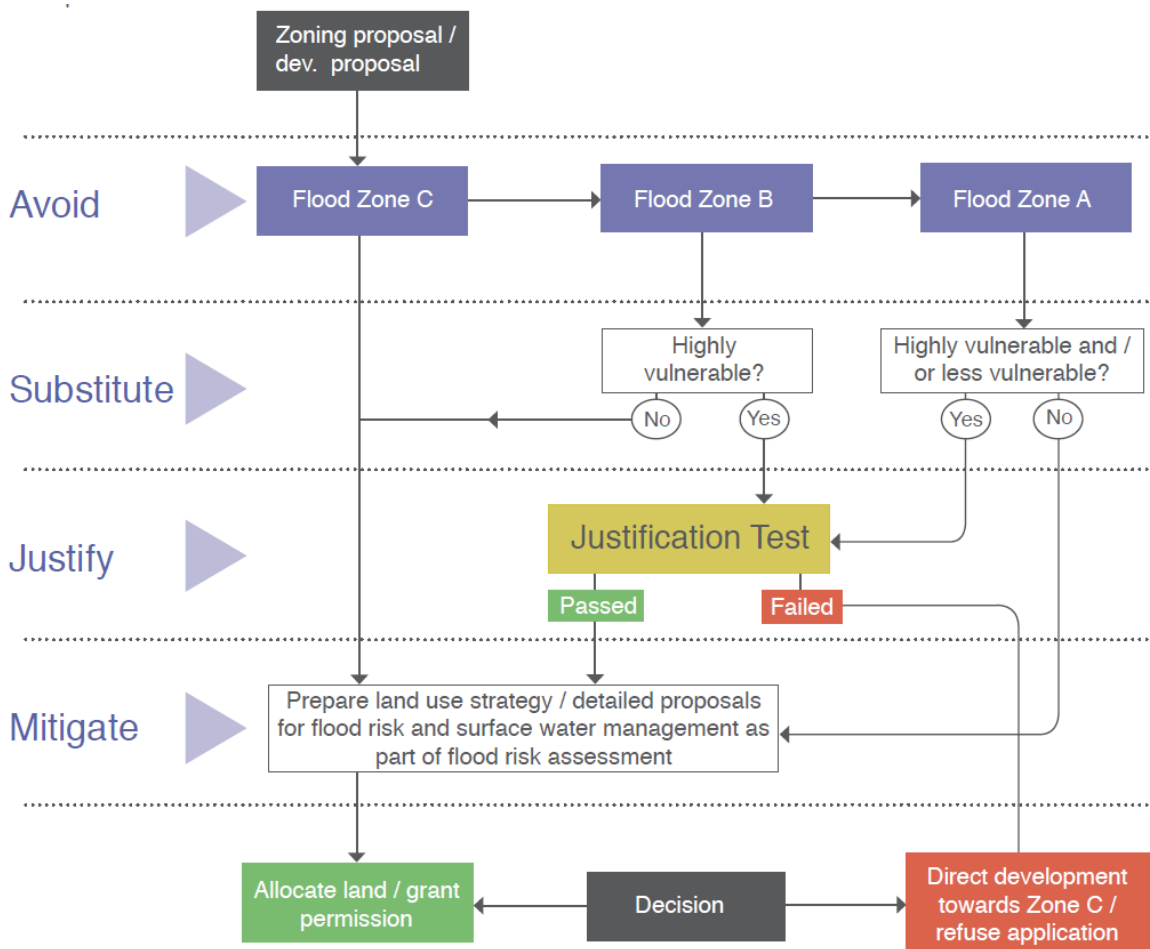


Figure 1.2 of the Flood Risk Guidelines - **The Sequential Approach Mechanism for use in the planning process**

CLASSIFICATION OF VULNERABILITY OF DIFFERENT TYPES OF DEVELOPMENT	
Vulnerability class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations and command centres required to be operational during flooding; Hospitals; Emergency access and egress points; Schools; Dwelling houses, student halls of residence and hostels; Residential institutions such as residential care homes, children’s homes and social services homes; Caravans and mobile home parks; Dwelling houses designed, constructed or adapted for the elderly or other people with impaired mobility; and Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc.) in the event of flooding.
Less vulnerable development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions; Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans; Land and buildings used for agriculture and forestry; Waste treatment (except landfill and hazardous waste); Mineral working and processing; and Local transport infrastructure.
Water compatible development	Flood control infrastructure; Docks, marinas and wharves; Navigation facilities; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation and tourism (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).

Source: DoEHLG The Planning System and Flood Risk Management Guidelines

*Uses not listed here should be considered on their own merits

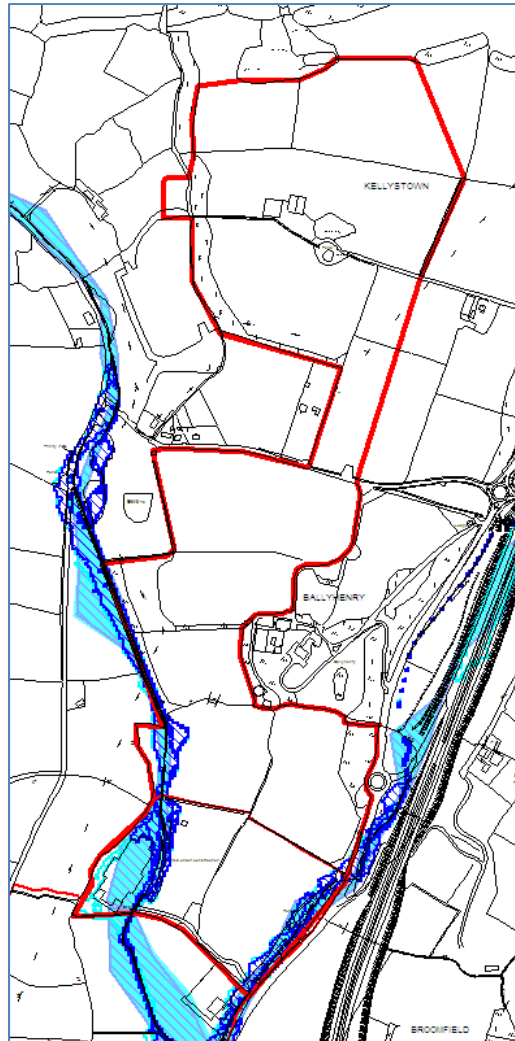
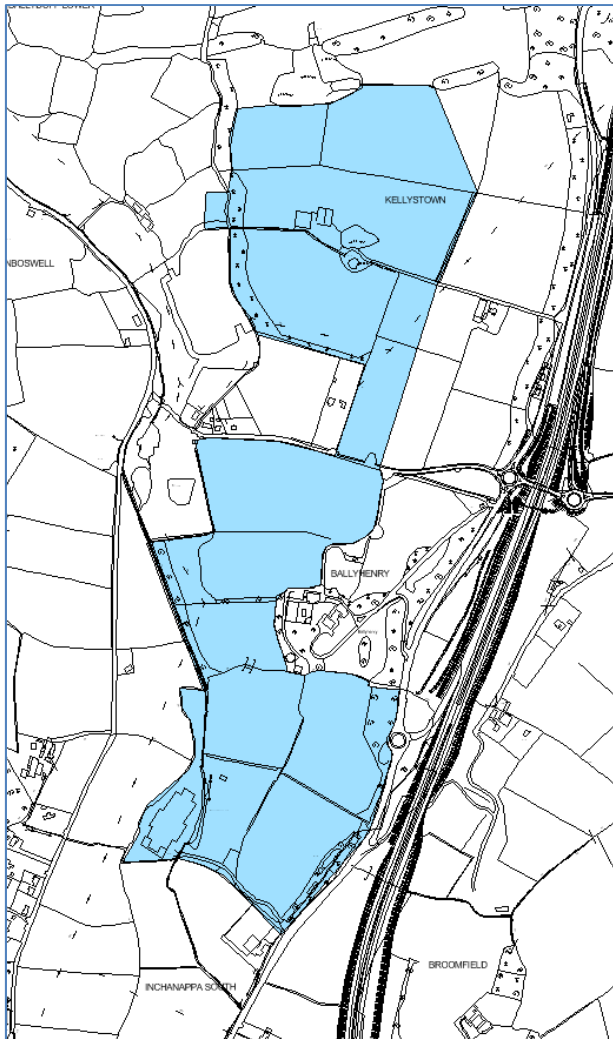
DEVELOPMENT TYPES			
	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Source: DoEHLG The Planning System and Flood Risk Management Guidelines

2.0 Strategic Flood Risk Identification Assessment

AMENDMENT 15

Location	Map No.	Size (ha)	Zoning Objective
Inchanappa South and Ballyhenry, Ashford	5.058	160 60	<p>To provide for the development of and expansion of the existing film studios in Ashford on the lands shown on Map 5.07 in accordance with the following requirements:</p> <ul style="list-style-type: none"> - the development of these lands shall be strictly limited to facilities for the production of film, TV, animation etc and any associated spin offs such as visitor facilities; in particular residential development or other non film related commercial activities are not to be permitted - the agreement of a master plan for the entire area any application in advance of the agreement of this plan shall set out which shall include: <ol style="list-style-type: none"> (a) the phasing a detailed phasing plan which shall be linked to the conclusions and recommendations of a Traffic and Transport Assessment, which shall clearly set out the traffic generation model for the entire development and its constituent phases, and a detailed evaluation of the capacity of all roads serving the site, including all N11 junctions and the N11 itself and their abilities to accommodate the development without impacting on the carrying capacity of the national road for strategic inter-County traffic; (b) sequence of development, that shall be generally from south to north; (c) the infrastructure plans for the servicing of the site; - this zoning shall be for the lifetime of this plan only.



Inchanappa South and Ballyhenry, Ashford

Stage 1 Strategic Flood Risk Assessment

Land zoning	To provide for the development of and expansion of the existing film studios in Ashford on the lands shown on Map 5.07 in accordance with the criteria set out in EMP 12
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	yes

Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, this area is outside an urban centre.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	The southern area of this zoning is developed for film studio. The remainder is not developed.
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There is suitable alternative lands available for this use.
3	Refer to main SFRA document	.
Conclusion		
Justification test FAILED.		
Comment		
<p>A portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses/coast. The zoning objective does not proscribe exactly where in the zone development should occur. In the event that development is proposed in Flood zones A and/or B, the developer shall:</p> <ul style="list-style-type: none"> - comply with the objectives of the Wicklow County Development Plan 2016-2022, - comply with Flood Objectives FL1 to FL9 and - carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach. 		

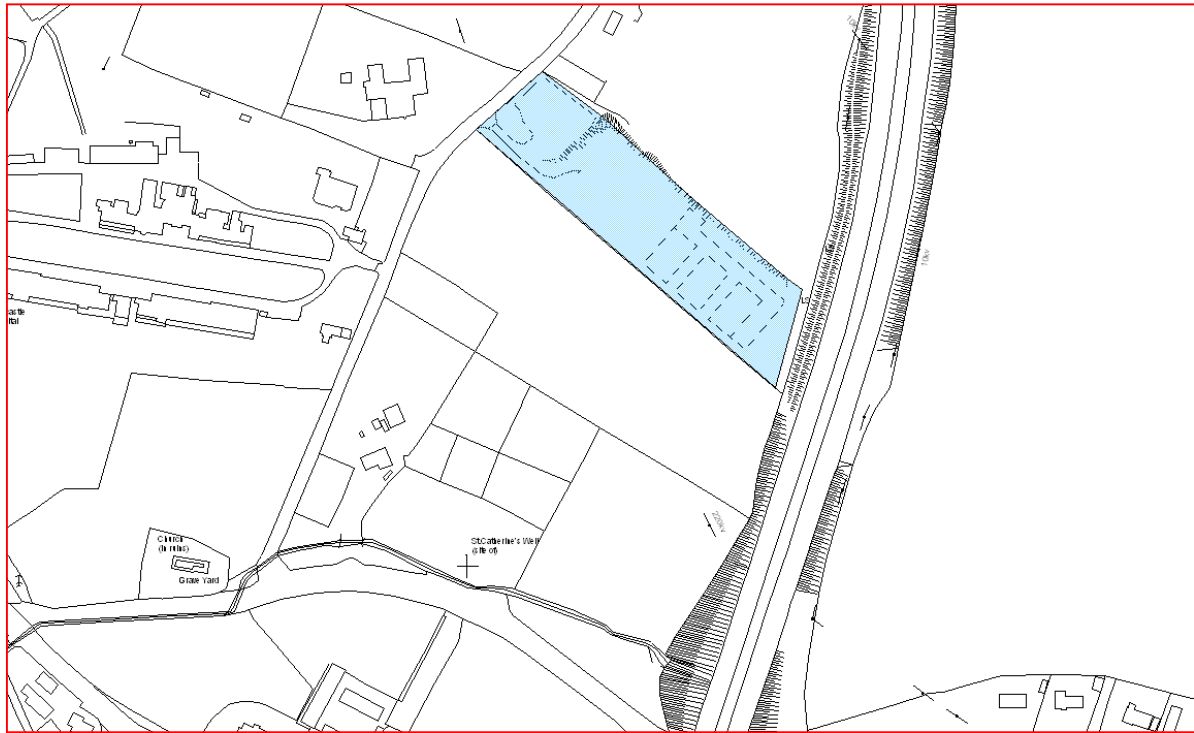
This zoning also has lands within flood zone C.

Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the

developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 15

Location	Map No.	Size (ha)	Zoning Objective
Killadreenan, Newtownmountkennedy	5.06	1.3	To provide for light industrial and warehousing use.



Killadreenan, Newtownmountkennedy

Stage 1 Strategic Flood Risk Identification Assessment

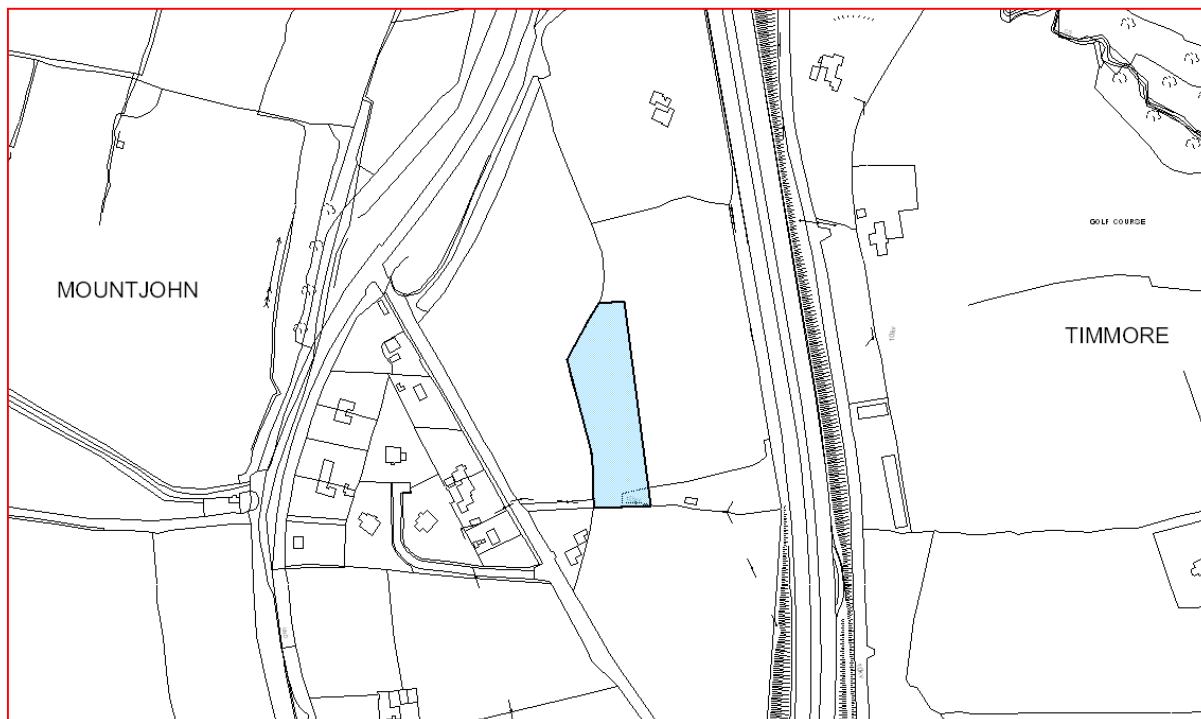
This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 15

Location	Map No.	Size (ha)	Zoning Objective
Timmore, Newcastle	5.07	0.68	To provide for light industrial and employment use.

Map 5.07

Proposed Employment Zone at Timmore, Newcastle shown in blue



Timmore, Newcastle

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 31

Section 7.4 Tourism & Recreation Objectives

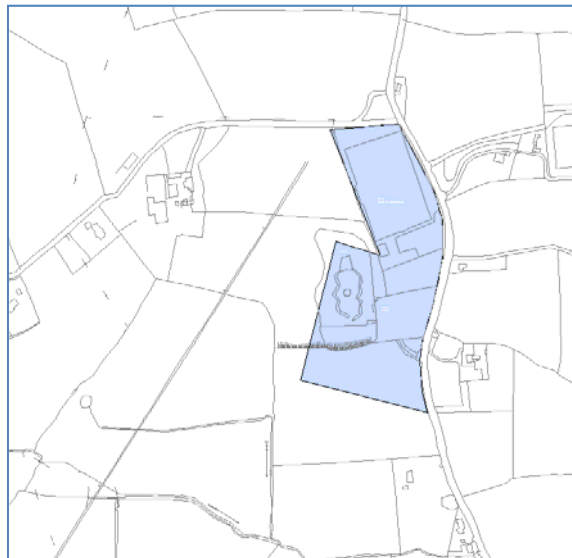
Amend Objective T20 as follows:

T20 To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:

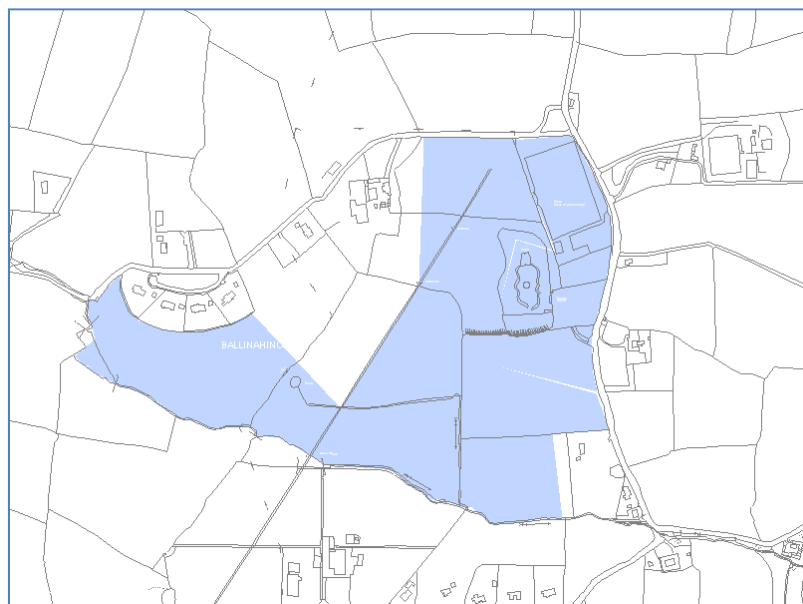
- Druids Glen Golf Club, Woodstock Demesne (Map 07.03);
- Ballinahinch Lower, Newtownmountkenny (Map 07.04); **Amend Map 07.04**
- Brook Lodge, Macreddin West, Aughrim (Map 07.05);
- Rathsallagh House, Dunlavin (Map 07.06);
- [Castletimon, Brittas Bay \(Map 07.07\)](#); **Omit Map 07.07**
- Jack White's Cross (Map 07.08)

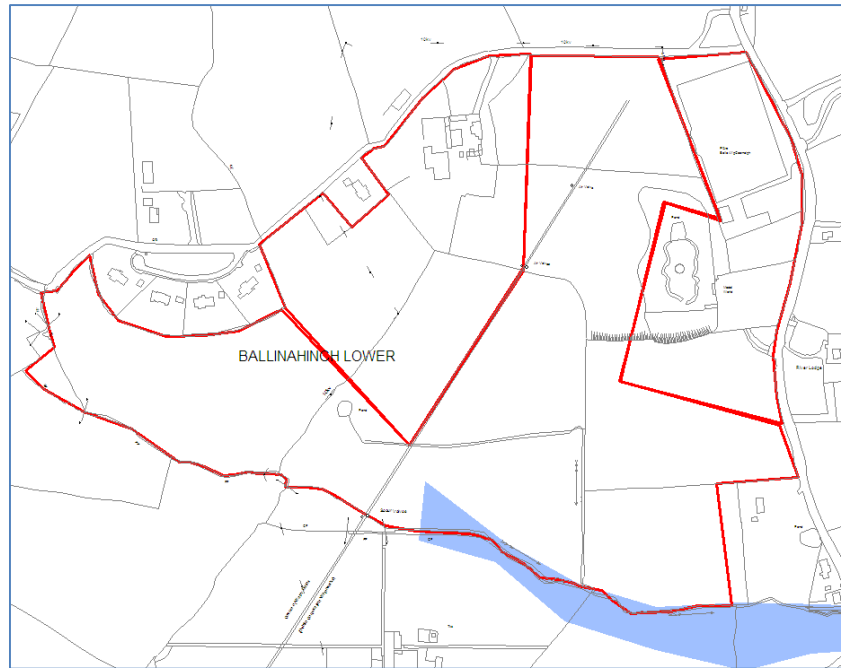
Map 07.04

Change from: (6ha)



Change to: (28 ha)





Ballinahinch Lower, Newtownmountkenny

Stage 1 Strategic Flood Risk Assessment

Land zoning	To provide for integrated tourism / leisure / recreational complexes in accordance with the criteria set out in T20
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	yes

Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, this area is outside an urban centre.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There is suitable alternative lands available for this use.

3	Refer to main SFRA document	
Conclusion		
Justification test FAILED.		
Comment		
<p>A portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses/coast. The zoning objective does not proscribe exactly where in the zone development should occur. In the event that development is proposed in Flood zones A and/or B, the developer shall:</p> <ul style="list-style-type: none"> - comply with the objectives of the Wicklow County Development Plan 2016-2022, - comply with Flood Objectives FL1 to FL9 and - carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach. 		

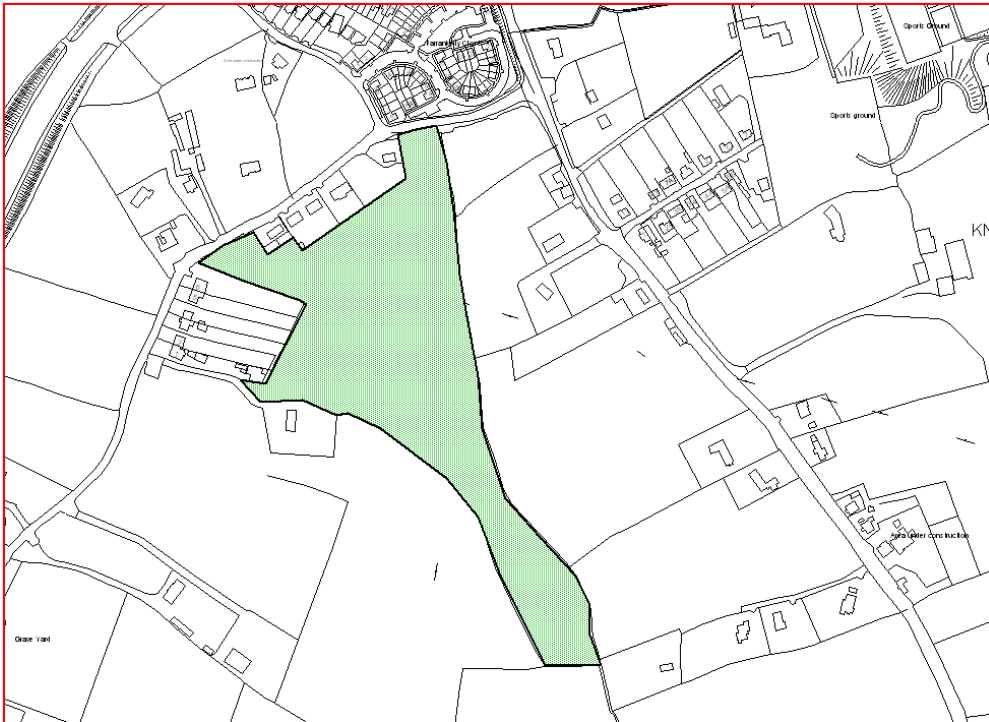
This zoning also has lands within flood zone C.

Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 56

NH13 To preserve lands at 'The Rocks', Kilcoole (as shown on Map 10.16) in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.

Map 10.16 Objective NH13



'The Rocks' Kilcoole

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

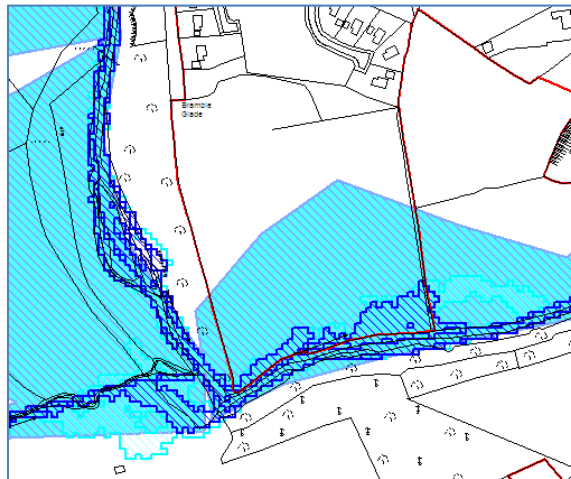
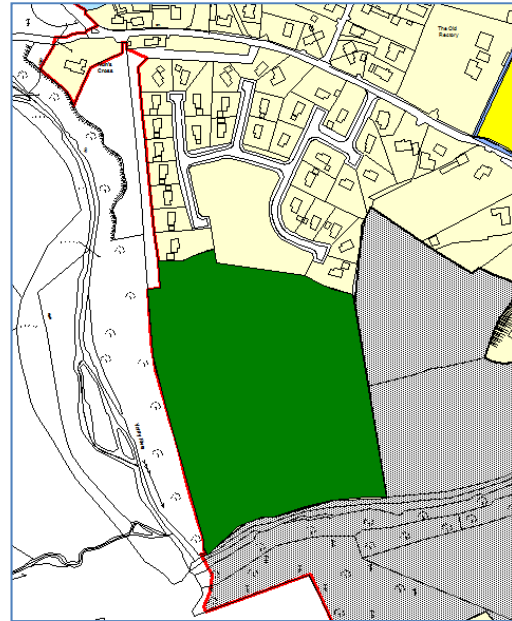
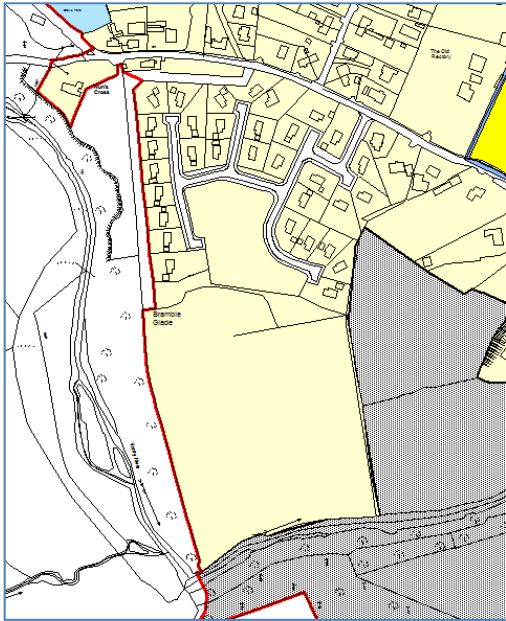
AMENDMENT 64

**Ashford Town Plan
Land Use Zoning map**

Change the zoning of lands currently identified as 'existing residential' to the south of the Bramble Glade estate to 'open space'.

Change From:

Change To:



Inchanappa South and Ballyhenry, Ashford

Stage 1 Strategic Flood Risk Assessment

Land zoning	OS
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Where development is proposed in flood zone A/B the developer shall:

- comply with the objectives of the Wicklow County Development Plan 2016-2022,
- comply with Flood Objectives FL1 to FL9 and
- carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach.

This zoning also has lands within flood zone C.

Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 65

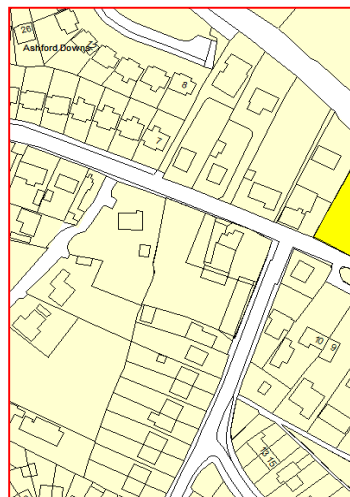
Ashford Town Plan Land Use Zoning map

Change the zoning of lands at Ballinalea identified as 'Town Centre' to 'RE existing residential'.

Change From:



Change To:



Ballinalea, Ashford

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 66

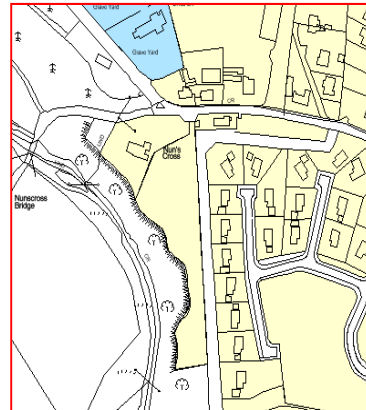
Ashford Town Plan Land Use Zoning Map

Amend the land use Zoning Map at Nun's Cross to include lands and zone Existing Residential.

From:



To:



Nun's Cross, Ashford

Stage 1 Strategic Flood Risk Identification Assessment

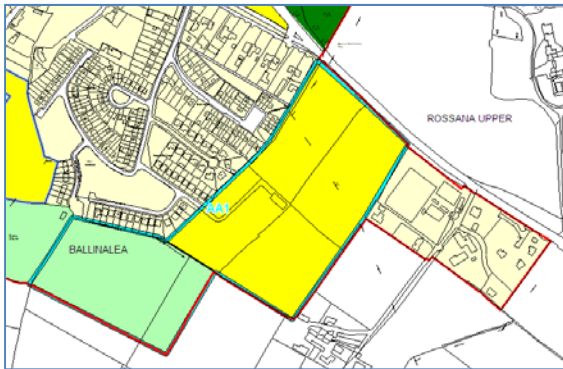
This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 67

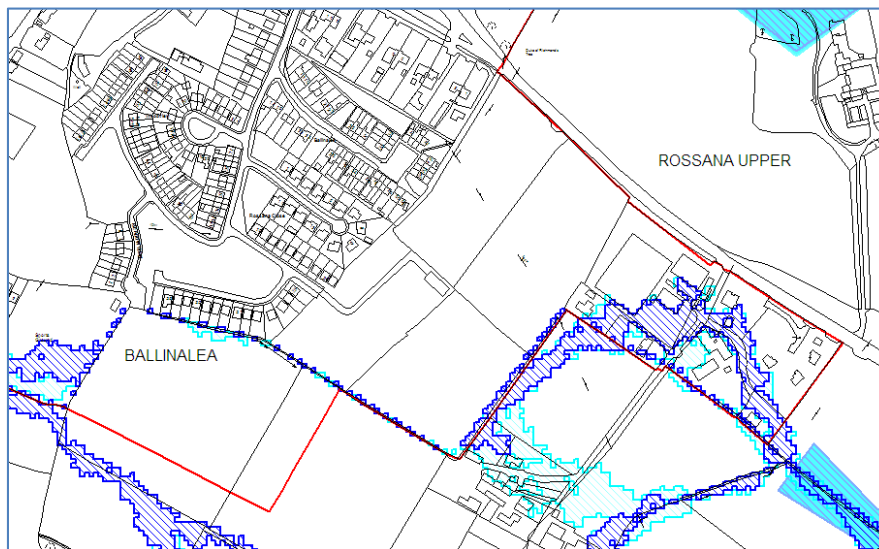
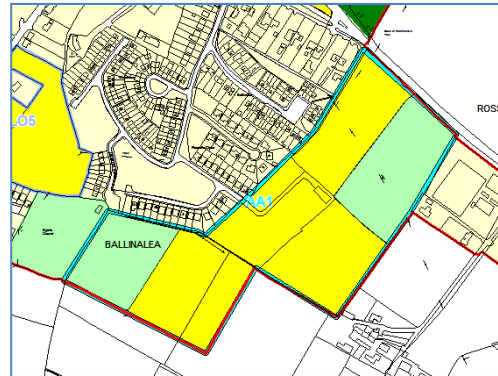
**Ashford Town Plan
Land Use Zoning Map**

Amend the Land Use Zoning Map as shown on map below.

From:



To:



Ballinalea/Rosanna, Ashford

Please refer to the Strategic Flood Risk Assessment Document. These lands have been initially assessed under section 4.1, Level 5 Settlements for Ashford Town Plan.

Please note that the areas in Flood Zone A and B are minor however they are zoned.

Open Space Zoning

Land zoning	OS – Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Residential Zoning

Land zoning	Residential
Flood zone A and/or B	A and B

Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test		
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1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Ashford is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Ashford is targeted to growth to 3,000 by 2025.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There is suitable alternative lands available for this use.
3	Refer to main SFRA document	.

Conclusion		
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Justification test FAILED.		
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Comment		
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<p>A portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses/coast. The zoning objective does not proscribe exactly where in the zone development should occur. In the event that development is proposed in Flood zones A and/or B, the developer shall:</p> <ul style="list-style-type: none"> - comply with the objectives of the Wicklow County Development Plan 2016-2022, - comply with Flood Objectives FL1 to FL9 and - carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach. 		
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This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 68

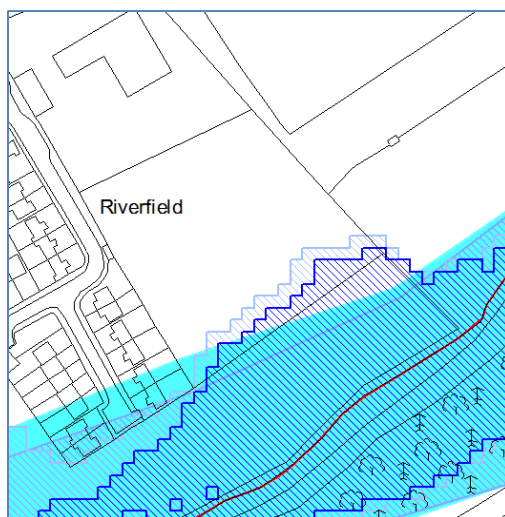
**Aughrim Town Plan
Land Use Zoning Map**

Rezone 1.6 acres at Aughrim Lower, Aughrim from Employment/Existing Residential use to Active Open Space use.

From:



To:



Riverfield, Aughrim

Stage 1 Strategic Flood Risk Assessment

Land zoning	OS
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Where development is proposed in flood zone A/B the developer shall:

- comply with the objectives of the Wicklow County Development Plan 2016-2022,
- comply with Flood Objectives FL1 to FL9 and
- carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach.

This zoning also has lands within flood zone C.

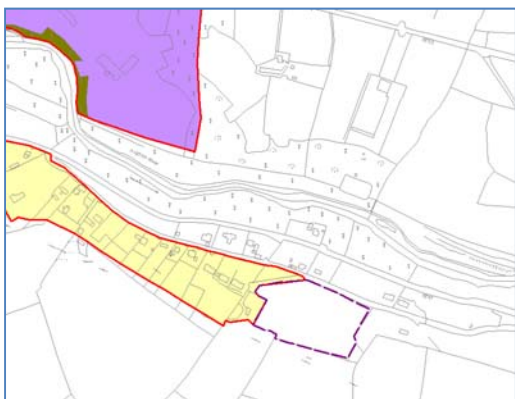
Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 69

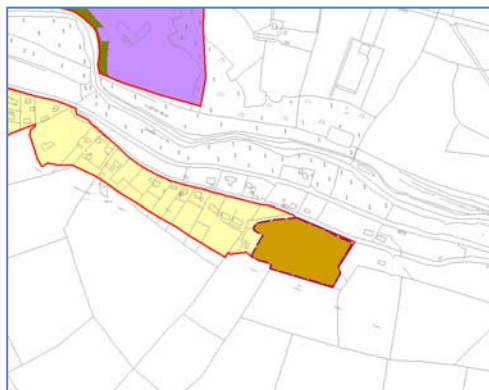
Aughrim Town Plan (a) Land Use Zoning Map

Zone c. 4 acres (1.6ha) at Killacoran, Aughrim from unzoned/ 'rural' to R Special (4 units). Subject lands to be included within settlement boundary.

From:



To:



(b) Section 2.3 Residential Development Objectives

AUG2 On land zoned R Special at Killacoran (1.6ha) it shall be the objective to provide residential development for a maximum of 4 additional units.

Killacoran, Aughrim

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

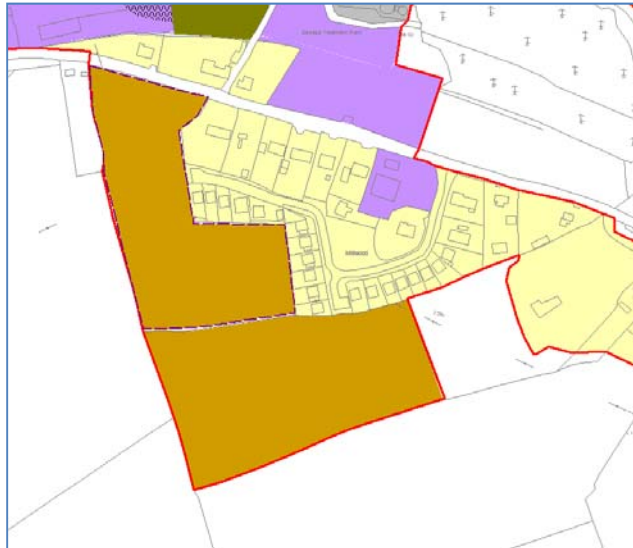
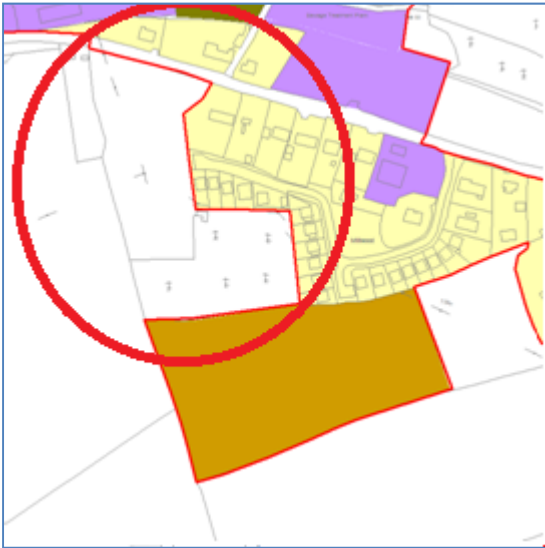
AMENDMENT 70

**Aughrim Town Plan
(a) Land Use Zoning Map**

Zone c. 1.94ha at Killacloran, Aughrim from unzoned / 'rural' to R Special (5 units). Subject lands to be included within settlement boundary

From:

To:



(b) Section 2.3 Residential Development Objectives

AUG3 On land zoned R Special at Killacloran (1.94ha) it shall be the objective to provide residential development for a maximum of 5 additional units.

Killacloran, Aughrim

Stage 1 Strategic Flood Risk Identification Assessment

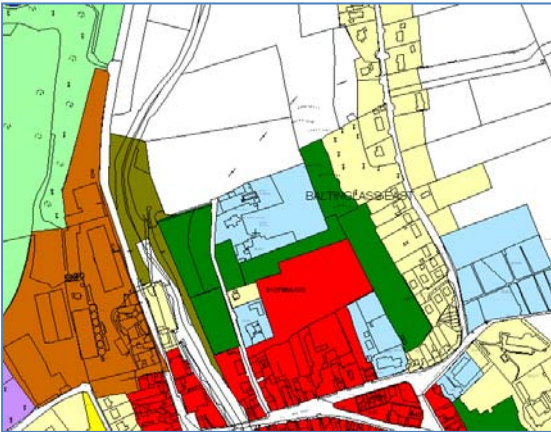
This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 72

**Baltinglass Town Plan
(a) Land Use Zoning Map**

To amend and extend the zoning around Baltinglass Abbey from 'C – Community, Educational, Institutional' to a new zoning 'Baltinglass Abbey Historic Area'

From:



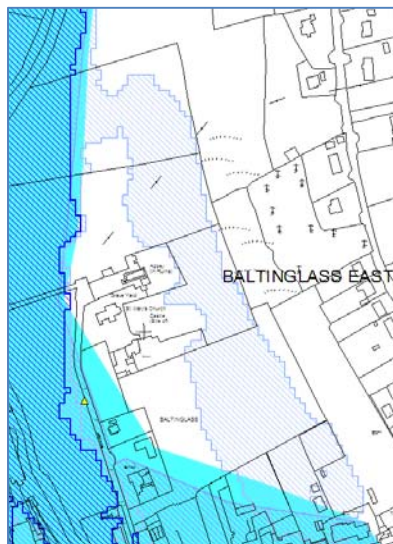
To:



(b) Section 3.8 Built and Natural Heritage

ZONING	OBJECTIVE	DESCRIPTION
Baltinglass Abbey Historic Area	To protect and strengthen the distinctive historical character and setting of Baltinglass Abbey and surrounding area.	To protect the integrity of the National Monument, the surrounding historic buildings and the natural landscape setting, while encouraging appropriate development that enhances its tourism potential, awareness, appreciation and accessibility.

BALT10 To protect and strengthen the cultural, educational and tourism value of Baltinglass Abbey; to support development of appropriate and sympathetic heritage and tourism infrastructure that enhances awareness, appreciation and accessibility of the area (such as signage, walking routes and car parking) and to resist development that would detract from its integrity and setting.



Baltinglass

Stage 1 Strategic Flood Risk Assessment

Land zoning	Baltinglass Abbey Historic Area
Flood Zone	B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate ¹
Requirement for Justification Test	No

This zoning also has lands within flood zone C.

Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

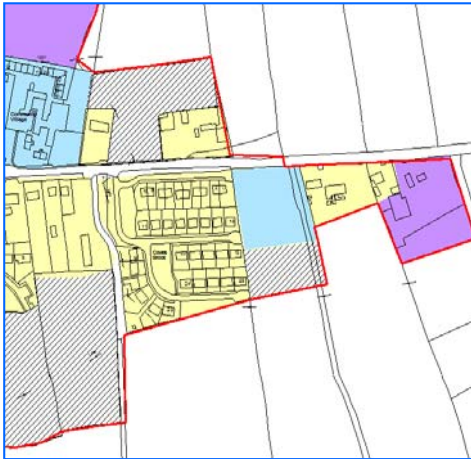
¹ Less vulnerable development may be considered appropriate here.

AMENDMENT 73

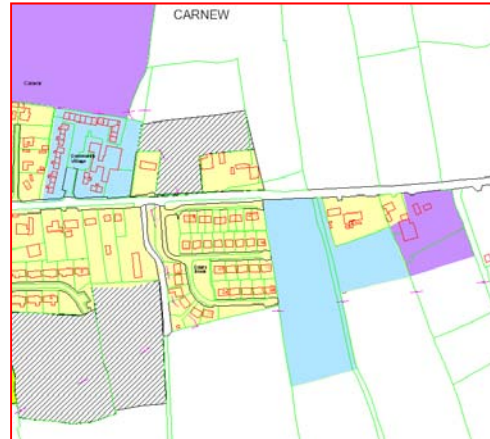
Carnew Town Plan Land Use Zoning Map

Zone an additional area of 0.9 ha as 'CE – community' and include within the plan boundary

From:



To:



Carnew

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 74

Enniskerry Town Plan

(a) Section 6.9 Action Area Plans and Specific Local Objectives

Action Area Plan 1

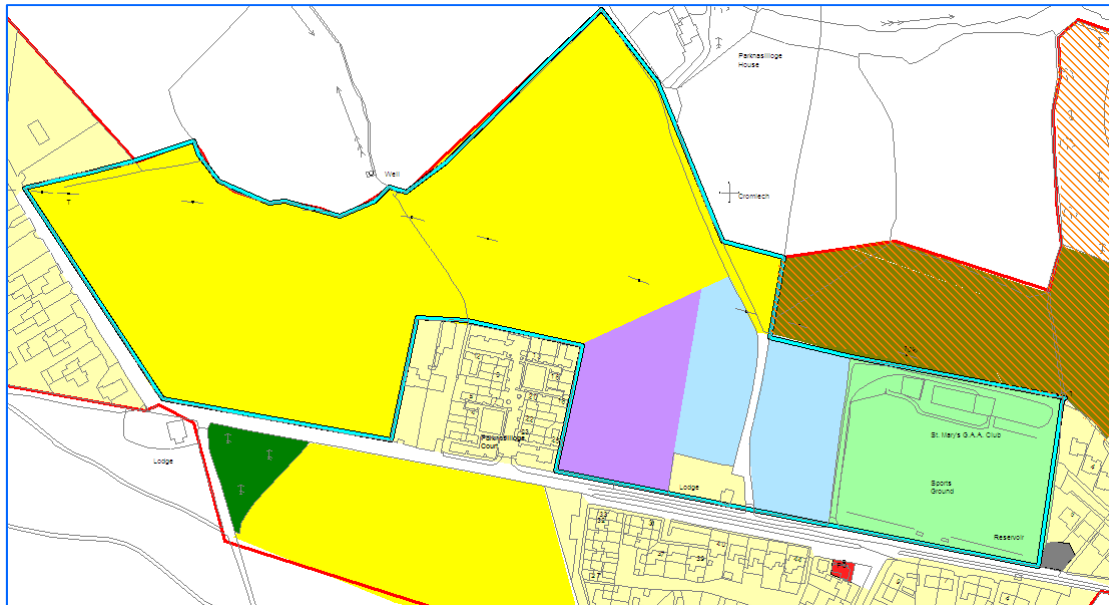
This action area is located west of Enniskerry town centre and immediately north of Kilgarron housing development, in the townland of Parknasilloge. This action area measures ~~c. 13.5ha~~ ~~c. 12.5ha~~. This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:

- A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA). In the event of the relocation of the GAA to an alternative location, this quantum of AOS shall, as a minimum, be maintained within the overall action area. Any alternative AOS shall be maintained available for general public use, shall be suitably sized to allow for organised sporting activities i.e. pitches, courts etc and shall be so located within the action area so as to be easily accessible by the wider community. (Any proposals to redevelop the existing GAA grounds will only be considered when the Planning Authority has been satisfied that suitable alternative lands have been secured for this sporting facility).
- A minimum of 1.2ha shall be reserved for education use.
- A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm.
- A minimum of 1ha shall be provided for employment uses. Generally, this shall comprise office/studio/surgery type development of the highest architectural quality and layout. A minimum of 0.4ha of this area shall however be reserved for local service and incubator businesses.
- The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use
- A maximum of 156 residential units may be provided on the remainder of the site (~~8.8ha~~ ~~c.7.8ha~~).
- The development shall be delivered in phases such that adequate education, community and employment facilities are provided for each phase; in particular, the school site shall be provided in Phase 1 accompanied by no more ~~25%~~ ~~than 50%~~ of the residential development and the employment facilities shall be provided no later than Phase 2 accompanied by no more than an additional ~~50%~~ ~~75%~~ of the residential units.
- A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glenree) shall be permitted.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceed 60 units), each containing different house designs within an overall unified theme.
- Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place.

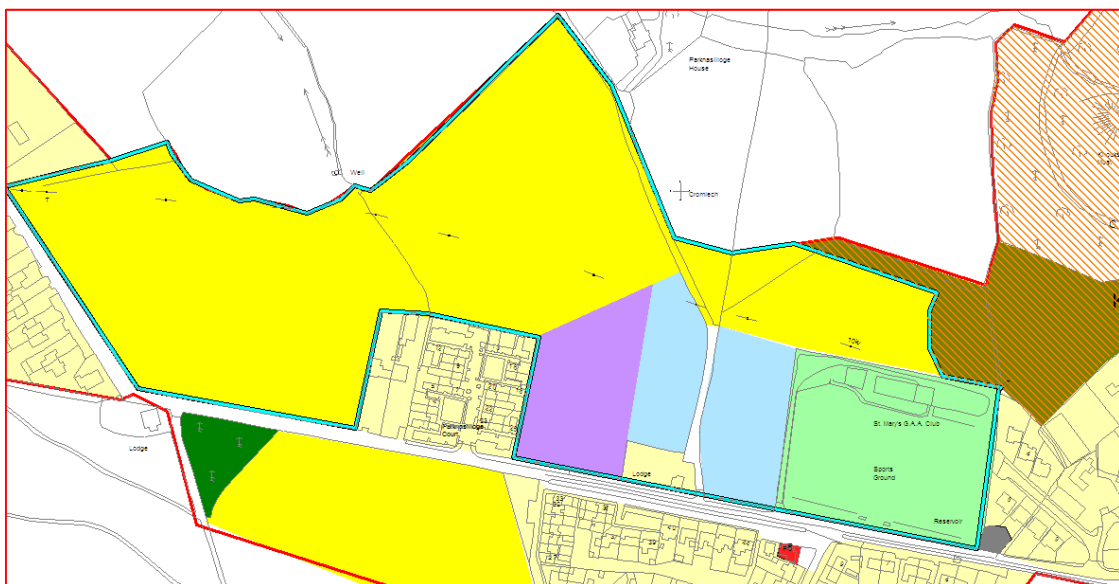
(b) Land Use Zoning Map

Amend the boundary of Action Area 1

From:



To:



AA1 Enniskerry

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 75

Enniskerry Town Plan

(a) Section 6.9 Action Area Plans and Specific Local Objectives

Action Area Plan 3 2

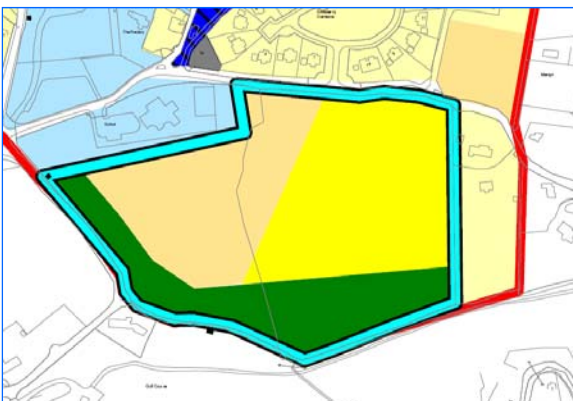
This action area is located south of the town centre, in the townland of Cookstown. This action area measures c. 9.4ha. This action area shall be developed as a residential, open space and community space in accordance with the following criteria:

- ~~A maximum of 6.7ha may be developed for housing, this shall comprise of a maximum of 3 ha at a maximum density of 10/ha with the remainder at a maximum density of 20/ha. A maximum of 105 housing units may be provided in this action area, with density not exceeding 10/ha on the lands zoned R10, and the remainder may be developed at a higher density but not exceeding 20/ha.~~
- A minimum area of 0.4ha, shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, ~~in addition to~~ as part of any Part V obligations under the Wicklow Housing Strategy. Permission will not be considered for private housing until sufficient progress has been made on this element.
- Access to the site shall be from local road LP-1020.
- ~~An amenity zone~~ A public park of a minimum of 2ha shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along the Dargle. ~~In light of the provision of such an amenity space, the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area.~~
- ~~The remainder of the site not designated for a particular purpose (either housing or amenity use) shall be retained in open space for possible future development purposes.~~
- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road.

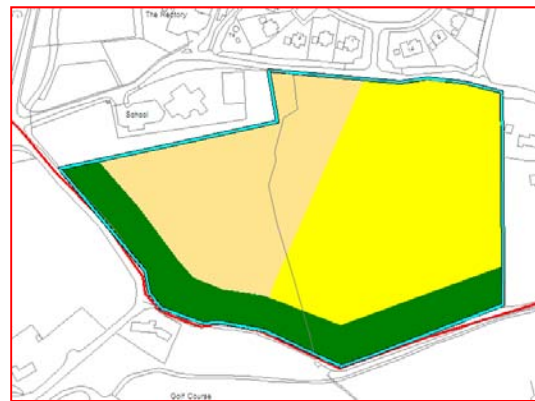
(b) Land Use Zoning Map

Amend the boundary of Action Area 3 2

From:



To:



Cookstown, Enniskerry

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 78

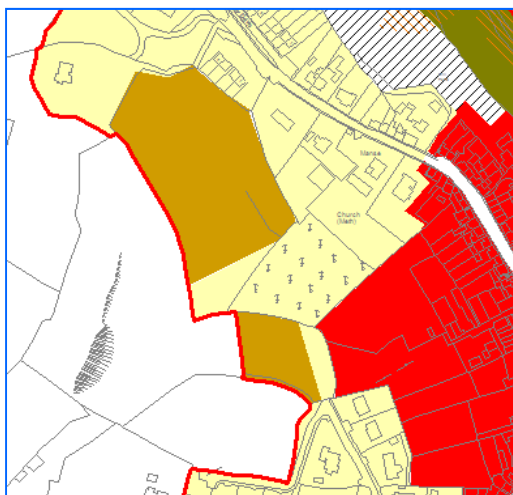
Tinahely Town Plan

(a) Section 7.3 Residential Development Objectives

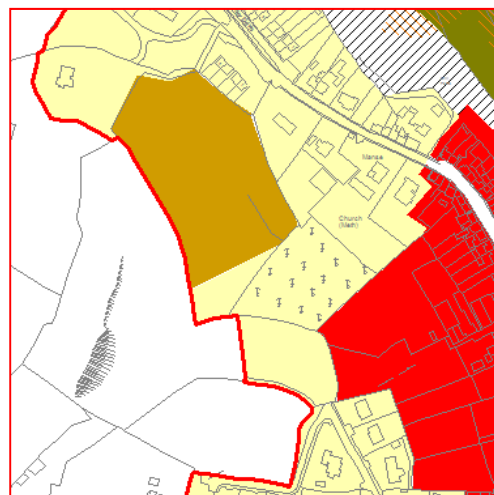
TIN1: To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special', ~~spread over two sites~~ measuring 1.73ha and 0.37ha, to the rear of the Methodist Church.

(b) Land Use Zoning Map

From:



To:



Tinahely

Stage 1 Strategic Flood Risk Identification Assessment

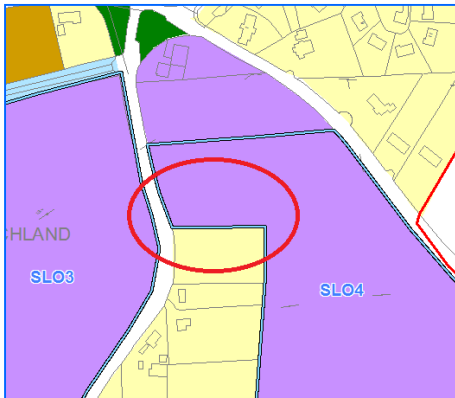
This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

AMENDMENT 79

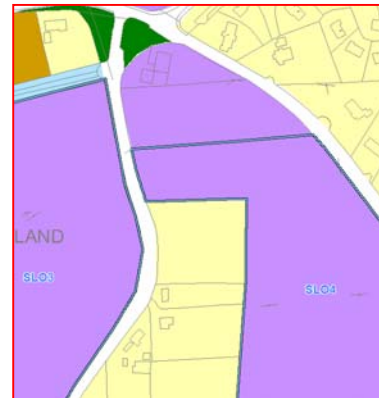
Tinahely Town Plan Land Use Zoning Map

Rezone c. 0.6 acre (0.25ha) at Lugduff (Ballincor South Barony), from E (Employment) to RE (Existing residential) and amend the boundary of SLO4 as appropriate.

From:



To:



Lugduff, Tinahely

Stage 1 Strategic Flood Risk Identification Assessment

This zoning has lands within flood zone C. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.