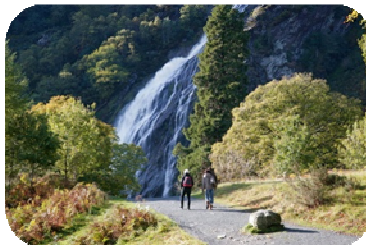
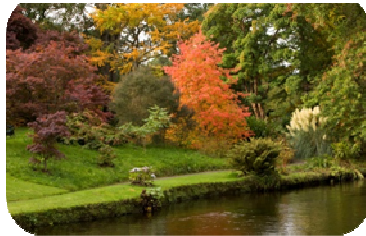


Variation No. 1

Wicklow County Development Plan 2016-2022



May 2018

INTRODUCTION

In accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended), Wicklow County Council, has, on the 14th May 2018, made the following variation to the Wicklow County Development Plan 2016-2022.

Reason for this variation: To ensure consistency between the Wicklow County Development Plan 2016-2022 and the Local Area Plans for Rathdrum, Arklow & Environs and Bray Municipal District.

ADOPTED VARIATION

Variation No. 1 relates to Volumes 1, 2 and 3 of the Wicklow County Development Plan 2016-2022.

Changes are indicated as follows: new text in red, deleted text in ~~blue~~.

VARIATION 1.1

VOLUME 1: CHAPTER 1 - INTRODUCTION

1.3 Structure of the 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.

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

Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.

Separate **Local Area Plans** are in place, or will be in place, for the following towns: Bray ~~Municipal District~~, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP. However, the CDP 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.

VARIATION 1.2

Volume 1: Chapter 2 - VISION AND CORE STRATEGY

SECTION 2.4.2 POPULATION

Table 2.4 Population targets for County Wicklow 2022, 2025, 2028

Designation	Town	2011	2022	2025	2028
Consolidation Town	Bray	29,339	36,237	38,119	40,000
Large Growth Town I	Wicklow / Rathnew	13,468	20,283	22,141	24,000
Large Growth Town II	Arklow	13,066	19,494	21,247	23,000
Large Growth Town II	Greystones/ Delgany	17,208	21,603	22,801	24,000
Moderate Growth Town	Blessington	4,780	6,540	7,020	7,500
Moderate Growth Town	Newtown	3,073	4,967	5,483	6,000
Small Growth Town	Ashford	1,484	2,675	3,000	3,250
Small Growth Town	Aughrim	1,315	1,758	1,879	2,000
Small Growth Town	Baltinglass	1,786	2,572	2,786	3,000
Small Growth Town	Carnew	1,145	1,698	1,849	2,000
Small Growth Town	Dunlavin	793	2,134	2,500	2,750
Small Growth Town	Enniskerry	1,940	2,302	2,401	2,500
Small Growth Town	Kilcoole	4,063	4,669	4,835	5,000
Small Growth Town	Rathdrum	1,638	2,843	3,171	3,500
Small Growth Town	Tinahely	956	1,308	1,404	1,500
Rural Town	Avoca	717	835	868	900
Rural Town	Donard	179	257	279	300
Rural Town	Kilmacanogue	799	897 1,012	923 1,038	950 1,065
Rural Town	Newcastle	817	1,065	1,132	1,200
Rural Town	Roundwood	780	1,052	1,126	1,200
Rural Town	Shillelagh	426	571	610	650
TOTAL		99,772	135,761 135,876	145,576 145,691	155,200 155,315
Compensatory headroom			15%	15%	15%
	Large Villages	3,296	3,620	3,710	3,800
	Small Villages	1,346	1,610	1,680	1,750
	Rural clusters	892	1,060 995	1,100 1,035	1,150 1,085
	Open countryside	31,334	33,375 33,325	33,938 33,888	34,490 34,440
RURAL TOTAL		36,868	39,665 39,550	40,428 40,313	41,190 41,075
COUNTY TOTAL		136,640	158,000	167,000	176,000

Table 2.7 County Wicklow housing growth distribution 2022, 2028

	2011	2022	2028	Target	% of total
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%
Kilmacanogue¹	277	345 389	401 450	124 173	0.40% 0.6%
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	17,484	19,982	4,893	15.82%
County total	54,351	69,822	85,589	31,238	100.00%

¹ Including Kilmurray post 2018

SECTION 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 (LAPs)

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 **generally** be provided on the basis of the land needed to meet a 6 year horizon, plus 3 years zoning 'headroom' or 'market factor'², 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. **The only exception to the rule will be the zoning provisions for the Bray MD Local Area Plan 2018, which shall have a horizon up to 2025 only. It is considered likely that between 2016 and 2022 that the population targets for the County and the Bray MD will be revised in light of the findings of Census 2016, the provisions of the new National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). In this uncertain context, it is considered appropriate at this stage that the County Development Plan shall put in place a structure to meet the shorter term target only, which will provide for sufficient zoned land to meet the 2022 population target plus headroom.**

Zoning Table 2.8 to follow shows the zoning requirements for the LAP towns, up to the year 2025, plus headroom. This table shows that **some** ~~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'.

² "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 towns in the County, which is to allow for towns that are unable to growth due to infrastructural deficits.

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 2.9 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 proportion³. 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 CDP 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 CDP and the 'settlement plan' itself.

³ 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 2.8 Wicklow LAP Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011 2016	Housing Stock 2011 2016	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Growth Requirement 2011 2016 - 2025	Housing Unit Growth Requirement + headroom ⁴	Housing Yield of existing zoned land ⁵	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	29,339 29,624	11,518 11,225	38,119	17,651	6,133 6,426	7,934 8,227	4,689 6,453	-3,245 -1,774	Note 1
LAP	Arklow	13,066 13,313	5,459 5,396	21,247	9,838	4,379 4,442	5,726 5,789	4,000 5,678	-1,726 -111	Future LAP Note 2

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Growth Requirement 2011-2025	Housing Unit Growth Requirement + headroom ⁶	Housing Yield of existing zoned land ⁷	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Wicklow – Rathnew	13,468	5,399	22,141	10,252	4,853	6,272	5,640	-632	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	1,706	-134	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 1,040	+44 -5	Future LAP Balance

⁴ Equivalent of +3 years zoning i.e. to meet '2028' target

⁵ ~~As per plans adopted pre 2015 and any lands zoned through this plan~~ As per plans adopted post 2016

⁶ Equivalent of +3 years zoning i.e. to meet '2028' target

⁷ As per plans adopted pre 2016 ~~and any lands zoned through this plan~~ for all towns other than Rathdrum (as per plan adopted 2017)

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 Municipal District including Kilmacanogue and Enniskerry.~~ 8,227 units is the housing unit growth target for Bray for the 2025 horizon plus headroom. However, as set out above, the zoning provisions for Bray provided in the Bray MD Local Area plan shall meet the 2025 horizon only i.e. population target of 38,119 and housing unit requirement of 17,651.

Note 2: The discrepancy between 5,789 units and the capacity of the zoned land in the 2018 Arklow & Environs LAP is due to amendments made during the plan making process.

Table 2.9 Other Wicklow Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011 2016	Housing Stock 2011 2016	Core Strategy Population Allocation 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011 2016-2022	Housing Unit Growth Requirement + headroom ⁸	Housing Yield of proposed zoned land ⁹	Shortfall/ Surplus (UNITS)
Level 5 Town Plan	Enniskerry	1,940 1,889	642 640	2,302	1,017	375	470 472	470 472	Balance
Level 6 Settlement Plan	Kilmacanogue including Kilmurray	799 934	277 374	897 1,003	396 443	119 69	151 107	151 110	Balance

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 ¹⁰	Housing Yield of proposed zoned land ¹¹	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	287	Balance *
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

⁸ Equivalent of +3 years zoning i.e. to meet '2025' target

⁹ As per this County Development Plan

¹⁰ Equivalent of +3 years zoning i.e. to meet '2025' target

¹¹ As per this County Development Plan

* The difference is considered so minor as to constitute 'balance'

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 ¹⁰	Housing Yield of proposed zoned land ¹¹	Shortfall/ Surplus (UNITS)
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	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

Volume 1: Chapter 3 - SETTLEMENT STRATEGY

LEVEL 9 – RURAL CLUSTERS

Clusters: Ballinglen, Ballyduff, Ballyfolan Ballynultagh, Baltyboys, Boleynass, Barraniskey, Carrigacurra, Crab Lane, Croneyhorn, Davidstown, Glenmalure, Goldenhill, Gorteen, Kilamoat, Kilcarra, Killiskey, Kilmurray (NMKY), ~~Kilmurray (Kilmacanogue)~~, Kingston, Macreddin, Moyne, Mullinacluff, Oldcourt, Park Bridge, Rathmoon, Redwells, Stranakelly, Tomacork, Tomriland.

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.

Population and Growth Targets

In accordance with the 'Core Strategy', the rural clusters are targeted to grow to a population of c. ~~1,060~~ 995 persons in 2022 from a population of c. ~~890~~ 830 in 2011¹². This equates to approximately ~~120~~ 115 units.

Role and Function

These are 'unstructured' settlements considered suitable for very limited new rural development, with the main purpose of the designation being to direct rural generated housing into clusters rather than the open countryside.

Growth Controls

The indicative growth target for each rural cluster is in the order of 4 units given the overall population target for the rural clusters. Given the controls that apply for these clusters, some flexibility in this target may be applied where the number of bona fide applicants exceeds the target.

Where permission is sought for development that would result in the development of more than 5 units in any rural cluster during the lifetime of the plan, permission may be considered subject to (a) the settlement having the form and infrastructural capacity to accommodate the additional development proposed and (b) the total housing growth target for the rural clusters as a group not being exceeded.

¹² This figure excludes Kilmurray (Kilmacanogue)

VOLUME 2: INTRODUCTION – LEVEL 5 TOWN PLANS**Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry, Tinahely**

This volume of the Wicklow County Development Plan 2010-2016 comprises land use plans for Level 5 towns in the County.

The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

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

In the past, Local Area Plans would have been adopted for most Level 5 towns. However, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan. This County Development Plan therefore includes the development plans for **Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry and Tinahely**, while Local Area Plans are being maintained for **Kilcoole** (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and **Rathdrum**, given their planned population targets and / or their acknowledged higher order function in the settlement hierarchy. **The development plan for the town of Enniskerry previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.**

1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 5 towns are provided in the Core Strategy of this County Development Plan.

The duration of those Level 5 plans included in this County Development Plan is 2016-2022¹³. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target.

¹³ As the Local Area Plans for Kilcoole and Rathdrum will not be adopted until the 2017-2019 period, the duration of these future plans will be up to 2025.

In their zoning provisions, these plans also provide for “headroom” or “market factor” which is ‘extra’ land that is zoned over and above the minimum amount needed to accommodate the 2022 population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. The basis for calculating the necessary ‘headroom’ for the plan period i.e. up to 2022, has been the housing unit requirement over the period 2022-2025 i.e. plus 3 years.

The 2011 population and housing unit figures are derived from the 2011 Census. As the Census ‘town boundaries’ do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO ‘Small Area Population Statistics’ and the An Post GeoDirectory.

The number of housing units required in 2022 is based on an assumed average household size of 2.41 in 2022 and the ‘excess factor’ of 6.5% as set out in the ‘Core Strategy’ of the County Development Plan.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858
	Aughrim	1,315	592	1,758	777	185	278
	Baltinglass	1,786	769	2,572	1,136	367	521
	Carnew	1,145	491	1,698	750	259	365
	Dunlavin	793	313	2,134	943	630	840
	Enniskerry	1,940	642	2,302	1,017	375	470
	Tinahely	956	419	1,308	578	159	231

VARIATION 1.4

VOLUME 2: ENNISKERRY TOWN PLAN

Delete entire plan

VOLUME 2: INTRODUCTION – LEVEL 6 SETTLEMENT PLANS**Avoca, Donard, ~~Kilmacanogue~~, Newcastle, Roundwood, Shillelagh**

This volume of the Wicklow County Development Plan 2016-2022 comprises Land Use Plans for Level 6 towns in the County (with the exception of Kilmacanogue).

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 plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan. The development plan for the town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.

Therefore this volume shall take the following format:

Section 1: Sets out the high level strategies and objectives that are common to all Level 6 towns

Section 2: Sets out the common zoning objectives for all Level 6 towns

Section 3: Sets out detailed plans for Level 6 settlements:

- Avoca
- Donard
- ~~Kilmacanogue~~
- Newcastle
- Roundwood
- Shillelagh

1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2016-2022. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target. The 2011 population and housing unit figures are derived from the 2011 Census. As the Census ‘town boundaries’ do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO ‘Small Area Population Statistics’ and the An Post GeoDirectory.

The number of housing units required in 2022 is based on a predicted average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy'.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120
	Donard	179	92	257	114	22	37
	Kilmacanogue	799	277	897	396	119	151
	Newcastle	817	313	1,065	471	158	211
	Roundwood	780	326	1,052	465	139	195
	Shillelagh	426	200	571	252	52	83

VARIATION 1.6

VOLUME 2: KILMACANOGUE SETTLEMENT PLAN

Delete entire plan

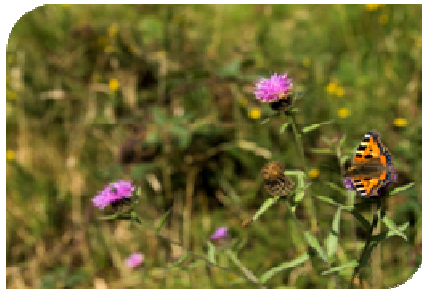
VARIATION 1.7

VOLUME 3 – APPENDICES

To so amend (a) Wicklow landscape categories and (b) Wicklow Wind energy Strategy as necessary to reflect any changes to 'urban area' boundaries arising from the adoption of the Rathdrum, Arklow & Environs and Bray Municipal District Local Area Plans.

Variation No. 1

Wicklow County Development Plan 2016-2022



Appropriate Assessment Screening

May 2018

Wicklow County Council

**Variation No. 1 to Wicklow
County Development Plan 2016-
2022**

Appropriate Assessment Screening

251896-00

Issue | May 2018

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 251896-00

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ARUP

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Appendices

Appendix B2

Addendum to the AA Screening Report

Foreword

This is the Appropriate Assessment (AA) Screening Report for Variation No. 1 to Wicklow County Development Plan 2016-2022, herein referred to as ‘Variation No. 1’.

The purpose of the AA Screening Report was to inform Wicklow County Council, the competent authority, of the likelihood of significant effects on Natura 2000 Sites arising from Variation No.1.

The AA Screening Report has enabled Wicklow County Council to make a determination as to whether Variation No. 1 is required to be subject to AA.

At each stage of the Variation process the Elected Members took into account the findings of the AA Screening Report (and addendum) as appropriate. The screening out of potential significant effects on Natura 2000 Sites arising from Variation No. 1 does not exclude the subsequent need for AA Screening of plans and projects within the county, as these plans and projects arise.

Proposed Variation No. 1 and accompanying AA Screening Report were placed on public display from 2 August 2017 to 15 September 2017. The Chief Executive prepared a report on the submissions received during the display period and submitted it to the Elected Members for their consideration.

The report was considered at the full Council meeting on 22 January 2018 where it was proposed to ‘materially alter’ the proposed variation. The proposed materially altered variation was assessed for the potential to give rise to likely significant effects on Natura 2000 sites. It was determined that no potential for significant effects arose on foot of the proposed material alterations to the proposed variation and a determination to that effect was published alongside the proposed material alterations to the proposed variation. Following the display, the Chief Executive prepared a second report on submissions received and submitted it to the elected members for their consideration. The report was considered at the full Council meeting of 14 May 2018 where it was agreed to make the variation, subject to further minor modifications.

On adoption of Variation No.1, the original AA Screening on Proposed Variation No. 1 together with this ‘Foreword’ and the Appropriate Assessment determination regarding the proposed material alterations to the Proposed Variation are the ‘AA Screening Report’, which accompanies the adopted Variation No. 1 to Wicklow County Development Plan 2016-2022.

1 Introduction

1.1 Background

This Screening Report has been prepared by Arup on behalf of Wicklow County Council. It provides information on and assesses the potential for the proposed variation (Variation No. 1) to the Wicklow County Development Plan 2016-2022 (County Development Plan) to impact on European sites within the Natura 2000 network. This Appropriate Assessment Screening Report is published alongside Variation No. 1.

Variation No. 1 refers to changes to the County Development Plan arising from the drafting and adoption of the Bray Municipal District Local Area Plan 2018 - 2024.

The preparation of the Appropriate Assessment Screening Report involved a review of the Natura Impact Report undertaken for the County Development Plan and used similar data sources.

The preparation of the Report has had regard to Article 6 of the Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (hereafter referred to as the Habitats Directive). This is transposed in Ireland primarily by Part XAB of the Planning and Development Act, 2000, as amended and the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. 477) (hereafter referred to as the Habitats Regulations).

This AA Screening Report provides information to Wicklow County Council, the competent authority, to make a determination as to whether likely significant effects on any Natura 2000 sites arising as a result of proposed Variation No. 1 can be excluded or screened out. This report provides a documented record of the screening of the proposed Variation No. 1 to the County Development Plan.

1.2 Appropriate Assessment Process

This AA Screening Report has taken into account guidance contained in the following documents:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 revision);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10;
- 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 Directorate-General, 2001); hereafter referred to as the EC Article 6 Guidance Document. The guidance within this document provides a non-mandatory

methodology for carrying out assessments required under Article 6(3) and (4) of the Habitats Directive;

- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC Environment Directorate-General, 2000); hereafter referred to as MN2000;
- Guidance Document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of the Concepts of Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence. Opinion of the European Commission (European Commission, January 2007); and
- Guidelines for Good Practice Appropriate Assessment of Plans under Article 6(3) Habitats Directive (International Workshop on Assessment of Plans under the Habitats Directive, 2011).

Wicklow County Council provided the Appropriate Assessment team with a draft written statement of proposed Variation No. 1 for the screening process. The results of the AA Screening of the proposed Variation to the County Development Plan are provided in Section 2 of this report.

2 Stage 1 Screening

2.1 Description of Variation No. 1

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing a variation of the County Development Plan.

The variation has been proposed for the following reasons:

- a) the adoption of a new Local Area Plan for Rathdrum;
- b) the preparation of a new draft Local Area Plan for Arklow and environs; and
- c) the preparation of a new draft Local Area Plan for the entire Bray Municipal district, which will encompass the settlements of Bray, Enniskerry, Kilmacanogue and their environs. The adopted County Development Plan includes the Level 5 and Level 6 plans for Enniskerry and Kilmacanogue, and as the new LAP will update and subsume these plan areas, it is necessary to delete these plans from the County Development Plan, in the interest of clarity and to allow these plans to be amended through the LAP, rather than County Development Plan review process.

The development plan for the town of Enniskerry previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan 2018 – 2024.

The development plan for the town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan 2018 - 2024.

2.2 Description of European Sites in the surrounding area

In accordance with the Department of Environment, Heritage and Local Government guidance (DoEHLG, 2010), an initial distance of 15km from the boundary of County Wicklow was selected for consideration of European Sites. This distance was deemed to be sufficient to cover all likely significant effects which may arise from the implementation of Variation No. 1 on European Sites. Spatial boundary data on the European network were extracted from the NPWS website in July 2017.

All European sites which fall within 15km of County Wicklow are listed in Appendix 1 of the County Development Plan Natura Impact Report and illustrated in Figure 1. In order to identify those sites that could be potentially affected, it was necessary to describe the European Sites in the context of why it has been designated (its “Qualifying Interests”). The Qualifying Interests and threats to the sites were assessed as part of the AA of the County Development Plan. Reference should be made to Appendix 1 of the County Development Plan, Natura Impact

Report (NIR) to guide the reader¹. All Natura 2000 sites which fall either within County Wicklow or within 15km of the County boundary are duplicated below in Table 1 and Table 2.

Table 1 European Designated Sites within County Wicklow

Candidate Special Areas of Conservation	Special Protection Areas
Ballyman Glen	Wicklow Mountains
Bray Head	Poulaphouca Reservoir
Carriggower Bog	Wicklow Head
Deputy's Pass Nature Reserve	The Murrough
Glen of the Downs	
Knocksink Wood	
Buckroneys-Brittans Dunes and Fen	
Vale of Clara (Rathdrum Wood)	
Slaney River Valley	
Holdenstown Bog	
Magherabeg Dunes	
Wicklow Mountains	
The Murrough Wetlands	
Wicklow Reef	

¹ See: http://www.wicklow.ie/sites/default/files/Appendix%2010%20-%20Appropriate%20Assessment%20Natura%20Impact%20Report%20and%20Determination_0.pdf

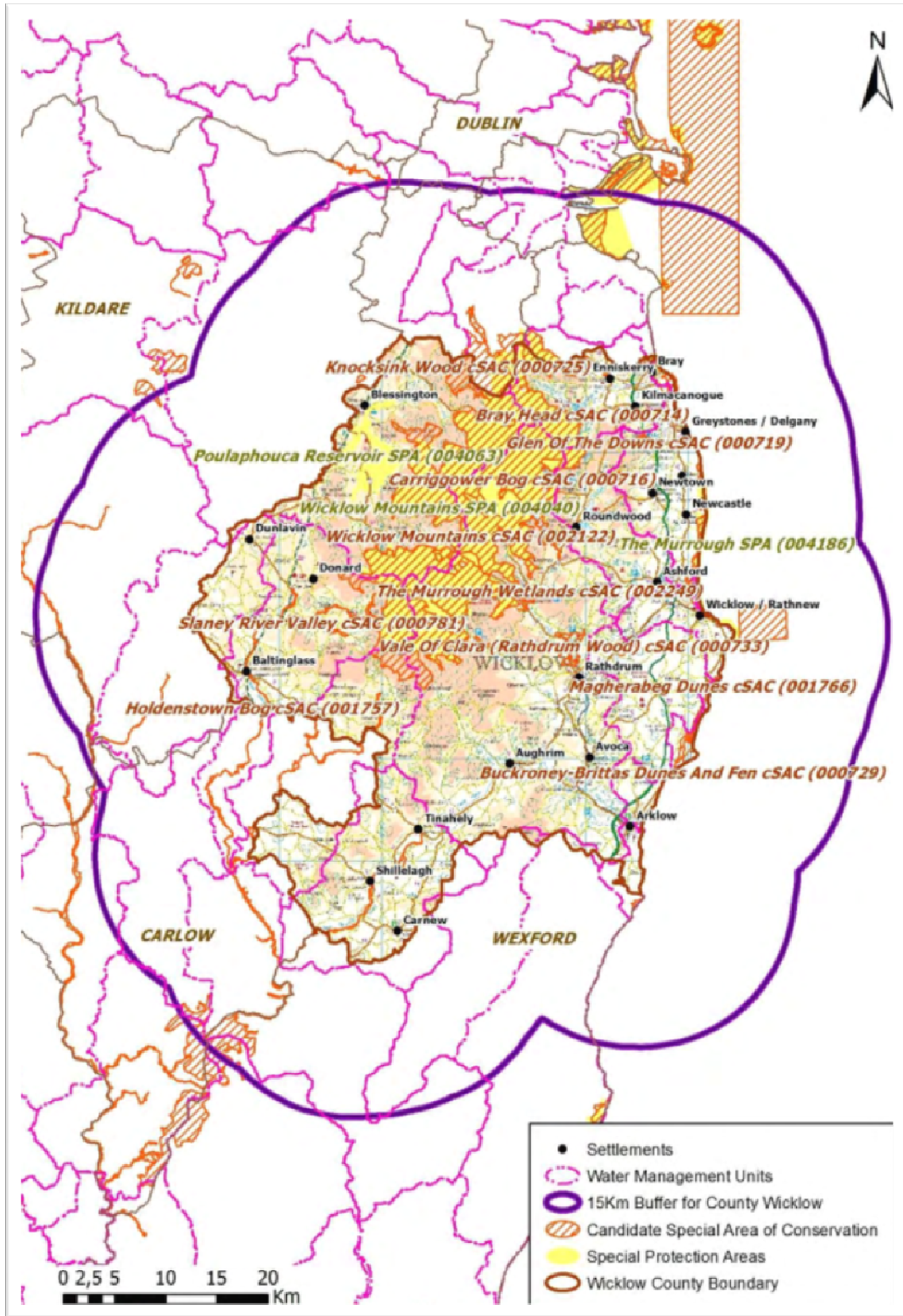


Figure 1 European sites within Co. Wicklow and within 15 km of the County Boundary (Source: Figure 1 of the NIR for the County Development Plan)

Table 2 European Designated Sites within 15km of County Wicklow

Candidate Special Areas of Conservation	Special Protection Areas
North Dublin Bay	North Bull Island
South Dublin Bay	South Dublin Bay and River Tolka Estuary
Pollardstown Fen	Wexford Harbour and Slob
Red Bog, Kildare	
Blackstairs Mountains	
Glenasmole Valley	
Rye Water Valley/Carton	
Kilpatrick Sandhills	
River Barrow and River Nore	

2.3 Reasons for Designation, Site Sensitivities and Threats

In order to identify those European Sites that could potentially be affected, it was necessary to describe each European Site in the context of why it has been designated (its “Qualifying Interests”) and the environmental and ecological conditions that maintain the condition of these features. The Qualifying Interests and threats to the sites were extracted from the NPWS website database and Status of EU Protected Habitats and Species in Ireland (NPWS, 2007) and scoped as part of the AA of the County Development Plan and are included in the published NIR.

The Qualifying Interests and threats to the sites are therefore presented in Appendix 1 of the NIR of the County Development Plan and it is considered unnecessary to repeat them here. Appendix 1 of the NIR of the County Development Plan provides details on the European Sites within 15km of the Variation No. 1 (as listed above in Table 1 and 2), their qualifying interests and key threats to the sites. The key output of this stage was the identification of the types of threats to the integrity of the European Sites. The threats were then related to the consequences of implementing the proposed Variation No. 1 to see if there is a risk of any likely significant effects on European Sites.

2.4 Likely Significant Effects from the Variation No 1 on European Sites

This section documents the final stage of the Screening process.

The proposed Variation No. 1 includes revisions to seven sections within the County Development Plan, each of which were screened for potential significant impact, alone and/or in combination with other plans or projects on the European Sites listed in Table 1 and Table 2. The assessment of each part of Variation No.1 is included in within Appendix A to this report. However the “Protective policies” of the County Development Plan, as described in Table 4.1 of the NIR County Development Plan, act cumulatively to protect the individual Natura 2000 sites. This list identified those that address specific sensitivities of European Sites. The revisions proposed as part of Variation No. 1 were therefore screened in the context that these protective policies would be implemented as required by the County Development Plan.

Assuming that these policies were implemented fully, no likely significant adverse impacts were identified on any of the European Sites listed in Table 1 or Table 2.

2.5 Other Plans or Projects

Other relevant plans and projects in the area considered include those listed in Section 2.5 of the NIR for the County Development Plan. It is not considered necessary to repeat the list of all other plans or projects here, however listed below are the most relevant local area plans which will direct development once the Variation is adopted.

- Bray Municipal District Local Area Plan 2018-2024 (which encompasses the settlements of Bray, Enniskerry, Kilmacanogue and their environs) – Stage 2 NIR of the has concluded that there would be no significant effects on the integrity of European sites arising from implementation of the plan;
- Rathdrum Local Area Plan 2017-2023 – AA Screening for this LAP concluded that Stage 2 AA was not required; and
- Arklow and environs Local Area Plan 2018-2024 - AA Screening for this LAP has concluded that Stage 2 AA is not required.

No cumulative impacts are predicted as each plan has a range of environmental and natural heritage policy safeguards in place. These safeguards to protect the natural environment and European Sites will also apply to Variation No. 1. Therefore, as there will be no significant impacts, it is considered unlikely to influence other plans or projects in a manner that could result in effects on any European site.

2.6 Conclusions of Screening Assessment Process

Proposed Variation No. 1 was screened for potential significant adverse impacts on European Sites in County Wicklow and within 15km of the County boundary.

This was determined by assessing the potential for significant impacts on the qualifying interests.

It is considered that significant adverse impacts would not be likely due to the benign nature of Proposed Variation No.1 and the protective policies engrained within the County Development Plan, (as listed in Table 4.1 of the NIR).

The proposed 'materially altered' variation was thereafter assessed for the potential to give rise to likely significant effects on Natura 2000 sites. It was determined that no potential for significant effects arose on foot of the proposed material alterations to the proposed variation

No further assessment is required.

Appendix B2

Appropriate Assessment determination regarding Proposed 'Material Alterations' to Proposed Variation No. 1

Appropriate Assessment determination

PV	Proposed Material alteration	Assessment of potential for likely significant effects on European Sites
1.1	No alteration proposed	No potential for significant effects.
1.2	No alteration proposed	No potential for significant effects.
1.3	The alterations proposed to Core Strategy tables and targets are necessitated on two grounds as follows: a. To include updated Census data b. To address the proposed extension of Kilmacanogue boundary to include rural cluster of Kilmurray and intervening lands.	No potential for significant effects.
1.4	No alteration proposed	No potential for significant effects.
1.5	No alteration proposed	No potential for significant effects.
1.6	No alteration proposed	No potential for significant effects.
1.7	No alteration proposed	No potential for significant effects.

Determination:

The proposed Material Alterations to the Variation were screened for potential significant adverse impacts on European Sites in County Wicklow and within 15km of the County boundary. This was determined by assessing the potential for significant impacts on the qualifying interests.

It was considered that significant adverse impacts would not be likely due to the benign nature of the Variation and the protective policies engrained within Wicklow Development Plan 2016-2022, (as listed in Table 4.1 of the NIR).

Therefore, it has been determined by Wicklow County Council that it is possible to rule out likely significant impacts on any Natura 2000 sites. It is the view of Wicklow County Council that it is not necessary to undertake any further stage of the Appropriate Assessment process.

AA Determination

Appropriate Assessment (AA)

Screening Determination under:

The Planning and Development Acts 2000-2015

for:

Variation No. 1 to Wicklow County Development Plan 2016-2022

An Appropriate Assessment (AA) Screening determination has been made by Wicklow County Council (WCC) regarding Variation No. 1 to the Wicklow County Development Plan 2016-2022.

In accordance with Section 177U of Part XAB of the Planning and Development Act 2000, as amended, WCC, as the competent authority, is required, inter alia, to carry out a screening for appropriate assessment of a variation of a development plan and to determine whether an appropriate assessment of that variation is required or if the requirement can be excluded, on the basis of objective information.

The AA Screening Report has assessed whether Variation No. 1, individually or in combination with other plans or projects, will have a significant effect on any European site. This process is referred to as screening and the findings of the screening are presented in an AA Screening Report that accompanies and has informed this determination.

In light of the best scientific knowledge, it has been determined that Variation No. 1 to the Wicklow County Development Plan 2016-2022 shall not give rise to effects on the integrity of any Natura 2000 site, having regard to their conservation objectives and either alone or in-combination with other plans, programmes or projects. 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 Variation No. 1 to the Wicklow County Development Plan 2016-2022 does not require any further assessment to demonstrate compliance with the Directive and a Stage 2 AA is not required.

This decision has taken into account the content of Variation No.1 and the findings of the AA Screening Report.

Signed:  _____

Signatory

Approved Officer

Variation No. 1

Wicklow County Development Plan 2016-2022



Strategic Environmental Screening Report

May 2018

SEA SCREENING REPORT
PROPOSED VARIATION NO. 1 TO
WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT)
REGULATIONS 2004 (AS AMENDED)
REPORT PURSUANT TO ARTICLE 13K OF THE SEA REGULATIONS 2004 (AS AMENDED)

1. INTRODUCTION

In accordance with the SEA Directive 2001/42/EC and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), prior to the giving of notice under Section 13 (2) of the Planning and Development Act of the proposal to make a variation to a development plan, the Planning Authority shall consider whether or not the proposed variation would be likely to have significant effects on the environment taking into account the relevant criteria set out in Schedule 2A of the Regulations.

Where the Planning Authority, following this consideration, determines that the proposed variation would be likely to have significant effects on the environment, the proposed variation shall be accompanied by an Environmental Report which identifies, describes and evaluates the likely significant effects on the environment of implementing the proposed variation.

However, where the Planning Authority considers that the proposed variation would not be likely to have significant effects on the environment, the Planning Authority shall give notice to the environmental authorities and shall allow the environmental authorities 3 weeks within which to make a submission or observation in relation to whether or not, in their opinion, the proposed variation would be likely to have significant effects on the environment.

Following receipt of any submission or observation, the Planning Authority shall make a determination regarding whether or not the proposed variation would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A and any submission or observation received from the environmental authorities.

As soon as practicable after making a determination the Planning Authority shall (a) make a copy of its decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection at the offices of the planning authority during office hours, and (b) notify its decision to any environmental authorities.

The assessment set out in Part 3 of this report is the assessment carried out on the **Proposed Variation**. This assessment concluded that the proposed variation did not require to undergo full Strategic Environmental Assessment.

2. SUMMARY OF THE PROPOSED VARIATION

The Wicklow County Development Plan 2016-2022 (CDP) was adopted on the 14th of November 2016. It sets out the overall strategy for the proper planning and sustainable development of County Wicklow for the plan period and beyond.

It is proposed to vary the Wicklow County Development Plan 2016-2022 (proposed variation No. 1). Proposed Variation No. 1 relates to Volumes 1, 2 and 3 of the CDP and seeks to amend existing provisions within the plan and in particular to update and align the plan having regard to new and draft Local Area Plans within the county that have been adopted or prepared since the adoption of the County Development Plan.

Reason for this variation:

- (a) the adoption of a new Local Area Plan for Rathdrum
- (b) the preparation of a new draft Local Area Plan for Arklow and Environs
- (c) the preparation of a new draft Local Area Plan for the entire Bray Municipal district, which will encompass the settlements of Bray, Enniskerry, Kilmacanogue and their environs. The adopted 2016-2022 County Development Plan includes the Level 5 and Level 6 plans for Enniskerry and Kilmacanogue, and as the new LAP will update and subsume these plan areas, it is necessary to delete these plans from the County Development Plan, in the interest of clarity and to allow these plans to be amended through the LAP, rather than County Development Plan review process.

This SEA Screening Report should be read in conjunction with the SEA for the County Development Plan, the SEA Screening Report for the Rathdrum LAP, the Environmental Report for the Draft Arklow and Environs LAP and the Environmental Report for the Draft Bray Municipal District LAP. No significant environmental problems are identified in relation to the Proposed Variation itself, and any potential environmental impacts associated with the LAPs which should be read in conjunction with this variation, have already been considered and addressed in the provisions and mitigations set out in the County Development Plan, the Rathdrum LAP, the Arklow and Environs LAP and the Bray Municipal District LAP.

The full proposed variation is set out at the end of this report.

3. ASSESSMENT IN TERMS OF SCHEDULE 2A

In accordance with Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) the following assessment has been carried out to identify any likely significant environmental impacts of the proposed variation.

1.0 CHARACTERISTICS OF THE PLAN, HAVING REGARD, IN PARTICULAR TO:

1.1 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 purpose of the proposed variation is to amend, update and align the County Development Plan with the new and draft Local Area Plans within the county which have been adopted or are being prepared since the adoption of the County Development Plan. The proposed variation does not alter the framework to deliver development projects within the county and would not be likely to result in significant environmental impacts.

1.2 The degree to which the plan or programme influences other plans or programmes, including those in a hierarchy.

The proposed variation is being made to the existing County Development Plan which influences plans and programmes in the lower hierarchy and is influenced by higher level plans and programmes.

As the proposed variation is consistent with the objectives of the County Development Plan, which has already been subject to a detailed SEA, the degree to which the plan or programme influences other plans or programmes remains the same and would not be likely to result in significant environmental impacts.

1.3 The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.

The existing County Development Plan has undergone a detailed SEA which integrated environmental considerations into the plan and promotes sustainable development. The proposed variation does not propose changes to environmental considerations and would not be likely to result in significant environmental impacts.

1.4 Environmental problems relevant to the plan.

The existing County Development Plan has undergone a detailed SEA which considered environmental problems. No environmental problems are identified as part of the proposed variation which have not already been considered under the County Development Plan and it would not be likely to result in significant environmental impacts.

1.5 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).

European Union legislation relating to the environment is provided for in the County Development Plan and will not be specifically addressed in this variation and it would not be likely to result in significant environmental impacts.

2.0 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED HAVING REGARD IN PARTICULAR TO:

2.1 The probability, duration, frequency and reversibility of the effects

The purpose of the proposed variation is to amend, update and align the County Development Plan with the new and draft Local Area Plans within the county which have been adopted or are being prepared since the adoption of the County Development Plan. The proposed variation will not alter the assessment including the characteristics of the effects on the receiving environment.

2.2 The cumulative nature of the effects

It is considered that the proposed variation will have no significant cumulative effects on the environment.

2.3 The transboundary nature of the effects

It is considered that there will be no trans-boundary effects on the environment arising from the proposed variation.

2.4 The risks to human health or the environment (e.g. due to accidents)

It is considered that there will be no risks to human health or the environment due to accidents arising from the proposed variation.

2.5 The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

It is considered that the proposed variation will not impact on the magnitude or spatial extent of the effects which have been addressed in the detailed SEA for the County Development Plan.

2.6 The value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage,

No significant environmental effects identified

(b) exceeded environmental quality standards or limit values,

No significant environmental effects identified

(c) intensive land-use

No significant environmental effects identified

2.7 The effects on areas or landscapes which have a recognised national, European Union or international protection status

There are a number of areas or landscapes in Wicklow which have a recognised national, European Union or international protection status. No significant adverse effects on these sites resulting from the proposed variation have been identified.

All development that arise on foot of the proposed variation will be bound by the development control policies and objectives of the Wicklow County Development Plan and the mitigations measures set out in the plan Strategic Environmental Assessment concerning to protection and enhancement of such areas.

4. PRELIMINARY CONCLUSION OF PLANNING AUTHORITY FOLLOWING ASSESSMENT OF PROPOSED VARIATION IN TERMS OF SCHEDULE 2A

It was considered that as the proposed variation is to amend, update and align the County Development Plan with the new and draft Local Area Plans within the county and as the proposed variation does not alter the framework to deliver development projects within the county **it was not likely to result in significant environmental effects**. Therefore a Strategic Environmental Assessment was considered not warranted for the proposed variation.

5. CONSULTATION WITH STATUTORY SEA ENVIRONMENTAL AUTHORITIES

The preliminary conclusion of the Planning Authority following assessment in terms of Schedule 2A was issued to all of the statutory Strategic Environmental Assessment Environmental Authorities on 01 August 2017, namely:

- The Minister for Housing, Planning, Community and Local Government
- The Minister for Agriculture, Food and the Marine
- The Environmental Protection Agency
- The Minister for Communications, Climate Action and Environment
- Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
- Any adjoining Planning Authority whose area is continuous to the area of the Planning Authority which prepared the proposed plan

All consultees were afforded not less than 3 weeks to respond, as provided in Section 13K of the SEA Regulations, and were request to respond on or before 25 August 2017.

No responses were received within the timeframe allowed.

However, during the course of the public consultation period on the Proposed Variation itself, one submission was received from an Environmental Authority that commented on the SEA screening as follows:

Environmental Protection Agency
<p>SEA Determination <i>We note your position with regards to the need for Strategic Environmental Assessment (SEA) of the Proposed Variation No. 1 to the Wicklow County Development Plan 2016-22 (the Variation).</i></p>
<p>Future Amendments/Variations to the Plan <i>Wicklow County Council should determine whether any future proposed Variation would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004).</i></p>
<p>Infrastructure Planning <i>In proposing the Variation, and any related amendments, variations etc. of the Plan, and in implementing the Variation, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.</i></p>

6. SUBSEQUENT STAGES

6A: PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION

Proposed **Material Alterations** to the Proposed Variation were published on 09 February 2018 (see Appendix 2). These proposed alterations were screened for environmental impacts as set out to follow; a report setting out this assessment was prepared; and the environmental authorities were issued with same and invited to make a submission.

STRATEGIC ENVIRONMENTAL ASSESSMENT DETERMINATION OF PROPOSED MATERIAL ALTERATIONS

PV	Proposed Material alteration	Need for assessment
1.1	No alteration proposed	n/a
1.2	No alteration proposed	n/a
1.3	The alterations proposed to Core Strategy tables and targets are necessitated on two grounds as follows: a. To include updated Census data b. To address the proposed extension of Kilmacanogue boundary to include rural cluster of Kilmurray and intervening lands.	Determination regarding whether or not the proposed material alteration to the variation would be likely to have significant effects on the environment required.
1.4	No alteration proposed	n/a
1.5	No alteration proposed	n/a
1.6	No alteration proposed	n/a
1.7	Alteration to landscape character assessment and Wind Energy Strategy on foot of boundary changes to Arklow, Bray, Enniskerry, Kilmacanogue and Rathdrum urban settlement boundaries	n/a

Proposed Variation 1.3

Assessment:

- a. Use of the updated data has altered the housing growth targets for Bray (increase) and for Kilmacanogue (decrease). To achieve such target changes, it may be necessary to zone additional lands, increase the density of existing zoned land or otherwise amend the objectives of the Bray MD Local Area Plan. Such changes may give rise to **significant effects on the environment** and therefore are required to undergo Strategic Environmental Assessment.
- b. The proposed extension of the Kilmacanogue boundary, which provides for previously unzoned open countryside and lands designated as a 'rural cluster' to be designated a part of the Level 6 Rural Town with associated change in development objectives and controls, may give rise to significant effects on the environment and therefore are required to undergo Strategic Environmental Assessment.

Determination:

It was determined that Proposed Variation 1.3, as proposed to be materially altered may give rise to significant effects on the environment and therefore was required to undergo Strategic Environmental Assessment.

The changes that give rise to potential significant effects on the environment are the subject of 'proposed material alterations' to the draft Bray MD Local Area Plan, which was undergoing Strategic Environmental Assessment concurrently as part of that plan process.

This Strategic Environmental Assessment (of the Bray MD LAP) was appended to this report and the finding and assessment contained in that report, were deemed by the Planning Authority to address any significant effects on the environment arising due to the proposed material alteration to Proposed Variation 1.3.

6B: RESPONSES FROM STATUTORY SEA ENVIRONMENTAL AUTHORITIES

The SEA determination and assessment of the Planning Authority with respect to the proposed Material Alterations to the Proposed Variation was issued to all of the statutory Strategic Environmental Assessment Environmental Authorities on 08 February 2018, namely:

- The Minister for Housing, Planning, Community and Local Government
- The Minister for Agriculture, Food and the Marine
- The Environmental Protection Agency
- The Minister for Communications, Climate Action and Environment
- Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
- Any adjoining Planning Authority whose area is continuous to the area of the Planning Authority which prepared the proposed plan

All consultees were afforded 4 weeks to respond.

One submission was received as follows:

Environmental Protection Agency
<p>SEA Determination</p> <p><i>We note your position with regards to the need for Strategic Environmental Assessment (SEA) of the Proposed Material Alterations (the Alterations) to Proposed Variation No. 1 to Wicklow County Development Plan 2016-2022.</i></p> <p><i>In implementing the altered Variation, once made, it will be important to ensure consistency with the National Planning Framework (DHPLG, 2018), now adopted, and with the Regional Spatial and Economic Strategy for the Eastern and Midland Region (currently being prepared). Zoning and development within the County should continue to align with the objectives and commitments within these two key Plans.</i></p> <p>Future Modifications to the Draft Variation</p> <p><i>Where changes to the Proposed Alterations are made prior to finalisation, or where future modifications to the Plan are proposed, these should be screened for potential for likely significant effects in accordance with the criteria as set out in SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004).</i></p> <p>Infrastructure Planning</p> <p><i>In proposing the Alterations, and any related amendments, variations etc. of the Plan, and in implementing the Variation No.1 to the Wicklow County Development Plan 2016-2022, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Variation.</i></p>

6C: CHIEF EXECUTIVE'S REPORT FOLLOWING PUBLIC CONSULTATION ON THE PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION

Following the period of public consultation on the proposed material alterations to the proposed variation, the Chief Executive completed his report. On foot of submission received, the Chief Executive recommended that the material alterations be made with no 'further modifications'. Therefore no further stages of SEA were required.

6D: MAKING OF THE VARIATION

The proposed variation was made by the elected members of Wicklow County Council of 14 May 2018, in accordance with the recommendations of the Chief Executive and subject to any such further modifications and any changes consequent as necessitated by the amendments to the Bray Municipal District LAP and Arklow and Environs LAP.

7. SEA SCREENING FINAL CONCLUSIONS

Having assessed the proposed variation, including the subsequent material alterations thereto, in accordance with Schedule 2A and having consulted with the statutory SEA Environmental Authorities, it has been concluded that the variation, including all mitigation measures contained therein, as well as in the Wicklow County Development Plan, the Rathdrum LAP, the Arklow & Environs LAP and the Bray MD LAP, to address any potential environmental impacts, is not likely, in isolation from the Rathdrum LAP, the Arklow & Environs LAP and the Bray MD LAP, to give rise to significant adverse effects on the environment and therefore Strategic Environmental Assessment is not warranted for the variation.



Wicklow County Council
COMHAIRLE CHONTAE CHILL MHANTAIN

**Proposed Variation No. 1 to
Wicklow County Development Plan 2016-2022**

INTRODUCTION

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing a variation of the County Development Plan 2016-2022.

Reason for this variation:

- (d) the adoption of a new Local Area Plan for Rathdrum
- (e) the preparation of a new draft Local Area Plan for Arklow and environs
- (f) the preparation of a new draft Local Area Plan for the entire Bray Municipal district, which will encompass the settlements of Bray, Enniskerry, Kilmacanogue and their environs. The adopted 2016-2022 County Development Plan includes the Level 5 and Level 6 plans for Enniskerry and Kilmacanogue, and as the new LAP will update and subsume these plan areas, it is necessary to delete these plans from the County Development Plan, in the interest of clarity and to allow these plans to be amended through the LAP, rather than County Development Plan review process.

Display of Proposed Variation

Written submissions/observations with respect to the display documentation including the Proposed Variation and associated addenda may be made in writing, during the period 02 August 2017 to 15 September 2017 in one of the following ways:

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

All written submissions / observations that relate to the display documentation and which are made to the planning authority within the stated period shall be taken into consideration before the making of any variation. Note however that submissions / observations on issues that do not relate to the proposed variation will not be considered.

Next Stage

Following the ending of the display period on 15 September 2017, a Chief Executive's Report on the submissions received with respect to the proposed variation will be prepared. This report will summarise the issues raised in the submissions and will contain the opinion of the CE in relation to these issues and recommendations including any alternations to the proposed variation as are considered appropriate. This report will be considered by the members of Wicklow County Council.

Following consideration of the proposed variation and the report of the CE, the elected members may, by resolution, make the variation as proposed, with or without modifications or they may refuse to make it.

Where the members propose to make a modification to the proposed variation and this would, if made, be a material alteration to the proposed variation, the Planning Authority shall publish notice of the proposed material alteration and invite submissions from the public.

Strategic Environmental Assessment & Appropriate Assessment

In accordance with the relevant legislative requirements, the proposed variation is accompanied by the following addenda:

- Strategic Environmental Assessment screen
- Habitats (Appropriate) Assessment screen

The proposed variation should be considered in conjunction with these addendums.

PROPOSED VARIATION

Proposed Variation No. 1 relates to Volumes 1, 2 and 3 of the Wicklow County Development Plan 2016-2022.

Changes are indicated as follows: new text in red, deleted text in ~~blue-strikethrough~~.

PROPOSED VARIATION 1.1

Volume 1: Chapter 1 - INTRODUCTION

1.3 Structure of the 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.

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

Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.

Separate **Local Area Plans** are in place, or will be in place, for the following towns: Bray MD, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP. However, the CDP 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.

Volume 1: Chapter 2- VISION AND CORE STRATEGY

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 (LAPs)

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 **generally** be provided on the basis of the land needed to meet a 6 year horizon, plus 3 years zoning 'headroom' or 'market factor'¹, 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. **The only exception to the rule will be the zoning provisions for the Bray MD Local Area Plan, which shall have a horizon up to 2025 only. It is considered likely that between 2016 and 2022 that the population targets for the County and the Bray MD will be revised in light of the findings of Census 2016, the provisions of the new National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). In this uncertain context, it is considered appropriate at this stage that the County Development Plan shall put in place a structure to meet the shorter term target only, which will provide for sufficient zoned land to meet the 2022 population target plus headroom.**

Zoning Table 2.8 to follow shows the zoning requirements for the LAP towns, up to the year 2025, plus headroom. This table shows that **some 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'.

¹ "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 towns in the County, which is to allow for towns that are unable to growth due to infrastructural deficits.

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 2.9 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 proportion². 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 CDP 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 CDP and the 'settlement plan' itself.

² 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 2.8 Wicklow LAP Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Growth Requirement 2011-2025	Housing Unit Growth Requirement + headroom ³	Housing Yield of existing zoned land ⁴	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 5,726	-1,726 0	Future LAP Balance
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	1,706	-134	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 1,040	+44 -5	Future LAP Balance

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 Municipal District including Kilmacanogue and Enniskerry.~~ This is the housing unit growth target for Bray for the 2028 horizon. However, as set out above, the zoning provisions for Bray provided in the Bray MD Local Area Plan shall meet the 2025 horizon only i.e. population target of 38,119 and housing unit requirement of 17,651.

³ Equivalent of +3 years zoning i.e. to meet ‘2028’ target

⁴ As per plans adopted pre 2015 and any lands zoned through this plan

Table 2.9 Other Wicklow Settlements – Housing and Zoning Requirements

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 ⁵	Housing Yield of proposed zoned land ⁶	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	287	Balance *
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

* The difference is considered so minor as to constitute 'balance'

⁵ Equivalent of +3 years zoning i.e. to meet '2025' target

⁶ As per this County Development Plan

PROPOSED VARIATION 1.3

Volume 2: Introduction - Level 5 Town Plans

Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry, Tinahely

This volume of the Wicklow County Development Plan 2010-2016 comprises land use plans for Level 5 towns in the County.

The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

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

In the past, Local Area Plans would have been adopted for most Level 5 towns. However, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan. This County Development Plan therefore includes the development plans for **Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry and Tinahely**, while Local Area Plans are being maintained for **Kilcoole** (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and **Rathdrum**, given their planned population targets and / or their acknowledged higher order function in the settlement hierarchy. **The development plan for the town of Enniskerry previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.**

1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 5 towns are provided in the Core Strategy of this County Development Plan.

The duration of those Level 5 plans included in this County Development Plan is 2016-2022⁷. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target.

⁷ As the Local Area Plans for Kilcoole and Rathdrum will not be adopted until the 2017-2019 period, the duration of these future plans will be up to 2025.

In their zoning provisions, these plans also provide for “headroom” or “market factor” which is ‘extra’ land that is zoned over and above the minimum amount needed to accommodate the 2022 population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. The basis for calculating the necessary ‘headroom’ for the plan period i.e. up to 2022, has been the housing unit requirement over the period 2022-2025 i.e. plus 3 years.

The 2011 population and housing unit figures are derived from the 2011 Census. As the Census ‘town boundaries’ do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO ‘Small Area Population Statistics’ and the An Post GeoDirectory.

The number of housing units required in 2022 is based on an assumed average household size of 2.41 in 2022 and the ‘excess factor’ of 6.5% as set out in the ‘Core Strategy’ of the County Development Plan.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858
	Aughrim	1,315	592	1,758	777	185	278
	Baltinglass	1,786	769	2,572	1,136	367	521
	Carnew	1,145	491	1,698	750	259	365
	Dunlavin	793	313	2,134	943	630	840
	Enniskerry	1,940	642	2,302	1,017	375	470
	Tinahely	956	419	1,308	578	159	231

PROPOSED VARIATION 1.4

Volume 2: Enniskerry Town Plan

Delete entire plan

Volume 2: Introduction - Level 5 Town Plans

Avoca, Donard, ~~Kilmacanogue~~, Newcastle, Roundwood, Shillelagh

This volume of the Wicklow County Development Plan 2016-2022 comprises Land Use Plans for Level 6 towns in the County (with the exception of Kilmacanogue).

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 plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan. The development plan for the town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.

Therefore this volume shall take the following format:

Section 1: Sets out the high level strategies and objectives that are common to all Level 6 towns

Section 2: Sets out the common zoning objectives for all Level 6 towns

Section 3: Sets out detailed plans for Level 6 settlements:

- Avoca
- Donard
- ~~Kilmacanogue~~
- Newcastle
- Roundwood
- Shillelagh

1.2 Population and Housing

The 2022, 2025 and 2028 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2016-2022. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target. The 2011 population and housing unit figures are derived from the 2011 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries,

the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

The number of housing units required in 2022 is based on a predicted average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy'.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120
	Donard	179	92	257	114	22	37
	Kilmacanogue	799	277	897	396	119	151
	Newcastle	817	313	1,065	471	158	211
	Roundwood	780	326	1,052	465	139	195
	Shillelagh	426	200	571	252	52	83

PROPOSED VARIATION 1.6

Volume 2: Kilmacanogue Settlement Plan

Delete entire plan

PROPOSED VARIATION 1.7

Volume 3 – Appendices

To so amend (a) Wicklow landscape categories and (b) Wicklow Wind energy Strategy as necessary to reflect any changes to 'urban area' boundaries arising from the adoption of the Rathdrum, Arklow & environs and Bray Municipal District Local Area Plans.



Wicklow County Council
COMHAIRLE CHONTAE CHILL MHANTAIN

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

PROPOSED MATERIAL ALTERATIONS TO

Proposed Variation No. 1 to

Wicklow County Development Plan 2016-2022

**PLANNING DEPARTMENT
WICKLOW COUNTY COUNCIL
COUNTY BUILDINGS
WICKLOW**

FEBRUARY 2018

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1. Introduction

Proposed Variation No. 1 of the Wicklow County Development Plan 2016-2022 went on public display between 02 August 2017 and 15 September 2017. The aim of the consultation process was to enable the public and interested parties to give their observations on the proposed variation.

The reason for this variation was to ensure consistency between the County Development Plan and the follows local area plans:

- (g) Rathdrum Local Area Plan 2017 (adopted);
- (h) Arklow & Environs Local Area Plan 2018 (adoption process still ongoing)
- (i) Bray Municipal District Local Area Plan 2018 (adoption process still ongoing)

In particular, the preparation of a new draft Local Area Plan for the entire Bray Municipal District, which will encompass the settlements of Bray, Enniskerry, Kilmacanogue and their environs, require a number of corresponding amendments to the County Development Plan; the adopted 2016-2022 County Development Plan includes the Level 5 and Level 6 plans for Enniskerry and Kilmacanogue, and as the new LAP will update and subsume these plan areas, it is necessary to delete these plans from the County Development Plan, in the interest of clarity and to allow these plans to be amended through the LAP, rather than County Development Plan review process.

During the public consultation period, a total of **4 submissions** were made. 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 alterations to the proposed variation.

The Manager did not recommended any alterations to the proposed variation on foot of the submissions received; however, as the elected members resolved to make amendments to the concurrent draft Arklow & Environs Local Area Plan and the Bray Municipal District Local Area Plan such amendments having consequent affects on the proposed variation, the members resolved at their meeting of 22 January 2018 to make any necessary alterations to the proposed variation.

As these alterations to the proposed variation are considered 'material', in accordance with Section 13 (6)(a) of the Planning Act (as amended), these proposed material alterations are herewith placed on public display for a period of **not less than 4 weeks** and written submission or observations are invited.

Purpose of this Document

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

Written observations or submissions regarding the proposed alterations to the proposed variation are invited from members of the public and other interested parties. Written submissions or observations must be received between 09 February 2018 and 09 March 2018.

The Chief Executive will then prepare a further report on any submissions or observations received during the above time period and subsequently submit this to the elected members for their consideration. Having considered the proposed alterations to the proposed variation and the Chief Executive's Report, the elected members may make, with or without alterations, or they may refuse to make, the proposed variation.

Format of document

The proposed alterations to the proposed variation are set out in Section 2.

Strategic Environmental Assessment and Appropriate Assessment of the proposed variation are set out in Sections 3 and 4.

2. Proposed Material Alterations to Variation No. 1

Published Proposed Variation – proposed additions are shown in red and deletions in ~~blue strikethrough~~

Proposed alterations are shown in purple

PV	Text	Source of alteration
1.1	<p>1.3 Structure of the Plan</p> <p>The plan consists of a written statement and plans that indicate the development objectives for County Wicklow.</p> <p>Volume 1 of the plan contains the primary written statement including the 'Core Strategy' and main chapters of the plan.</p> <p>Volume 2 contains a set of town / settlement plans for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Enniskerry, Kilmacanogue, Laragh-Glendalough, Newcastle, Roundwood, Shillelagh and Tinahely.</p> <p>Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.</p> <p>Separate Local Area Plans are in place, or will be in place, for the following towns: Bray MD, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Rathdrum, Blessington and Newtownmountkennedy. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP. However, the CDP 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.</p>	<p>No alteration proposed</p>

PV	Text	Source of alteration
1.2	<p>2.4.5 Zoning</p> <p>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.</p> <p>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.</p> <p>Local Area Plans (LAPs)</p> <p>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 generally be provided on the basis of the land needed to meet a 6 year horizon, plus 3 years zoning ‘headroom’ or ‘market factor’⁸, 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. The only exception to the rule will be the zoning provisions for the Bray MD Local Area Plan 2018, which shall have a horizon up to 2025 only. It is considered likely that between 2016 and 2022 that the population targets for the County and the Bray MD will be revised in light of the findings of Census 2016, the provisions of the new National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). In this uncertain context, it is considered appropriate at this stage that the County Development Plan shall put in place a structure to meet the shorter term target only, which will provide for sufficient zoned land to meet the 2022 population target plus headroom.</p>	<p>Bray MD LAP – proposed amendments January 2018.</p> <p>Arklow & Environs LAP – adopted February 2018</p> <p>Updated Census data for 2016</p>

⁸ “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 towns in the County, which is to allow for towns that are unable to growth due to infrastructural deficits.

Zoning Table 2.8 to follow shows the zoning requirements for the LAP towns, up to the year 2025, plus headroom. This table shows that ~~some 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 2.9 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 proportion⁹. 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 CDP 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 CDP and the 'settlement plan' itself.

⁹ 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 2.8 Wicklow LAP Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011 2016	Housing Stock 2011 2016	Core Strategy Population Allocation 2025	Total Housing Unit Requirement 2025	Housing Unit Growth Requirement 2011-2025	Housing Unit Growth Requirement + headroom ¹⁰	Housing Yield of existing zoned land ¹¹
LAP	Bray	29,339 29,624	11,518 11,225	38,119	17,651	6,133 6,426	7,934 8,227	4,689 6,453
LAP	Arklow	13,066 13,313	5,459 5,396	21,247	9,838	4,379 4,442	5,726 5,789	4,000-5,726 5,678

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 Municipal District including Kilmacanogue and Enniskerry.~~ **8,227 units** This is the housing unit growth target for Bray for the **2025** ~~2028~~ horizon **plus headroom**. However, as set out above, the zoning provisions for Bray provided in the Bray MD Local Area Plan shall meet the 2025 horizon only i.e. population target of 38,119 and housing unit requirement of 17,651.

Note 2: The discrepancy between 5,789 units and the capacity of the zoned land in the 2018 Arklow & Environs LAP is due to amendments made during the plan making process.

¹⁰ Equivalent of +3 years zoning i.e. to meet '2028' target

¹¹ As per plans adopted pre 2015 and any lands zoned through this plan

Amend Table 2.9

Table 2.9 Other Wicklow Settlements – Housing and Zoning Requirements

Plan Type	Settlement	Population 2011 2016	Housing Stock 2011 2016	Core Strategy Population Allocation 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2016- 2022	Housing U Growth Requirem + headroo
Level 5	Enniskerry	1,940 1,889	642 640	2,302	1,017	375	470 472
Level 6	Kilmacanogue (extended to include Kilmurray)	799 934	277 374	897 1,003	396 443	119 69	151 107

¹² Equivalent of +3 years zoning i.e. to meet '2028' target

Additional changes consequent

On foot of the proposed material amendment No. X to the Bray MD Local Area Plan, which entails the extension of the boundary of Kilmacanogue to include the rural cluster of Kilmurray and open countryside in between, it will be necessary to reflect this change in Table 2.4 of the County Development Plan i.e. the additional population of this area to included in the Level 6 town of Kilmacanogue is to be deducted from the target for the 'rural clusters' and 'open countryside' as follows:

Table 2.4 Population targets for County Wicklow 2022, 2025, 2028

Designation	Town	2011	2022	2025	2028
Consolidation Town	Bray	29,339	36,237	38,119	40,000
Large Growth Town I	Wicklow / Rathnew	13,468	20,283	22,141	24,000
Large Growth Town II	Arklow	13,066	19,494	21,247	23,000
Large Growth Town II	Greystones/ Delgany	17,208	21,603	22,801	24,000
Moderate Growth Town	Blessington	4,780	6,540	7,020	7,500
Moderate Growth Town	Newtown	3,073	4,967	5,483	6,000
Small Growth Town	Ashford	1,484	2,675	3,000	3,250
Small Growth Town	Aughrim	1,315	1,758	1,879	2,000
Small Growth Town	Baltinglass	1,786	2,572	2,786	3,000
Small Growth Town	Carnew	1,145	1,698	1,849	2,000
Small Growth Town	Dunlavin	793	2,134	2,500	2,750
Small Growth Town	Enniskerry	1,940	2,302	2,401	2,500
Small Growth Town	Kilcoole	4,063	4,669	4,835	5,000
Small Growth Town	Rathdrum	1,638	2,843	3,171	3,500
Small Growth Town	Tinahely	956	1,308	1,404	1,500
Rural Town	Avoca	717	835	868	900
Rural Town	Donard	179	257	279	300
Rural Town	Kilmacanogue	799	897 1012	923 1038	950 1065
Rural Town	Newcastle	817	1,065	1,132	1,200
Rural Town	Roundwood	780	1,052	1,126	1,200
Rural Town	Shillelagh	426	571	610	650
TOTAL		99,772	135,761 135,646	145,576 145,461	155,200 155,085
Compensatory headroom			15%	15%	15%
	Large Villages	3,296	3,620	3,710	3,800
	Small Villages	1,346	1,610	1,680	1,750
	Rural clusters	892	1,060 995	1,100 1035	1,150 1085
	Open countryside	31,334	33,375 33325	33,938 33888	34,490 34,440
RURAL TOTAL		36,868	39,665 39,550	40,428 40,313	41,190 41,075
COUNTY TOTAL		136,640	158,000	167,000	176,000

PV	Text	Source of alteration
1.3	<p>Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry, Tinahely</p> <p>This volume of the Wicklow County Development Plan 2010-2016 comprises land use plans for Level 5 towns in the County. The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town. The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations. Level 5 settlements in County Wicklow are the smaller towns of the County that provide important economic and social services to their populations and immediate hinterland. Such towns normally have a good range of infrastructural services and are suited to accommodating urban generated housing demand. In the past, Local Area Plans would have been adopted for most Level 5 towns. However, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan. This County Development Plan therefore includes the development plans for Ashford, Aughrim, Baltinglass, Carnew, Dunlavin, Enniskerry and Tinahely, while Local Area Plans are being maintained for Kilcoole (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and Rathdrum, given their planned population targets and / or their acknowledged higher order function in the settlement hierarchy. The development plan for the town of Enniskerry previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.</p> <p>1.2 Population and Housing</p> <p>The 2022, 2025 and 2028 population targets for Level 5 towns are provided in the Core Strategy of this County Development Plan. The duration of those Level 5 plans included in this County Development Plan is 2016-2022¹³. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target.</p> <p>In their zoning provisions, these plans also provide for “headroom” or “market factor” which is ‘extra’ land that is zoned over and</p>	<p>No alteration proposed</p>

¹³ As the Local Area Plans for Kilcoole and Rathdrum will not be adopted until the 2017-2019 period, the duration of these future plans will be up to 2025.

above the minimum amount needed to accommodate the 2022 population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. The basis for calculating the necessary 'headroom' for the plan period i.e. up to 2022, has been the housing unit requirement over the period 2022-2025 i.e. plus 3 years.

The 2011 population and housing unit figures are derived from the 2011 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

The number of housing units required in 2022 is based on an assumed average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy' of the County Development Plan.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858
	Aughrim	1,315	592	1,758	777	185	278
	Baltinglass	1,786	769	2,572	1,136	367	521
	Carnew	1,145	491	1,698	750	259	365
	Dunlavin	793	313	2,134	943	630	840
	Enniskerry	1,940	642	2,302	1,017	375	470
	Tinahely	956	419	1,308	578	159	231

PV	Text	Source of alteration
1.4	<p>Volume 2: Enniskerry Town Plan</p> <p>Delete entire plan</p>	<p>No alteration proposed</p>

PV	Text	Source of alteration
1.5	<p style="text-align: center;">Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh</p> <p>This volume of the Wicklow County Development Plan 2016-2022 comprises Land Use Plans for Level 6 towns in the County (with the exception of Kilmacanogue). 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 plans for these settlements started being incorporated into the County Development Plan in 2002 and this plan format and adoption process has now been reinforced by changes to the Planning Act in 2010 which specifically allows for objectives for towns under the LAP threshold (5,000) to be included in the County Development Plan. The development plan for the town of Kilmacanogue previously formed part of the County Development Plan but has been subsumed into the Bray Municipal District Local Area Plan.</p> <p>Therefore this volume shall take the following format:</p> <p>Section 1: Sets out the high level strategies and objectives that are common to all Level 6 towns</p> <p>Section 2: Sets out the common zoning objectives for all Level 6 towns</p> <p>Section 3: Sets out detailed plans for Level 6 settlements:</p> <ul style="list-style-type: none"> • Avoca • Donard • Kilmacanogue • Newcastle 	<p>No alteration proposed</p>

- Roundwood
- Shillelagh

1.3 Population and Housing

The 2022, 2025 and 2028 population targets for Level 6 settlements are provided in the Core Strategy of this County Development Plan.

The duration of these plans is 2016-2022. Therefore housing needs are on the basis of facilitating the achievement of the 2022 target. The 2011 population and housing unit figures are derived from the 2011 Census. As the Census 'town boundaries' do not always necessarily match our plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO 'Small Area Population Statistics' and the An Post GeoDirectory.

The number of housing units required in 2022 is based on a predicted average household size of 2.41 in 2022 and the 'excess factor' of 6.5% as set out in the 'Core Strategy'.

Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Target 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement +headroom
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120
	Donard	179	92	257	114	22	37
	Kilmacanogue	799	277	897	396	119	151
	Newcastle	817	313	1,065	471	158	211
	Roundwood	780	326	1,052	465	139	195
	Shillelagh	426	200	571	252	52	83

PV	Text	Source of alteration
1.6	<p data-bbox="371 509 893 539">Volume 2: Kilmacanogue Settlement Plan</p> <p data-bbox="371 580 600 611">Delete entire plan</p>	<p data-bbox="1879 547 2051 611">No alteration proposed</p>

PV	Text	Source of alteration
1.7	<p data-bbox="448 758 745 788">Volume 3 – Appendices</p> <p data-bbox="448 829 1856 930">To so amend (a) Wicklow landscape categories and (b) Wicklow Wind energy Strategy as necessary to reflect any changes to ‘urban area’ boundaries arising from the adoption of the Rathdrum, Arklow & environs and Bray Municipal District Local Area Plans.</p>	<p data-bbox="1879 798 2051 861">No alteration proposed</p>

3. Strategic Environmental Assessment determination

PV	Proposed Material alteration	Need for assessment
1.1	No alteration proposed	n/a
1.2	No alteration proposed	n/a
1.3	The alterations proposed to Core Strategy tables and targets are necessitated on two grounds as follows: c. To include updated Census data d. To address the proposed extension of Kilmacanogue boundary to include rural cluster of Kilmurray and intervening lands.	Determination regarding whether or not the proposed material alteration to the variation would be likely to have significant effects on the environment required.
1.4	No alteration proposed	n/a
1.5	No alteration proposed	n/a
1.6	No alteration proposed	n/a
1.7	Alteration to landscape character assessment and Wind Energy Strategy on foot of boundary changes to Arklow, Bray, Enniskerry, Kilmacanogue and Rathdrum urban settlement boundaries	n/a

Proposed Variation 1.3

Assessment:

- c. Use of the updated data has altered the housing growth targets for Bray (increase) and for Kilmacanogue (decrease). To achieve such target changes, it may be necessary to zone additional lands, increase the density of existing zoned land or otherwise amend the objectives of the Bray MD Local Area Plan. Such changes may give rise to **significant effects on the environment** and therefore are required to undergo Strategic Environmental Assessment.
- d. The proposed extension of the Kilmacanogue boundary, which provides for previously unzoned open countryside and lands designated as a 'rural cluster' to be designated a part of the Level 6 Rural Town with associated change in development objectives and controls, may give rise to **significant effects on the environment** and therefore are required to undergo Strategic Environmental Assessment.

Determination:

It is determined that Proposed Variation 1.3, as proposed to be materially altered may give rise to **significant effects on the environment** and therefore are required to undergo Strategic Environmental Assessment.

The changes that give rise to potential **significant effects on the environment** are the subject of 'proposed material amendments' to the Bray MD Local Area Plan, which is undergoing Strategic Environmental Assessment concurrently as part of that plan process.

This Strategic Environmental Assessment (of the Bray MD LAP) is appended to this report and the finding and assessment contained in that report, are deemed to address any significant effects on the environment arising due to the proposed material alteration to Proposed Variation 1.3.

4. Appropriate Assessment Determination

PV	Proposed Material alteration	Assessment of potential for likely significant effects on European Sites
1.1	No alteration proposed	No potential for significant effects.
1.2	No alteration proposed	No potential for significant effects.
1.3	The alterations proposed to Core Strategy tables and targets are necessitated on two grounds as follows: e. To include updated Census data f. To address the proposed extension of Kilmacanogue boundary to include rural cluster of Kilmurray and intervening lands.	No potential for significant effects.
1.4	No alteration proposed	No potential for significant effects.
1.5	No alteration proposed	No potential for significant effects.
1.6	No alteration proposed	No potential for significant effects.
1.7	No alteration proposed	No potential for significant effects.

Determination:

The proposed Material Alterations to the Variation were screened for potential significant adverse impacts on European Sites in County Wicklow and within 15km of the County boundary. This was determined by assessing the potential for significant impacts on the qualifying interests.

It was considered that significant adverse impacts would not be likely due to the benign nature of the Variation and the protective policies engrained within Wicklow Development Plan 2016-2022, (as listed in Table 4.1 of the NIR).

Therefore, it has been determined by Wicklow County Council that it is possible to rule out likely significant impacts on any Natura 2000 sites. It is the view of Wicklow County Council that it is not necessary to undertake any further stage of the Appropriate Assessment process.