

Leonora Earls

From: ForwardPlanning [ForwardPlanning@housing.gov.ie]
Sent: 09 March 2018 15:29
To: Planning - Plan Review
Subject: DHPLG Submission on Material Alterations to Variation No. 1 to the Wicklow County Development Plan 2016-2022
Attachments: DHPLG Submission 09 March 2018 Mat Alts Var 1 Wicklow CDP.pdf; ATT00001.txt; ATT00002.htm

To Whom It May Concern,

Please find attached submission from the Department of Housing, Planning & Local Government on the Material Alterations to Variation No. 1 to the Wicklow County Development Plan 2016-2022.

I would be very grateful for confirmation of receipt of the attached submission.

Kind Regards

Ciara

Ciara Gilgunn
Forward Planning Section

Planning & Housing Market Policy and Land Management Division | Department of Housing, Planning and Local Government | Custom House | Dublin 1 | +353 (0) 1 8882418



Seirbhís ar scoth an domhain a chur ar fáil don Stát agus do mhuintir na hÉireann.



An Roinn Títhíochta, Pleanála
agus Rialtais Áitiúil
Department of Housing, Planning
and Local Government



09 March, 2018

Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town.

**Re: Material Alterations to Variation No. 1 of the
Wicklow County Development Plan 2016-2022**

A Chara

I am directed by the Minister for Housing and Urban Development to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister.

The Department of Housing, Planning and Local Government notes the circulated Proposed Material Alterations to the Draft Variation No.1 to the Wicklow County Development Plan 2016-2022 which are primarily concerned with the updating of certain elements of the core strategy of plan including in relation to recent local area plans.

As the Council will be aware, the National Planning Framework (NPF) was published Friday 16th Feb 2018, in tandem with the new ten-year National Development Plan, jointly named Project Ireland 2040: Building Ireland's Future. The publishing of the two documents together links strategic national planning and investment with regional-scale physical planning and the local economic and community development functions of Regional Assemblies and Local Authorities.

In addition, the formulation of the statutory Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly has commenced and will provide the strategic policy framework for the statutory development plan process of the constituent local authorities. The finalization of the RSES process in 2019 will necessarily be followed by a review of existing development plan policies to align them with the new regional planning strategy.

Pending the completion of the RSES process, the current Variation to the Development Plan is therefore considered to be interim in nature and appropriate.

The officials of the Department are available to discuss the matters raised above and in the first instance you are advised to contact Mr. Stewart Logan, Planning Adviser on 01-8882419.

Is mise le meas,



Niall Cussen

Principal Advisor,

Forward Planning Section

Leonora Earls

From: Cian O'Mahony [C.O'Mahony@epa.ie]
Sent: 06 March 2018 12:11
To: Planning - Plan Review
Subject: EPA Submission - Prop Mat Alts to Prop Var No. 1 to Wicklow CDP 2016-2022
Attachments: 170801.2 EPA ScreeningSubmission-PropMatAlts_DraftVat1-Wicklow-CDP2016-22.pdf

Re. Proposed Material Alterations to Proposed Variation No. 1 to Wicklow County Development Plan 2016-2022

Dear Ms McDonald,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 8th February 2018, regarding the above and notes its contents.

SEA Determination

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.

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.

Future Modifications to the Draft Variation

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)*.

Infrastructure Planning

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.

Environmental Authorities

Under the SEA Regulations (*S.I. No. 436 of 2004*), as amended by *S.I. No. 201 of 2011*, notice should also be given to the following:

- The Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

A copy of your decision regarding the determination, including, as appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,



Cian O'Mahony
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra,
County Cork

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Environmental Protection Agency
An Ghníomhaireacht um Chaomhú Comhshaoil

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County Cork, Ireland
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Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow Town
Wicklow

6th March 2018

Our Ref: 170801.2

Re. Proposed Material Alterations to Proposed Variation No. 1 to Wicklow County Development Plan 2016-2022

Dear Ms McDonald,

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Environmental Authorities

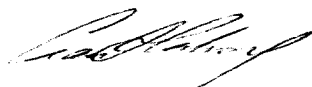
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Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,



Cian O'Mahony
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra,
County Cork

Leonora Earls

From: McCormack Michael [Michael.McCormack@tii.ie]
Sent: 07 March 2018 15:10
To: Planning - Plan Review
Subject: Proposed Material Alterations to Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022
Attachments: Proposed Material Alterations to Proposed Variation No.1 to the Wicklow County Development Plan 2016 - 2022.pdf

Dear Sir/Madam,

Please find attached a copy of the Authority's observations on the Proposed Material Alterations to Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022.

A hard copy has also issued by post.

Yours sincerely,

Michael McCormack
Senior Land Use Planner

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Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <http://www.tii.ie/about/>

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VAR1
Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow

Dáta | Date
7 March, 2018

Ár dTag | Our Ref.
TII18-100710

Bhur dTag | Your Ref.

Re: Proposed Material Alterations to Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022

Dear Sir/Madam,

Transport Infrastructure Ireland (TII) welcomes referral of the Proposed Material Alterations to Proposed Variation No. 1 to the Wicklow County Development Plan, 2016 – 2022. The following observations are provided for the Councils consideration;

As outlined in TII's initial submission on the proposed variation, TII recommends that the proposed variation and Proposed Material Alterations take cognisance of any relevant material amendments that may arise during the concurrent consultation relating to the Bray Municipal District Draft Local Area Plan, 2018. It is noted that Proposed Material Alterations to the Draft Bray Municipal District Draft Local Area Plan, 2018 – 2024, are also currently on display.

As previously noted, the Council will be aware that the M11/N11 is of strategic importance nationally and this is reflected in its inclusion within the EU TEN-T comprehensive network. Having regard to the extent and location of planned development in areas impacting on the M11/N11 corridor, TII considers that alignment of development plan and local area planning frameworks is essential to ensure a consistent policy approach.

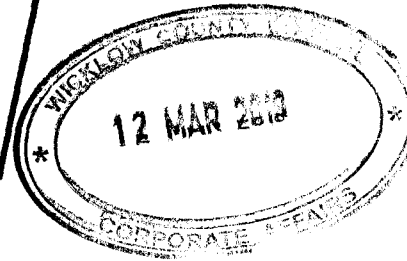
It is requested that the foregoing comments are taken into consideration by the Council prior to the adoption of Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022.

Yours sincerely,



Michael McCormack
Senior Land Use Planner

VAR1
Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow



Dáta | Date
7 March, 2018

Ár dTag | Our Ref.
TII18-100710

Bhur dTag | Your Ref.

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It is requested that the foregoing comments are taken into consideration by the Council prior to the adoption of Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022.

Yours sincerely,

Michael McCormack
Senior Land Use Planner