

PROPOSED VARIATION TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 (AS VARIED) RELATING TO THE DRAFT ARLOW LOCAL PLANNING FRAMEWORK 2026

Strategic Environmental Assessment Screening of Proposed Material Alterations to the Proposed Variation

Prepared for:

Wicklow County Council



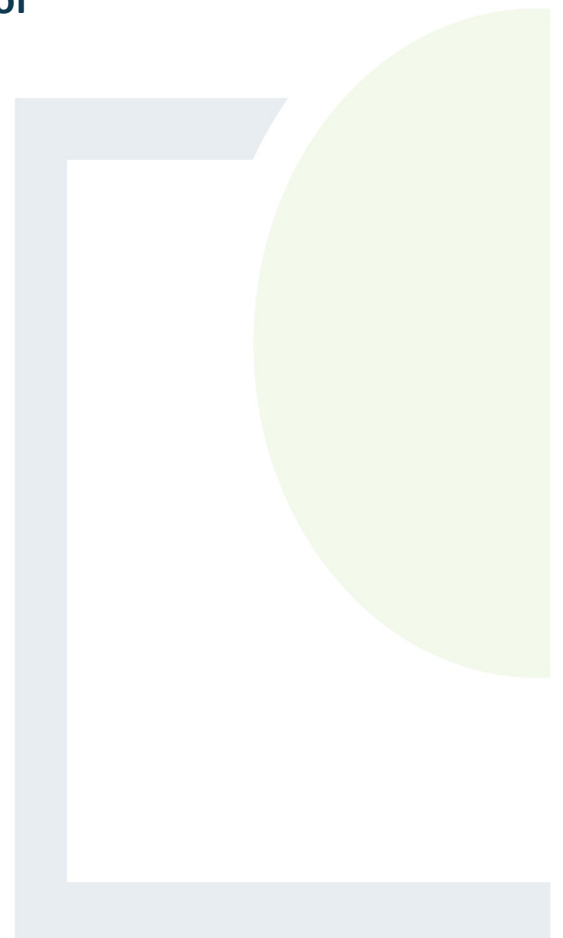
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Strategic Environmental Assessment (SEA) Screening for Proposed Material Alterations to Proposed Variation to the Wicklow County Development Plan 2022-2028 (as varied) relating to the Draft Arklow Local Planning Framework 2026.

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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Abstract: Fehily Timoney and Company is pleased to submit this SEA Screening Report to Wicklow County Council for the Material Alterations to the Proposed Variation No. 5 to the Wicklow County Development Plan 2022-2028 (as varied).

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1. INTRODUCTION

SEA Screening of Proposed Material Alterations (PMAs) has been completed. This assessment is presented in Table 1. All PMAs Screened In for SEA have been subject to full SEA (presented in Table 2). Mitigation measures that mitigate effects of PMAs on the environment have been identified and comprehensively cross-referenced. These include Policies and Objectives defined in the County Development Plan and in the Arklow Local Planning Framework. It has been assessed that the environmental mitigation measures already integrated into the County Development Plan (as Varied) will prevent and minimise negative environmental effects due to the implementation of the CDP (as Varied) and the Arklow Local Planning Framework.

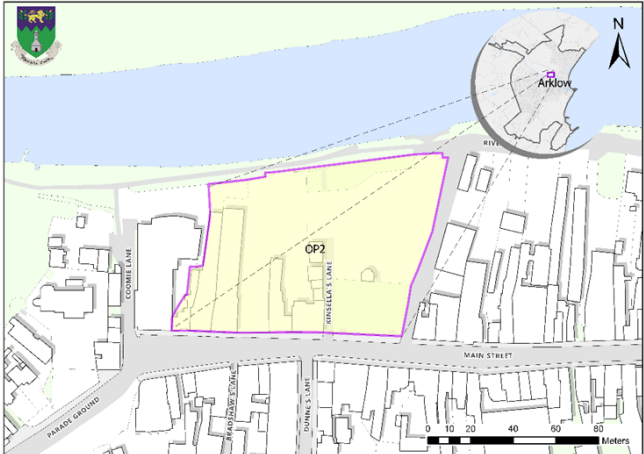
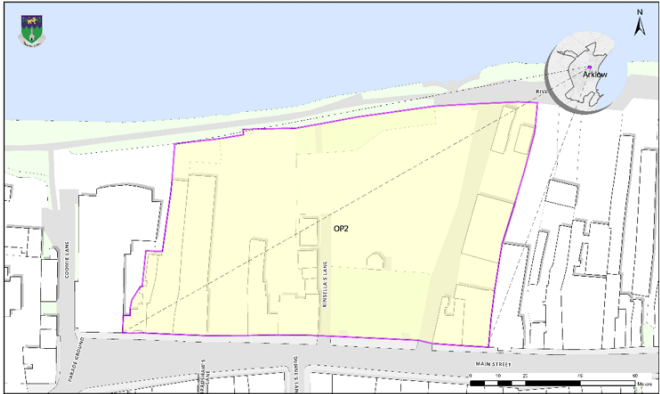
Note: Table 1 and Table 2 detail the SEA Screening of PMAs and SEA of PMAs respectively. These alterations are inclusive of the alterations proposed to the Draft Variation as agreed in the Chief Executive's Report and by way of Elected Member Motion. Additional text included in the Variation is denoted in **Red text**. Text that has been removed from the Variation is denoted by ~~Strikethrough~~ text.



Table 1: Sea Screening of Proposed Material Alterations

Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 1	<p>Include a new Objective 'ARK2(B)':</p> <p><i>"To support and promote the improvement of the key central area of Arklow town centre from the Parade Grounds to St. Mary's Park, including (but not limited to) the following improvements:</i></p> <ul style="list-style-type: none"> <i>• The extension of the existing public realm improvements along the Main Street from the Parade Grounds as far as River Lane; this shall entail a high-quality urban realm design with particular reference to enhanced pedestrian connectivity and accessibility, and improved linkages to the river corridor.</i> <i>• The improvement of St. Mary's park and car park, including the access and egress roads. Any redevelopment / enhancement proposals for these areas shall be so designed to integrate the riverwalk, car park and park as a unified space which supports multi-functional uses including community, cultural and outdoor performance / market uses, while protecting the character and heritage (particularly archaeology) of the area;</i> <i>• To facilitate the enhancement of the landscaped linear open space park along the riverbank linking Coomie Lane to St. Mary's Park."</i> 	<p>This alteration has the potential to drive land use change and development, and introduce likely, significant effects on the environment.</p>	Screen In
No. 2	<p>Amend Objective OP1 to read as follows:</p> <p><i>"The topographical challenges of this site area recognised. Proposals shall carefully balance the challenges of this site with its highly accessible town centre location whilst been sensitive to its immediate built and natural context, including Protected Structure (A39 – Former Ormonde Cinema) and the Ormonde Castle National Monument (WI040-029002-Castle – Anglo Norman masonry castle), and its location within an area of Archaeological Significance or Potential (Arklow Town). Proposals shall demonstrate how they accord with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities."</i></p>	<p>This alteration serves to clarify the regard to be had for Protected Structures and Areas of Archaeological Significance or Potential within the area. This alteration will not result in any likely, significant environmental effects which have not already been considered in the SEA.</p>	Screen Out

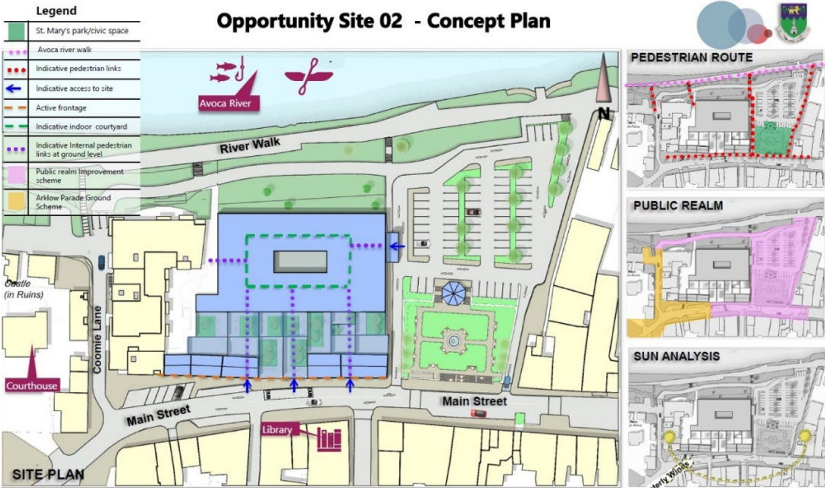


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 3(a)	<p>Alter the boundary of 'OP2' as follows:</p> <p>Change from</p>  <p>Change to</p> 	This alteration has the potential to change the extent and magnitude of potential environmental effects, drive land use change and development, and introduce likely, significant effects on the environment.	Screen In



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 3(b)	<p>Alter the 'OP2 Concept Plan' as follows:</p> <p>Change from</p> <p>Legend</p> <ul style="list-style-type: none"> 1 Public park/clinic space Avoca river walk Indicative pedestrian links Indicative access to site Active frontage Indicative outdoor courtyard Indicative internal pedestrian links at ground level <p>Opportunity Site 02 Concept Plan</p> <p>Site Plan</p> <p>East Elevation</p> <p>Main Street Elevation</p>	<p>This alteration has the potential to change the extent and magnitude of potential environmental effects, drive land use change and development, and introduce likely, significant effects on the environment.</p>	<p>Screen In</p>



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
	<p>Change to</p>  <p>Opportunity Site 02 - Concept Plan</p> <p>The concept plan includes a legend with the following items:</p> <ul style="list-style-type: none"> St. Mary's park/civic space Avoca river walk Indicative pedestrian links Indicative access to site Active frontage Indicative indoor courtyard Indicative internal pedestrian links - at ground level Public realm improvement scheme Arklow Parade Ground Scheme <p>The plan also features three inset diagrams: PEDESTRIAN ROUTE, PUBLIC REALM, and SUN ANALYSIS. Key locations labeled include Avoca River, River Walk, Courthouse, Library, and Main Street.</p>		
No. 3(c)	<p>Amend Objective OP2 to read as follows:</p> <ul style="list-style-type: none"> Where possible this site should be the subject of a comprehensive integrated scheme of development encompassing the entire lands. Individual site redevelopment proposals may be considered if they can demonstrate how they comply with the objectives of this opportunity site. Any new scheme should seek to protect the character and appearance of the traditional shop fronts including the Morgan Doyle facade and canopy and any architectural details on buildings of high architectural value wherever possible. Development shall take account of the site's location within an Area of Archaeological Significance or Potential (Arklow Town) and appropriately protect any heritage assets. Proposal shall provide for a mix of uses capable of accommodating retail, commercial, residential, tourism, community and cultural development, all contained within a high quality architectural, landscaped, streetscape and high quality public realm environment. 	<p>This alteration does not introduce a source of impact beyond what has already been considered under the SEA process. The alteration emphasises the need to be cognisant of the Area of Archaeological Significance or Potential (Arklow Town).</p>	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
	<ul style="list-style-type: none"> • Any redevelopment proposal shall include the provision of an indoor multi-functional community space of not less than 600sqm which shall be devoted to the use of the public. • A high density development will be required to be achieved across the site that is sensitive and appropriate to its immediate built and natural context and accords with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. • A maximum height of 3 storeys fronting onto Main Street shall be permitted. • Primary facades with a continuous streetscape, active frontage and passive surveillance shall address the river, Kinsella’s Lane, St, Mary’s Park and Main Street. In particular buildings along the River Walkway to the north shall be a minimum height of 3 storeys with active uses/windows/balconies directly overlooking this walking route. • To ensure, where possible, there are active ground floor uses in the buildings along public spaces, walkways and streets and that all new structures present an appropriate façade to the river, walkways and roadside with strong passive surveillance, a continuous streetscape and building frontage where appropriate. • Additional links from the Main Street to the river should be incorporated through the site where feasible with active ground floor uses fronting public spaces, walkways and streets. In this regard proposals shall retain and reopen the existing archway addressing the Main Street. Where feasible this archway shall serve as the entrance to a new pedestrianised link between the Main Street and the river and/or provide access to a new internal courtyard to the rear of these properties with active uses at ground level. • To facilitate the enhancement and extension of the adjacent public car park into a public amenity civic open space area to the northern riverside aspect of the site. • To facilitate the enhancement of the landscaped linear open space park along the river bank, including an accessible pedestrian link to Coomie Lane. 		



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
	<ul style="list-style-type: none"> Any redevelopment proposals for properties on the east side of St. Marys Park shall make provision for the western facades / gables to be orientated towards the new civic town square establishing an active vibrant connection between the Main Street and the riverwalk. The Local Planning Framework supports the integration of open space and potential civic functions in Arklow town centre revitalising the historic street frontage, creating a focal entry point and bus stop, providing new green space, using the site's topography for a public amphitheatre/stepped seating/viewing area, and connecting visually and physically to the Avoca River. 		
No. 4	<p>Include a new Objective 'ARK X-1':</p> <p>"To continue to facilitate the development of large-scale employment development (including ICT development and associated energy infrastructure) on E zoned lands at Avoca River Park and Bogland / Money Big."</p>	This alteration supports and acts as a driver for large-scale employment development and may generate likely, significant effects.	Screen In
No. 5	<p>Include a new Objective 'ARK X-2':</p> <p>"Any future development of 'Employment' (E1) lands at Ballynattin located to the west of the M11, shall be accompanied by the delivery of active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11."</p>	This alteration supports the delivery of footpaths and cycle way connectivity along an existing public road. Works associated with these infrastructure upgrades have the potential to generate likely, significant effects.	Screen In
No. 6	<p>Amend Objective ARK 35 to read as follows:</p> <p>"To support and facilitate the improvement of existing and the development of additional recreational infrastructure at beaches, harbours and coastlines in the LPF area, including (but not limited to):</p> <ul style="list-style-type: none"> improvements to coastal access, including for those with disabilities, in particular Improvements to the visual and physical connectivity between the town centre and Arklow South Beach; 	This alteration expands the types of recreational activities supported/promoted. The alteration does not introduces sources of potential impact beyond the scope those already considered and mitigated under the SEA.	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
	<ul style="list-style-type: none"> improvement of existing or development of new toilets, changing facilities, waste disposal facilities etc; improvement of existing or development of new appropriately scaled and located car parking; infrastructure supporting swimming, sailing, marina/quayside berthing, rowing and other water sports, and shore fishing subject to ensuring no adverse environmental or visual impacts”. 		
No. 7	<p>Amend Objective ARK 36 to read as follows:</p> <p>“To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:</p> <ul style="list-style-type: none"> The Avoca River Walk and linkages to Vale Road and Arklow Main Street; Lamberton Avenue/Woodlands Park leading to Glenart Woods; Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park; Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site; Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. 	This alteration supports linear development and will promote visitor access to coastal habitat, and may generate likely, significant effects.	Screen In
No. 8	<p>Add a bullet point under Objective ARK 43:</p> <p>“Having regard to the potential longer term education needs in the Arklow area which have not been determined at this time but may arise; the physical and environmental constraints present in the area; and the space required particularly for new secondary schools, the development of new schools shall be permissible in principle in all land use zones in this LPF, other than OS1 and</p>	This alteration clarifies flood risk requirements for this area. It does not introduce sources of impact or conflict with SEOSs; and will not result in any likely, significant environmental effects which have not already been considered in the SEA.	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
	<p>OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:</p> <ul style="list-style-type: none"> In order to ensure an appropriate spatial distribution of schools throughout the LPF area and to ensure maximum accessibility of all residential areas to schools, no new primary school shall be located within a 10-minute walking time of any existing primary schools or no new secondary school shall be located within a 20-minute walking time of any existing secondary schools; The site has excellent public transport and active travel infrastructure in situ, or planned and committed to coincide with a new school opening at the site; No such development will be considered on lands in existing community use where the loss in the use / facility is not being made up for elsewhere within the settlement. In relation to flood risk, the sequential approach shall be applied in site planning, to ensure no encroachment onto, or loss of flood plain. Only water compatible development such as Open Space will be permitted for lands which are identified as being at risk of flooding. 		
No. 9	<p>Amend Objective ARK57 to read as follows: “To ensure development is planned in a manner that has appropriate regard to specific ecological sensitivities associated with the Arklow area, including those associated with pNHAs within and around the Arklow LPF area the Arklow pNHA, the Avoca River, coastal habitats and species, and sites suitable for wintering birds. In particular, to ensure the protection and where possible the restoration of the biodiversity associated with Avoca River and its riparian (bankside) habitats. Proposals for development at or in the vicinity of the Avoca River should be informed by ecological surveying and ecological impact assessment.”</p>	<p>This alteration is a minor text change that clarifies ecological sensitivities within and surrounding the Arklow area. This alteration will not result in any likely, significant environmental effects which have not already been considered in the SEA.</p>	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 10	<p>Alter Objective ARK64 as follows:</p> <p>“To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <ul style="list-style-type: none"> • The Avoca River Walk and Shillelagh to Arklow Greenway Route; • Glenart Woods Forest; • Arklow Seafront and Waterfront Zones; • Arklow Rock Cliff Walk; • Arklow North and South Quays; • Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. • A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout. 	<p>This alteration supports linear development/green infrastructure and may generate likely, significant effects.</p>	Screen In
No. 11	<p>Include a new Objective ‘ARK X-3’:</p> <p>“Development, where relevant, should have regard to the structure and setting of Arklow/Ormonde Castle.”</p>	<p>This alteration serves to clarify the need to consider the heritage value of Arklow/Ormonde Castle during development planning. This alteration does not promote/support development or introduce conflicts with SEOs, and will not result in any likely, significant environmental effects which have not already been considered in the SEA.</p>	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 12	<p>Update Objective ARK 77 as follows:</p> <p>To promote and support the delivery of connections which would significantly reduce walking times to Arklow Train Station including but not limited to the following:</p> <ul style="list-style-type: none"> • The provision of a new link/bridge over the railway line between Arklow Train Station and Tesco; • A new pedestrian/cycle link between Yellow Lane and Arklow Train Station; • Improvements to existing pedestrian links between the Main Street and the Train Station in particular Ditch Lane and Tom’s Lane. <p>These links shall be designed to high-quality standards, fully accessible, and integrated into the broader town centre regeneration and public-realm improvement programmes.</p> <p>(PT4)</p>	<p>This alteration serves to clarify the design quality and requirements of infrastructure supported. The alteration will not result in any likely, significant environmental effects which have not already been considered in the SEA.</p>	Screen Out
No. 13	<p>Include a new Objective ‘ARK X-4’:</p> <p>“To support the development and optimisation of off-street car-parking facilities in or adjacent to the town centre so that on-street, all-day parking can be relocated. On-street spaces shall be managed and repurposed where feasible to favour set-down/drop-off areas, short stay visitor parking and active loading rather than long-stay parking.”</p>	<p>This alteration may result in land use change and changes to traffic and transport dynamics resulting in likely, significant effects.</p>	Screen In



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 14	<p>Alter Objective ARK82 as follows:</p> <p>“Support and promote the development of the following new regional/distributor roads and road improvements:</p> <ul style="list-style-type: none"> • The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement and (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and (d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6) • To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south • To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4) • To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments. 	<p>This alteration supports linear development and visitors accessing coastal habitat, and may generate likely, significant effects.</p>	Screen In

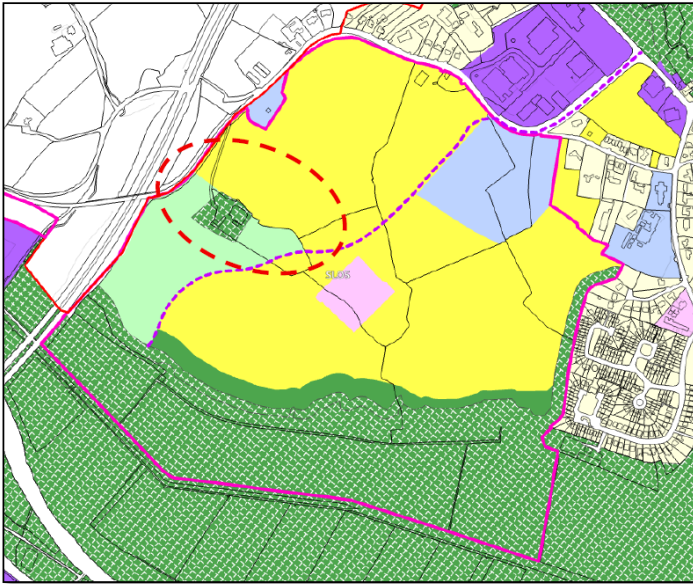


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 15	<p>Include a new Objective 'ARK X-5':</p> <p><i>"To protect the strategic function of the N/M11 in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications."</i></p>	<p>This alteration serves to ensure alignment with higher-order policy and guidance. This alteration will not result in any likely, significant environmental effects.</p>	Screen Out
No. 16	<p>Include a new Objective 'ARK X-6':</p> <p><i>"To support and promote the implementation of the recommended measures set out in the Local Transport Plan."</i></p>	<p>This alteration does not introduce potential sources of impact not already considered and mitigated under the SEA process.</p>	Screen Out
No. 17	<p>Add a new bullet point under Objective ARK 85 as follows:</p> <p>"Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this LPF OR in Flood Zone C but within an area:</p> <ul style="list-style-type: none"> that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or <i>that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to nearby watercourses that lack corresponding indicative flood zones;</i> that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map 4C attached to this LPF or on any future maps prepared by the OPW during the lifetime of the LPF; shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of 'The Planning System and Flood Risk Management' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this LPF) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the LPF SFRA." 	<p>This alteration serves to clarify the requirements related to new development in areas at risk of flooding. The alteration will not result in any likely, significant environmental effects which have not already been considered in the SEA.</p>	Screen Out

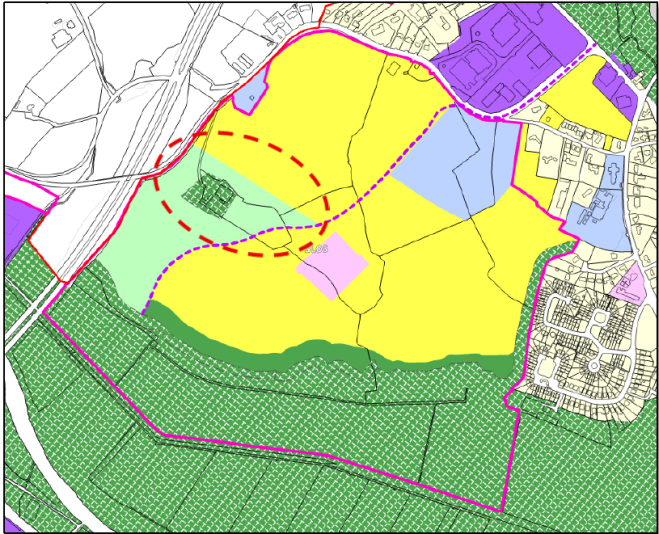


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 18	<p>Replace the word 'eastern' with 'western' under Objective ARK 88 to read as follows:</p> <p>"To require that the development of Public Utility lands on the eastern western side of the Dublin Road to facilitate the expansion of the existing electricity substation comprise of high-quality design and boundary treatments, include planting and landscaping proposals to mitigate their visual impact having regard to their prominent location along the northern gateway entrance to Arklow Town."</p>	<p>This alteration corrects a clerical error in the LPF as the incorrect location was referenced. This alteration supports/promotes development which has the potential to result in likely, significant effects on the environment.</p>	Screen Out
No. 19	<p>Include a new subsection and Objective under Arklow Physical Infrastructure Objectives:</p> <p>"PUBLIC REALM INFRASTRUCTURE OBJECTIVES</p> <p>ARK X-7</p> <p>Public-realm works in Arklow town centre (including lighting, accessible street furniture, paving and signage) shall wherever feasible be carried out in a coordinated, locally distinctive manner which advances high-quality design, reduces visual clutter, reinforces the town's heritage, and improves the overall visitor and community experience, in particular:</p> <ul style="list-style-type: none"> • New lighting, wiring and communications infrastructure shall be placed underground wherever feasible, to reduce over-head cabling, poles and visual intrusion. • Lighting design shall wherever feasible be site-specific, using decorative standards in plazas and along quays, emphasising heritage frontages, town-centre gateways and riverside links • The public-realm works shall wherever feasible reflect Arklow's heritage (boat-building, pottery, seaside identity) and integrate craft/design elements, coordinated across streets, junctions and the waterfront to create a cohesive sense of place. • Infrastructure renewal shall wherever feasible, be planned and delivered as part of a comprehensive public-realm master-scheme rather than piecemeal, ensuring continuity of design, materials, branding and quality across the town-centre regeneration area." 	<p>This alteration reinforces the requirement to carry out public realm works to a high design standard. It does not introduce sources of potential impact.</p>	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 20	Alter text under SLO2 Southern Waterfront Zone Objectives as follows: <ul style="list-style-type: none"> Maintaining ease of access to the waterfront for existing and future marine users (such as the Sea Scouts and Arklow Rowing Club) as well as emergency services shall be a key consideration in the regeneration of this area. 	This alteration is minor in nature and serves to clarify permitted access to existing infrastructure. The alteration will not result in any likely, significant environmental effects which have not already been considered in the SEA.	Screen Out
No. 21(a)	Amend Map No. 1 (Land Use Zoning) for lands at SLO 5 – Kilbride as follows: Increase AOS by 20%. Amend land use zoning at SLO5 of c. 1.24ha from New Residential ‘RN’ to Active Open Space ‘AOS’. Change from: 	This alteration is protective in nature, aligns with SEOs, and is unlikely to introduce significant effects on the environment given its nature and extent.	Screen Out

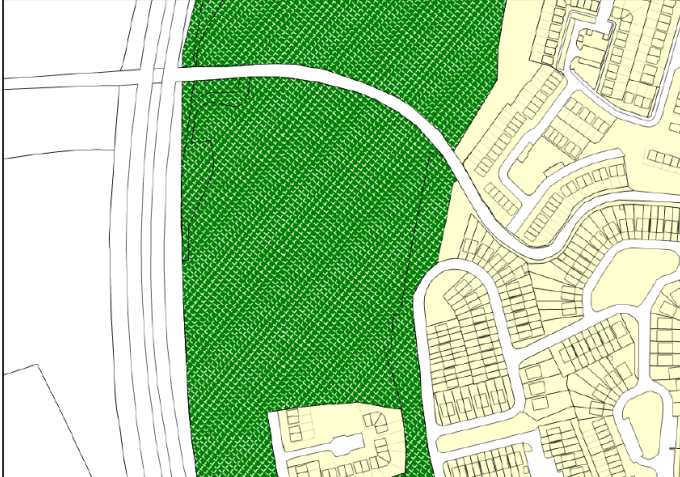
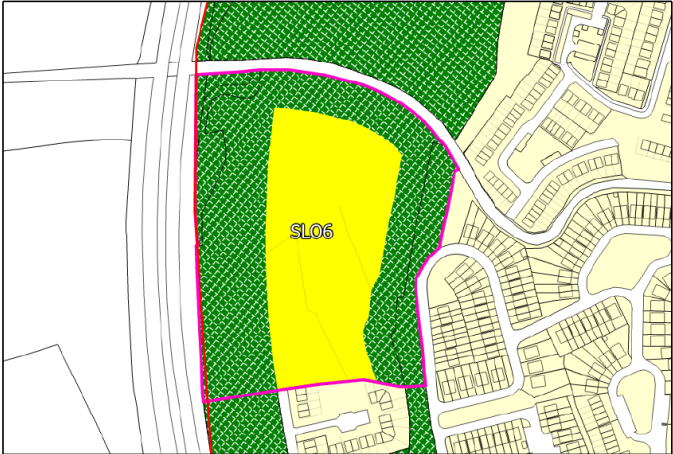


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
	<p>Change to:</p> 		
No. 21(b)	<p>Amend SLO5 as follows:</p> <ul style="list-style-type: none"> “An area of 5ha zoned CE: Community & Education shall be reserved to facilitate the planned development of a new school campus (primary and post primary). No more than 250 dwellings may be occupied in this SLO until the CE lands have been transferred to the relevant authorities or otherwise made available for the provision of a schools campus.” 	<p>This alteration acknowledges that the lands referenced have since been transferred to the relevant authorities. This alteration is clerical in nature and will not result in any likely, significant environmental effects which have not already been considered in the SEA.</p>	Screen Out



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 21(c)	Amend SLO5 as follows: <ul style="list-style-type: none"> • “To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct residential areas (not exceeding 150 200 units) each containing materially different house designs and typologies within an overall unified theme.” 	This alteration corrects a clerical error and is proposed in order to align with the Wicklow CDP. The alteration will not result in any likely, significant environmental effects which have not already been considered in the SEA of the Wicklow CDP.	Screen Out
No. 21(d)	Include an additional bullet point under Objective SLO5 : <ul style="list-style-type: none"> • “Development of this SLO shall ensure that views of the Howard Mausoleum from Ferrybank, and local road L-6179 Ticknock – Kilbride are maintained where feasible.” 	This alteration clarifies the need to protect views of the Howard Mausoleum from these viewpoints. This alteration does not introduce conflicts with SEOs and will not result in any likely, significant effects on the environment.	Screen Out
No. 22(a)	Amend Map No. 1 Land Use Zoning and add SLO6 – Ballyraine as follows: Amend MAP NO. 1 LAND USE ZONING for lands at Ballyraine from Natural Areas ‘OS2’ (c. 6 ha) to New Residential ‘RN’ (c. 2.5 ha) and Natural Areas ‘OS2’ (c. 3.5 ha) and add new SLO boundary.	This alteration may result in land use change and development resulting in likely, significant effects.	Screen In

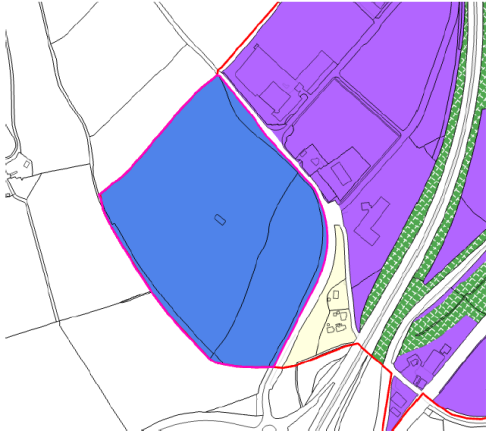
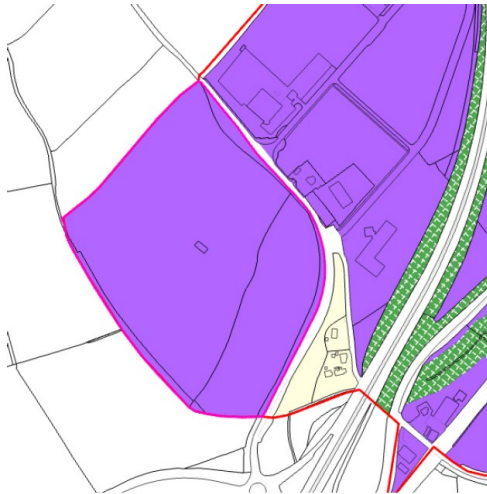


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	<p>Change from:</p>  <p>Change to:</p> 		

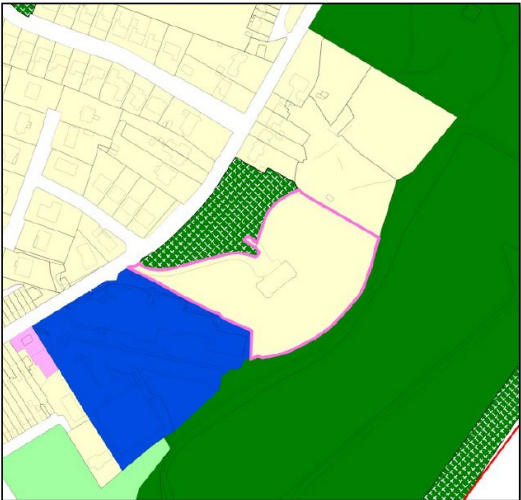
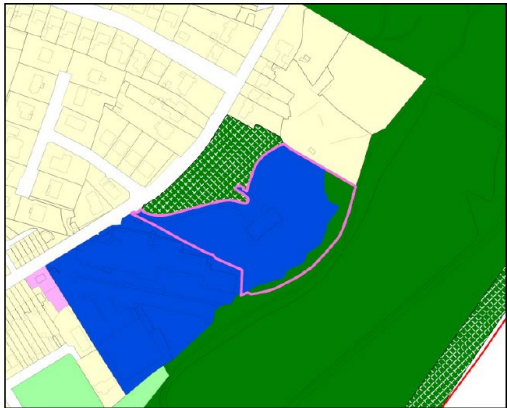


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 22(b)	<p>Include new text objectives under SLO6 – Ballyraine:</p> <p>These lands measuring c. 6 ha are located in the townland of Ballyraine to the west of Arklow town centre and are zoned for new residential (RN – c. 2.5ha) and open space use (OS2 – c. 3.5ha). This area may be developed for a mix of uses including residential, community and open space uses, in accordance with the following requirements:</p> <p>a) Approximately 2 ha of this site, along the boundary with the M11 (zoned OS2), shall be reserved free of development (other than the lands required for the car parking required by part (e) to follow) and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;</p> <p>b) Approximately 0.7 ha of this site along the boundary of Lamberton Lane (zoned OS2) and corresponding to a 35m set back from the lane shall be reserved free of development and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;</p> <p>c) Any development shall safeguard and retain existing watercourses, wetlands, and ponds, incorporating them into the site design with the appropriate setbacks (in accordance with objective ARK63 and County Development Plan Objective CPO 17.26);</p> <p>d) Any development shall ensure the retention and protection of all existing mature trees on site in accordance with County Development Plan Objectives CPO 17.20, 17.21, 17.22 and 17.23), in particular those identified on the drawing below, which shall be identified and evaluated by a qualified arborist in any application for development and justification provided where any removal is proposed;</p> <p>e) A permeable surface car park adjoining Lamberton Lane of 20 No. spaces shall be delivered as part of any development on the OS2 zone along the M11 described in part (a) above. Said car park shall be accessed only from the south with pedestrian and cycling links to Lamberton Lane only (no vehicular access from Lamberton Lane will be considered).</p>	<p>This alteration sets a framework of rules for development at this area, and may result in land use change and shape development, resulting in likely, significant effects.</p>	<p>Screen In</p>

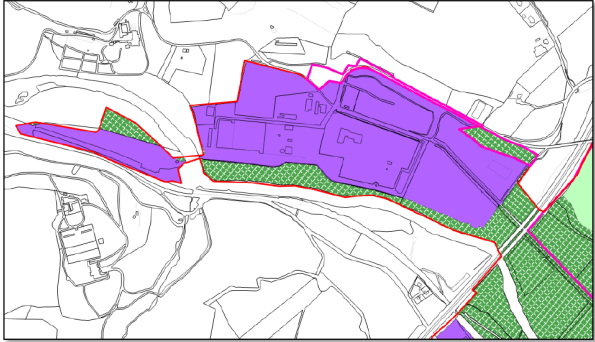
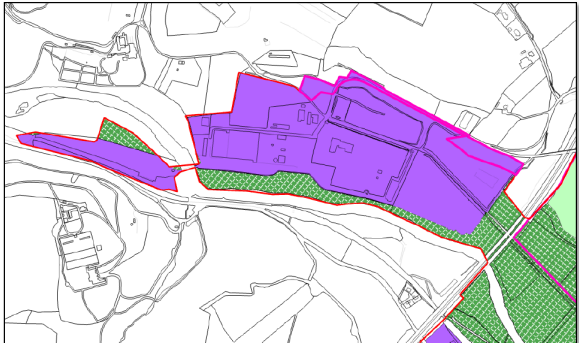


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 23	<p>Amend zoning of land at Ballynattin from Tourism 'T' (c. 17ha) to Employment 'E1' (c. 17ha).</p> <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the carrying out of economic development, and may result in likely, significant effects.</p>	Screen In

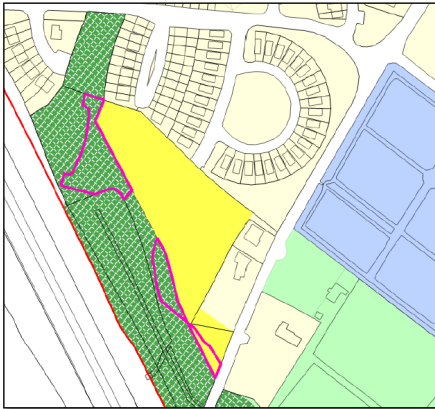
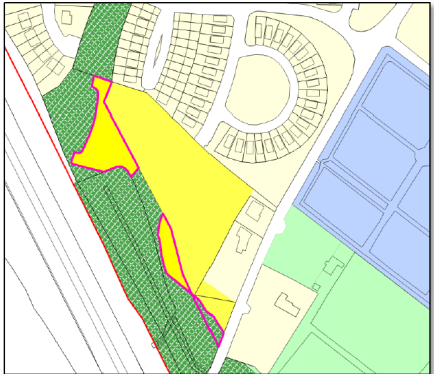


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 24	<p>Amend zoning of lands at Kynoch Lodge, Sea Road from c. 0.96ha of 'RE – Existing Residential' to c. 0.83ha 'T – Tourism' and c. 0.13ha 'OS1 – Open Space'.</p> <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the carrying out of tourism related development at a sensitive location, and has potential to result in likely, significant effects.</p>	<p>Screen Out</p>

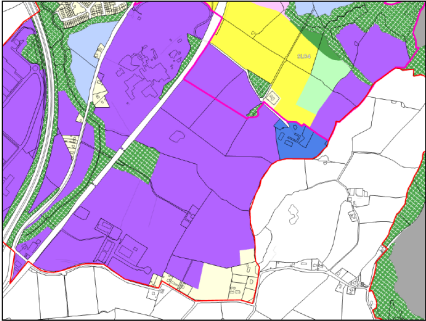
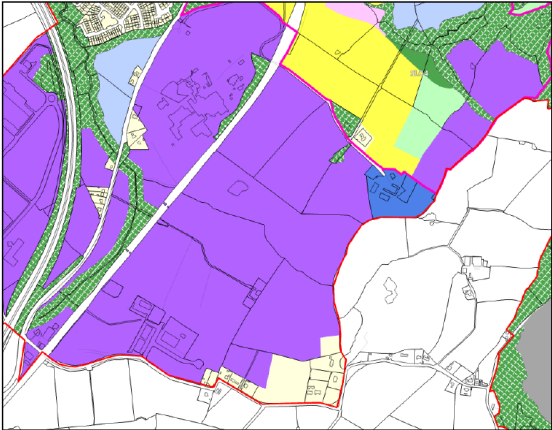


Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 25	<p>Amend lands at Avoca River Park as follows:</p> <ul style="list-style-type: none"> • Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment' • Change c. 1.4ha from 'unzoned' to 'E – Employment' <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the carrying out of economic development, may result in land use change, and may result in likely, significant effects.</p>	Screen In

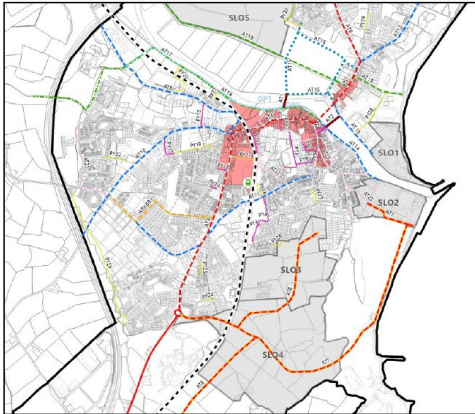



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 26	<p>Amend lands at Lamberton as follows:</p> <ul style="list-style-type: none"> • Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential' • Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas' <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the carrying out of residential development, and may result in likely, significant effects.</p>	Screen In



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 27	<p>Amend lands at Money Big as follows:</p> <ul style="list-style-type: none"> • Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment' • Exclude c. 6.1ha of Employment 'E' zoned land from SLO4 <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the carrying out of economic development, may result in land use change, and may result in likely, significant effects.</p>	Screen In



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 28	<p>Amend Map No. 6 Active Travel Strategy to include new active travel route (ATX) (depicted in bright green):</p> <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the new linear development, and may result in likely, significant effects.</p>	<p>Screen In</p>



Reference	Material Alteration	SEA Screening Assessment	SEA Screening Conclusion
No. 29	Update Appendix 4: Strategic Flood Risk Assessment as follows: Update flood mapping as detailed in Addendum I.2 to the Strategic Flood Risk Assessment.	This alteration is made to reflect outputs from the updated SFRA. In and off itself, it does not introduce likely, significant effects on the environment.	Screen Out



Table 2: SEA of Proposed Material Alterations

SEO Codes used in the table: Population and Human Health (PHH); Biodiversity, Flora and Fauna (BFF); Landscape (L); Cultural Heritage (CH); Soils (S); Land Use (LU); Air Quality and Noise (AQN); Water (W); Material Assets (MA); Tourism and Recreation (TR); Climate Change (CC).

- Potential Negative or adverse effects on SEOs are indicated in **red text**.
- Potential Positive effects on SEOs are indicated in **green text**.
- Potential Positive and Negative effects on SEOs are indicated in **amber text**.
- Neutral, No or Insignificant effects on SEOs are indicated in **grey text**.

Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 1	<p>Include a new Objective 'ARK2(B)':</p> <p>“To support and promote the improvement of the key central area of Arklow town centre from the Parade Grounds to St. Mary’s Park, including (but not limited to) the following improvements:</p> <ul style="list-style-type: none"> • The extension of the existing public realm improvements along the Main Street from the Parade Grounds as far as River Lane; this shall entail a high-quality urban realm design with particular reference to enhanced pedestrian connectivity and accessibility, and improved linkages to the river corridor. 	<p>This alterations supports and drives development at the key central area of Arklow town centre. The construction and operational phases of this development may generate a range of adverse effects. Construction phase effects may arise due to noise, dust, construction traffic, polluting surface water run-off, effects on heritage features and their settings etc. Operational phase effects may include increased noise, changes in traffic and changes in traffic and transport dynamics, and urban run-off.</p>	<p>PHH, L, S, AQN, W, TR, CC, BFF,</p> <p>LU, MA</p>	<p>ARK 51, ARK 53, ARK 54, ARK 55, ARK 56, ARK 60, ARK 90, CPO 13.21, CPO 13.22, CPO 15.9, CPO 15.14, CPO 17.4, CPO 8.12, CPO 8.10, CPO 8.15, CPO 12.12, CPO 12.31</p>

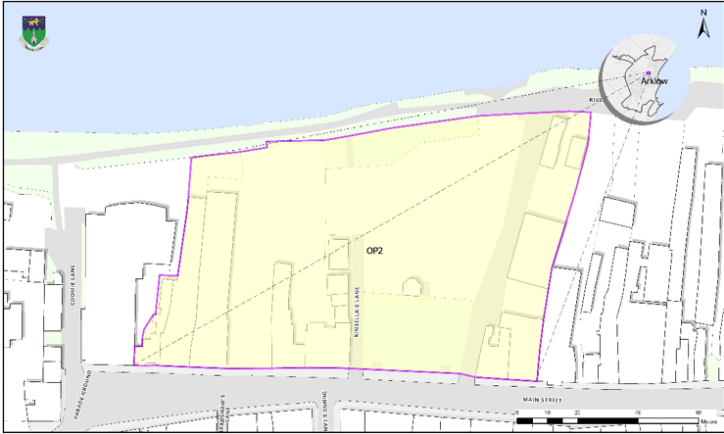


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<ul style="list-style-type: none"> The improvement of St. Mary's park and car park, including the access and egress roads. Any redevelopment / enhancement proposals for these areas shall be so designed to integrate the riverwalk, car park and park as a unified space which supports multi-functional uses including community, cultural and outdoor performance / market uses, while protecting the character and heritage (particularly archaeology) of the area; To facilitate the enhancement of the landscaped linear open space park along the riverbank linking Coomie Lane to St. Mary's Park." 	<p>A range of positive effects may be generated through this amended objective, such as green infrastructure development/biodiversity enhancement, heritage conservation, enhancement of amenity value, including visual amenity, better management of urban run-off (in line with SuDS principles), promotion of sustainable travel etc.</p>		
No. 3(a)	<p>Alter the boundary of 'OP2' as follows: Change from</p>	<p>This alteration increases the footprint of development, leading to an increased extent and magnitude of potential environmental effects. Construction phase effects may include noise, dust, construction traffic, waste generation, polluting surface water run-off, effects on heritage features and settings, visual effects, land-take etc. Operational phase may include changes in traffic and transport dynamics, increased waste generation, operational noise, urban run-off etc.</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 5, ARK 8, ARK 12, ARK 19, ARK 51, ARK 53, ARK 54, ARK 55, ARK 56, ARK 59, ARK 60, ARK 85, ARK 90, CPO 13.20, CPO 13.21, CPO 13.22, CPO 15.2, CPO 17.4, CPO 17.5, CPO 17.6, CPO 17.12, CPO</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
		<p>This alteration may lead to positive effects on the following environmental components - population and human health, land use and material components</p>		<p>17.26, CPO 18.3, CPO 8.10, CPO 12.30, CPO 12.31, CPO 12.34</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<p>Change to</p> 			

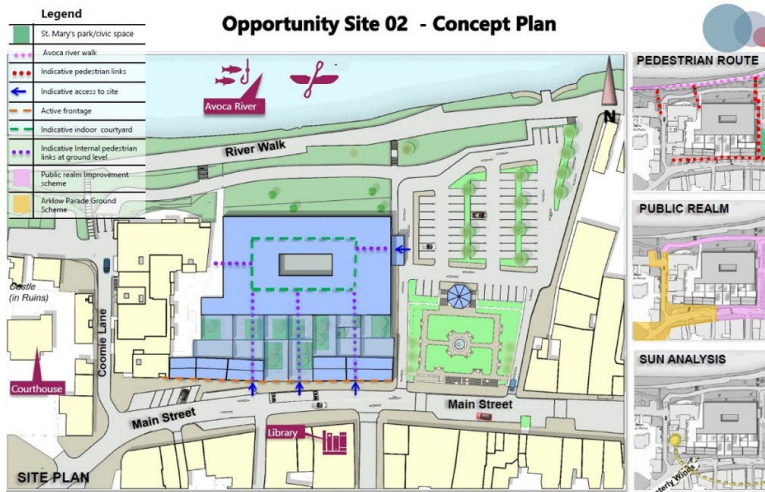


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 3(b)	<p>Alter the 'OP2 Concept Plan' as follows:</p> <p>Change from</p>	<p>This alteration increases changes the layout of the concept plan, potentially leading to an increased or differing potential environmental effects. Construction phase effects may include noise, dust, construction traffic, waste generation, polluting surface water run-off, effects on heritage features and settings, visual effects, land-take etc.</p> <p>Operational phase may include changes in traffic and transport dynamics, increased waste generation, operational noise, urban run-off etc. This alteration may lead to positive effects on the following environmental components - population and human health, land use and material components.</p>	<p>PHH, LU, MA</p> <p>BFF, L, CH, S, AQN, W,CC</p> <p>TR</p>	<p>ARK 5, ARK 8, ARK 12, ARK 19, ARK 51, ARK 53, ARK 54, ARK 55, ARK 56, ARK 59, ARK 60, ARK 85, ARK 90, CPO 13.20, CPO 13.21, CPO 13.22, CPO 15.2, CPO 17.4, CPO 17.5, CPO 17.6, CPO 17.12, CPO 17.26, CPO 18.3, CPO 8.10, CPO 12.30, CPO 12.31, CPO 12.34</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<p>Legend</p> <ul style="list-style-type: none"> 1 Public park/river space Avoca river walk Indicative pedestrian links Indicative access to site Active frontage Indicative indoor courtyard Indicative Internal pedestrian links at ground level <p>Opportunity Site 02 Concept Plan</p> <p>Avoca River</p> <p>Main Street</p> <p>Courthouse</p> <p>Westerly Wind</p> <p>Library</p> <p>Site Plan</p> <p>East Elevation</p> <p>Main Street Elevation</p>			



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<p>Change to</p>  <p>Legend</p> <ul style="list-style-type: none"> St. Mary's park/civic space Avoca river walk Indicative pedestrian links Indicative access to site Active frontage Indicative indoor courtyard Indicative internal pedestrian links at ground level Public realm improvement scheme Andrew Plande Ground Scheme <p>Opportunity Site 02 - Concept Plan</p> <p>Other labels: Avoca River, River Walk, Courthouse, Main Street, Library, PEDESTRIAN ROUTE, PUBLIC REALM, SUN ANALYSIS, SITE PLAN.</p>			
No. 4	<p>Include a new Objective 'ARK X-1':</p> <p>"To continue to facilitate the development of large-scale employment development (including ICT development and associated energy infrastructure) on E zoned lands at Avoca River Park and Bogland / Money Big."</p>	<p>This new objective will support and drive employment development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna etc.</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK 90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
		<p>Operational phase effects may include operational noise, changes in traffic and transport dynamics etc. Positive effects may include increased employment, benefitting population and human health, land use and materials assets</p>		<p>13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 5	<p>Include a new Objective 'ARK X-2':</p> <p><i>“Any future development of ‘Employment’ (E1) lands at Ballynattin located to the west of the M11, shall be accompanied by the delivery of active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11.”</i></p>	<p>This new objective will support and drive linear development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, including habitat fragmentation, loss of ecological connectivity, lighting effects etc. Operational phase effects may include operation noise, changes in traffic and transport dynamics etc. Positive effects may include increased active travel, resulting in better alignment with sustainability and climate related SEOs.</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 7	<p>Amend Objective ARK 36 to read as follows:</p> <p>“To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:</p> <ul style="list-style-type: none"> • The Avoca River Walk and linkages to Vale Road and Arklow Main Street; • Lamberton Avenue/Woodlands Park leading to Glenart Woods; • Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park; • Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site; • Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. 	<p>This alteration supports the carrying out of works at or close to a riverine location. Construction phase effects may include water quality impacts, effects on biodiversity, flora and fauna, noise, dust etc. Operational phase effects may include increased visitors to sensitive or important habitats, noise, litter, disturbance, trampling etc. The alteration may support positive effects for tourism and recreation in the area.</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 56, ARK 59, ARK 60, CPO 17.4, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 12.12</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 10	<p>Alter Objective ARK64 as follows:</p> <p>“To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <ul style="list-style-type: none"> • The Avoca River Walk and Shillelagh to Arklow Greenway Route; • Glenart Woods Forest; • Arklow Seafront and Waterfront Zones; • Arklow Rock Cliff Walk; • Arklow North and South Quays; • Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. • A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). 	<p>This new objective will support and drive linear development and green infrastructure. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, including habitat fragmentation, loss of ecological connectivity, lighting effects etc. Operational phase effects may include increased visitors to sensitive or important habitats, noise, litter, disturbance, trampling etc. The alteration may support positive effects for tourism and recreation in the area, and may promote increased active travel, resulting in better alignment with sustainability and climate related SEOs.</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1,CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<p>This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.</p>			
No. 13	<p>Include a new Objective 'ARK X-4':</p> <p>“To support the development and optimisation of off-street car-parking facilities in or adjacent to the town centre so that on-street, all-day parking can be relocated. On-street spaces shall be managed and repurposed where feasible to favour set-down/drop-off areas, short stay visitor parking and active loading rather than long-stay parking.”</p>	<p>This alteration has the potential to change traffic and transport dynamics in the town centre. Positive effects may include reduced congestion, improved ambient air quality in the town centre, reduced noise etc. The alteration may result in unintended consequences if not appropriately implemented e.g., increased traffic congestion, traffic noise, reduction in ambient air quality.</p>	<p>PHH, LU, MA, AQN, CC</p> <p>BFF, L, CH, S, W, TR</p>	<p>Design and Development Standards defined in Appendix 1 to the CDP.</p>

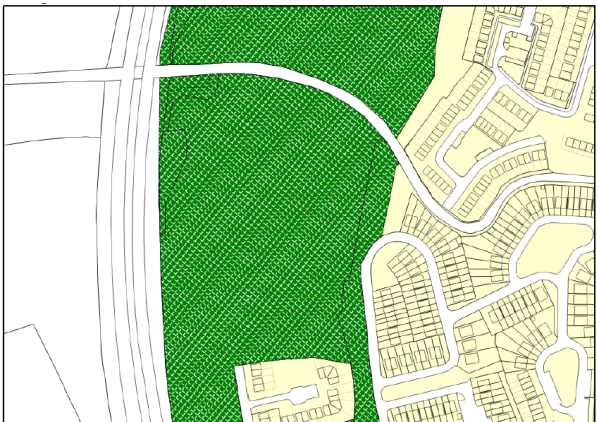


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 14	<p>Alter Objective ARK82 as follows:</p> <p>“Support and promote the development of the following new regional/distributor roads and road improvements:</p> <ul style="list-style-type: none"> The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement and (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and (d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6) To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south 	<p>This alteration supports the carrying out of works at or close to a riverine location. Construction phase effects may include water quality impacts, effects on biodiversity, flora and fauna, noise, dust etc. Operational phase effects may include increased visitors to sensitive or important habitats, noise, litter, disturbance, trampling etc.</p> <p>The alteration may support positive effects for tourism and recreation in the area.</p>	<p>PHH, LU, MA</p> <p>BFF, L, CH, S, AQN, W,CC</p> <p>TR</p>	<p>ARK 56, ARK 59, ARK 60, CPO 17.4, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 12.12</p>

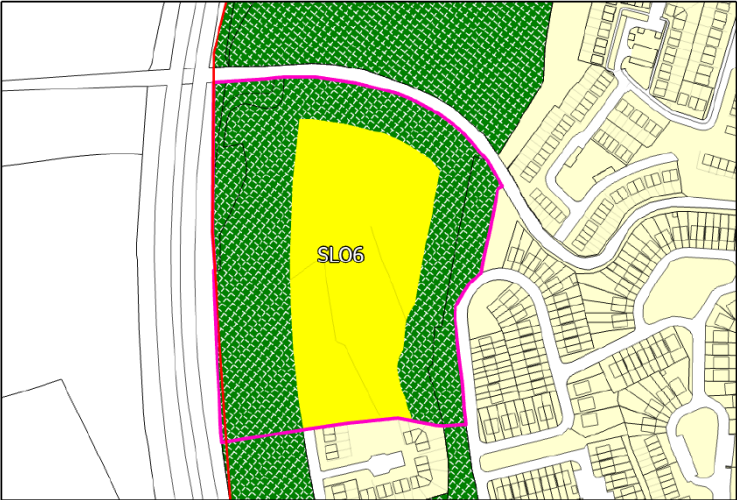


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<ul style="list-style-type: none"> To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4) To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments. 			



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 22(a)	<p>Amend Map No. 1 Land Use Zoning and add SLO6 – Ballyraire as follows:</p> <p>Amend MAP NO. 1 LAND USE ZONING for lands at Ballyraire from Natural Areas ‘OS2’ (c. 6 ha) to New Residential ‘RN’ (c. 2.5 ha) and Natural Areas ‘OS2’ (c. 3.5 ha) and add new SLO boundary.</p> <p>Change from:</p> 	<p>This new objective will support and drive residential development. Such development has the potential to generate a range of effects. Construction effects may include dust noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, habitat loss etc. Operational phase effects may include operational noise, changes in operational phase waste generation traffic and transport dynamics etc. Positive effects may include increased sustainable housing, benefitting population and human health and materials assets.</p>	<p>PHH, LU, MA, CC BFF, L, CH, S, AQN, W TR</p>	<p>ARK63, CPO 17.26, CPO 17.20, CPO 17.21, CPO 17.22, CPO 17.23, ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15,</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<p>Change to:</p> 			<p>CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 22(b)	<p>Include new text objectives under SLO6 – Ballyraine:</p> <p>These lands measuring c. 6 ha are located in the townland of Ballyraine to the west of Arklow town centre and are zoned for new residential (RN – c. 2.5ha) and open space use (OS2 – c. 3.5ha). This area may be developed for a mix of uses including residential, community and open space uses, in accordance with the following requirements:</p> <p>a) Approximately 2 ha of this site, along the boundary with the M11 (zoned OS2), shall be reserved free of development (other than the lands required for the car parking required by part (e) to follow) and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;</p> <p>b) Approximately 0.7 ha of this site along the boundary of Lamberton Lane (zoned OS2) and corresponding to a 35m set back from the lane shall be reserved free of development and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;</p> <p>c) Any development shall safeguard and retain existing watercourses, wetlands, and ponds, incorporating them into the site design with the appropriate setbacks (in accordance with objective ARK63 and County Development Plan Objective CPO 17.26);</p>	<p>This new objective will support and drive residential development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, habitat loss etc. Operational phase effects may include operational noise, changes in operational phase waste generation traffic and transport dynamics etc. Positive effects may include increased sustainable housing, benefitting population and human health and materials assets. A range of embedded mitigation will serve to appropriately guide supported development – in a manner that promotes alignment with SEOs.</p>	<p>PHH, LU, MA, CC</p> <p>BFF, L, CH, S, AQN, W</p> <p>TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK 90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO</p>

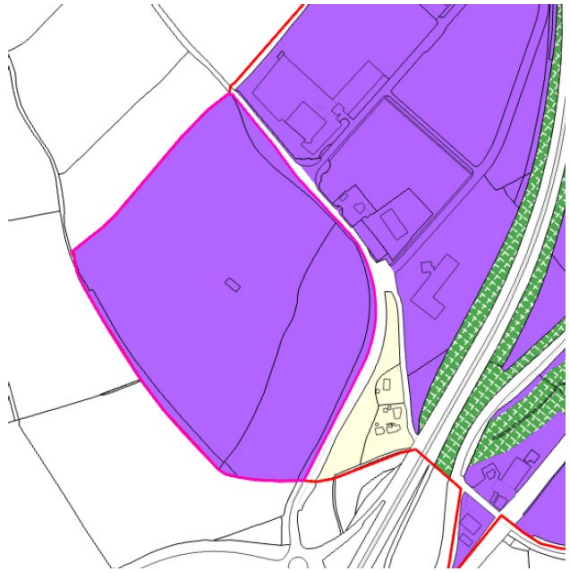


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
	<p>d) Any development shall ensure the retention and protection of all existing mature trees on site in accordance with County Development Plan Objectives CPO 17.20, 17.21, 17.22 and 17.23), in particular those identified on the drawing below, which shall be identified and evaluated by a qualified arborist in any application for development and justification provided where any removal is proposed;</p> <p>e) A permeable surface car park adjoining Lamberton Lane of 20 No. spaces shall be delivered as part of any development on the OS2 zone along the M11 described in part (a) above. Said car park shall be accessed only from the south with pedestrian and cycling links to Lamberton Lane only (no vehicular access from Lamberton Lane will be considered).</p>			<p>15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>

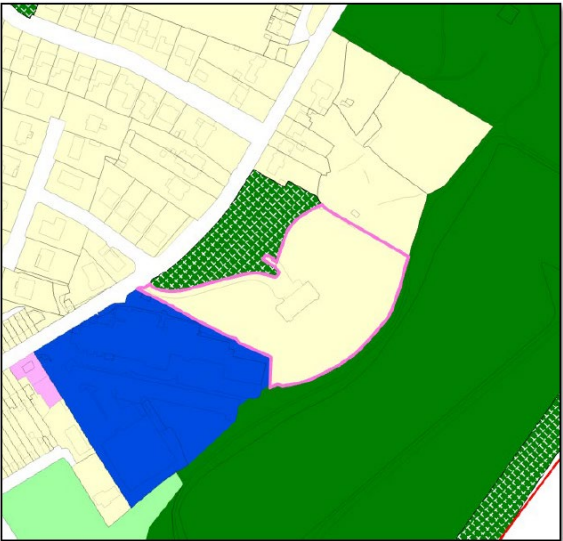


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 23	<p>Amend zoning of land at Ballynattin from Tourism 'T' (c. 17ha) to Employment 'E1' (c. 17ha).</p> <p>Change from:</p> 	<p>This new objective will support and drive employment development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna etc. Operational phase effects may include operational noise, changes in traffic and transport dynamics etc. Positive effects may include increased employment, benefitting population and human health and materials assets</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
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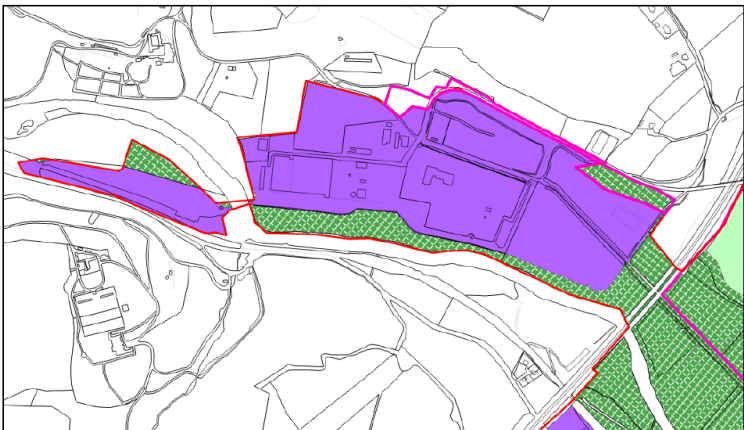


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 24	<p>Amend zoning of lands at Kynoch Lodge, Sea Road from c. 0.96ha of 'RE – Existing Residential' to c. 0.83ha 'T – Tourism' and c. 0.13ha 'OS1 – Open Space'.</p> <p>Change from:</p> 	<p>This alteration supports the carrying out of works at or close to a sensitive coastal location. Construction phase effects may include water quality impacts, effects on biodiversity, flora and fauna, noise, dust etc. Operational phase effects may include increased visitors to sensitive or important habitats, noise, litter, disturbance, trampling etc. The alteration may support positive effects for tourism and recreation in the area.</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 8, ARK 47, ARK 56, ARK 59, ARK 60, CPO 17.4, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 12.12</p>

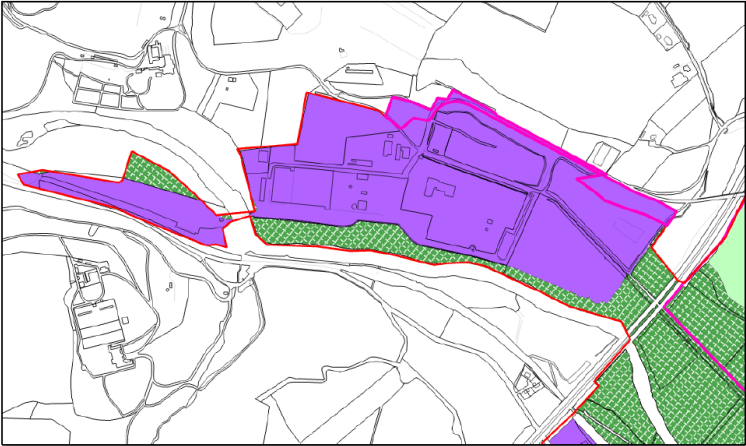


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
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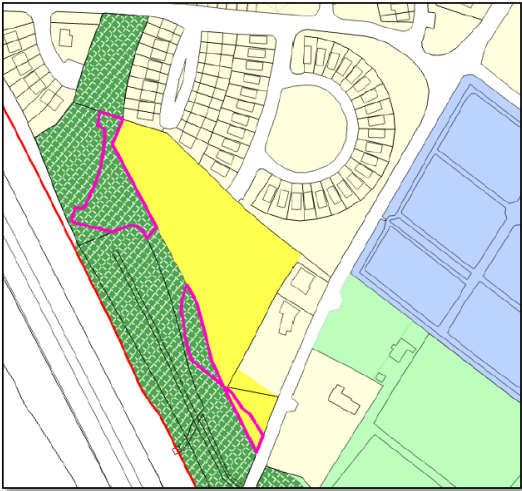


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 25	<p>Amend lands at Avoca River Park as follows:</p> <ul style="list-style-type: none"> Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment' Change c. 1.4ha from 'unzoned' to 'E – Employment' <p>Change from:</p> 	<p>This new objective will support and drive employment development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna etc. Operational phase effects may include operational noise, changes in traffic and transport dynamics etc. Positive effects may include increased employment, benefitting population and human health and materials assets</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>

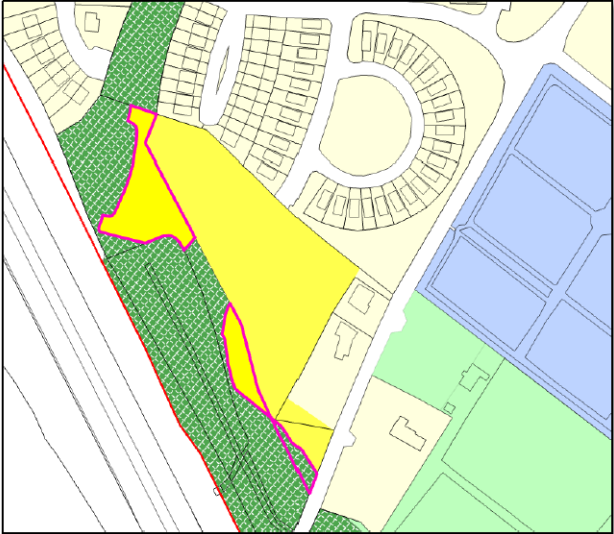


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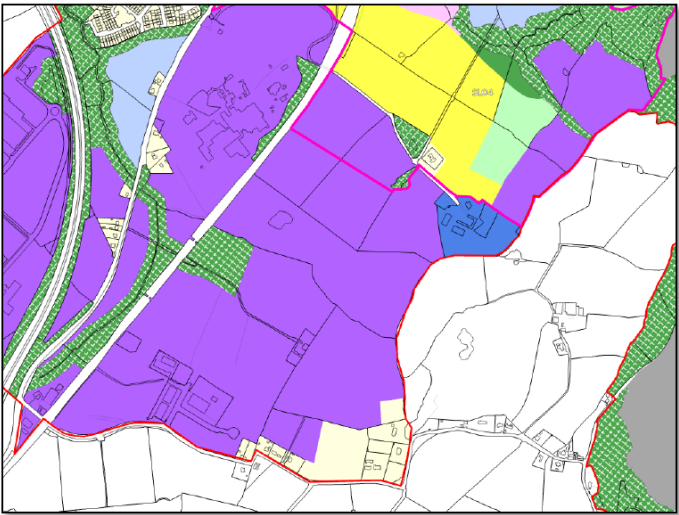


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 26	<p>Amend lands at Lamberton as follows:</p> <ul style="list-style-type: none"> • Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential' • Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas' <p>Change from:</p> 	<p>This new objective will support and drive residential development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, habitat loss etc. Operational phase effects may include operational noise, changes in operational phase waste generation traffic and transport dynamics etc. Positive effects may include increased sustainable housing, benefitting population and human health and materials assets</p>	<p>PHH, LU, MA, CC BFF, L, CH, S, AQN, W TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>

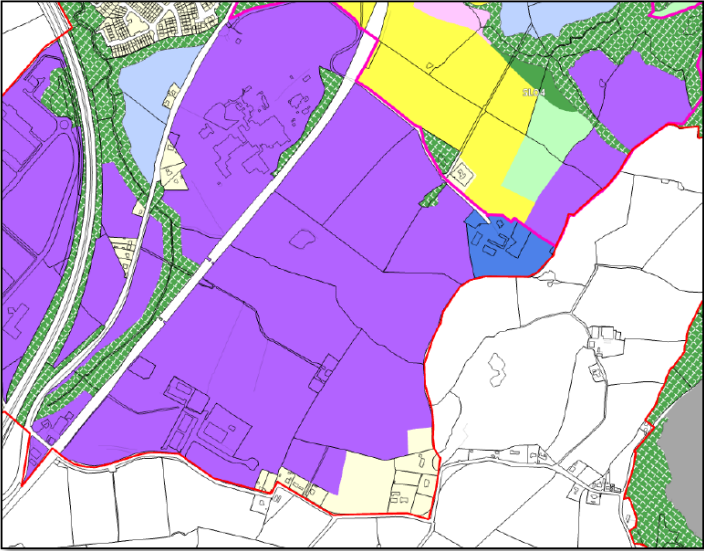


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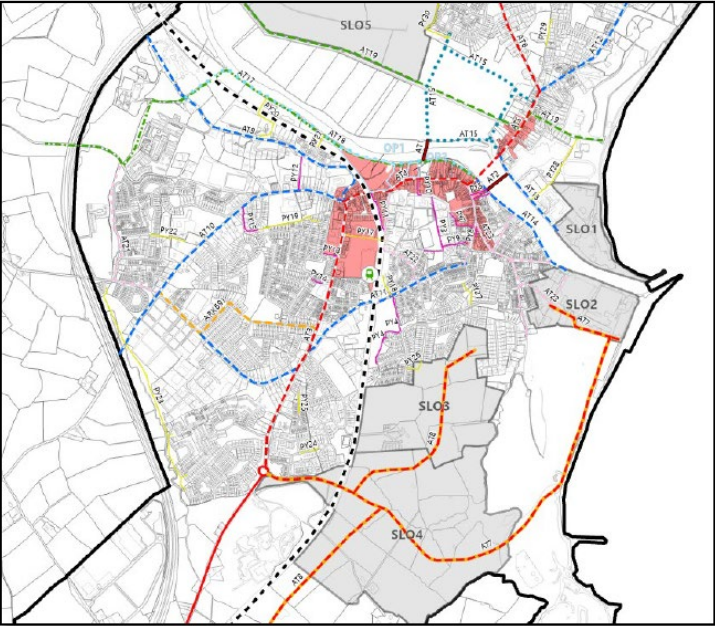


Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 27	<p>Amend lands at Money Big as follows:</p> <ul style="list-style-type: none"> Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment' Exclude c. 6.1ha of Employment 'E' zoned land from SLO4 <p>Change from:</p> 	<p>This new objective will support and drive employment development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna etc. Operational phase effects may include operational noise, changes in traffic and transport dynamics etc. Positive effects may include increased employment, benefitting population and human health and materials assets</p>	<p>PHH, LU, MA BFF, L, CH, S, AQN, W,CC TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



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	<p>Change to:</p> 			



Reference	Material Alteration	SEA Assessment	Interaction with Strategic Environmental Objectives	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on the Environment
No. 28	<p>Amend Map No. 6 Active Travel Strategy to include new active travel route (ATX) (depicted in bright green):</p> <p>Change from:</p> 	<p>This new objective will support and drive linear development. Such development has the potential to generate a range of effects. Construction effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, including habitat fragmentation, loss of ecological connectivity, lighting effects etc. Operational phase effects may include operation noise, changes in traffic and transport dynamics etc. Positive effects may include increased active travel, resulting in better alignment with sustainability and climate related SEOs.</p>	<p>PHH, LU, MA</p> <p>BFF, L, CH, S, AQN, W,CC</p> <p>TR</p>	<p>ARK 23, ARK 55, ARK 56, ARK 59, ARK 60, ARK 61, ARK 62, ARK 85, ARK90, CPO 13.1, CPO 13.2, CPO 13.3, CPO 13.4, CPO 13.5, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.9, CPO 13.10, CPO 14.01, CPO 14.10, CPO 14.13, CPO 15.1, CPO 15.2, CPO 15.9, CPO 15.10, CPO 15.11, CPO 15.13, CPO 15.14, CPO 15.15, CPO 15.16, CPO 15.17, CPO 15.18, CPO 15.19, CPO 15.20, CPO 8.3</p>



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