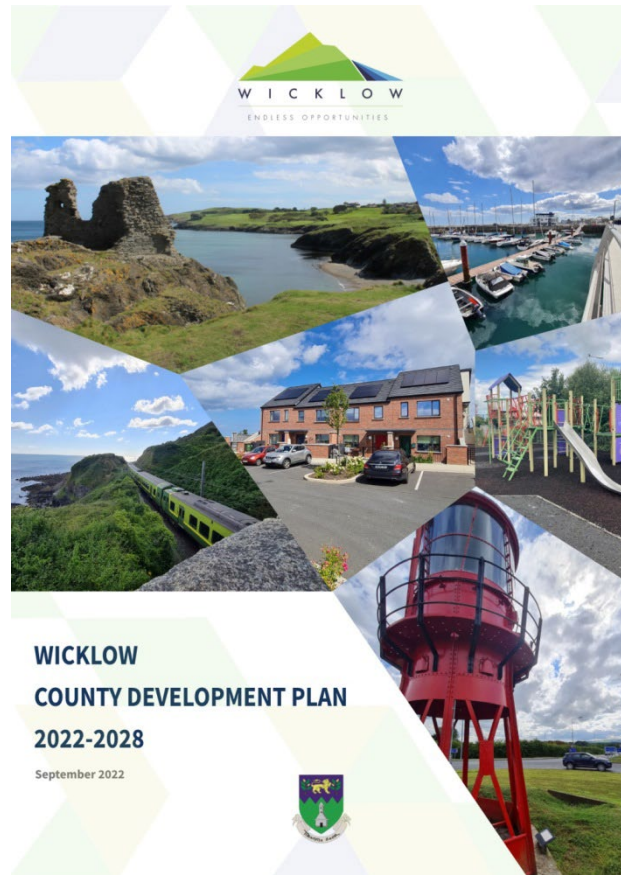




Comhairle Contae Chill Mhantáin Wicklow County Council



Proposed Alterations to the Proposed Variation No. 2 to the Wicklow County Development Plan 2022 – 2028 (related to draft Wicklow Town – Rathnew Local Area Plan 2025)

2nd Chief Executive's Report to the members of Wicklow County Council under
Section 13 of the Planning and Development Act 2000 (as amended)



April 2025

Part 1 Introduction

1.1 Proposed Variation No. 2 to the Wicklow County Development Plan 2022-2028

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing to vary the County Development Plan 2022-2028.

Reason for the Proposed Variation:

- Amendments to Chapters 1, 3 and 17 to the Wicklow County Development Plan 2022-2028 to ensure consistency between the draft and final Wicklow Town – Rathnew Local Area Plan with the County Development Plan 2022 – 2028;
- Amendments to Volume 2 of the Wicklow County Development Plan 2022-2028 to integrate the land use zoning map and key development objectives from the Wicklow Town – Rathnew Local Area Plan, which is being prepared separately but alongside the Proposed Variation, into the County Development Plan 2022 – 2028.

1.2 Planning and Development Act 2000 (as amended)

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), the members of the planning authority considered the Proposed Variation published on 09 October 2024 and the 1st Chief Executive's Report issued on 10 January 2025.

By resolution at the Council meeting on the 10 February 2025, the members of the planning authority decided to make alterations to the Proposed Variation.

As said alterations constituted 'material' alterations to the Proposed Variation, the planning authority was required to publish notice of the Proposed Material Alterations (PMAs) and any determination that required the carrying out of a Strategic Environmental Assessment or Appropriate Assessment for public consultation.

The Proposed Material Alterations (PMAs) and associated determinations went on public display for a period of not less than 4 weeks on **03 March 2025** with submissions invited until **31 March 2025**.

All valid submissions shall be taken into account before the variation of the development plan is made.

Formally, making a variation is done by resolution of the Council.

In making a variation to a development plan, the members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of a local authority and any relevant policies or objectives of the Government or any Minister of the Government.

Where a planning authority makes a variation in a development plan, it shall publish a notice of the making of the variation in at least one newspaper circulating in its area. A variation made to a development plan shall have effect from the day that the variation is made.

It should be noted that the PMAs to the Proposed Variation are all related to the Proposed Material Amendments to the draft Wicklow Town and Rathnew Local Area Plan 2025-2031. For completeness, it is recommended that interested parties should consider both processes in tandem, including the Proposed Material Amendments to the Draft LAP and the 2nd Chief Executives Report on the Proposed Material Amendments to the Draft LAP, published concurrently with this report.

1.3 Proposed Material Alterations (PMAs) - Consultation Process

The PMAs to the Proposed Variation were placed on display, alongside the Proposed Material Amendments to the Draft Wicklow Town – Rathnew Local Area Plan (LAP) 2025, during the period of 03 March 2025 to 31 March 2025 (4 weeks). The aim of the consultation process was to enable the public and interested parties to give their observations on the PMAs to the Proposed Variation. The LAP and Variation process are two separate processes with this CE report focusing on the variation process and a separate CE report has been prepared with respect to the submissions on the Proposed Material Amendments to the Draft Local Area Plan.

A consultation portal was provided that allowed the submitter to identify whether their submission related to the PMAs to the Proposed Variation or the Proposed Material Amendments to the draft LAP.

A number of submissions received which selected or were headed '**Proposed Material Alterations to Proposed Variation No. 2**' contained content related to both the PMAs to the Proposed Variation and the Proposed Material Amendments to the draft LAP.

A number of submissions received which selected or were headed '**Proposed Material Alterations to Proposed Variation No. 2**' contained only content related Proposed Material Amendments to the draft LAP and therefore were unintentionally 'mislabelled'.

A number of submissions received which selected or were headed '**Proposed Material Alterations to Proposed Variation No. 2**' contained no content related to either the PMAs to the Proposed Variation or the Proposed Material Amendments to the draft LAP.

Only issues raised that relate to the content of the PMAs to the Proposed Variation can be considered at this stage of making the Variation and will appear and be addressed in this report.

Any other matters raised are considered 'invalid' with respect to the Proposed Variation process, but where the content relates to the Proposed Material Amendments to the draft LAP, the submission and the issues raised therein are addressed in the 2nd Chief Executives Report on the Proposed Material Amendments to the Draft LAP.

While a total of **10 No.** submissions selected or were headed '**Proposed Material Alterations to Proposed Variation No. 2**', only **3 No.** submissions contained any content related to the Proposed Material Alterations to the Proposed Variation.

The written submissions on the Proposed Material Alterations to the Proposed Variation are held on file and are available for inspection on Wicklow County Council's website [here](#).

Strategic Environmental Assessment and Appropriate Assessment

The Alterations were subject to Screening for SEA, which allowed a determination to be made: that the Alterations would not be likely to result in significant environmental effects; and that, consequently, full SEA was not required to be undertaken on the Alterations. The Alterations were also subject to Screening for AA, which allowed a determination to be made: that the Alterations would not be likely to result in any significant effect on any European site; and that, consequently, Stage 2 AA was not required to be undertaken on the Alterations.

1.4 List of submissions to the Proposed Material Alterations to the Proposed Variation

Portal ID	Name
DWTRLAP-210827	John & Deirdre Thompson
DWTRLAP-162308	Office of the Planning Regulator
DWTRLAP-161826	Environmental Protection Agency (EPA)

List of submissions identified or headed '**Proposed Material Alterations to Proposed Variation No. 2**' that contained no content in relation to the PMAs to Proposed Variation No. 2

Portal ID	Name
DWTRLAP-102952	Harry Webster
DWTRLAP-203002	Alastair McBride
DWTRLAP-131947	Department of Education
DWTRLAP-122934	Meath County Council
DWTRLAP-151751	Transport Infrastructure Ireland (TII)
DWTRLAP-151247	Multimetals Recycling Ltd
DWTRLAP-085741	Office of Public Works (OPW)

1.5 Consideration of Submissions

Submissions made have been summarised and assessed in **Part 2** of this report, under the heading of each of the PMAs to the Proposed Variation.

No specific 'further modifications' to any of the Proposed Material Alterations to the Proposed Variation are recommended by the Chief Executive on foot of any submission.

The CE is recommending to proceed to make the Proposed Variation in accordance with all of the Proposed Material Alterations subject to any amendments / modifications that arises on foot of the Wicklow Town – Rathnew LAP 2025 adoption process.

This report is herewith submitted to the Council Members for their consideration.

1.6 Summary of Proposed Material Alterations

The table below provides a summary of the published Proposed Material Alterations and details whether any submissions were made in relation to each. Those marked 'CE' were recommended by the Chief Executive in her 1st Report and were approved by the Elected Members (EM) at the previous stage

No.	CE	Brief description	Valid Submissions	CE recommendation
1	CE	Alter Map 17.09 Landscape Category map	None	Proceed Subject to any amendments / modifications from LAP adoption process.
2	CE	Alter Map 1 - Land use Zoning Map for Wicklow Town & Rathnew LAP	Thompson, OPR	Proceed Subject to any amendments / modifications from LAP adoption process.
3	CE	Alter Map 4 Indicative Flood Zones Maps for Wicklow Town & Rathnew LAP	OPR	Proceed Subject to any amendments / modifications from LAP adoption process.
4	CE	Alter Map 5 Transport Strategy Map for Wicklow Town & Rathnew LAP	OPR	Proceed Subject to any amendments / modifications from LAP adoption process.
		SEA / AA	EPA	

2. PROPOSED MATERIAL ALTERATIONS TO PROPOSED VARIATION NO. 2

To follow is a list of the Proposed Material Alterations to Proposed Variation No. 2 to the Wicklow County Development Plan 2022-2028:

PROPOSED MATERIAL ALTERATION NO. 1
Alter Map 17.09 Wicklow Landscape Category map to reflect proposed amended boundary of Wicklow Town & Rathnew LAP (to be completed on adoption of LAP)
Submissions
No submission received
Opinion of Chief Executive
This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.
Recommendation of Chief Executive
To proceed to make the Proposed Variation in accordance with Proposed Material Alteration No.1 subject to any amendments / modifications that arises on foot of the LAP adoption process.

PROPOSED MATERIAL ALTERATION NO. 2

Alter Map 1 - Land use Zoning Map for Wicklow Town & Rathnew LAP

This Proposed Material Alteration to the Proposed Variation relates to the land use zoning changes proposed to the Draft LAP via:

- Proposed Material Amendment 18 to the Draft LAP
- Proposed Material Amendment 20 to the Draft LAP
- Proposed Material Amendment 22 to the Draft LAP
- Proposed Material Amendment 23 to the Draft LAP
- Proposed Material Amendment 24 to the Draft LAP
- Proposed Material Amendment 26 to the Draft LAP
- Proposed Material Amendment 27 to the Draft LAP
- Proposed Material Amendment 28 to the Draft LAP
- Proposed Material Amendment 29 to the Draft LAP
- Proposed Material Amendment 30 to the Draft LAP
- Proposed Material Amendment 31 to the Draft LAP
- Proposed Material Amendment 32 to the Draft LAP
- Proposed Material Amendment 33 to the Draft LAP
- Proposed Material Amendment 34 to the Draft LAP
- Proposed Material Amendment 35 to the Draft LAP
- Proposed Material Amendment 36 to the Draft LAP
- Proposed Material Amendment 37 to the Draft LAP
- Proposed Material Amendment 38 to the Draft LAP
- Proposed Material Amendment 39 to the Draft LAP
- Proposed Material Amendment 40 to the Draft LAP
- Proposed Material Amendment 41 to the Draft LAP
- Proposed Material Amendment 42 to the Draft LAP

Submissions

J&S Thompson	This submission sets out concerns in relation to Proposed Material Amendment No. 26 to the Draft LAP relating to a proposed change of zoning of lands at Fernhill House.
OPR	<p>In relation to the material alterations, there are several new zoning changes proposed across the plan area. The Office accepts, and indeed welcomes many of these amendments as reasonable, if not positive. For example, MA 22, MA 29 and MA 30 are all serviced lands, adjoining existing services and public transport.</p> <p>Contrary to this approach, the Office has identified some rezonings which are inconsistent with regional policy framework, section 28 Guidelines and environmental assessments. These zoning amendments are in peripheral locations, away from town centre, schools and essential services and are inconsistent with the compact and sustainable growth of the town. Furthermore, the draft Local Area Plan already has a sufficient quantum of zoned land that is better located to accommodate the housing growth required in the Core Strategy. The Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and SFRA also identify problems with some of the zoning amendments.</p>

1. Zoning Changes: Residential (MA 20B, MA 27, MA 39, and MA 40)

MA 27, MA 39 and MA 40 are located to the south of Wicklow Town and on the periphery of the existing built pattern and MA 20B is located to the west of Rathnew Village, immediately adjoining the N11 and on the outskirts of the existing village.

Developing these lands would extend the settlement further out and away from the town centre, schools, and essential services. In so doing, it would promote a pattern of development inconsistent with NPO 3c of the National Planning Framework (NPF) and RPO 3.2 of the Regional Spatial and Economic Strategy (RSES) which supports compact growth and the consolidation of existing urban settlements.

Furthermore, the peripheral location leapfrogs more centrally located, serviced sites, conflicting with the sequential zoning approach outlined in section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022), which prioritises the development of centrally located and well-serviced lands first. In this regard, it is noted that both MA 27 and MA 39 are located further out than existing sites zoned RN2 (i.e. Phase 2 Residential).

The Office notes that no Infrastructure Capacity Assessment has been carried out for these lands and, at the very least, there appears to be no footpath or streetlights along Ballyguilemore (MA 40), Ballynerrin Road (MA 39), Hawkstown Lower (MA 27) and no footpath along the side of R752 (MA 20B). This would lead to greater reliance on private cars, undermining the Government's commitment to reducing greenhouse gas emissions under section 10(2)(n) of the Act and under the Climate Action and Low Carbon Development Act 2015, as amended.

Additionally, Uisce Éireann, have confirmed that significant sewer / network extensions are required for MA 20B, MA 27 and MA 40 to service these lands, which is contrary to RPO 4.2 of the RSES. In respect of MA 20B and MA 40, the Office also raises concerns below relating to likely significant effects on European sites.

Collectively, these proposed rezonings increase the amount of zoned residential land (RN1 and RN2) for the town by 7.8 ha. Given that there are sufficient zoned residential lands already proposed in the draft Local Area Plan, there is no clear planning rationale for zoning additional land for Residential.

MA Recommendation 1 – Residential Zoning Changes

Having regard to the provision of new homes at locations that can support compact and sustainable development and the co-ordination of land use zoning, infrastructure and services, and in particular to:

- section 10(2)(n) of the Planning and Development Act 2000, as amended, concerning the promotion of sustainable settlement and transport strategies and associated mandatory targets for greenhouse gas emissions reduction targets under the Climate Action and Low

	<p>Carbon Development Act 2015, as amended;</p> <ul style="list-style-type: none"> • NPO 3c of the NPF and RPO 3.2 of the RSES regarding compact growth; • RPO 4.2 of the RSES to align the settlement strategy to infrastructure investment; and • the policy and objective for zoned land to be informed by a Settlement Capacity Audit under section 6.2.1 of the Development Plans, Guidelines for Planning Authorities (2022), and the policy and objective under section 6.2.3 to implement a sequential approach to zoning, <p>the Planning Authority is recommended to make Variation No. 2 to the Wicklow County Development Plan 2022-2028 without the following parts of material alteration 2, so that these zonings objectives revert to the draft Variation:</p> <ul style="list-style-type: none"> (i) MA 20B, Glenealy Road; (ii) MA 27, Hawkestown Lower; (iii) MA 39, Ballyguile Beg; and (iv) MA 40, Ballyguilemore. <p>2. Flood Risk Management (MA 38 and MA 41)</p> <p>MA 38 proposes to rezone c. 0.06ha from OS2 to RN1 at Charvey Court, Rathnew and MA 41 proposes to rezone c. 1ha at the Murrough from OS2-Natural Areas to E-Employment, this site immediately adjoins The Murrough Wetlands SPA and SAC.</p> <p>Both sites overlap with Flood Zone A and B and have not satisfied multiple criteria of the Justification Test. The proposed rezonings are contrary to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and are not recommended by the SFRA.</p> <p>MA Recommendation 2 - Flood Risk Management</p> <p>Having regard to flood risk management, and in particular to:</p> <ul style="list-style-type: none"> • NPO 57 of the NPF and RPO 7.12 of the RSES to avoid inappropriate land use zonings and development in areas of risk of flooding in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009); and • the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). <p>The Planning Authority is recommended to make Variation No. 2 to the Wicklow County Development Plan 2022-2028 without the following parts of material alteration 2, so that these zonings objectives revert to the draft Variation:</p> <ul style="list-style-type: none"> (i) MA 38, Charvey Court; and (ii) MA 41, The Murrough. <p>3. Environmental Protection (MA 10, MA 20B, MA 38, MA 40 and MA 41)</p> <p>While the Planning Authority is advised to satisfy itself that it has met the requirements of the legislation transposing the SEA and AA Directives in making the draft Local Area Plan, the Office is concerned that the draft Local Area Plan is inconsistent with RPO 3.4 of the RSES, to</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>ensure that all plans are subject to SEA and AA as appropriate.</p> <p>In this regard, the SEA Environmental Report states that MA 20B, MA 38, MA 40 and MA 41 would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning, with potential for associated unnecessary adverse environmental effects on various environmental components.</p> <p>With respect to MA 41, the Stage 2 AA states:</p> <p><i>With respect to Proposed Material Amendment No. 41, the approach to land use zoning followed for the Draft Plan remains relevant and the OS zoning objective at these lands would help to ensure the protection of European sites. However, if this approach to zoning for the subject lands is abandoned, and proposed MA 41 incorporated into the draft Local Area Plan, amendment No. 41 would need to be modified in order to allow:</i></p> <p><i>The Final AA Natura Impact Report to demonstrate that, following the inclusion of suitable mitigation measures, the Plan to be adopted will not result in any adverse effects to the ecological integrity of any European site; and For the Plan, incorporating the Amendment, to be adopted in compliance with the Habitats Directive.</i></p> <p>No mitigation measures have, however, been specified and it is not clear that MA 41 will not adversely affect the integrity of any European site.</p> <p>The Planning Authority is therefore recommended to make the plan without MA 41 and revert to the zoning proposed in the draft Local Area Plan.</p> <p>With respect to MA 20B, the SEA Environmental Report notes that the Chief Executive previously advised that this additional residential zoning would conflict with the protection of the riverine environment and the protection of mature vegetation. In terms of both MA 38 and MA 40, the planning histories for the site indicate that there is a hydrological link to European sites in each case (Planning References 138496 and 23914). Furthermore, these lands are located within Flood Zone A/B (see MA Recommendation 2 – Flood Risk Management).</p> <p>Given the presence of water bodies on these sites and their proximity and ecological links to European sites, the scientific basis for the conclusion that likely significant effects on European sites, and the need for a Stage 2 AA, can be ruled out is not clear. The Office is therefore concerned that no Stage 2 AA was carried out for MA 20B, MA 38 and MA 40.</p> <p>MA 10 is an additional material amendment which proposes changes to residential lands: proposes to create a new opportunity site (OP5) for Charvey Lane in Rathnew Village and has identified pedestrian / cycle connections across the river to the south of the site, linking Charvey Lane to the R772. Given its proximity to this river environment and its hydrological link to European sites, the scientific basis upon which likely significant effects on European sites have been ruled out is not clear. The Office is therefore similarly concerned that no Stage 2 AA was carried out for MA 10.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Consequently, in the absence of a Stage 2 AA, the Planning Authority is recommended to make the Variation without MA 10, MA 20B, MA 38 and 40 and revert to the zoning proposed in the draft Variation for these sites.

MA Recommendation 3 – Environmental Protection

Having regard to the protection of the environment, including relating to European sites under the Birds and Habitats Directives, and in particular to:

- NPO 75 of the NPF and RPO 3.4 of the RSES to ensure all plans are subject to SEA and AA as appropriate;
- NPO 59 of the NPF to enhance the conservation status and management of protected areas and species;
- NPO 41 of the NPF to manage Ireland's coastal resource to sustain its character and environmental quality; and
- RPO 7.16 of the RSES to support the implementation of the Birds and Habitats Directives and ensure alignment with development plans.

The Planning Authority is recommended to make Variation No. 2 to the Wicklow County Development Plan 2022-2028 without the following parts of material alteration 2, so that these zonings objectives revert to the draft Variation:

- (i) **MA 10, Charvey Lane;**
- (ii) **MA 20B, Glenealy Road;**
- (iii) **MA 38, Charvey Court;**
- (iv) **MA 40, Ballyguilemore; and**
- (v) **MA 41 The Murrough.**

4. Economic Development and Employment: Ballynabarny (MA 31)

MA 31 proposes three changes to the Ballynabarny lands, to the west of Wicklow Town:

- Identify new SLO 14 area – Specific Local Objectives at Ballynabarny
- Amend zoning of land measuring c. 3.3ha from AOS to E Employment
- Amend zoning of land measuring c. 0.4ha from AOS to CE Community / Education

It also included a new requirement for the employment provision to be accompanied by the concurrent development of an indoor community / sports facility on the CE lands. These lands are on the periphery of the town and are not serviced by public transport or active travel provisions. It is outside both the 2016 and 2022 CSO Census boundaries. There are no footpaths or streetlights on the R772. The proposed economic zoning at this location is inconsistent with the achievement of compact growth, will contribute to the continuance of a dispersed settlement pattern and encourage car-based development that will not support the modal shift to active modes contrary to RPO 8.1 of the RSES.

MA Recommendation 4 - Economic Development and Employment

Having regard to the provision of an evidence-based employment strategy, and the location of employment in areas that can support more sustainable transport options, and in particular to:

- NPO 64 of the NPF to improve air quality through integrated land use and spatial planning that supports public transport and active travel modes
- NPO 72a-c of the NPF and Appendix 3, A Methodology for a Tiered Approach to Zoning;
- RPO 4.2 of the RSES to require employment development to be planned in collaboration with infrastructure providers to ensure adequate capacity for services is available;
- RPO 6.1 of the RSES to apply the Guiding Principles to Identify Locations for Strategic Employment;
- RPO 8.1 of the RSES for the integration of transport and land use planning consistent with the guiding principles of the RSES transport strategy;
 - the Climate Action and Low Carbon Development Act 2015, as amended, mandatory target to reduce greenhouse gas emissions by 51%, and the Climate Action Plan 2024, and associated actions including the National Sustainable Mobility Policy (2022) targets to reduce vehicle kilometres travelled per year and the National Investment Framework for Transport in Ireland (2021); and
 - the policy and objective of the Development Plans, Guidelines for Planning Authorities (2022) under section 6.2.5 for the provision of evidence and rationale underpinning the zoning of land for employment purposes.

The Planning Authority is recommended to make Variation No. 2 to the Wicklow County Development Plan 2022-2028 without the following part of material alteration 2, so that this zoning objective reverts to the draft Variation: • MA 31, Ballynabarny.

5. Integrated Land Use and Transport Planning

The Office welcomes the Planning Authority's commitment to prepare an LTP for Wicklow Town – Rathnew, as proposed under MA 11 to the draft Local Area Plan. The LTP will be prepared following adoption of the Local Area Plan, and the proposed Variation. To ensure integration of land use and transport planning, as per RPO 8.1 and 8.6 of the RSES, the key provisions of the LTP should be integrated into the draft Local Area Plan area; via section 13 of the Act and any adjustments made to the County Development Plan accordingly.

Having regard to the above, the Office recommends that a specific local objective is inserted into MA 22 (SLO4 – Bollarney North) to deliver a quantum, type and density of residential development on these lands that supports the delivery of the new pedestrian and cycle bridge and DART extension to Wicklow Town. With respect to MA 28 and the proposal to change the zoning of lands measuring 3.6ha from CE to RN1 at Marlton – Ballynerrin Lower, the Office recommends a specific local objective is included on these lands to seek pedestrian and cycle connections westwards, towards the Ballynerrin Road. This will improve permeability between the site and the existing public transport network, school, crèche and local services, as per NPO 27 of the NPF.

	<p>MA Recommendation 5 – Integration of land use and sustainable transport</p> <p>Having regard to the need to the integration of land use and sustainable transportation, and in particular to:</p> <ul style="list-style-type: none"> • NPO 64 of the NPF to improve air quality through integrated land use and spatial planning that supports public transport and active travel modes; • NPO 27 of the NPF to prioritise walking and cycling accessibility in the design of our communities; • RPO 8.1 and RPO 8.4 of the RSES for the integration of land use and transport planning; • RPO 8.3 of the RSES that future development is planned and designed in a manner which maximises the efficiency and protects the strategic capacity of the metropolitan area transport network; • RPO 8.6 of the RSES to prepare Local Transport Plans for selected settlements in the Region; and • The Climate Action and Low Carbon Development Act 2015, as amended, mandatory target to reduce greenhouse gas emissions by 51%, and the Climate Action Plan 2024, and associated actions including the National Sustainable Mobility Policy (2022) targets to reduce vehicle kilometres travelled per year and the National Investment Framework for Transport in Ireland (2021), <p>the Planning Authority is recommended to make Variation No. 2 to the Wicklow County Development Plan 2022-2028 with the following amendments:</p> <p>(i) incorporate the key provisions of the forthcoming Local Transport Plan for Wicklow Town – Rathnew into the County Development Plan, via Section 13 of the Planning and Development Act 2000, as amended;</p> <p>(ii) include site-specific objectives for the following zoning changes proposed under material alteration 2:</p> <p>(a) MA 22: to deliver a quantum, type and density of residential development that supports the delivery of the new pedestrian and cycle bridge and the DART extension to Wicklow Town; and</p> <p>(b) MA 28: to provide pedestrian and cycle linkages through and between the new RN1 lands and the surrounding existing developments to improve permeability and provide shorter and more direct access to existing schools, public transport, local services and amenities in and around the Ballynerrin Road.</p>
Opinion of Chief Executive	
<p>These submissions all raise issues that have similarly been raised in a submission by the same submitter to the Proposed Material Amendments to the draft LAP. Therefore the concerns / issues raised are addressed in detail in the CE's Report on the Proposed Material Amendments to the Draft LAP, as they all relate to zoning changes proposed for the LAP.</p> <p>The zoning map adopted into the County Development Plan by way of this variation will be that map so approved by the Elected Members through the LAP making process.</p>	
Recommendation of Chief Executive	
<p>To proceed to make the Proposed Variation in accordance with Proposed Material Alteration No.2 subject to any amendments / modifications that arises on foot of the LAP adoption process.</p>	

PROPOSED MATERIAL ALTERATION NO. 3	
Alter Map 4 Indicative Flood Zones Maps for Wicklow Town & Rathnew LAP	
Submissions	
OPR	The Office is generally satisfied with the response to its recommendations and in particular welcomes the addendum to the Strategic Flood Risk Assessment (SFRA). The overlaying of the flood zone maps with the land use zoning maps is also welcomed
Opinion of Chief Executive	
<p>The submission of the OPR is noted.</p> <p>This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.</p>	
Recommendation of Chief Executive	
To proceed to make the Proposed Variation in accordance with Proposed Material Alteration No.3 subject to any amendments / modifications that arises on foot of the LAP adoption process.	

PROPOSED MATERIAL ALTERATION NO. 4	
Alter Map 5 Transport Strategy Map for Wicklow Town & Rathnew LAP	
Submissions	
OPR	<p>With regards to Recommendation 2 and the mapping of the transport projects on the Transport Strategy map, the Office welcomes the Planning Authority's commitment to carrying out a Local Transport Plan (LTP) for Wicklow Town – Rathnew.</p> <p>Once completed, the Planning Authority should integrate the LTP into the zoning map via section 13 of the Act, and update the County Development Plan as required. It is critical that this evidence based assessment informs the plan and provides a clear rationale for decision making.</p> <p>The Office does, however, note that the Planning Authority did not introduce any material amendment in response to Recommendation 4 with respect to integrating sustainable transport modes and employment locations. The employment zoned lands at Newrath (10.3ha) and Ballynabarny (east of R772) (6.4ha) are located on the periphery of the town, on regional roads, with no footpaths, streetlights, or public transport and therefore inconsistent with national and regional planning policy.</p> <p>This matter should be highlighted in the Planning Authority's notice letter upon adoption as per section 31AM(6) of the Act and will be fully considered by the Office at that stage.</p>
Opinion of Chief Executive	
<p>This submission raises issues that have similarly been raised in a submission to the Proposed Material Amendments to the draft LAP. Therefore the concerns / issues raised are addressed in detail in the CE's Report on the Proposed Material Amendments to the Draft LAP, as they all relate to the content of the LAP.</p> <p>This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.</p>	
Recommendation of Chief Executive	
To proceed to make the Proposed Variation in accordance with Proposed Material Alteration No.4 subject to any amendments / modifications that arises on foot of the LAP adoption process.	

Strategic Environmental Assessment or Appropriate Assessment of the Proposed Material Alterations to Proposed Variation No. 2

Submissions

EPA	<p>The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into plans and programmes and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan or programme. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans or programmes.</p> <p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document '<i>SEA of Local Authority Land Use Plans – EPA Recommendations and Resources</i>'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance document into account and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.</p> <p>SEA Determination</p> <p>If a proposed SEA determination hasn't been made regarding the plan or programme, you should determine whether implementing the plan or programme would be likely to have significant effects on the environment.</p> <p>The SEA Regulations, Schedule 2A (S.I. No. 436 of 2004, as amended) or Schedule 1 (S.I. No. 435 of 2004, as amended), as appropriate, set out the 'Criteria for determining whether a Plan is likely to have significant effects on the environment' to use to determine whether the plan or programme would be likely to have significant effects on the environment.</p> <p>Guidance on the SEA process, including an SEA pack and checklist, is available on our website at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance/</p> <p>We recommend that you take the available guidance into account in making your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.</p> <p>EPA SEA Screening Guidance</p> <p>Our Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021) provides specific stand-alone guidance to assist plan or programme makers and SEA practitioners. It focuses primarily on plans/programmes in the non-land use sector in Ireland and includes an elaboration of the steps needed for screening, the legislative landscape underpinning SEA screening, and step-by-step process and templates to assist in preparing the required documentation.</p> <p>Strategic Environmental Assessment: Guidelines for Planning Authorities</p> <p>The Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (DHLGH, 2022) provides advice on carrying out SEA in the land-use planning</p>
-----	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

sector for those plans listed in S.I. No.436 of 2004, as amended. These plans comprise regional, county and local plans, including Regional Spatial and Economic Strategies, County or City Development Plans, variations of Development Plans, Local Area Plans and Planning Schemes for Strategic Development Zones. The Guidelines replace previous guidance for Regional Authorities and Planning Authorities published in 2004.

Sustainable Development

In proposing and in implementing the plan or programme, you should ensure that the plan or programme is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service 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 or programme.

In considering the plan or programme, you should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

You should also ensure that the plan or programme aligns with any key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the relevant Regional Spatial and Economic Strategy. The Plan should also align with the OPW's 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (OPW, 2009), as relevant and appropriate, in the zoning and development of lands.

Ireland's State of the Environment Report 2024

In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report-/>.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists
- SEA Spatial Information Sources Inventory
- Topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012))

You can access these guidance notes and other resources at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance-/>

EPA SEA WebGIS Tool

Our SEA WebGIS Tool has been updated recently and is now available at

<https://gis.epa.ie/EPAMaps/SEA>. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

Our <https://www.catchments.ie/maps/> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

Future amendments to the plan or programme

Where changes to the plan or programme are made prior to finalisation, or where modifications to the plan or programme are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A (S.I. No. 436 of 2004, as amended) or Schedule 1 (S.I. No. 435 of 2004, as amended) of the SEA Regulations, as appropriate.

Appropriate Assessment

You should ensure that the plan or programme complies with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the National Parks and Wildlife Service. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: <https://gis.epa.ie/EPAMaps/AAGeoTool>.

Environmental Authorities

Under the SEA Regulations, prior to making your SEA determination you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage,
- Minister for Environment, Climate and Communications; and,
- Minister for Agriculture, Food and the Marine.

For land use plans covered under S.I. No. 436 of 2004, as amended, you should also consult with:

- 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.

SEA Determination

As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, if appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.

Opinion of Chief Executive
The CE is satisfied that all of the advice and guidance of the EPA has been taken into account in the SEA and AA processes followed for both the Proposed Variation and the Draft Local Area Plan (to which the Proposed variation relates).
Recommendation of Chief Executive
To proceed to make Proposed Variation subject to any amendments / modifications that arises on foot of the LAP adoption process.

DRAFT
Wicklow Town - Rathnew
Local Area Plan 2025

Map No. 1
Land Use Zoning
Objectives



LEGEND

- RE - Existing Residential
 - RN1 - New Residential - Priority 1
 - RN2 - New Residential - Priority 2
 - TC - Town Centre
 - VC - Village Centre
 - NC - Neighbourhood Centre
 - LSS - Local Shops & Services
 - WCC - Wicklow County Campus
 - WZ - Waterfront
 - E - Employment
 - CE - Community & Education
 - AOS - Active Open Space
 - OS1 - Open Space
 - OS2 - Natural Areas
 - PU - Public Utility
 - T - Tourism
-
- SAC - Special Area of Conservation
 - SPA - Special Protection Area
 - NHA - Natural Heritage Area
 - SLO - Specific Local Objective
 - Road Objectives
 - Settlement Boundary

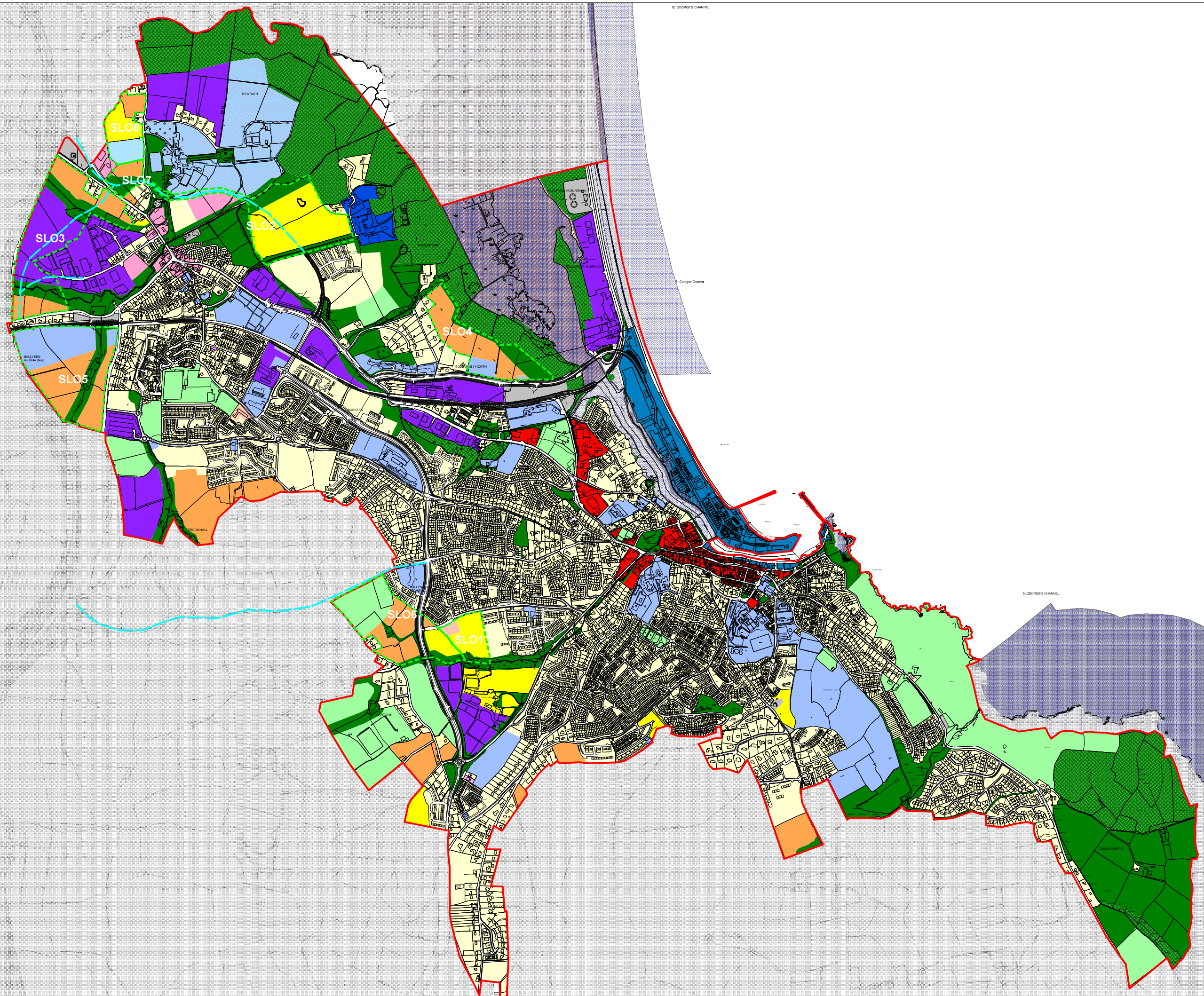
WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2024/35COMA/Wicklow
County Council

Scale NTS



Wicklow Town-Rathnew Local Area Plan 2025

Map No. 1B - Proposed Material Amendments to Land Use Zoning Objectives



Legend

- pNHA - proposed Natural Heritage Area
- SPA - Special Protection Area
- SAC - Special Area of Conservation
- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

Wicklow County Development Plan 2022-2028



Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS

Wicklow Town-Rathnew Local Area Plan 2025

Map 4A: Flood Risk - Present Day



For flood zone data sources, refer to the Wicklow Town-Rathnew Strategic Flood Risk Assessment and any accompanying addenda

Flood Zone A: High probability

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 year for river flooding or 0.5% or 1 in 200 year for coastal flooding)

Flood Zone B: Moderate probability

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 year and 1% or 1 in 100 year for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 year for coastal flooding)

Flood Risk Management Infrastructure

Watercourses

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis

Full Disclaimer is included in SFRA

Wicklow County Development Plan 2022-2028



**Wicklow County Council
Planning Department**

© Ordnance Survey Ireland. All rights reserved
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS

**Map 4B:
Flood Risk - Present Day &
Draft Land Use Zoning
Objectives**



Legend

- Specific Local Objectives
- Road Objectives
- Wicklow Town-Rathnew LAP 2025 Boundary
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Zone A: High probability
- Flood Zone B: Moderate probability
- Flood Risk Management Infrastructure
- Watercourses

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis

Full Disclaimer is included in SFRA



**Map 4C:
Flood Risk - Present Day &
Proposed Material
Amendments to Land Use
Zoning Objectives**

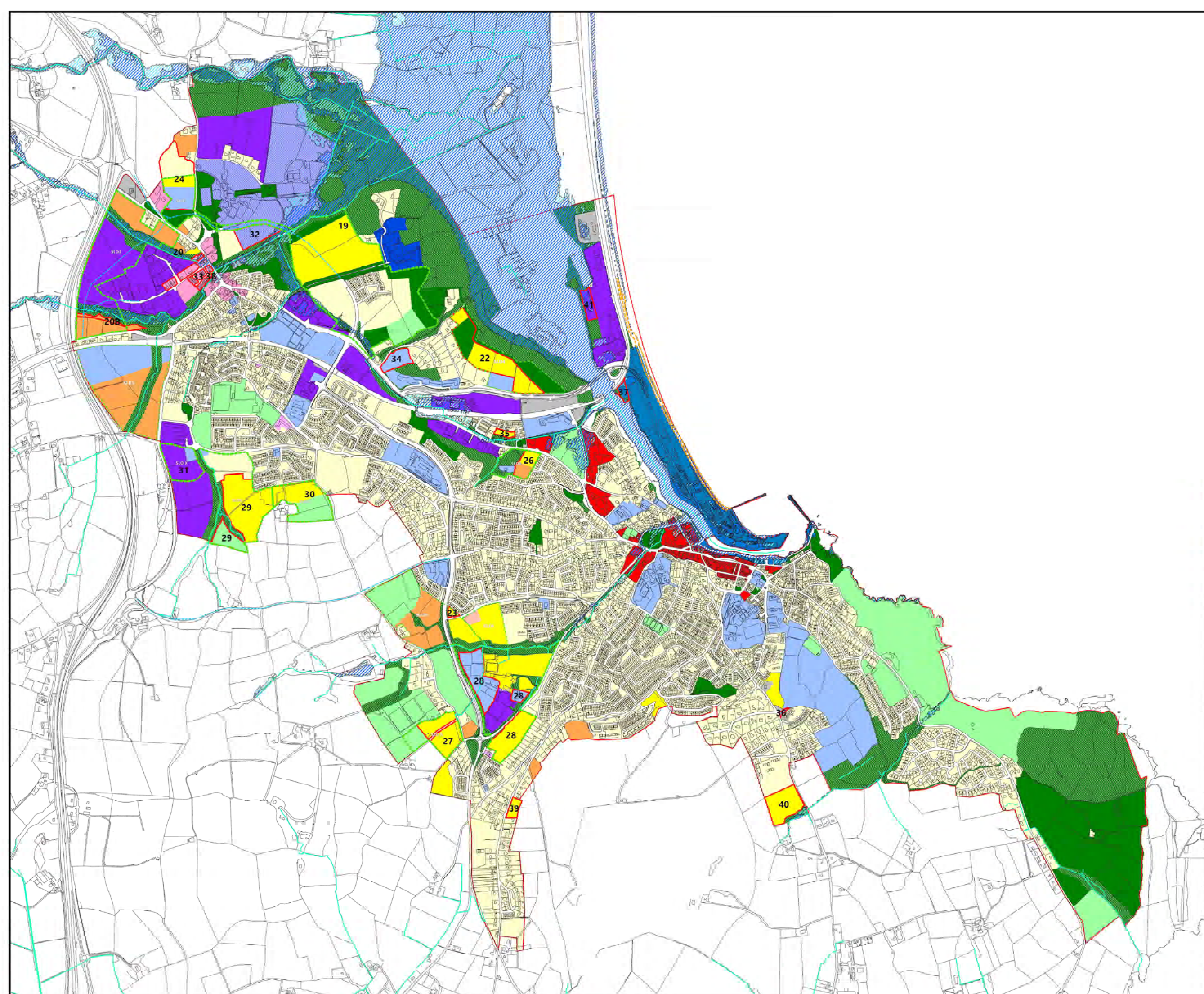


- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Zone A: High probability
- Flood Zone B: Moderate probability
- Flood Risk Management Infrastructure
- Watercourses
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA



Map 4D:
Flood Risk -
Potential Future Scenario



- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk

Area corresponding to a moderate risk of flooding (flood zone B) or greater under the CFRAM 'High End' future scenario and NCFHM 'High++' future scenario. For more information, refer to the Wicklow Town-Rathnew Strategic Flood Risk Assessment and any accompanying addenda.

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA



Map 4E:
Flood Risk - Potential Future
Scenario & Draft Land Use
Zoning Objectives



Legend

- Specific Local Objectives
- Road Objectives
- Wicklow Town-Rathnew LAP 2025 Boundary
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis

Full Disclaimer is included in SFRA



Map 4F:
Flood Risk - Potential Future
Scenario & Proposed
Material Amendments to
Land Use Zoning Objectives



- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis

Full Disclaimer is included in SFRA

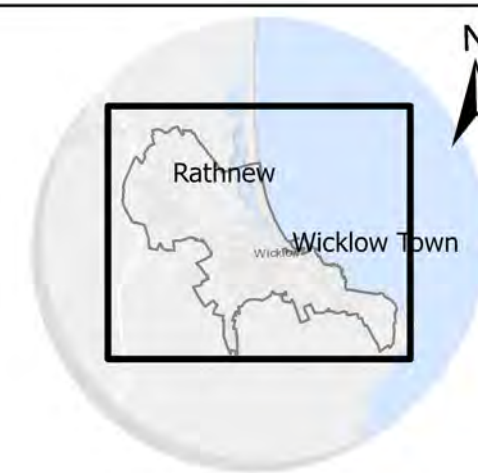
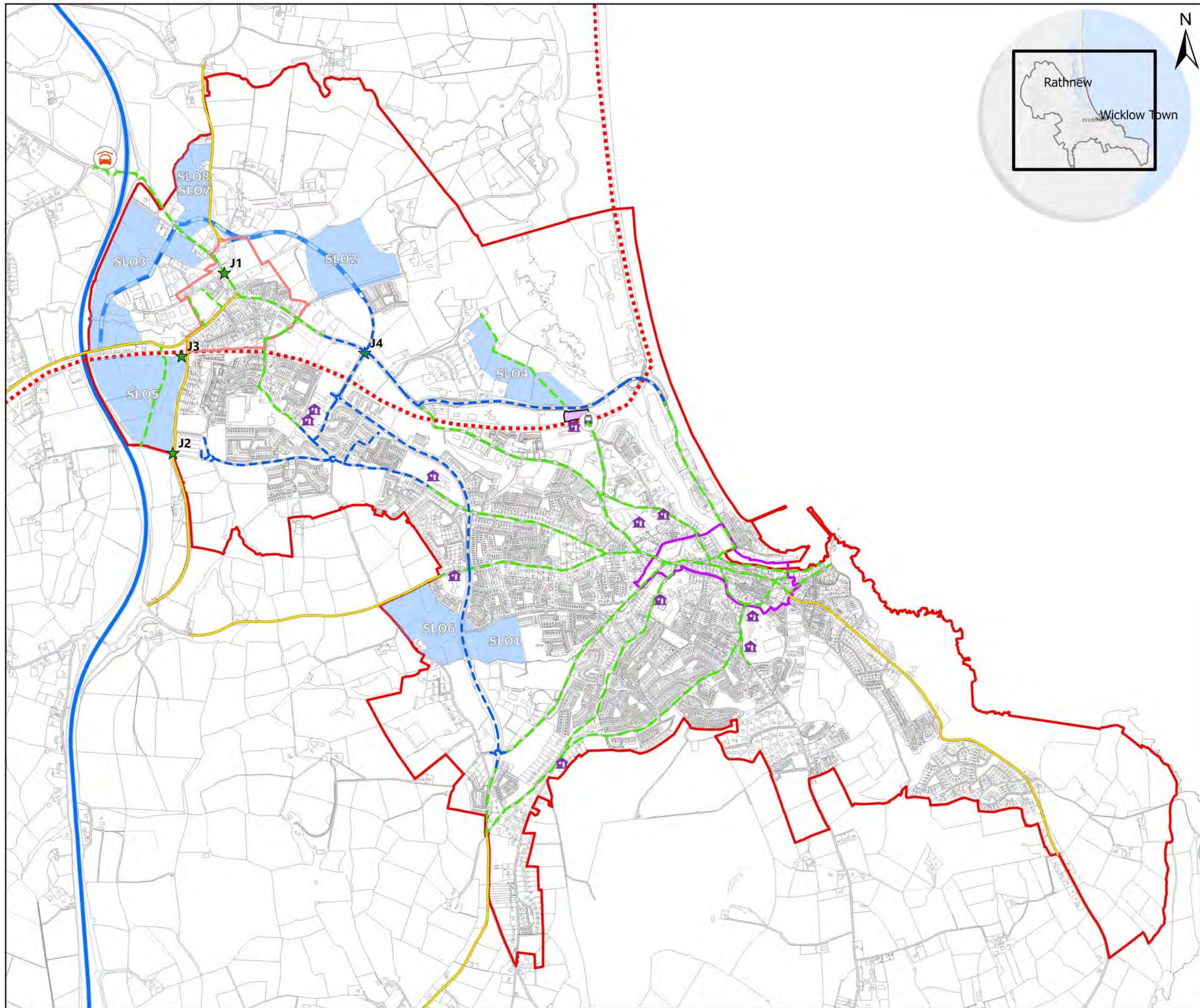
Wicklow County Development
Plan 2022-2028



Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS



Wicklow Town - Rathnew Local Area Plan 2025

Map No. 5 Transport Strategy



Legend

- M11 Junction 16 - Park & Ride Facility
- Train Station
- Schools
- Irish Rail Route
- N11/M11
- New Road Objective
- Future pedestrian & cycling bridge over the Railway Line parking and set-down facility
- Specific Local Objectives
- Wicklow Town - Rathnew LAP Boundary
- Town Centre
- Village Centre
- Junction Improvement
- Regional Road Improvement
- Improved Pedestrian Cyclist Permeability
- Existing Standard Pedestrian Cyclist Infrastructure

WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028





Wicklow County Council
Planning Department

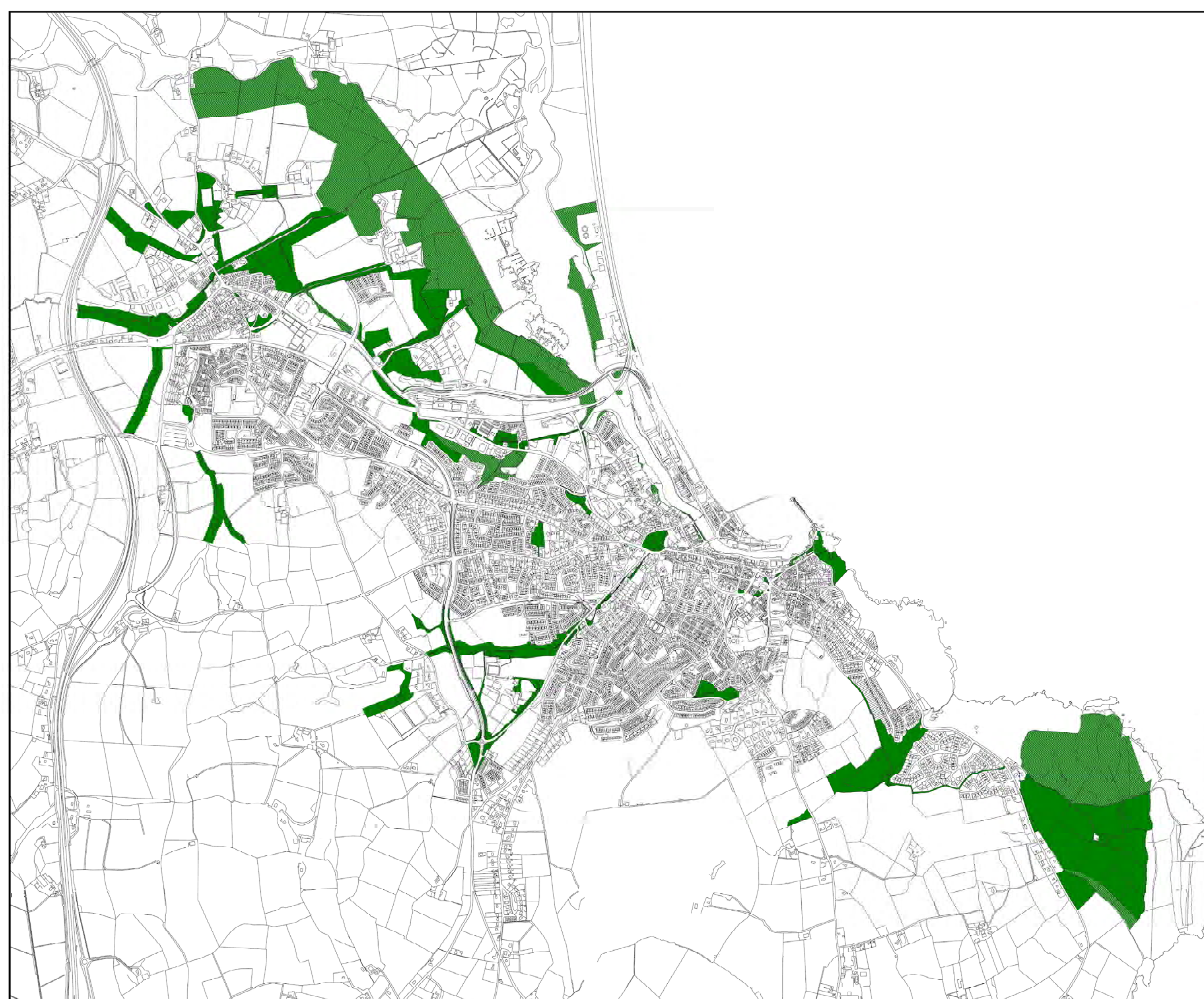
© Ordnance Survey Ireland. All rights reserved
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS





Legend

-  OS1
-  OS2





Legend

-  OS1
-  OS2

