

# SEA STATEMENT

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FOR

## VARIATION No. 4

TO THE

# WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 (AS VARIED)

for: **Wicklow County Council**



by: **CAAS Ltd.**



**FEBRUARY 2026**

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# Section 1 Introduction

## 1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27<sup>th</sup> June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended, and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended.

## 1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Variation.

This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Variation;
- b) how the following have been taken into account during the preparation of the Variation:
  - the environmental report,
  - submissions and observations made to the planning authority on the Variation and Environmental Report, and
  - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Variation in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Variation.

## 1.3 Implications of SEA for the Variation

SEA has been undertaken on the Variation and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Proposed Variation on public display. The Environmental Report was updated in order to take account of changes to the original Proposed Variation that were made on foot of submissions and recommendations in the submissions.

Wicklow County Council have been provided with the findings of SEA output during their consideration of the Variation and before the Variation was made.

## **Section 2 How Environmental Considerations were integrated into the Variation**

### **2.1 Overview**

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Strategic work undertaken by the Council to ensure evidence-based planning;
7. Integration of environmental considerations into the Variation's Zoning provisions; and
8. Integration of individual SEA, AA and SFRA provisions into the Variation and the existing, already in force, Development Plan.

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Proposed Variation, Proposed Material Alterations and Further Modifications.

### **2.2 Consultations**

As environmental authorities identified under the Planning and Development (SEA) Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council: Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Dún Laoghaire-Rathdown County Council; South Dublin County Council; Kildare County Council; Carlow County Council; and Wexford County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Proposed Variation and/or the SEA Environmental Report while they were on public display (see Section 3.3).

### **2.3 Communication of environmental sensitivities throughout the SEA process**

Environmental considerations were integrated into the Variation before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Variation included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

### **2.4 Appropriate Assessment**

Appropriate Assessment (AA) Screening and Stage 2 AA have been undertaken alongside the preparation and making of the Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The conclusion of the AA is that the Variation will not affect the integrity of any European

Site, alone or in combination with other plans or projects.<sup>1</sup> The preparation of the Variation, SEA and AA have taken place concurrently and the findings of the AA have informed the SEA.

## **2.5 Strategic Flood Risk Assessment**

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Variation.

## **2.6 Consideration of Alternatives**

Consideration of the environmental effects arising from a variety of different alternatives for the Variation (see Section 4) has contributed towards the protection and management of the environment.

## **2.7 Integration of environmental considerations into the Variation's Zoning provisions**

Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.

Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.

The detailed Variation preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.

There are a number of 'European Sites' (SACs / SPAs) located in or in close proximity to the Local Planning Framework area. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the Local Planning Framework boundary, are shown on the heritage map associated with the Local Planning Framework as SAC / SPA as appropriate. In a number of locations, there are lands adjoining European Sites which while not being included in the legally designated site, are linked to the site in terms of similar or supporting habitats, water flows or other characteristics which render them important to protect from inappropriate development which may have a direct or indirect effect on the designated site itself<sup>2</sup>. The extent of any such 'buffer zone' has been determined through both desktop and field assessment by the Planning Team and a professional ecologist.

The following approach to zoning at / in European Sites and any associated 'buffer zone' that is provided for by the Local Planning Framework will contribute towards the protection of European sites:

- No lands within the actual European Site have been zoned;
- Where there are existing developed areas within the 'buffer zone', the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any

<sup>1</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan, or variation to the Plan, to proceed; and (c) adequate compensatory measures in place.

<sup>2</sup> In accordance with Article 10 of the Habitats Directive, the aim is to protect and maintain linear landscape features which act as ecological corridors, such as watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, hedgerows and road and railway margins, and features which act as stepping stones, such as marshes and woodlands, which taken as a whole help to improve the coherence of the European network

proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;

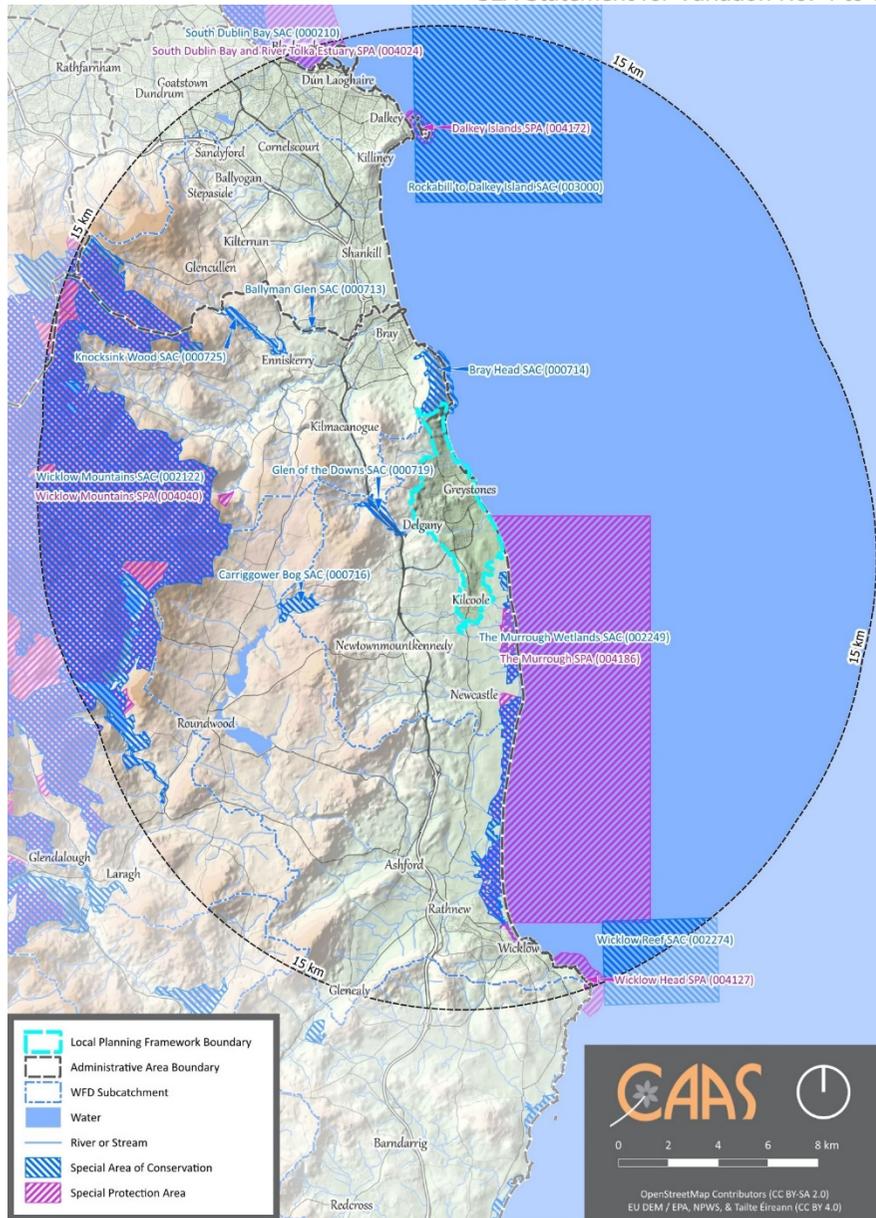
- Where there is existing undeveloped lands within the 'buffer zone', the lands have only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the town to achieve its development vision and strategic objectives. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning and Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
- Where the 'buffer zone' coincides with existing undeveloped lands, and the development of these lands is not essential for the achievement of the development vision and strategic objectives for the town, the land will be zoned 'OS2' – 'natural areas'. The only developments that will be considered in such area are those which contribute to the objective of the 'Natural Areas' zone (detailed in the Local Planning Framework) and that can be shown to not diminish the role and function of such areas, will not result in adverse impacts on the integrity of any EU protected site and will not diminish the biodiversity value of the lands or the ability of plants and animals to thrive and move through the area.

## **2.8 Integration of individual provisions into the text of the Variation and the Development Plan**

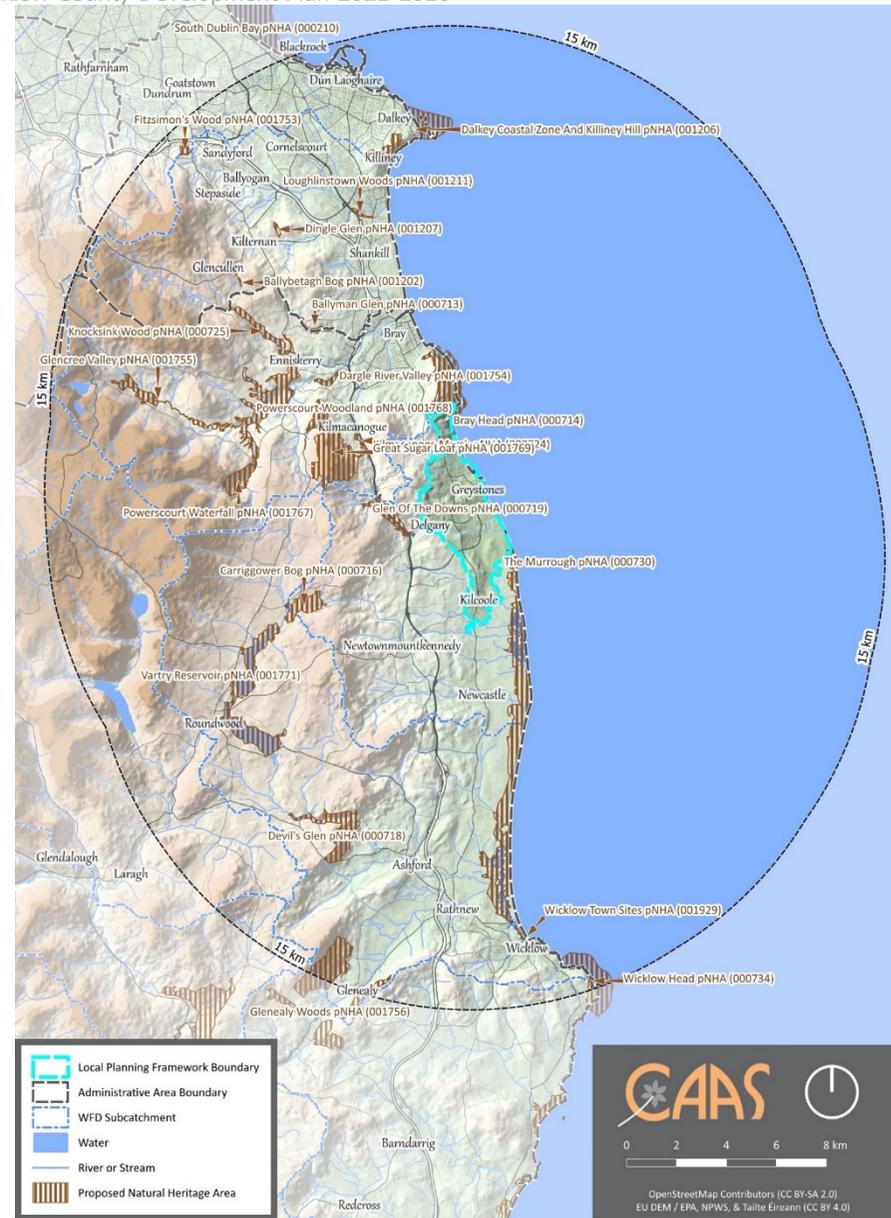
Various provisions have been integrated into the text of the Variation through the Variation-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes. In addition to the individual

provisions integrated into the text of the Variation, individual provisions relating to environmental protection and management have been integrated into the existing, already in force, Wicklow County Development Plan.

Table 2.1 links key mitigation measures (from both the Variation and the Wicklow County Development Plan 2022-2028) to the likely significant effects of implementing the Variation, if unmitigated. The effects are consistent with those identified by the SEA for the Development Plan. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

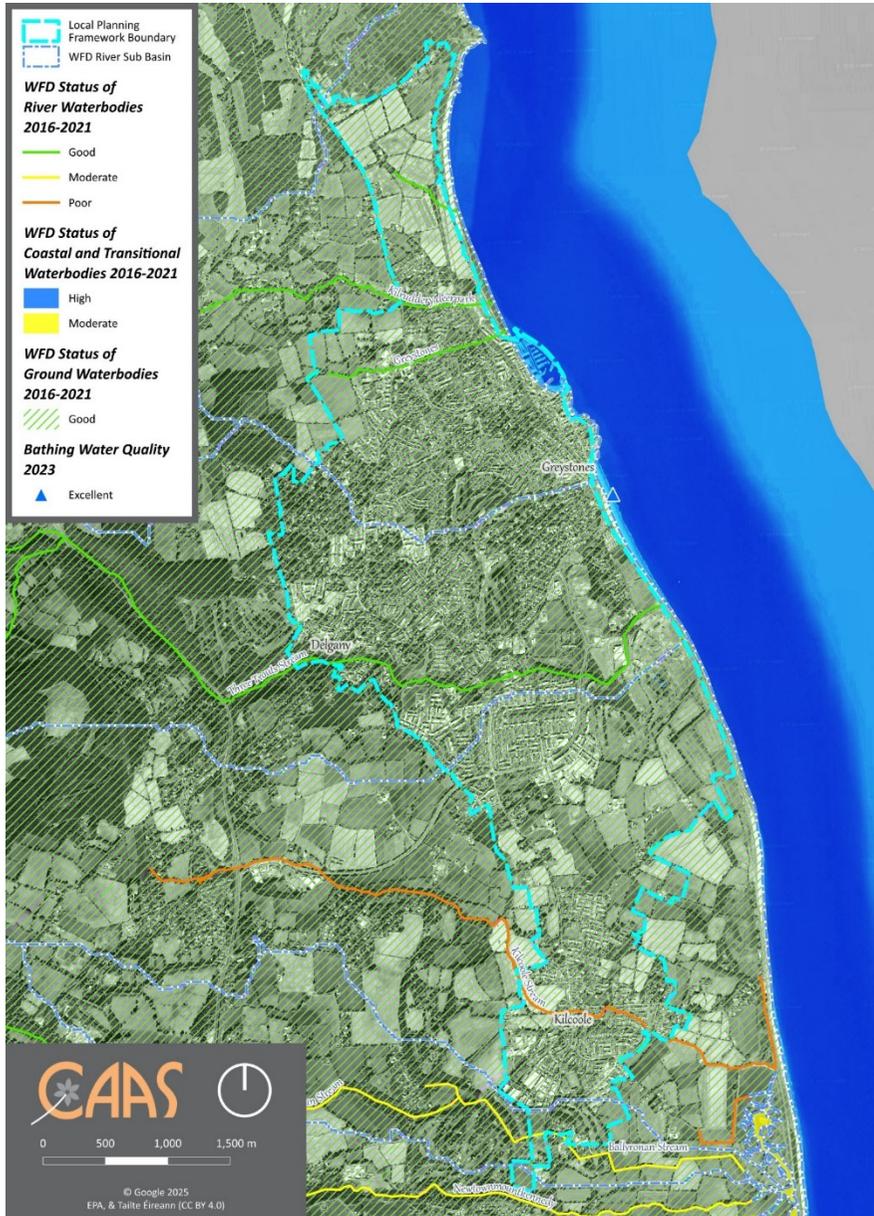


European Sites within and within 15 km buffer of Local Planning Framework area

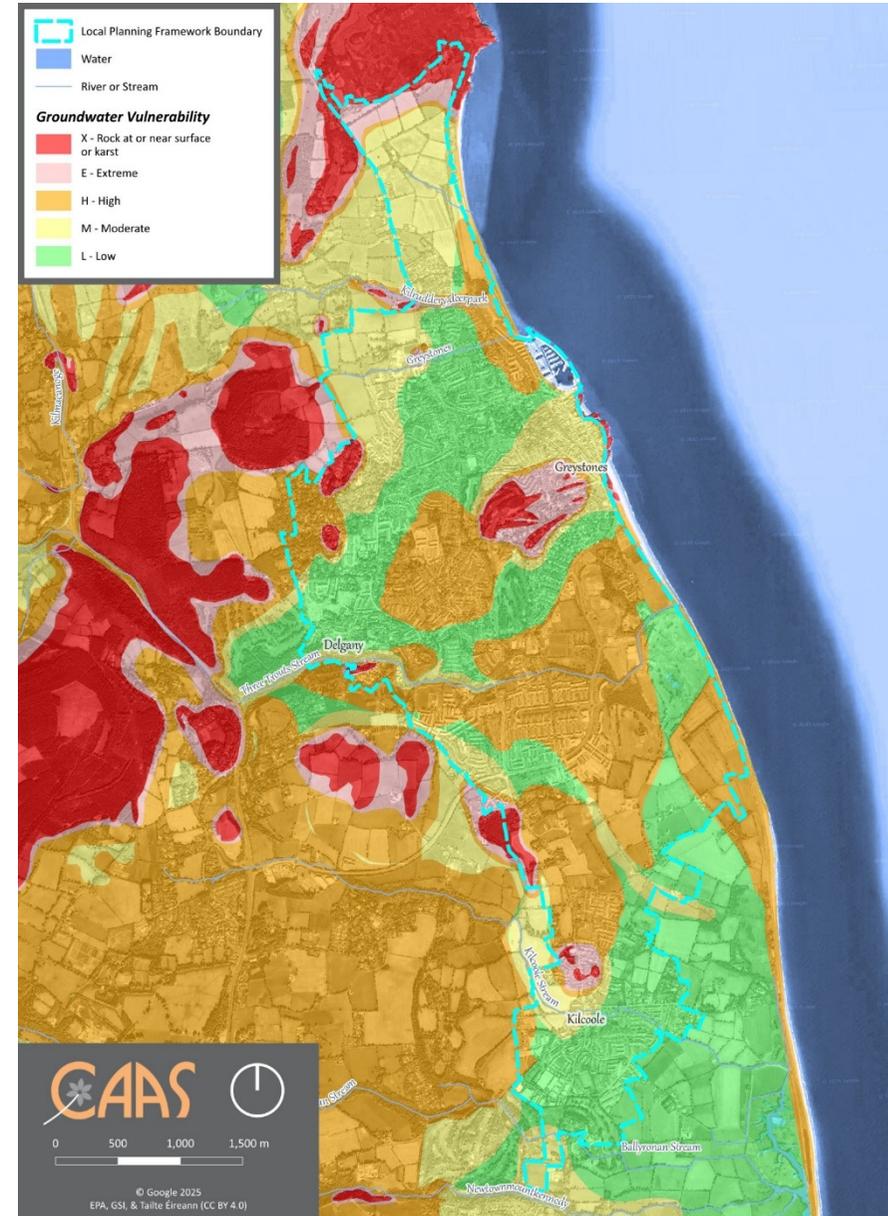


pNHAs within and within 15 km buffer of Local Planning Framework area

**Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)**

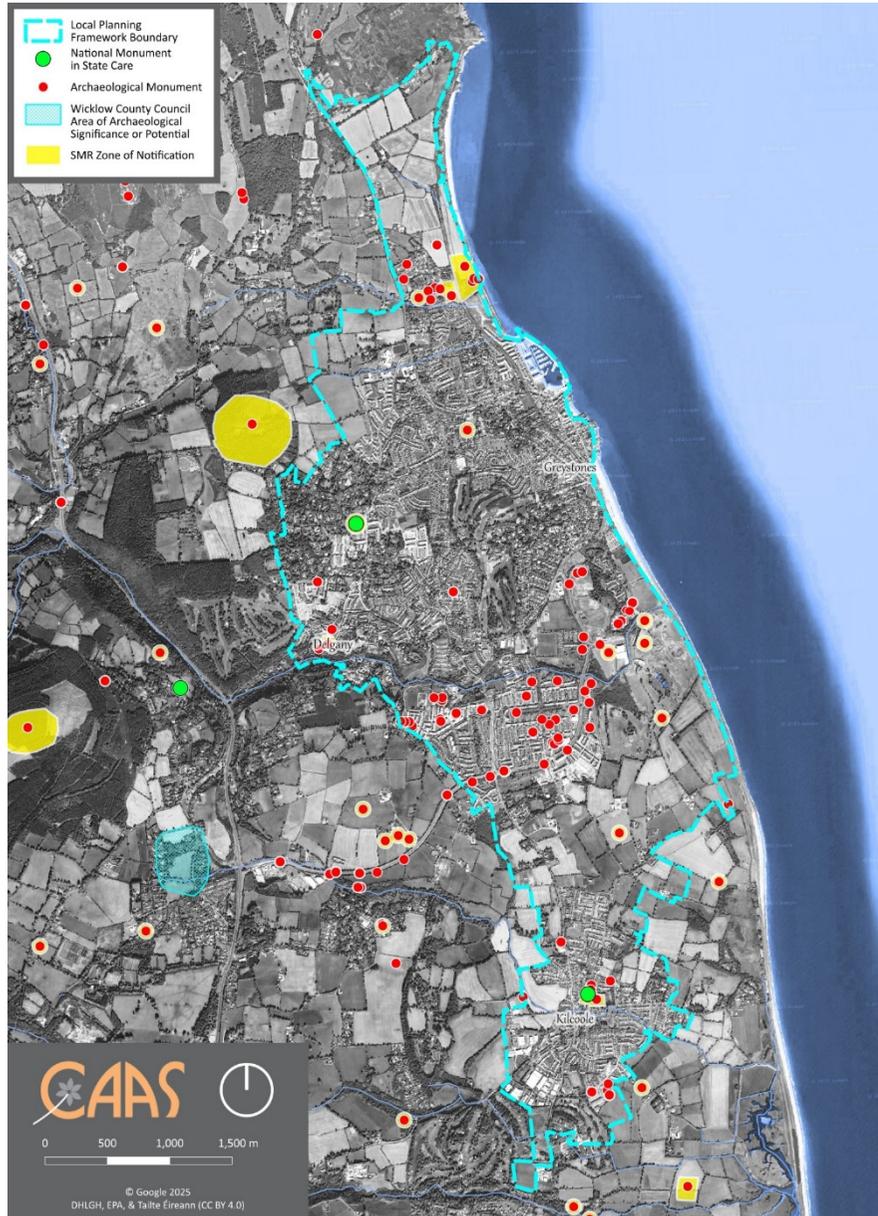


Bathing Water Quality and WFD Status of Surface and Ground Waterbodies (2016-2021)

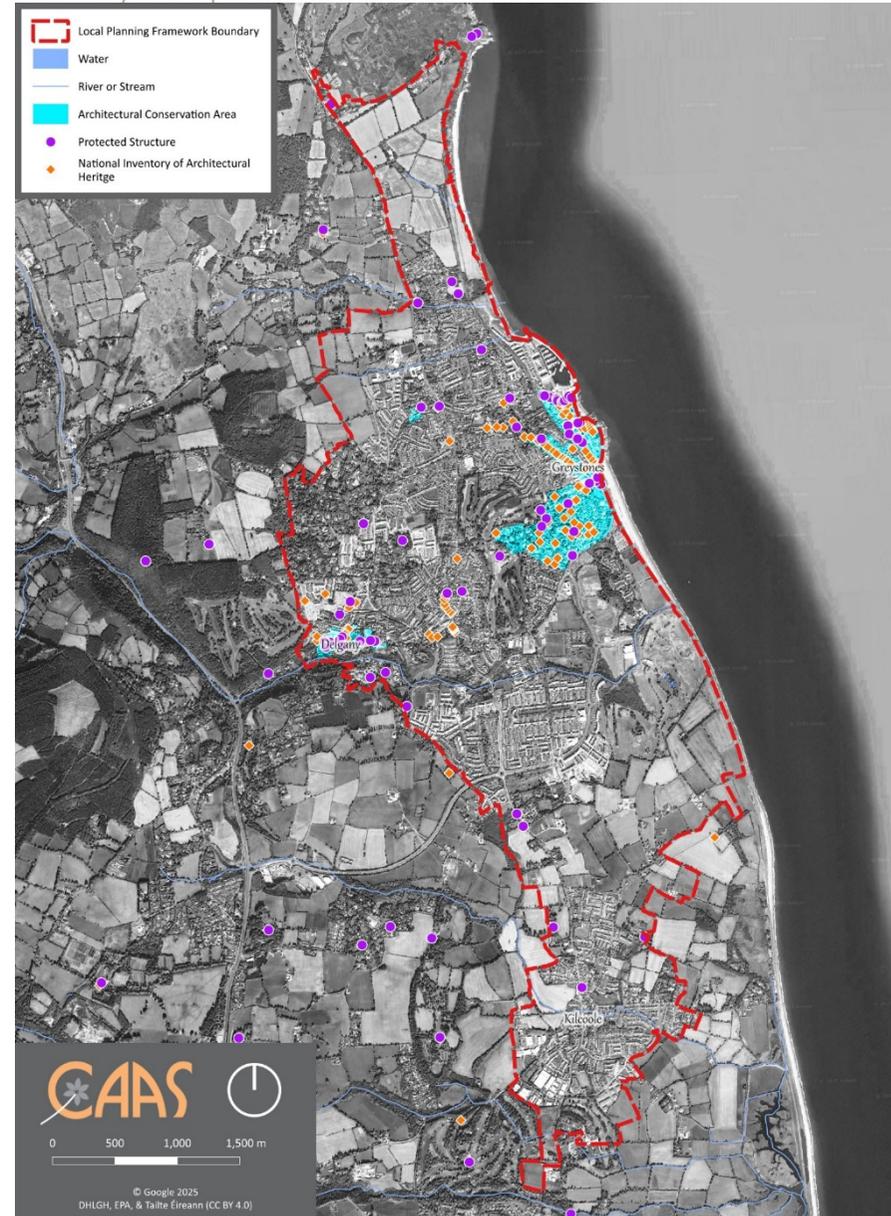


Groundwater Vulnerability

**Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)**



Archaeological Heritage



Architectural Heritage

**Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)**

**Table 2.1 Integration of Environmental Considerations into the Variation<sup>3</sup>**

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
<b>Biodiversity and flora and fauna</b>	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> <li>Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna;</li> <li>Habitat loss, fragmentation and deterioration, including patch size and edge effects; and</li> <li>Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.</li> </ul>	<p>Local Planning Framework (LPF) A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>To utilise to the maximum extent the existing road network rather than one that is dependent on the construction of new distributor roads through greenfield lands.</li> <li>The development strategy for Greystones-Delgany will be one primarily of consolidation and infill, with no further settlement expansion beyond the previous LAP boundary; the development strategy for Kilcoole will focus on the lands to the east of the Main Street in the Lott Lane area, in order to maximise use of the existing road network, to improve the eastern route around the town centre and to maximise proximity to Kilcoole train station<sup>5</sup>.</li> <li>To maintain an agricultural greenbelt between the two settlements.</li> <li>To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield locations.</li> <li>To ensure that no development is facilitated that would give rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects on the basis of this LPF<sup>6</sup>.</li> <li>To ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this LPF will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</li> </ul> <p>Objectives GDK OP5 New development shall be of the highest design quality, which addresses the R761 while maintaining to the highest degree possible mature trees in this area. GDK4 To support and facilitate improvements to the public realm in Delgany village to provide an attractive, comfortable environment for pedestrians, cyclists and users of public transport, which supports the protection of the unique built and natural heritage of the area; such improvements could include the following:</p> <ul style="list-style-type: none"> <li>Improvements to public realm including but not limited to</li> </ul>	<p><b>SCO6 Natural Heritage &amp; Biodiversity</b> Natural heritage and biodiversity is the cornerstone of Wicklow's identity – 'The Garden of Ireland'. It is essential that we conserve and enhance the County's rich natural heritage and biodiversity for the benefit or current and future generations. CPO 4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality. CPO 9.36 To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.</p> <p><b>Tourism and Recreation</b> CPO11.1 To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner. CPO 11.4 To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.</p> <p><b>Environmental Protection</b> CPO 11.47 Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate. CPO 11.48 Ensure the potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals. CPO 11.49 Where projects for new tourism projects identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development.</p> <p><b>Corridor and Route Selection</b> CPO 12.10 Where projects for new infrastructure identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection. CPO 18.17 Where projects for significant green infrastructure identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new green infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.</p> <p><b>Natural Heritage &amp; Biodiversity Objectives</b> <b>General</b> CPO 17.1 To protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Wicklow in recognition of its importance for nature conservation and biodiversity and as a non renewable resource.</p>

<sup>3</sup> Note that non-material changes to individual provisions referenced in this report may be updated during the finalisation of the Variation, including numbering, formatting and graphic design.

<sup>4</sup> As detailed under the Variation (proposed to be Part 6 of Volume 2 of the Development Plan): "In particular, development standards, retail strategies, housing strategies etc. that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for each LPF area will be stated as precisely that, and in all cases will be consistent with the County Development Plan".

<sup>5</sup> The growth of Kilcoole to the east will however be constrained by the need to ensure no significant adverse impacts arise from new development on the integrity of 'The Murrough' European Site.

<sup>6</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

SEA Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>the provision of new public seating (and other places where people can linger and socialise) and new signage;</p> <ul style="list-style-type: none"> <li>Measures to enhance the safety of pedestrian and cyclist movement in the village and from the village to nearby amenity areas such as Three Trouts River, Glen Of The Downs and Kindlestown Hill, and encourage higher use of 'active travel';</li> <li>Improvements to the public realm along Convent Road in conjunction with any road safety changes to the carriageway, which enhances the heritage and character of the area, while enhancing facilities for pedestrians and cyclists;</li> <li>The use of a consistent and recognisable design, and appropriate colour palette in the design of public realm elements;</li> <li>The integration of measures to improve ecology and biodiversity.</li> </ul> <p><b>GDK17</b> To require that new residential development represents an efficient use of land and achieves the highest densities suitable to that site subject to the reasonable protection of existing residential amenities and the established character of existing settlements. In promoting higher densities and more compact development, new development should demonstrate compliance with:</p> <ul style="list-style-type: none"> <li>Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH 2024)</li> <li>Design Standards for New Apartments Guidelines for Planning Authorities (DoHLGH 2023)</li> <li>Urban Development and Building height Guidelines for Planning Authorities (DoHLGH 2018)</li> <li>Design Manual for Urban Roads and Streets (DMURS);</li> <li>any subsequent / replacement Ministerial / Government guidelines.</li> </ul> <p>However, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and service constraints, including lack of public mains infrastructure, poor road access, steep gradients, flooding issues and significant coverage of natural biodiversity; a lower density of development is preferable. In particular, the planning authority will carefully control new housing development and the density of new development on lands zoned 'RE: Existing Residential' at Blackberry Lane, Kindlestown Upper and Bellevue Demesne.</p> <p><b>GDK32</b> To support and facilitate the improvement of existing and 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"> <li>improvements to coastal access, including for those with disabilities;</li> <li>improvement of existing or development of new toilets, changing facilities, waste disposal facilities etc;</li> <li>improvement of existing or development of new appropriately scaled and located car parking;</li> <li>infrastructure supporting swimming, sailing and other watersports; shore fishing and bird watching;</li> <li>subject to ensuring no adverse impact (directly, indirectly or</li> </ul>	<p>CPO 17.2 Ensure the protection of ecosystems and ecosystem services by integrating full consideration of these into all decision making.</p> <p>CPO 17.3 To support and promote the implementation of the County Wicklow Heritage Plan and the County Wicklow Biodiversity Action Plan.</p> <p><b>Protected sites and species</b></p> <p>CPO 17.4 To contribute, as appropriate, towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).</p> <p>To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including but not limited to the following and any updated/superseding documents:</p> <ul style="list-style-type: none"> <li>EU Directives, including the Habitats Directive (92/43/EEC, as amended), the Birds Directive (2009/147/EC), the Environmental Liability Directive (2004/35/EC), the Environmental Impact Assessment Directive (2011/92/EU, as amended), the Water Framework Directive (2000/60/EC), EU Groundwater Directive (2006/118/EC) and the Strategic Environmental Assessment Directive (2001/42/EC); EU 'Guidance on integrating ecosystems and their services into decision-making' (European Commission 2019)</li> <li>National legislation, including the Wildlife Acts 1976 and 2010 (as amended), European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the Planning and Development Act 2000 (as amended), the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011), the European Communities (Environmental Liability) Regulations 2008 (as amended) and the Flora Protection order 2015.</li> <li>National policy guidelines (including any clarifying circulars or superseding versions of same), including 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (2018), 'Guidance for Consent Authorities regarding Sub-Threshold Development' (2003), 'Tree Preservation Guidelines', 'Landscape and Landscape Assessment' (draft 2000), 'Appropriate Assessment Guidance' (2010);</li> <li>Catchment and water resource management plans, including the National River Basin Management Plan 2018-2021 (including any superseding versions of same),</li> <li>Biodiversity plans and guidelines, including National Biodiversity Action Plan 2017-2021 (including any superseding versions of same) and the County Wicklow Biodiversity Action Plan;</li> <li>Ireland's Environment – An Integrated Assessment 2020 (EPA), including any superseding versions of same), and to make provision where appropriate to address the report's goals and challenges.</li> </ul> <p>CPO 17.5 Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan.</p> <p>CPO 17.6 Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</p> <p>CPO 17.7 To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Wicklow.</p> <p>CPO 17.8 Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p> <p>CPO 17.9 The Council recognises the natural heritage and amenity value of the Wicklow Mountains National Park and shall consult at all times with National Park management regarding any developments likely to impact upon the conservation value of the park, or on issues regarding visitor areas.</p> <p>CPO 17.10 To support the Department of Housing, Local Government and Heritage and the National Parks and Wildlife Service in the development of site specific conservation objectives (SSCOs) for designated sites.</p> <p><b>Sites &amp; Corridors of ecological &amp; biodiversity value</b></p> <p>CPO 17.12 To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p>

SEA Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>cumulatively) on the conservation objectives of European sites along the coast or on the flora and fauna, biodiversity or water quality of these areas.</p> <p>GDK49 Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan.<sup>7</sup></p> <p>GDK50 Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the LPF area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.</p> <p>GDK51 To protect non-designated sites including identified GI corridors, from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p> <p>GDK52 To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting and designed landscape planting, whether subject to TPO or not, where considered to be viable, safe and in line with sound arboricultural management principles. To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad-leaved species, and species of local provenance in all new developments.</p> <p>GDK54 To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the LPF area. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).</p> <p>GDK55 To enforce a general presumption against the culverting of watercourses within the LPF area, except where absolutely necessary and justified. Where development is proposed within sites that contain</p>	<p>CPO 17.13 To facilitate, in co-operation with relevant stakeholders, the ongoing identification and recording of locally important biodiversity areas and species in County Wicklow, not otherwise protected by legislation and ensure that consideration is given to these in the development management process.</p> <p>CPO 17.14 Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses(rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.</p> <p>CPO 17.15 To protect and enhance wetland sites that are listed as being of C+ or higher importance in the County Wicklow wetlands survey and any subsequent updates or revisions thereof and to implement the recommendations of the County Wicklow wetlands survey.</p> <p>CPO 17.16 Require pollinator friendly landscape management and planting within new developments and on Council owned land.</p> <p>CPO 17.17 Work with statutory authorities to prevent and control the spread of invasive plant and animal species and require, where appropriate Invasive Species Management Plans to be prepared as part of the development management process where necessary.</p> <p><b>Woodlands, trees and hedgerows</b></p> <p>CPO 17.18 To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of long-term sustainability of a stable ecosystem amenity or the environment generally, as set out in Schedule 10.08 and Map 10.08 A, B &amp; C of this plan.</p> <p>CPO 17.19 To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high amenity value generally and in particular where it appears that they are in danger of being felled and in response to requests from local communities.</p> <p>CPO 17.20 Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.</p> <p>CPO 17.21 To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.</p> <p>CPO 17.22 To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.</p> <p>CPO 17.23 To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).</p> <p>CPO 18.3 New development and redevelopment proposals shall wherever possible, integrate nature based solutions to the design, layout and landscaping of development proposals, and in particular to the delivery of linear parks and connected open spaces along watercourses in order to enhance the existing green infrastructure of the local area. All such proposals will be subject to ecological impact assessment.</p> <p>CPO 18.4 To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p>CPO 18.5 To identify and facilitate the provision of linkages along and between green / river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways, bridleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p>CPO 18.6 To promote and facilitate the development of coastal trails linking up with existing recreational trails, creating new linkages between coastal sites and inward linkages to settlements and green spaces in built up areas and extensions to existing facilities where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p>

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

SEA Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>culverted watercourses, proposals should be included to restore or 'daylight' said watercourses with an appropriate riparian zoned in line with CPO 17.26 of the Wicklow County Development Plan. GDK56</p> <p>To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites. In particular, to promote the maintenance of existing and the development of new open spaces and recreational areas linked by green corridors as follows:</p> <ul style="list-style-type: none"> <li>• Along the full coastal area from Greystones to Kilcoole as follows:</li> <li>• Bray Head – Bray to Greystones cliff walk and the coastal zone to the east of same including new marina park –Greystones north beach, marina, harbour – Greystones coastal route and beaches (the Cove, south beach) –Ballygannon – the Murrough European Site at Kilcoole.</li> <li>• Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path</li> <li>• Along Three Trouts Stream from Glen Road, Delgany to the sea</li> <li>• From the R761 at Three Trouts Bridge to Mill Road</li> <li>• Linking Coolagad to Kindlestown Woods</li> <li>• Ballydonarea Loop / Strawberry Lane walk in Kilcoole from Lott Lane to the coast</li> </ul> <p>Part B.8 - European Sites Objectives</p> <ul style="list-style-type: none"> <li>• To protect European Sites and a suitable buffer area from inappropriate development.</li> <li>• Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this LPF<sup>8</sup>.</li> <li>• Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this LPF will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</li> <li>• In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP and LPF as it sees fit.</li> </ul> <p>Part B.10 - Mill Road (SLO2)</p> <ul style="list-style-type: none"> <li>• Mature trees on the eastern and southern boundaries of the</li> </ul>	<p>CPO 18.7 To facilitate the development of green bridges / wildlife crossings over existing physical transport barriers to repair fragmentation of the green infrastructure network caused by such grey infrastructure developments.</p> <p>CPO 18.11 To support the development of greenways, blueways and other access routes along natural corridors while ensuring that there is no adverse impact on the flora and fauna, biodiversity or water quality of natural assets. Wicklow County Council prioritises environmental protection in our design and construction of routes and surface selection. In particular, to support the development of existing and examine the feasibility of new walking, cycling, horse riding and water based routes and trails along the following routes:</p> <ul style="list-style-type: none"> <li>• from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;</li> <li>• the extension of the 'Greystones-Delgany and Kilcoole Greenway' walk around the Phoulaphuca reservoir;</li> <li>• the expansion of a lakeshore walk around the Vartry reservoir;</li> <li>• the extension of the old Shillelagh branch recreational trail - railway walk from Arklow to Shillelagh;</li> <li>• the development of a route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass.</li> <li>• the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;</li> <li>• the Wicklow Way and St. Kevin's Way (as permissive waymarked routes).</li> <li>• the Wicklow to Glendalough "pilgrim walk" incorporating ancient wells.</li> <li>• 'Mountains to the Sea' amenity route incorporating Glendalough, Laragh, Annamoe, Roundwood, Newtownmountkennedy and Kilcoole-Newcastle.</li> </ul> <p>CPO 18.13 To facilitate greater public recreational access to the Wicklow coast and improved linkages between the coast and the coast road, subject to full ecological and heritage impact assessment and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>Recreation and Tourism</b></p> <p>CPO 11.4 To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.</p> <p>CPO 11.6 To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration' in all landscape areas:</p> <ul style="list-style-type: none"> <li>• The following tourist uses will not be permitted within the Area of Outstanding Natural Beauty (both the Mountain Uplands Area and the Coastal Area): Static caravans and mobile homes;</li> <li>• Holiday homes will not be permitted in any landscape category other than urban zones except where they comply with objectives CPO 11.13, CPO 11.14, CPO 11.15 and CPO 11.16.</li> </ul> <p>CPO 11.32 To encourage eco-tourism projects or those tourism projects with a strong environmentally sustainable design and operational ethos.</p> <p>CPO 11.42 To promote and encourage the recreational use of coastline, rivers and lakes and the development of 'blueways' in the County subject to normal environmental protection and management criteria. Where such recreational uses involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.</p> <p>CPO 11.47 Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate.</p> <p>CPO 11.48 Ensure the potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.</p> <p>CPO 11.49 Where projects for new tourism projects identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan</p>

<sup>8</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place

SEA Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>site shall be retained; an area of c. 0.5ha along the Woodlands Road occupied by mature trees shall be developed as part of any development proposals as a local woodland park. If feasible within the retained trees along the southern boundary, development proposals shall provide for a new open stream channel for the existing watercourse currently culverted along the southern site boundary.</p> <p>Part B.10 - Charlesland (SLO3)</p> <ul style="list-style-type: none"> <li>Natural biodiversity areas, mature trees and flood management zones shall be maintained throughout the area and in particular along the Three Trouts Stream, the size and layout of which shall be determined following ecological and site specific flood risk assessment;"</li> </ul> <p>Part B.10 - Coolagad (SLO4)</p> <ul style="list-style-type: none"> <li>The lands identified as OS2 along a watercourse shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on these SLO lands shall protect the water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through the OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse that maintains its natural character.</li> </ul> <p>Part B.10 - Bullford (SLO5)</p> <ul style="list-style-type: none"> <li>Open space shall be provided with each phase of development as follows: - An undisturbed riparian corridor of at least 25m set back from the river (zoned OS2) shall be provided and any existing natural habitats, trees and hedgerows in this area shall be maintained. - A minimum of 0.4ha per 100 houses as fully serviced playing pitches, courts etc - A minimum of 0.15ha per 100 houses for casual recreation space, parks etc. A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space. - 500sqm per 100 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.</li> </ul> <p>Part B.10 - Ballydonarea (SLO6)</p> <ul style="list-style-type: none"> <li>Open space shall be provided as follows - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area. - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway / footpath</li> </ul>	<p>relating to sustainable development.</p> <p><b>Light Pollution Objectives</b></p> <p>CPO 15.17 To ensure that all external lighting whether free standing or attached to a building shall be designed and constructed so as not to cause excessive light spillage, glare, or dazzle motorists, and thereby limiting light pollution into the surrounding environment and protecting the amenities of nearby properties, traffic and wildlife.</p> <p>CPO 15.18 To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences to mitigate impacts, in accordance with the Development &amp; Design Standards set out in this plan.</p> <p>CPO 15.19 To promote the use of low energy LED (or equivalent) lighting.</p> <p>CPO 15.20 To require the design and implementation of a hierarchy of light intensity zones in development schemes to ensure that environmental impact is minimised as far as possible particularly in areas proximate to ecological corridors.</p> <p><b>Coastal Zone Management Objectives</b></p> <p>CPO 19.13 Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan<sup>9</sup>.</p> <p>Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</p> <p><b>Cell 3 Bray Head to Greystones (Rathdown) CPO 19.18</b></p> <ol style="list-style-type: none"> <li>To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply: <ol style="list-style-type: none"> <li>Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;</li> <li>The highest standards of siting and design will be rigorously enforced for any developments in this area;</li> <li>Commercial and industrial development will be prohibited in the cell.</li> </ol> </li> <li>To maintain and enhance the cliff path from Bray to Greystones, while preserving its rugged and natural character.</li> <li>To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity value of the Cliff Walk and the significant economic and social value of the railway line.</li> </ol> <p><b>Cell 4 Greystones Town CPO 19.19</b></p> <ol style="list-style-type: none"> <li>To support the objectives of the relevant Local Area Plan for Greystones – Delgany and Kilcoole, in particular to provide for a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.</li> <li>To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.</li> </ol> <p><b>Cell 5 Greystones to Kilcoole (Ballynerrin) CPO 19.20</b></p> <ol style="list-style-type: none"> <li>To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.</li> <li>To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.</li> <li>To prohibit the development of new dwellings within 100m of the shoreline.</li> <li>To protect all listed views and prospects along the R761 and coast in this cell.</li> <li>To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.</li> <li>To facilitate and support the upgrading of Kilcoole train station and associated facilities.</li> <li>To facilitate coastal protection works (natural, soft and hard engineered), to protect both the ecological and amenity value of</li> </ol>

<sup>9</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

SEA Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character. - Where following ecological assessment, it is found that there are areas within this OS zone suitable for re-development, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc - The open space shall link fully through from Sea Road to Ballydonarea Lane.</p> <p>Part B.10 – Darraghville (SLO9)</p> <ul style="list-style-type: none"> <li>• "Lands zoned OS1 'Open Space' to the west of Darraghville House should be laid as for public amenity use, including the provision of walks and trails down to the walled garden. Within this zone all significant trees and hedgerows shall be retained and enhanced, and the walled garden shall be reused (and repaired if necessary) for community garden purposes;"</li> <li>• "Insofar as is possible, hedgerows should be retained within the lands, with minimum openings for necessary vehicular/active travel crossings."</li> </ul>	<p>the coastline and the significant economic and social value of the railway line.</p> <p><b>Cell 6 Kilcoole - Wicklow Town (The Murrough) CPO 19.21</b></p> <ol style="list-style-type: none"> <li>1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon.</li> <li>2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.</li> <li>3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five Mile Point and Ballybla.</li> <li>4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.</li> <li>6. To prohibit the development of new dwellings within 100m of the shoreline.</li> <li>7. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.</li> <li>8. To protect all listed views and prospects along the R761 and coast in this cell.</li> <li>9. To facilitate the provision of necessary infrastructure, include water infrastructure, to serve the local settlements/area.</li> <li>10. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity and ecological value of the coastline and the significant economic and social value of the railway line.</li> </ol>
<p><b>Population and human health</b></p>	<ul style="list-style-type: none"> <li>• Potential adverse effects arising from flood events.</li> <li>• Potential interactions with human health if effects arise from environmental vectors.</li> </ul>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Local Planning Framework A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>• The area shall be a high quality, attractive and sustainable place to live, visit and conduct business. The combined area shall maximise the potential opportunities associated with its strategic location at the edge of the Dublin Metropolitan Area.</li> <li>• To build on the dynamism between the settlements of Greystones-Delgany and Kilcoole, so that each settlement develops in a mutually dependent and complementary manner as a prosperous and growing community. Each settlement shall have a distinct identity and shall perform a function in sustaining its own local community and in providing enhanced opportunities for the creation of new local enterprise.</li> <li>• Priority locations for new development will be locations served<sup>10</sup> by existing or planned high capacity public transport services; no lands will be identified as 'Priority 1 New Residential' designation if not currently served by existing or planned high capacity public transport service.</li> <li>• To provide for new community, educational and recreational opportunities on serviced / serviceable lands in built up areas principally and greenfield lands at appropriate locations where necessary that are connected to local residential areas with walking, cycling and public transport facilities.</li> <li>• To support the following schemes in Greystones – Delgany: (a) Chapel Road Pedestrian and Cycle Infrastructure Improvement Scheme; (b) Delgany town centre public realm improvements providing for pedestrian / cyclist priority, (c) bus services on Chapel Road, (d) the provision</li> </ul>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p><b>Seveso Sites</b></p> <p>CPO 9.16 The Seveso Directive 96/82/EC as amended by Directive 2003/105/EC and more recently by Directive 2012/18/EU is concerned with the prevention of major accidents that involve dangerous substances and the limitation of their consequences for humans and the environment. It applies to establishments where dangerous substances are produced, used, handled or stored. This EU directive seeks to ensure the safety of people and the environment in relation to major industrial accidents involving dangerous substances.</p> <p>The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) (the "COMAH Regulations", (SI No. 209 of 2015) implement the Seveso III Directive (2012/18/EU) and are the main regulations that give effect to this Directive in Irish law. The National Authority for Occupational Safety Health (i.e. the Health and Safety Authority – HSA) has been designated as the central competent authority for enforcement of these regulations.</p> <p>There is one Seveso site in County Wicklow (as of July 2019), located at Sigma Aldrich Fine Chemicals, Arklow.</p> <p>In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is the objective of the Council to:</p> <ul style="list-style-type: none"> <li>• comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;</li> <li>• where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account:             <ol style="list-style-type: none"> <li>a) prevention of major accidents involving dangerous substances,</li> <li>b) public health and safeguarding of public health, and</li> <li>c) protection of the environment;</li> </ol> </li> <li>• ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and</li> <li>• have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.</li> </ul>

<sup>10</sup> That is, within 1km of DART or 500m walking distance of an existing or planned high frequency bus service.

SEA Statement for Variation No. 4 to the Wicklow County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>of new / improved footpaths and cycleways on all regional roads and local distributor roads.</p> <ul style="list-style-type: none"> <li>To support the following schemes in Kilcoole: (a) Kilcoole Main Street accessibility and public realm improvements providing for pedestrian / cyclist priority (b) pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station, (c) the delivery of an improved distributor route around Kilcoole to 'by-pass' Main Street via use of Lott Lane, Sea Road and the 'Holywell Avenue' to the south of Sea Road as far as the regional road at CCA (d) the provision of new / improved footpaths and cycleways on all regional roads and local distributor roads (e) improvements in walking and cycling infrastructure between Kilcoole and Charlesland, including if feasible an alternative active travel route to the east of the R761, where space is limited for improvements.</li> </ul> <p>GDK2 To support and facilitate improvements to the public realm in Greystones town centre to provide an attractive, comfortable environment for pedestrians, cyclists and users of public transport. Future improvements could include the following:</p> <ul style="list-style-type: none"> <li>Improvements in 'walkability' and 'legibility' via enhancement of pedestrian facilities along public roads (including local laneways) and connections within the town centre, from the town centre to the harbour and to edge of centre residential areas, and improved wayfinding signage;</li> <li>The development of a 'sheltered walkway' between the train station and the park-and-ride;</li> <li>Reduction in the dominance of private vehicles and space dedicated to private vehicles in the public realm, and thereby facilitating the enhancement of space for social interaction and potential use for community and business uses; in particular to support the pedestrianisation of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction;</li> <li>Improvement of quality and consistency of the public realm including more consistency in road surface treatments, paving materials, signage and street furniture;</li> <li>The development of an outdoor arts / creative / community events space within the town; in particular to support the development of an outdoor community space at the La Touche Road car park adjoining the south beach;</li> <li>Improvement to overall enjoyment of the experience of being in Greystones town centre through reductions in traffic, street clutter, overhead cabling and incongruous public realm elements.</li> </ul>	
<b>Soil</b>	<ul style="list-style-type: none"> <li>Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands.</li> <li>Potential for riverbank and coastal erosion.</li> </ul>	<p>Also refer to measures under other environmental components including Water.</p> <p>Local Planning Framework A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>To maintain an agricultural greenbelt between the two settlements.</li> <li>To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield</li> </ul>	<p>Also refer to measures under other environmental components including Water.</p> <p><b>Soils &amp; Geology</b></p> <p>CPO 17.27 Geological and soil mapping where available shall be considered in planning decisions relating to settlement, excavation, flooding, food production value and carbon sequestration, to identify prime agricultural lands (for food production), degraded/contaminated lands (which may have implications for water quality, health, fauna), lands with unstable soils / geology or at risk of landslides, and those which are essential for habitat protection, or have geological significance.</p> <p>CPO 17.28 Protect and enhance 'County Geological Sites' (Schedule 10.10 and Map 10.10 of this plan) from inappropriate development at or in the vicinity of a site, such that would adversely affect their existence, or value.</p> <p>CPO 17.29 To consult with the Geological Survey of Ireland as is deemed necessary, when dealing with any proposals for major developments, which will entail 'significant' ground excavation, such as quarrying, road cuttings, tunnels, major drainage works,</p>

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		<p>locations.</p> <ul style="list-style-type: none"> <li>To utilise to the maximum extent the existing road network rather than one that is dependent on the construction of new distributor roads through greenfield lands.</li> </ul> <p>GDK15 The priority for housing growth shall be the existing built up area of the settlements, on lands zoned 'town centre', 'village centre', 'mixed use' and 'existing residential'. Development shall extend outwards from the centres of Greystones, Delgany and Kilcoole with undeveloped land closest to the centre and public transport routes given priority. 'Leapfrogging' to peripheral areas shall be strongly resisted. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this LPF or the associated tables on the number of units that may be delivered within the built up envelope of the towns.</p> <p>GDK22 To facilitate and support all forms of employment creation on appropriately zoned land in Greystones-Delgany and Kilcoole and to promote the intensification of activities at existing suitable employment locations especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of the County Development Plan and this LPF.</p>	<p>and foundations for industrial or large buildings and complexes.</p> <p>CPO 17.30 To facilitate public access to County Geological Heritage Sites, on the principle of "agreed access" subject to appropriate measures being put in place to ensure public health and safety and subject to the requirements of Article 6 of the Habitats Directive.</p> <p>CPO 17.31 To facilitate the Geological Survey of Ireland, and other interested bodies with the interpretation of geological heritage in Wicklow, and to facilitate the development of a "Wicklow Rock Trail", Geopark or other similar geo-tourism initiatives.</p> <p>CPO 17.32 To facilitate the exploitation of mineral resources, in an environmentally sensitive manner, in accordance with the objectives and control measures set out in Chapter 9 and in the Design &amp; Development standards of this plan.</p>
<b>Water</b>	<ul style="list-style-type: none"> <li>Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology.</li> <li>Increase in flood risk and associated effects associated with flood events.</li> </ul>	<p>Local Planning Framework A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield locations.</li> <li>To provide for new community, educational and recreational opportunities on serviced / serviceable lands in built up areas principally and greenfield lands at appropriate locations where necessary that are connected to local residential areas with walking, cycling and public transport facilities.</li> </ul> <p>GDK17 To require that new residential development represents an efficient use of land and achieves the highest densities suitable to that site subject to the reasonable protection of existing residential amenities and the established character of existing settlements. In promoting higher densities and more compact development, new development should demonstrate compliance with:</p> <ul style="list-style-type: none"> <li>Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH 2024)</li> <li>Design Standards for New Apartments Guidelines for Planning Authorities (DoHLGH 2023)</li> <li>Urban Development and Building height Guidelines for Planning Authorities (DoHLGH 2018)</li> <li>Design Manual for Urban Roads and Streets (DMURS);</li> <li>any subsequent / replacement Ministerial / Government guidelines.</li> </ul> <p>However, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and service constraints, including lack of public mains infrastructure, poor</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>CPO4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.</p> <p>CPO 9.39 To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), the Nitrates National Action Programme and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009 (as amended), with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.</p> <p>Strategic Objective: To promote the development of the County's sea and river fishing industry, to a scale and in a manner, which maximises its contribution to the County's economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.</p> <p>CPO 9.49 To support the sustainable development of the fisheries and aquaculture industry in co-operation with the Department of Agriculture, Food and the Marine and the Inland Fisheries Ireland. The Council will not permit development that has a detrimental impact on the environment. In particular, development that has a detrimental impact on the environmental/ ecological/ water quality of seas, rivers and streams, will not be permitted.</p> <p>CPO 9.50 To facilitate the provision of infrastructure, which is necessary for the development of the fishing and aquaculture industry. Infrastructure and buildings in coastal or riverbank locations should be located in proximity to existing landing facilities and shall be of a design that is compatible with the area. Any development, which by reason of its nature or scale is detrimental to the character or amenity of an area, will not be permitted. Any development in the coastal zone shall comply with the objectives of this plan, as set out in Chapter 19.</p> <p><b>Water Quality Objectives</b></p> <p>CPO 13.1 To ensure and support the implementation of the EU Groundwater Directive and the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>CPO 13.2 To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.</p> <p>CPO 13.3 To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 25m along watercourses should be provided (or</p>

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		<p>road access, steep gradients, flooding issues and significant coverage of natural biodiversity; a lower density of development is preferable. In particular, the planning authority will carefully control new housing development and the density of new development on lands zoned 'RE: Existing Residential' at Blackberry Lane, Kindlestown Upper and Bellevue Demesne.</p> <p>GDK52 Where relevant, applications for development must demonstrate that the proposal for development would not, individually or cumulatively, affect a water body's ability to meet its objectives under the Water Framework Directive.</p> <p>Objective GDK55 To enforce a general presumption against the culverting of watercourses within the LPF area, except where absolutely necessary and justified. Where development is proposed within sites that contain culverted watercourses, proposals should be included to restore or 'daylight' said watercourses with an appropriate riparian zoned in line with CPO 17.26 of the Wicklow County Development Plan.</p> <p>Objective GDK56 To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites. In particular, to promote the maintenance of existing and the development of new open spaces and recreational areas linked by green corridors as follows:</p> <ol style="list-style-type: none"> <li>Along the full coastal area from Greystones to Kilcoole as follows: Bray Head – Bray to Greystones cliff walk and the coastal zone to the east of same including new marina park – Greystones north beach, marina, harbour – Greystones coastal route and beaches (the Cove, south beach) – Ballygannon – the Murrough European Site at Kilcoole.</li> <li>Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path</li> <li>Along Three Trouts Stream from Glen Road, Delgany to the sea</li> <li>From the R761 at Three Trouts Bridge to Mill Road</li> <li>Linking Coolagad to Kindlestown Woods</li> <li>Ballydonarea Loop / Strawberry Lane walk in Kilcoole from Lott Lane to the coast</li> </ol> <p>GDK63 To work with the OPW and any other relevant bodies to address the effects of sea level changes, coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas. To facilitate the provision of new or the reinforcement of existing coastal defences and protection measures where necessary and in particular to consider the implementation of the measures identified in the ECRIPP and any other similar studies that are produced during the lifetime of the LPF. To employ soft engineering techniques or natural solutions as an alternative to hard coastal defence works, wherever feasible.</p> <p>GDK64 Applications for new developments or significant alterations/extension</p>	<p>other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban location) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible.</p> <p>CPO 13.4 To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme.</p> <p>CPO 13.5 To ensure compliance with and to implement the provisions of the Nitrates Directive in so far as it falls within the remit of the Council to do so.</p> <p>CPO 13.6 To encourage and promote the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the River Basin Management Plan.</p> <p>CPO 13.7 To support and facilitate projects and programmes that aim to improve scientific knowledge and public awareness of the importance of natural water quality, and in particular to support the LAWPRO programme in County Wicklow and adjoining counties as appropriate.</p> <p><b>Water Quality, Water Quantity, Amenity and Biodiversity.</b></p> <p>CPO 13.22 To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.</p> <p><b>Flood Management Objectives</b></p> <p>CPO 14.01 To support the implementation of recommendations in the OPW Flood Risk Management Plans (FRMPs), including planned investment measures for managing and reducing flood risk.</p> <p>CPO14.02 To support and facilitate flood management activities, projects or programmes as may arise, including but not limited to those relating to the management of upstream catchments and the use of 'natural water retention' measures, and ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <p>CPO14.03 To recognise the concept of coastal evolution and fluvial flooding as part of our dynamic physical environment, and adopt an adaptive approach to working with these natural processes. The focus of a flood management strategy should not solely be driven by conservation of existing lands; it should recognise that marshes, mud flats and other associated eco-systems evolve and degenerate, and appropriate consideration should be given to the realignment of defences and use of managed retreat and sacrificial flood protection lands to maintain such habitats as part of an overall strategy.</p> <p>CPO 14.04 To ensure the County's natural coastal defences (beaches, sand dunes, salt marshes and estuary lands) are protected and to ensure that their flood defence/management function is not put at risk by inappropriate works or development.</p> <p>CPO14.05 To continue to work with the OPW and other agencies to deliver Flood Defence Schemes in the County as identified in current and future FRMPs, and in particular:</p> <ul style="list-style-type: none"> <li>- Avoca River (Arklow) Flood Defence Scheme;</li> <li>- Avoca River (Avoca) Flood Defence Scheme;</li> <li>- Low cost works in accordance with the OPW's Minor Works Scheme;</li> <li>- Coastal Protection Projects, where funding allows; and</li> <li>- Ensure that development proposals support, and do not impede or prevent, progression of such schemes.</li> </ul> <p>CPO 14.06 To implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).</p> <p>CPO 14.07 To prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Small Town Plans, where considered necessary.</p> <p>CPO 14.08 The zoning of land that has been identified as being at a high or moderate probability of flooding (flood zones A or B) shall be in accordance with the requirements of the Flood Risk Management Guidelines and in particular the 'justification test for development plans' (as set out in Section 4.23 and Box 4.1 of the guidelines).</p> <p>CPO 14.09 Applications for new developments or significant alterations/extension to existing developments in an area at risk of flooding shall comply with the following:</p> <ul style="list-style-type: none"> <li>• Follow the 'sequential approach' as set out in the Flood Risk Management Guidelines.</li> <li>• An appropriately detailed flood risk assessment will be required with all planning applications, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site), taking into account all sources of flooding.</li> <li>• Restrict the types of development permitted in Flood Zone A and Flood Zone B to that which are 'appropriate' to each flood zone, as set out in Tables 3.1 and 3.2 of the guidelines for Flood Risk Management (DoEHLG/OPW, 2009, as amended) unless the 'plan making justification test' has been applied and passed.</li> <li>• Where a site has been subject to and satisfied the 'plan making justification test' development will only be permitted where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.</li> <li>• Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines and the SFRA.</li> </ul>

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		<p>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"> <li>o 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</li> <li>o 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;</li> </ul> <p>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. GDK65</p> <p>With respect to localised drainage issues present in the LPF area:</p> <p>a) new significant development in Kilcoole will only be considered where the development's wastewater drainage arrangements accord with an overall Drainage Area Plan (DAP) which removes / limits need for new pumping and maximises coordination of drainage networks between sites.</p> <p>b) new significant development in the Coolagad – Templecarrig area in north Greystones will only be considered where the development's surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy and an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk on downstream lands.</p> <p>GDK67 Developments, including new/expanded developments and any planned improvements to existing urban spaces, shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPRO 2024.</p>	<p>Where flood zone mapping does not indicate a risk of flooding but the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment will be required to be submitted by an applicant for planning permission and the sequential approach shall be applied as the 'plan making justification test' will not be satisfied.</p> <p>CPO 14.10 To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Management Guidelines 'Justification Test'.</p> <p>CPO 14.11 To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.</p> <p>CPO 14.12 Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.</p> <p>CPO 14.13 Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design; Water Quality, Water Quantity, Amenity and Biodiversity.</p> <p>CPO 14.14 Underground tanks and storage systems shall be permitted as a last resort only where it can be demonstrated the other more sustainable SuDS infrastructure measures are not feasible. In any case underground tanks and storage systems shall not be permitted under public open space, unless there is no other feasible alternative.</p> <p>CPO 14.15 To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.</p> <p>CPO 14.16 For developments adjacent to all watercourses or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse in accordance with the guidelines in 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland.</p> <p><b>Water Systems</b></p> <p>CPO 17.24 To ensure and support the implementation of the EU Groundwater Directive and the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>CPO 17.25 Ensure that floodplains and wetlands are retained for their biodiversity and ecosystems services value and resist development and activities that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of these natural habitats.</p> <p>CPO 17.26 Protect rivers, streams and other water courses by avoiding interference with river / stream beds, banks and channels and maintaining a core riparian buffer zone of generally 25m along watercourses (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban location) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. Structures such as bridges should be clear span, and designed and built in accordance with Inland Fisheries Ireland guidance.</p> <p>CPO 18.16 To protect the quality of bathing waters and to endeavour to ensure that bathing waters achieve "sufficient or better status" and increase the number of bathing waters classified as "good" or "excellent", in accordance with the Bathing Water Directive (Directive 2006/7/EC).</p> <p>CPO 19.5 To work with the OPW and any other relevant bodies to address the effects of sea level changes, coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas.</p>
<p><b>Air and Climatic Factors</b></p>	<ul style="list-style-type: none"> <li>• Potential conflict between development under the Variation and aiming to reduce carbon emissions in line with local, national and</li> </ul>	<p>Local Planning Framework A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>• The development strategy for Greystones-Delgany will be one primarily of consolidation and infill, with no further settlement expansion beyond the previous LAP boundary; the development strategy for Kilcoole will focus on the lands to the east of the Main Street in the Lott Lane area, in order to maximise use of the existing road network, to improve</li> </ul>	<p><b>Air Pollution Objectives</b></p> <p>CPO 15.9 To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).</p> <p>CPO 15.10 To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have approved by the Local Authority construction and/or operation management plans to control such emissions.</p> <p>CPO 15.11 To require activities likely to give rise to air emissions to implement measures to control such emissions, to undertake</p>

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	<p>European environmental objectives.</p> <ul style="list-style-type: none"> <li>Potential conflicts between transport emissions, including those from cars, and air quality.</li> <li>Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors.</li> <li>Potential conflicts with climate adaptation measures including those relating to flood risk management.</li> </ul>	<p>the eastern route around the town centre and to maximise proximity to Kilcoole train station<sup>11</sup>.</p> <ul style="list-style-type: none"> <li>To maintain an agricultural greenbelt between the two settlements.</li> <li>To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield locations.</li> <li>Priority locations for new development will be locations served<sup>12</sup> by existing or planned high capacity public transport services; no lands will be identified as 'Priority 1 New Residential' designation if not currently served by existing or planned high capacity public transport service.</li> <li>To utilise to the maximum extent the existing road network rather than one that is dependent on the construction of new distributor roads through greenfield lands.</li> <li>To provide for new community, educational and recreational opportunities on serviced / serviceable lands in built up areas principally and greenfield lands at appropriate locations where necessary that are connected to local residential areas with walking, cycling and public transport facilities.</li> <li>To support the following schemes in Greystones – Delgany: (a) Chapel Road Pedestrian and Cycle Infrastructure Improvement Scheme; (b) Delgany town centre public realm improvements providing for pedestrian / cyclist priority, (c) bus services on Chapel Road, (d) the provision of new / improved footpaths and cycleways on all regional roads and local distributor roads.</li> <li>To support the following schemes in Kilcoole: (a) Kilcoole Main Street accessibility and public realm improvements providing for pedestrian / cyclist priority (b) pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station, (c) the delivery of an improved distributor route around Kilcoole to 'by-pass' Main Street via use of Lott Lane, Sea Road and the 'Holywell Avenue' to the south of Sea Road as far as the regional road at CCA (d) the provision of new / improved footpaths and cycleways on all regional roads and local distributor roads (e) improvements in walking and cycling infrastructure between Kilcoole and Charlesland, including if feasible an alternative active travel route to the east of the R761, where space is limited for improvements.</li> <li>To support the Wicklow County Council Climate Action Plan 2024-2029.</li> </ul> <p>GDK2 To support and facilitate improvements to the public realm in Greystones town centre to provide an attractive, comfortable environment for pedestrians, cyclists and users of public transport. Future improvements could include the following:</p> <ul style="list-style-type: none"> <li>Improvements in 'walkability' and 'legibility' via</li> </ul>	<p>air quality monitoring and to provide an annual air quality audit.</p> <p><b>Noise Pollution Objectives</b></p> <p>CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure</p> <p>CPO 15.13 To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 2006.</p> <p>CPO 15.14 To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulated by the EPA).</p> <p>CPO 15.15 To require proposals for new developments with the potential to create excessive noise to prepare a construction and/or operation management plans to control such emissions.</p> <p>CPO 15.16 To require activities likely to give rise to excessive noise to install noise mitigation measures to undertake noise monitoring and to provide an annual monitoring audit.</p> <p><b>Climatic Factors</b></p> <p>Climate change action is one of three cross-cutting key principles of the Plan and has been integrated into the Plan in a proactive way with the inclusion of relevant policies and objectives; strategic policy outcomes incorporating climate change mitigation and adaptation into land-use planning, supported by land-use policies and objectives that where relevant incorporate objectives that both mitigate against the source of the causes of climate change and adapt to reduce the impacts of climate change. Climate change action informs objectives in relation to all chapters of the Plan, including the town and settlement plans and the Plan appendices.</p> <p>Given the Plan's remit as a land use framework not all sources and impacts are addressed in the Plan objectives (e.g. impact on insurance costs). The Plan's role in addressing climate change is part of a combined overall effort by Wicklow County Council to fulfil its role in addressing the climate change challenge. Climate change poses a real threat to ecosystems, however these ecosystems including wetlands and woodlands, are important for their role as carbon sinks, water attenuation and flooding protection. As it noted in the RSES, careful land management is needed to ensure that land use changes do not impact on the ability of the natural environment to absorb climate impacts. The Strategic Environmental Assessment and Strategic Flood Risk Assessment also have a key role to play in addressing climate change mitigation and adaptation.</p> <p>The approach taken in crafting the Plan is to identify what are the impacts and sources of climate change, identify the key sectors of the sources of impacts that are relevant to the County Plan as a land use plan and to ensure that these are considered in the crafting of all policies and objectives.</p> <p>Under the provisions of the Climate Action and Low Carbon Development (Amendment) Act 2021, Local Authorities are required to prepare local Climate Action Plans outlining how they are implementing their adopted Climate Action Adaptation and Mitigation strategies. Wicklow's is Climate Action Plan 2024-2029 is adopted and being implemented.</p> <p>Building on existing climate action policies, the RSES identifies the following five areas where Climate Change Action should be targeted in the region namely Built Environment, Sustainable Transport, Energy and Waste, Flood Resilience and Water, and Green Infrastructure and Eco-system services. Provisions relating to these areas have been integrated throughout the County Development Plan.</p>

<sup>11</sup> The growth of Kilcoole to the east will however be constrained by the need to ensure no significant adverse impacts arise from new development on the integrity of 'The Murrough' European Site.

<sup>12</sup> That is, within 1km of DART or 500m walking distance of an existing or planned high frequency bus service.

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>enhancement of pedestrian facilities along public roads (including local laneways) and connections within the town centre, from the town centre to the harbour and to edge of centre residential areas, and improved wayfinding signage;</p> <ul style="list-style-type: none"> <li>• The development of a 'sheltered walkway' between the train station and the park-and-ride;</li> <li>• Reduction in the dominance of private vehicles and space dedicated to private vehicles in the public realm, and thereby facilitating the enhancement of space for social interaction and potential use for community and business uses; in particular to support the pedestrianisation of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction;</li> <li>• Improvement of quality and consistency of the public realm including more consistency in road surface treatments, paving materials, signage and street furniture;</li> <li>• The development of an outdoor arts / creative / community events space within the town; in particular to support the development of an outdoor community space at the La Touche Road car park adjoining the south beach;</li> <li>• Improvement to overall enjoyment of the experience of being in Greystones town centre through reductions in traffic, street clutter, overhead cabling and incongruous public realm elements.</li> </ul> <p>GDK8 To support and promote the development of an alternative vehicular route around Kilcoole town centre (as detailed in Section B.7) in order to remove unnecessary traffic from the town centre, and provide opportunities for urban regeneration and public realm improvements.</p> <p>GDK9 To support and facilitate improvements to the public realm in Kilcoole town centre to provide an attractive, comfortable environment for pedestrians, cyclists and users of public transport. In particular, the following improvements shall be supported and promoted:</p> <ul style="list-style-type: none"> <li>• Reduction in the dominance of private vehicles and space dedicated to private vehicles in the public realm, and in particular in the area between the Main Street – Sea Road Junction and the Church, thereby facilitating the enhancement of space to be devoted to the improvement of pedestrian and cyclist infrastructure and for social interaction and potential use for community and business uses;</li> <li>• Improvements in walking and cycling connections within the town centre, from the town centre to the coast / train station, to local amenity areas / heritage assets (such as the 'mass path' and 'Kilcoole Rock') and to edge of centre residential areas;</li> <li>• The development of additional public parks and squares in the town centre, and other places where the community can interact and avail of community services and enhancement of biodiversity overall;</li> <li>• Improvement of quality and consistency of the public realm including more consistency road surface treatments, paving materials, signage and street furniture.</li> </ul> <p>GDK10 To require the design of all new developments in Kilcoole town centre to be of the highest architectural quality, that reflects the traditional scale / massing, unique design features, materials, format /</p>	

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>patterns of development in the town centre. All new developments (of any scale) shall include a Design Statement showing how the features of the existing town centre have been considered and addressed in the design of any new development.</p> <p>GDK15 The priority for housing growth shall be the existing built up area of the settlements, on lands zoned 'town centre', 'village centre', 'mixed use' and 'existing residential'. Development shall extend outwards from the centres of Greystones, Delgany and Kilcoole with undeveloped land closest to the centre and public transport routes given priority. 'Leapfrogging' to peripheral areas shall be strongly resisted. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this LPF or the associated tables on the number of units that may be delivered within the built up envelope of the towns.</p> <p>GDK22 To facilitate and support all forms of employment creation on appropriately zoned land in Greystones-Delgany and Kilcoole and to promote the intensification of activities at existing suitable employment locations especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of the County Development Plan and this LPF.</p> <p>GDK40 Having regard to the potential longer term education needs in the Greystones – Delgany 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 OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• 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.</li> </ul> <p>GDK44 To support and facilitate the development of new health / medical facilities in principle in all land use zones in this LPF, other than OS1 and OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:</p> <ul style="list-style-type: none"> <li>• The site has excellent public transport and active travel infrastructure in situ, or planned and committed to coincide with a new health / medical facility opening at the site;</li> <li>• 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.</li> </ul> <p>GDK59 New significant residential or mixed use development proposals shall be required to be accompanied by an 'Accessibility Report' that demonstrates that new residents / occupants / employees (including</p>	

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		<p>children and those with special mobility needs) will be able to safely access through means other than the private car</p> <p>(a) local services including shops, schools, health care and recreational facilities, and</p> <p>(b) public transport services.</p> <p>Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity/quality of existing or planned linkages.</p> <p>GDK60</p> <p>To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:</p> <p>a) Pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station</p> <p>b) Pedestrian and cycling infrastructure from Kilcoole to Charlesland, which may be in the form of improvements to the existing Regional Road R761 or, where the existing road configuration does not allow for this, a new pedestrian and cycling route from Ballygannon (north Kilcoole) to Charlesland to the east of the regional road'. The location and layout of any such route shall be determined following a comprehensive route selection process and consultation with affected landowners, and in particular shall ensure no adverse impacts on working farms in the area.</p> <p>c) Pedestrian and cycling infrastructure from Kilcoole to Newtownmountkennedy</p> <p>d) Pedestrian infrastructure along the full length of Priory Road from Eden Gate to Delgany</p> <p>e) Pedestrian infrastructure from Delgany to Kindlestown Woods</p> <p>f) Pedestrian and cycling safety improvements on the Charlesland dual carriageway from Kilcoole Road to Mill Road</p> <p>g) Pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (from Burnaby Lawns east being part of Pathfinder Programme)</p> <p>h) Pedestrian and cycling safety improvements from Greystones station to the harbour via Church Road and Victoria Road</p> <p>i) Pedestrian and cycling safety improvements along Church Lane</p> <p>j) Pedestrian and cycling infrastructure from Church Road to the harbour via La Touche Place and Trafalgar Road, including the potential development of a new foot/cycle bridge over the railway line</p> <p>k) Pedestrian and cycling infrastructure along the Kilcoole Road from Killincarrig crossroads to Knockroe roundabout</p> <p>l) Pedestrian and cycling infrastructure from Charlesland Wood to Mill Road via Burnaby Lawns including a new bridge across the Three Trout's River</p> <p>m) Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment<sup>13</sup></p> <p>n) Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction</p> <p>o) Greystones Pathfinder programme</p>	

<sup>13</sup> A Home Zone is street or group of streets designed to meet the needs of pedestrians, cyclists, children and residents and where the dominance of the car is reduced. The concept is that the space is shared between all users, rather than one user mode having priority, and vehicular through-traffic is removed. For more information see DMURS [www.dmurs.ie](http://www.dmurs.ie)

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		<p>p) Safe Routes to Schools programme</p> <p>q) National Cycle Plan and the NTA Greater Dublin Area Cycle Network Plan</p> <p>r) Pedestrian and cycling infrastructure from Prettybush Corner to Kilquade</p> <p>s) Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights</p> <p>t) Enhanced pedestrian and cycling infrastructure along R761 from Killincarrig to Templecarrig</p> <p>GDK61 In order to facilitate the delivery of improved pedestrian / cyclists safety, public realm enhancement programmes and vehicular movement improvements in the LPF area, to support and facilitate the delivery of the following schemes:</p> <p>a) In order to improve pedestrian and cyclist safety and to allow for future improvements to the public realm in Delgany village: the 'Delgany Village Accessibility Scheme;</p> <p>b) In order to improve pedestrian and cyclist safety between Delgany and Blacklion: the 'Convent Road Active Travel Scheme';</p> <p>c) In order to improve pedestrian and cyclist safety in Kilcoole town centre and to allow for future improvements to the public realm on Kilcoole Main Street particularly in the area between 'Upper Green' and 'Sylvan Lawns': the improvement of the alternative route to the east of Kilcoole to 'by-pass' the core town centre. This route commences at the R761 junction with Lott Lane at Kilcoole Community Centre, continues along Lott Lane to Sea Road and onto 'Holywell Avenue' to the south of Sea Road, as far as the regional road at CCA. Improvement shall include the re-design of various existing junctions in order to give priority to this route as shown on Map No. 5 as Objective GDK61.</p> <p>d) The Killincarrig Improvement Scheme.</p> <p>Where such improvements are located on designated development land, the development shall be so delivered to provide for those elements of the scheme within that site.</p> <p>GDK62 To cooperate with NTA, Iarnrod Eireann and other relevant transport planning bodies in the delivery of a high quality, integrated and accessible transport system in the LPF area. In particular to support and facilitate the following schemes / programmes:</p> <p>a) The improvement of mainline train and DART services including (but not limited to):</p> <ul style="list-style-type: none"> <li>- to facilitate all options available to increase capacity through Bray Head;</li> <li>- to support the delivery of the DART+ programme;</li> <li>- to support electrification of the rail line south of Greystones and the provision of high speed and high frequency services on the existing underutilised south east rail line to south Wicklow, and</li> <li>- to support improvements to Greystones and Kilcoole train stations</li> </ul> <p>b) The improvement of existing and provision of new bus services within the LPF area and linking the LPF area to the wider County and to Dublin including (but not limited to):</p> <ul style="list-style-type: none"> <li>- supporting the development and delivery of bus service enhancement projects, including BusConnects and measures to improve bus priority such as additional bus lanes and priority signalling etc as may be deemed appropriate;</li> <li>- facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted).</li> </ul> <p>GDK66 In collaboration and with the support of the relevant transport</p>	

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		<p>agencies, to prepare a Local Transport Plan for Greystones-Delgany and Kilcoole LPF and integrate its provisions into the LPF as appropriate.</p> <p>Part B.7 Infrastructure &amp; Services</p> <p>The detail associated with new transport or green/blue infrastructure projects referred to in this LPF, including locations and associated mapping, that are not already permitted or provided for by existing plans / programmes / etc. is non-binding and indicative. Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the LPF relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.</p> <p>Part B.10 - Mill Road/South Beach (SLO1)</p> <ul style="list-style-type: none"> <li>An attractive, supervised and easily accessible green link shall be shall be to the forefront of any overall design linking the lands to the north (to Greystones town centre, beach and station) and to the south (linking to SLO3 lands), which could form part of the Greystones to Wicklow coastal greenway.</li> </ul> <p>Part B.10 - Charlesland (SLO3)</p> <ul style="list-style-type: none"> <li>A 'green link' including walking/cycling infrastructure shall be to the forefront of the overall design and shall be determined prior to any redevelopment / reorganisation of the space, linking the lands with the SLO1 lands to the north and Shoreline Sports Park to the west. Any such route shall also link with options for the Greystones – Wicklow coastal greenway. The green link should be an attractive, supervised and easily accessible link that is a planted and well-landscaped open space.</li> </ul> <p>Part B.10 - Coolagad (SLO4)</p> <ul style="list-style-type: none"> <li>The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in the north Greystones area.</li> </ul> <p>Part B.10 - Bullford (SLO5)</p> <ul style="list-style-type: none"> <li>The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre, adjoining residential areas and existing transport services.</li> </ul> <p>Part B.10 - Ballydonarea (SLO6)</p> <ul style="list-style-type: none"> <li>The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre and existing transport services.</li> </ul> <p>Part B.10 - Convent Lands (SLO 8)</p> <ul style="list-style-type: none"> <li>The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to Delgany / to existing transport services and to other new developments to the west.</li> </ul>	

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>Part B.10 – Darraghville (SLO9)</p> <ul style="list-style-type: none"> <li>“Primary pedestrian and cyclist only access shall be provided from Kilcoole Main Street/R761 through lands zoned OS1 ‘Open Space’ to the east of Darraghville House, leading past the house through lands zoned RN1 ‘New Residential – Priority 1’ and connecting to the mass path, alongside a range of other pedestrian and cyclist routes through the lands.”</li> </ul> <p>Part B.10 - Lott Lane (SLO 10)</p> <ul style="list-style-type: none"> <li>“Development should allow for pedestrian and cyclist only access from the Lott Lane housing development to the immediate south, to allow for ease of access to Active Open Space facilities within the SLO.”</li> </ul> <p>Part B.10 - Ballycrone (SLO 11)</p> <ul style="list-style-type: none"> <li>“Vehicular Access to the AOS ‘Active Open Space’ lands shall be via employment lands to the west. Vehicular access to these AOS ‘Active Open Space’ lands shall strictly not be via residential zones. Design measures shall be integrated in the development of RN1 ‘New Residential – Priority 1’ lands to ensure no access, including drop offs or temporary parking, for the AOS lands. Any access via Sherlock’s Lane shall be for pedestrians/cyclists only and development shall maintain the rural character of the lane.”</li> </ul> <p>Part B.10 - Coolagad East (SLO 12)</p> <ul style="list-style-type: none"> <li>“Access for pedestrians and cyclists only shall be provided through the RN1 lands into SLO4 Coolagad.”</li> </ul>	
<p><b>Material Assets</b></p>	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures</li> </ul>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and various Land Use Zoning provisions.</p> <p>Local Planning Framework A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>The development strategy for Greystones-Delgany will be one primarily of consolidation and infill, with no further settlement expansion beyond the previous LAP boundary; the development strategy for Kilcoole will focus on the lands to the east of the Main Street in the Lott Lane area, in order to maximise use of the existing road network, to improve the eastern route around the town centre and to maximise proximity to Kilcoole train station<sup>14</sup>.</li> <li>To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield locations.</li> <li>Priority locations for new development will be locations served<sup>15</sup> by existing or planned high capacity public transport services; no lands will be identified as ‘Priority 1 New Residential’ designation if not currently served by existing or planned high capacity public transport service.</li> <li>To utilise to the maximum extent the existing road network rather than one that is dependent on the construction of new distributor roads through greenfield lands.</li> </ul>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and various Land Use and Phasing provisions.</p> <p>Strategic Objective: To support and facilitate the exploitation of County Wicklow’s natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area.</p> <p>CPO 9.54 To have regard to the following guidance documents (as may be amended, replaced or supplemented) in the assessment of planning applications for quarries and ancillary facilities:</p> <ul style="list-style-type: none"> <li>‘Quarries and Ancillary Activities: Guidelines for Planning Authorities’ (2004, DoEHLG);</li> <li>‘Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non Scheduled Minerals)’, EPA 2006;</li> <li>‘Archaeological Code of Practice between the DoEHLG and the Irish Concrete Federation’ 2009;</li> <li>‘Geological Heritage Guidelines for the Extractive Industry’, 2008; and</li> <li>‘Wildlife, Habitats and the Extractive Industry – Guidelines for the protection of biodiversity within the extractive industry’, NPWS 2009.</li> </ul> <p>Strategic Objective: To support and facilitate the exploitation of County Wicklow’s natural aggregate resources in a manner, which does not unduly impinge on the environmental quality, and the visual and residential amenity of an area.</p> <p><b>Water Infrastructure Objectives</b></p> <p><b>Water Supply Objectives</b></p> <p>CPO 13.8 In order to fulfil the objectives of the Core Strategy and settlement strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water’s Water Services Investment Programme, to ensure the provision of sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in particular, to endeavour to secure the delivery of regional and strategic water supply schemes and any other smaller, localised water improvement schemes required during the lifetime of the plan, as well as programmes to consolidate, and improve supply and resilience under the National Water Resource Plan. In particular, to support and facilitate the delivery of new / improved water treatment supplies and storage infrastructure in the following settlements/areas:</p> <ul style="list-style-type: none"> <li>- Newtownmountkennedy</li> <li>- Rathdrum</li> </ul>

<sup>14</sup> The growth of Kilcoole to the east will however be constrained by the need to ensure no significant adverse impacts arise from new development on the integrity of ‘The Murrough’ European Site.

<sup>15</sup> That is, within 1km of DART or 500m walking distance of an existing or planned high frequency bus service.

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	<p>the mitigation of potential conflicts).</p> <ul style="list-style-type: none"> <li>Increases in waste levels.</li> <li>Potential impacts upon public assets and infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>To provide for new community, educational and recreational opportunities on serviced / serviceable lands in built up areas principally and greenfield lands at appropriate locations where necessary that are connected to local residential areas with walking, cycling and public transport facilities.</li> <li>To support the following schemes in Greystones – Delgany: (a) Chapel Road Pedestrian and Cycle Infrastructure Improvement Scheme; (b) Delgany town centre public realm improvements providing for pedestrian / cyclist priority, (c) bus services on Chapel Road, (d) the provision of new / improved footpaths and cycleways on all regional roads and local distributor roads.</li> <li>To support the following schemes in Kilcoole: (a) Kilcoole Main Street accessibility and public realm improvements providing for pedestrian / cyclist priority (b) pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station, (c) the delivery of an improved distributor route around Kilcoole to 'by-pass' Main Street via use of Lott Lane, Sea Road and the 'Holywell Avenue' to the south of Sea Road as far as the regional road at CCA (d) the provision of new / improved footpaths and cycleways on all regional roads and local distributor roads (e) improvements in walking and cycling infrastructure between Kilcoole and Charlesland, including if feasible an alternative active travel route to the east of the R761, where space is limited for improvements.</li> </ul> <p>GDK15 The priority for housing growth shall be the existing built up area of the settlements, on lands zoned 'town centre', 'village centre', 'mixed use' and 'existing residential'. Development shall extend outwards from the centres of Greystones, Delgany and Kilcoole with undeveloped land closest to the centre and public transport routes given priority. 'Leapfrogging' to peripheral areas shall be strongly resisted. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this LPF or the associated tables on the number of units that may be delivered within the built up envelope of the towns.</p> <p>GDK17 To require that new residential development represents an efficient use of land and achieves the highest densities suitable to that site subject to the reasonable protection of existing residential amenities and the established character of existing settlements. In promoting higher densities and more compact development, new development should demonstrate compliance with:</p> <ul style="list-style-type: none"> <li>Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH 2024)</li> <li>Design Standards for New Apartments Guidelines for Planning Authorities (DoHLGH 2023)</li> <li>Urban Development and Building height Guidelines for Planning Authorities (DoHLGH 2018)</li> <li>Design Manual for Urban Roads and Streets (DMURS);</li> <li>any subsequent / replacement Ministerial / Government guidelines.</li> </ul> <p>However, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and</p>	<ul style="list-style-type: none"> <li>- Dunlavin</li> <li>- The areas and settlements covered by the Mid Wicklow Water Supply Scheme</li> </ul> <p>CPO 13.9 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plans, the Groundwater Protection Scheme and source protection plans for public water supplies.</p> <p>CPO 13.10 To require new developments to connect to public water supplies where services are adequate or where they will be provided in the near future, or where extension of an adjacent water supply system is technically and environmentally feasible.</p> <p>CPO 13.11 Where connection to an existing public water supply is not possible, or the existing supply system does not have sufficient capacity, the provision of a private water supply will be only permitted where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health, would not impact on the source or yield of an existing supply, particularly a public supply or would not adversely affect the ability of water bodies to meet the objectives of the Water Framework Directive. Private water supplies for multi-house developments will not be permitted.</p> <p><b>Water Demand Objectives</b></p> <p>CPO 13.14 To require all new developments to integrate water demand reduction designs and technologies in all aspects of the development including but not limited to</p> <ul style="list-style-type: none"> <li>- Installation of water efficient equipment;</li> <li>- Provision of dual flush toilets, cistern bags or other similar technologies;</li> <li>- Construction of grey water systems to allow for the re-use of wastewater from sinks, shower drains or washing machines;</li> <li>- Provision of rainwater harvesting equipment;</li> <li>- The use of low maintenance plants in the design of landscaping;</li> <li>- In manufacturing, use of process or cooling loops, counter current rinsing and batch processing, or increasing the recycle rate of cooling towers.</li> </ul> <p><b>Waste Water Objectives</b></p> <p>CPO 13.15 In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's Water Services Investment Programme, to ensure that all lands zoned or identified for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes. In particular, to support and facilitate the delivery of new / improved wastewater treatment plants in the following settlements:</p> <ul style="list-style-type: none"> <li>- Arklow</li> <li>- Greystones-Delgany and Kilcoole</li> <li>- Aughrim</li> <li>- Tinahely</li> <li>- Avoca</li> <li>- Laragh – Glendalough</li> <li>- Lakes area around Greystones-Delgany and Kilcoole</li> <li>- Large and Small Villages</li> </ul> <p>CPO 13.16 Permission will be considered for private wastewater treatment plants for single rural houses where:</p> <ul style="list-style-type: none"> <li>the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;</li> <li>the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);</li> <li>the proposed method of treatment and disposal complies with Wicklow County Council's Policy for Wastewater Treatment &amp; Disposal Systems for Single Houses (PE ≤ 10) and the Environmental Protection Agency "Waste Water Treatment Manuals"; and</li> <li>in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.</li> </ul> <p>CPO 13.17 Private wastewater treatment plants for multi-house developments will not be permitted.</p> <p>CPO 13.18 Private wastewater treatment plants for commercial / employment generating development will only be considered where:</p> <p>Irish Water has confirmed the site is due to be connected to a future public system in the area or Irish Water has confirmed there are no plans for a public system in the area;</p> <p>It can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria; and</p> <p>An annually renewed contract for the management and maintenance of the system is contracted with a reputable company /</p>

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		<p>service constraints, including lack of public mains infrastructure, poor road access, steep gradients, flooding issues and significant coverage of natural biodiversity; a lower density of development is preferable. In particular, the planning authority will carefully control new housing development and the density of new development on lands zoned 'RE: Existing Residential' at Blackberry Lane, Kindlestown Upper and Bellevue Demesne.</p> <p>GDK22 To facilitate and support all forms of employment creation on appropriately zoned land in Greystones-Delgany and Kilcoole and to promote the intensification of activities at existing suitable employment locations especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of the County Development Plan and this LPF.</p> <p>GDK18 Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents. New significant residential or mixed use development proposals (of which residential development forms a component), shall be required to be accompanied by a Social Infrastructure Audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.</p> <p>GDK32 To support and facilitate the improvement of existing and development of additional recreational infrastructure at beaches, harbours and coastlines in the LPF area, including (but not limited to): improvements to coastal access, including for those with disabilities;</p> <ul style="list-style-type: none"> <li>• improvement of existing or development of new toilets, changing facilities, waste disposal facilities etc;</li> <li>• improvement of existing or development of new appropriately scaled and located car parking;</li> <li>• infrastructure supporting swimming, sailing and other watersports; shore fishing and bird watching;</li> <li>• subject to ensuring no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites along the coast or on the flora and fauna, biodiversity or water quality of these areas.</li> </ul> <p>GDK57 The Council recognises the recreational and heritage conservation importance of the preservation, protection, enhancement, maintenance and improvement, for the common good, of public rights of way providing access to seashores, mountains, lakeshores, riverbanks or other places of natural beauty or recreational utility by ensuring that new developments do not materially restrict or block the routes [pathways/trackways/laneways] of those PROWs. Developments will not be permitted where the established recreational utility or otherwise of a PROW would be compromised or lost altogether, unless specific proposals are made by the developer as part of a planning application to:</p> <p>a) Develop a new route-way to replace the route-way of the existing PROW in full or to realign a section of such a route-way, in manner that ensures that new routeway/ realigned section of route-way is of similar character, capacity and function of the route/part of a route of the PROW that it is to replace; and</p> <p>b) Appropriate legal procedures have been undertaken to extinguish the</p>	<p>person, details of which shall be provided to the Local Authority.</p> <p>CPO 13.19 Where any application for a private treatment plant would require a discharge licence under the Water Pollution Acts, a simultaneous application for same shall be required to be made when submitting the planning application.</p> <p><b>Storm &amp; Surface Water Infrastructure Objectives</b></p> <p>CPO 13.20 Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.</p> <p>CPO 13.21 Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design;</p> <p><b>Solid Waste Management Objectives</b></p> <p>CPO 15.1 To require all developments likely to give rise to significant quantities of waste, either by virtue of the scale of the development or the nature of the development (e.g. one that involves demolition) to submit a construction management plan, which will outline, amongst other things, the plan to minimise waste generation and the plan to protect the environment with the safe and efficient disposal of waste from the site.</p> <p>CPO 15.2 To require all new developments, whether residential, community, agricultural or commercial to make provision for storage and recycling facilities (in accordance with the standards set out in Development &amp; Design Standards of this plan).</p> <p>CPO 15.3 To facilitate the development of existing and new waste prevention and recovery facilities and in particular, to facilitate the development of 'green waste' recovery sites.</p> <p>CPO 15.4 To facilitate the development of waste-to-energy facilities, particularly the use of landfill gas and biological waste.</p> <p>CPO 15.5 To have regard to the Council's duty under the 1996 Waste Management Act (as amended), to provide and operate, or arrange for the provision and operation of, such facilities as may be necessary to promote reuse or for the recovery and disposal of household waste arising within its functional area.</p> <p>CPO 15.6 To facilitate the development of sites, services and facilities necessary to achieve implementation of the objectives of the Regional Waste Management Plan.</p> <p><b>Hazardous Waste Objectives</b></p> <p>CPO 15.7 To facilitate the development of sites, services and facilities for the disposal of hazardous household wastes in accordance with the objectives of the Regional Waste Management Plan.</p> <p>CPO 15.8 In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to:</p> <ul style="list-style-type: none"> <li>• comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;</li> <li>• where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;</li> <li>• ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and</li> <li>• have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.</li> </ul> <p>CPO 18.2 To protect existing green infrastructure resources and to facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the benefits that can be achieved with regard to the following:</p> <ul style="list-style-type: none"> <li>• provision of open space amenities,</li> <li>• sustainable management of water,</li> <li>• protection and management of biodiversity,</li> <li>• protection of cultural heritage, and</li> <li>• protection of protected landscape sensitivities.</li> </ul> <p>CPO 19.1 To review and update the County Development Plan if necessary to ensure that it is consistent with the following:</p> <ul style="list-style-type: none"> <li>• the National Marine Planning Framework following its adoption, and</li> <li>• the Marine Planning and Development Management Act (following its enactment)</li> </ul> <p>CPO 19.2 To work with the Department of Housing, Planning and Local Government and other relevant government departments and bodies on marine planning with particular reference to the following areas;</p> <ul style="list-style-type: none"> <li>• the implementation of the National Marine Planning Framework (following its adoption),</li> <li>• the implementation of any future Marine Planning and Development Management Act in so far as it relates to the duties and functions of the Planning Authority,</li> <li>• the designation of the nearshore area for County Wicklow,</li> </ul>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		existing PROW (or part thereof) and to establish an entirely new route way or a realigned section of the existing route of a PROW.	<ul style="list-style-type: none"> <li>the preparation of any sub-regional plans for the maritime area and nearshore area, CPO 19.12 To facilitate the provision of new or the reinforcement of existing coastal defences and protection measures where necessary along the full coastline of the County and in particular to consider the implementation of the measures identified in the Murrrough Coastal Protection Study, the draft East Coast Erosion Study and any other similar studies that are produced during the lifetime of the plan. To employ soft engineering techniques or natural solutions as an alternative to hard coastal defence works, wherever feasible.</li> </ul>
<b>Cultural Heritage</b>	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.</li> </ul>	<p>GDK1 To promote Greystones town centre in the first instance as the priority location within the settlement of Greystones for new residential, retail / retail services and employment through the development of vacant or underutilised sites and via the reconfiguration / redevelopment of existing low density development, while at all times respecting the character and heritage of the town centre and particularly designated ACAs. In particular, to support the development of opportunity sites in accordance with the specific criteria set out for each identified area within this Local Area Plan.</p> <p>GDK3 To support opportunities for new development in Delgany village centre that will add to the vitality and vibrancy of the village, and particularly those that enhance the retail / retail services offer and community infrastructure for the local community through the development of underutilised sites and via the reconfiguration/redevelopment of existing lower density development, while at all times respecting the character and heritage of the village, a designated ACA.</p> <p>GDK5 To require the design of all new developments in Delgany village centre to be of the highest architectural quality, that reflects the traditional scale / massing, unique design features, materials, format / patterns of development in the village centre. All new developments (of any scale) shall include a Design Statement showing how the features of the existing village have been considered and addressed in the design of any new development.</p> <p>GDK10 To require the design of all new developments in Kilcoole town centre to be of the highest architectural quality, that reflects the traditional scale / massing, unique design features, materials, format / patterns of development in the town centre. All new developments (of any scale) shall include a Design Statement showing how the features of the existing town centre have been considered and addressed in the design of any new development.</p> <p>GDK20 1. Any new development on lands zoned RS (Special Residential) at 'The Old Burnaby' ACA shall be restricted to a lower density (not exceeding 10 units per hectare), and a design and height that reflect the character of this existing historical residential area. All applications within this area shall include Architectural Heritage Impact Assessment in support of the development. [...]</p> <p>GDK45 To ensure the protection of all structures, items and features contained in the Record of Protected Structures. To positively consider proposals to alter or change the use of protected structures so as to render them viable for modern use, subject to architectural heritage assessment and to demonstration by a suitably qualified Conservation Architect / or other relevant expertise that the structure, character, appearance and setting will not be adversely affected and suitable design, materials and construction methods will be utilised.</p> <p>GDK46 To seek (through the development management process) the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as traditional dwellings and outbuildings, historic shopfronts, thatched roofs and historic features such as stone walls and milestones. The demolition of vernacular buildings will</p>	<p>CPO 4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.</p> <p>CPO 5.17 To harness and integrate the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive reuse, recognising its important contribution to placemaking. New development should respect and complement the historic fabric of existing towns and villages – the traditional street patterns, plot sizes, mix of building types, distinctive paving and attractive street furniture.</p> <p>CPO 5.18 To protect, integrate and enhance heritage assets, including attractive streetscapes and historic buildings, through appropriate reuse and regeneration and restrict inappropriate development that would undermine the settlement's identity, heritage and sense of place.</p> <p><b>Archaeology Objectives</b></p> <p>CPO 8.1 To secure the preservation of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In the development management process, there will be a presumption of favour of preservation in-situ or, as a minimum, preservation by record. In securing such preservation the planning authority will have regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.</p> <p>CPO 8.2 No development in the vicinity of a feature included in the Record of Monuments &amp; Places (RMP) or any other site of archaeological interest will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.</p> <p>CPO 8.3 Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance as identified in Schedules 08.01 &amp; 08.02 and Maps 8.01 &amp; 8.02 of this plan) shall be subject to an archaeological assessment.</p> <p>CPO 8.4 To require archaeological assessment for all developments with the potential to impact on the archaeological heritage of riverine, intertidal or sub tidal environments.</p> <p>CPO 8.5 To facilitate new or improved public access to and erection of appropriate interpretive signage at National Monuments, archaeological sites, castles, sites of historic interest and archaeological landscapes in State or private ownership, as identified in Schedule 08.02 and Map 8.02 of this plan, in co-operation with landowners.</p> <p>CPO 8.6 To protect the integrity of Baltinglass Hills archaeological landscape including identified monuments and their wider setting by resisting development that may adversely impact upon the significance and understanding of this important landscape.</p> <p>CPO 8.7 To support the inscription of Glendalough to Ireland's tentative UNESCO World Heritage Site list and promote a conservation led approach to facilitating visitor access and enjoyment of this internationally significant landscape.</p> <p>CPO 8.8 To protect and promote the characteristics of historic towns in County Wicklow identified as zones of archaeological potential in the Record of Monuments and Places (RMP), ensuring that cognisance is given in relevant development proposals to retaining existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.</p> <p>CPO 8.9 To protect and promote the conservation of historic burial grounds (those that are generally no longer in use but which may contain sites and features on the Record of Monuments and Places (RMP) and/or RPS) and support greater public access to these where possible.</p> <p><b>Architectural Heritage Objectives</b></p> <p>CPO 8.10 To protect, conserve and manage the built heritage of Wicklow and to encourage sensitive and sustainable development to ensure its preservation for future generations.</p> <p>CPO 8.11 To support the work of the National Inventory of Architectural Heritage (NIAH) in collecting data relating to the architectural heritage, including the historic gardens and designed landscapes, of the County, and in the making of this information widely accessible to the public, and property owners.</p> <p>CPO 8.12 To have regard to 'Architectural Heritage Protection: Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.</p> <p><b>Record of Protected Structures Objectives</b></p> <p>CPO 8.13 To ensure the protection of all structures, items and features contained in the Record of Protected Structures.</p> <p>CPO 8.14 To positively consider proposals to alter or change the use of protected structures so as to render them viable for modern use, subject to architectural heritage assessment and to demonstration by a suitably qualified Conservation Architect / or other relevant expertise that the structure, character, appearance and setting will not be adversely affected and suitable design,</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
		<p>be discouraged.</p> <p>GDK47 Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals, shall be considered for protection. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable.</p> <p>GDK47 To protect the historic and traditional rural character of the 'Kilcoole Town Centre Character Area' through the implementation of the following requirements:</p> <ul style="list-style-type: none"> <li>All new developments shall provide a high standard of urban design that is reflective of and is influenced by Kilcoole's historic and traditional rural character.</li> <li>In the consideration of new development, particular attention shall be paid to ensuring that the character and setting of both protected structures and non-protected but vernacular buildings are maintained and enhanced.</li> </ul> <p>Part B.10 – Darraghville (SL09)</p> <ul style="list-style-type: none"> <li>"The curtilage and setting of Darraghville House (a protected structure) shall be protected, including any features within the wider lands associated with the previous Demesne."</li> </ul>	<p>materials and construction methods will be utilised.</p> <p>CPO 8.15 All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection.</p> <p>CPO 8.16 To support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc) previously existed.</p> <p>CPO 8.17 To strongly resist the demolition of protected structures or features of special interest unless it can be demonstrated that exceptional circumstances exist. All such cases will be subject to full heritage impact assessment and mitigation.</p> <p><b>Other Structures &amp; Vernacular Architecture Objectives</b></p> <p>CPO 8.18 To seek (through the development management process) the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as traditional dwellings and outbuildings, historic shopfronts, thatched roofs and historic features such as stone walls and milestones. The demolition of vernacular buildings will be discouraged.</p> <p>CPO 8.19 Development proposals affecting vernacular buildings and structures will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning application process.</p> <p>CPO 8.20 Where an item or a structure (or any feature of a structure) is considered to be of heritage merit (where not identified in the RPS), the Planning Authority reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County's architectural heritage.</p> <p><b>Architectural Conservation Area Objectives</b></p> <p>CPO 8.21 Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals, shall be considered for protection. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable.</p> <p>CPO 8.22 The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole. Schemes for the conservation and enhancement of the character and appearance of Architectural Conservation Areas will be promoted. In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles will apply:</p> <ul style="list-style-type: none"> <li>Proposals will only be considered where they positively enhance the character of the ACA.</li> <li>The siting of new buildings should, where appropriate retain the existing street building line.</li> <li>The mass of the new building should be in scale and harmony with the adjoining buildings, and the area as a whole, and the proportions of its parts should relate to each other, and to the adjoining buildings.</li> <li>Architectural details on buildings of high architectural value should be retained wherever possible. Original features, which are important to a building's character such as window type, materials, detailing, chimneys, entrances and boundary walls, both within and outside the architectural conservation area should be retained where possible.</li> <li>A high standard of shopfront design relating sympathetically to the character of the building and the surrounding area will be required.</li> <li>The materials used should be appropriate to the character of the area. Planning applications in ACAs should be in the form of detailed proposals, incorporating full elevational treatment and colours and materials to be used.</li> <li>Where modern architecture is proposed within an ACA, the application should provide details (drawings and/or written detail) on how the proposal contributes to, or does not detract from the attributes of the ACA.</li> </ul> <p>CPO 8.23 To consider the designation of further ACAs for towns and villages in County Wicklow, when preparing future local plans, and as deemed appropriate.</p> <p>CPO 8.24 To establish, where it is considered appropriate, "Areas of Special Planning Control", if it is considered that all or part of an Architectural Conservation Area is of special importance to the civic life or the architectural, historical, cultural or social character of a town or village in which it is situated.</p> <p><b>Historical &amp; Cultural Heritage Objectives</b></p> <p>CPO 8.25 To protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RPS.</p> <p>CPO 8.26 To facilitate access to and appreciation of areas of historical and cultural heritage, through the development of appropriate trails and heritage interpretation, in association with local stakeholders and site landowners, having regard to the public safety issues associated with such sites.</p> <p>CPO 8.27 To facilitate future community initiatives to increase access to and appreciation of railway heritage, through preserving the routes of former lines free from development.</p>

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Existing Wicklow County Development Plan measures <sup>4</sup> , including:
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.</li> </ul>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Local Planning Framework A3.4 Development Strategy:</p> <ul style="list-style-type: none"> <li>• To maintain an agricultural greenbelt between the two settlements.</li> <li>• To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield locations.</li> <li>• To ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this LPF will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</li> </ul> <p>GDK17 To require that new residential development represents an efficient use of land and achieves the highest densities suitable to that site subject to the reasonable protection of existing residential amenities and the established character of existing settlements. In promoting higher densities and more compact development, new development should demonstrate compliance with:</p> <ul style="list-style-type: none"> <li>• Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DoHLGH 2024)</li> <li>• Design Standards for New Apartments Guidelines for Planning Authorities (DoHLGH 2023)</li> <li>• Urban Development and Building height Guidelines for Planning Authorities (DoHLGH 2018)</li> <li>• Design Manual for Urban Roads and Streets (DMURS);</li> <li>• any subsequent / replacement Ministerial / Government guidelines.</li> </ul> <p>However, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and service constraints, including lack of public mains infrastructure, poor road access, steep gradients, flooding issues and significant coverage of natural biodiversity; a lower density of development is preferable. In particular, the planning authority will carefully control new housing development and the density of new development on lands zoned 'RE: Existing Residential' at Blackberry Lane, Kindlestown Upper and Bellevue Demesne.</p> <p>GDK50 Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the LPF area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>CPO 4.15 To protect and promote the quality, character and distinctiveness of the rural landscape.</p> <p><b>Landscape, Views &amp; Prospects</b></p> <p>CPO 17.35 All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of the 2016 County Development Plan) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment</p> <p>CPO 17.36 Any application for permission in the AONB which may have the potential to significantly adversely impact the landscape area shall be accompanied by a Landscape / Visual Impact Assessment, which shall include, inter alia, an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape, a series of photos or photomontages of the site / development from clearly identified vantage points, an evaluation of impacts on any listed views / prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility). The Assessment shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.</p> <p>CPO 17.37 To resist development that would significantly or unnecessarily alter the natural landscape and topography, including land infilling / reclamation projects or projects involving significant landscape remodelling, unless it can be demonstrated that the development would enhance the landscape and / or not give rise to adverse impacts</p> <p>CPO 17.38 To protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.</p> <p>CPO 19.8 To protect the character and visual potential of the coast and conserve the character and quality of seascapes.</p>

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		<p>the European network in Wicklow.</p> <p>GDK58 In addition to the views and prospects in the LPF area identified for protection in the Wicklow County Development Plan, to protect the following views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect:</p> <p>V1 The view of Bray Head, Little Sugar Loaf and the higher reaches of the Great Sugar Loaf from the eastern parts of harbour area, i.e. eastern pier and higher lands immediately south of the pier (location of anchor landmark), with the built up part of Greystones in the foreground.</p> <p>V2 Views southwards at the 'Horse and Hound' in Delgany Village towards Drummin Hill.</p> <p>V3 The views seaward from Cliff Road, Rathdown Upper</p> <p>V4 View from R761 north of Greystones - View northwards to Bray Head and view southwards of sea and built up area of Greystones.</p> <p>V5 View from R761 Windgates Coast Road of Bray Head</p> <p>V6 View from Cliff Road Windgates of coast, Greystones and foreground of Bray Head</p> <p>P1 The prospect seaward from Marine Road, Greystones</p> <p>P2 The prospect of the coast and sea from the R761 from the junction with the Southern Access Route northwards to the northern boundary of Glenbrook.</p> <p>P3 The prospect seaward from the R761 north of Redford.</p>	

## 2.9 Instances whereby Environmental Considerations were not fully integrated into the Variation

Against the advice of the Executive, the Members decided to adopt certain Proposed Material Alterations as part of the Variation. The Alterations that did not fully integrate environmental considerations into the Variation, together with the advice to Members provided in the SEA Environmental Report that accompanied the Alterations on public display, are detailed on Table 2.2 below.

**Table 2.2 Material Alterations that did not fully integrate environmental considerations into the Variation and associated SEA commentary (numbering as per adopted alteration)**

Material Alteration	Commentary from SEA Environmental Report that accompanied the Proposed Material Alterations on public display
7	<p>Alteration No. 7 amended zoning of land at Bellevue Demesne measuring c. 0.65ha from unzoned outside the settlement/LPF boundary to R-Special 'Special Residential' and to add a related written provision.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur – these lands are not proximate to Delgany Village);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur – the site not have access to sewers as there are no main services in this area);</li> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur);</li> <li>• Increased loadings on water bodies;</li> <li>• Would increase flood risk (as detailed in the SFRA addendum "The proposed R Special zoning, in the Flood Zones A &amp; B, is not appropriate").</li> </ul>
8	<p>Alteration No. 8 amended zoning of land at Bellevue Demesne measuring c. 2.7ha from unzoned/outside the LPF boundary to RS 'Special Residential' and to add a related written provision.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>

<b>Material Alteration</b>	<b>Commentary from SEA Environmental Report that accompanied the Proposed Material Alterations on public display</b>
21	<p>Alteration No. 21 amended SLO 6 (including text) and zoning of land at Ballydonarea from c. 0.35ha zoned OS2 'Natural Areas' to c. 0.31ha zoned RE 'Existing Residential' and c. 0.04ha zoned RN2 'New Residential – Priority 2'.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>As identified in the CE's response, this proposal relates to lands that contain a natural watercourse corridor and are ecologically sensitive and valuable.</p> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
23A	<p>Alteration No. 23A includes the amendment of zoning of unzoned land at Kilcoole from outside the settlement/LPF boundary to RN1 'New Residential – Priority 1' (c. 5.69ha) and to add new SLO text and map for lands at Darraghville.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Adverse effects on architectural heritage;</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
24	<p>Alteration No. 24 amended zoning of land at Ballydonarea measuring c. 6.6ha from AOS 'Active Open Space' (c. 4.4ha) and unzoned outside the LPF boundary (c. 2.2ha) to RN1 'New Residential – Priority 1' (c. 4.4ha) and AOS 'Active Open Space' (c. 2.2ha), and to add new SLO text and map for lands at Lott Lane.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> </ul>

Material Alteration	Commentary from SEA Environmental Report that accompanied the Proposed Material Alterations on public display
	<ul style="list-style-type: none"> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
25	<p>Alteration No. 25 amended zoning of land at Ballycrone measuring c. 4.6ha from unzoned outside the settlement/LPF boundary to RE 'Existing Residential' (c. 0.3ha), RN1 'New Residential – Priority 1' (c. 2.3ha) and AOS 'Active Open Space' (c. 2ha), and to add new SLO text and map for lands at Ballycrone.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
27	<p>Alteration No. 27 amended zoning of land at Priestsnewtown measuring c. 0.14ha from unzoned outside the settlement/LPF boundary to RN1 'New Residential – Priority 1' (c. 0.14ha).</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
28	<p>Alteration No. 28 amended zoning of land at Farrankelly measuring c. 0.24ha from partially unzoned outside the settlement/LPF boundary and partially RE 'Existing Residential', to RN1 'New Residential – Priority 1'.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul>

Material Alteration	Commentary from SEA Environmental Report that accompanied the Proposed Material Alterations on public display
	<p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
30	<p>Alteration No. 30 amended zoning of land at Bellevue Demesne measuring c. 0.6ha from unzoned/outside the LPF boundary to RE 'Existing Residential'.</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Adverse effects on architectural heritage;</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>
31	<p>Alteration No. 31 amended zoning of lands at Sea Road measuring c.0.42ha from unzoned/outside the LPF boundary to New Residential – Priority 1 (RN 1).</p> <p>As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework:</p> <ul style="list-style-type: none"> <li>• Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach.</li> <li>• Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan.</li> <li>• The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity.</li> </ul> <p>This proposal 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, including:</p> <ul style="list-style-type: none"> <li>• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);</li> <li>• Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);</li> <li>• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);</li> <li>• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);</li> <li>• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);</li> <li>• Occurrence of visual impacts (residual effects would occur); and</li> <li>• Increased loadings on water bodies.</li> </ul>

## **Section 3 Environmental Report and Submissions/ Observations**

### **3.1 Introduction**

This section details how both the Environmental Report and submissions and observations made to Wicklow County Council on the Environmental Report and SEA process have been taken into account during the preparation of the Variation and the SEA.

### **3.2 SEA Scoping Notices and Submissions**

As part of the SEA scoping process for preparation of the Variation, environmental authorities<sup>16</sup> were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council. Detailed submissions were received from the following:

- Environmental Protection Agency; and
- Department of Environment, Climate and Communications (Geological Survey of Ireland).

The issues raised in these submissions and associated SEA scoping responses are detailed on Table 1.1 below.

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<sup>16</sup> The following authorities were notified: Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Dún Laoghaire-Rathdown County Council; South Dublin County Council; Kildare County Council; Carlow County Council; and Wexford County Council.

**Table 3.1 SEA Scoping Submissions and Responses**

<b>No.</b>	<b>Submission text/Summary</b>	<b>SEA Response</b>
<b>1</b>	<b>Submission from Environmental Protection Agency</b>	
<b>A</b>	We acknowledge your notice, dated 18th August 2023, in relation to the Greystones-Delgany and Kilcoole Local Area Plan 2023-2029 (the 'Plan').	Noted.
<b>B</b>	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 the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.	Noted.
<b>C</b>	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 the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and will be kept on file for reference throughout the SEA process.
<b>D</b>	In preparing the Plan, Wicklow County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.	The SEA has helped to ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.
<b>E</b>	The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan/Programme/Variation at the next stage of the SEA process.	Noted – all submissions received have been taken into account as relevant and appropriate.
<b>F</b>	<p>Available Guidance &amp; Resources</p> <p>Our website contains various SEA resources and guidance, including:</p> <ul style="list-style-type: none"> <li>- SEA process guidance and checklists</li> <li>- Inventory of spatial datasets relevant to SEA</li> <li>- 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))</li> </ul> <p>You can access these guidance notes and other resources at: <a href="https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/">https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/</a></p>	These resources and guidance have been considered in the preparation of this SEA Scoping Report and were accessed, as relevant, for reference throughout the SEA process.
<b>G</b>	<p>Environmental Sensitivity Mapping (ESM) Webtool</p> <p>The ESM Webtool is a decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land-use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at <a href="http://www.enviromap.ie">www.enviromap.ie</a>.</p>	The ESM Webtool has been considered in the preparation of the SEA Scoping report and was considered throughout the SEA process, where relevant.

No.	Submission text/Summary	SEA Response
<b>H</b>	EPA SEA GIS Search and Reporting Webtool Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at <a href="https://gis.epa.ie/EPAMaps/SEA">https://gis.epa.ie/EPAMaps/SEA</a> . It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.	Available online EPA resources, including mapping resources, have been considered in the preparation of the SEA Scoping report and was considered throughout the SEA and AA processes.
<b>I</b>	EPA WFD Application Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is available via <a href="http://www.catchments.ie">www.catchments.ie</a> .	
<b>J</b>	Catchments.ie Our <a href="https://www.catchments.ie/maps/">https://www.catchments.ie/maps/</a> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.	
<b>K</b>	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <a href="https://gis.epa.ie/EPAMaps/AAGeoTool">https://gis.epa.ie/EPAMaps/AAGeoTool</a> .	
<b>L</b>	State of the Environment Report – Ireland’s Environment 2020 In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report Ireland’s Environment – An Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Plan. This should also be taken into account, in preparing the Plan and SEA.	
<b>M</b>	Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA has helped to ensure that the Plan aligns with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
<b>N</b>	Environmental Authorities Under the SEA Regulations, you should consult with: <ul style="list-style-type: none"> <li>• Environmental Protection Agency;</li> <li>• Minister for Housing, Local Government and Heritage;</li> <li>• Minister for Environment, Climate and Communications; and</li> <li>• Minister for Agriculture, Food and the Marine.</li> <li>• 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.</li> </ul>	Notice was given to relevant environmental authorities as part of the SEA scoping process.
<b>O</b>	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: <a href="mailto:sea@epa.ie">sea@epa.ie</a> .	Noted.
<b>2</b>	<b>Geological Survey of Ireland</b>	
<b>A</b>	Geological Survey Ireland make a submission addressing issues relating to geology under topics including: <ul style="list-style-type: none"> <li>• Geoheritage</li> <li>• Culture and Tourism</li> <li>• Dimension Stone/Stone Built Ireland</li> <li>• Groundwater</li> <li>• Geological Mapping</li> <li>• Geotechnical Database Resources</li> <li>• Geohazards</li> <li>• Geothermal Energy</li> <li>• Natural Resources (Minerals/Aggregates)</li> <li>• Geochemistry of soils, surface waters and sediments</li> <li>• Marine and Coastal Unit</li> <li>• National Coastal Change Assessment</li> </ul>	This information has been taken into account in the preparation of the SEA Environmental Report, and throughout the SEA process as relevant, including the description of the baseline environment.

### 3.3 Submissions on the Environmental Report for the Proposed Variation

Various submissions were made on the Proposed Variation, Proposed Material Alterations and/or associated environmental assessment documents, including the SEA Environmental Report and AA/SFRA documents, while these documents were on public display.

The following updates were made to the Variation's SEA Environmental Report on foot of submissions

1. Insert the following text into SEA Environment Report Section 4.9.9 "Flooding".

"The SFRA has enabled the following of the sequential approach outlined in the Guidelines, including avoiding inappropriate land use zoning on lands that are subject to elevated levels of flood risk. The SFRA report that accompanies the Plan and SEA documents contains the findings of Justification Tests, assessing whether certain zoning provisions in the Variation's Local Planning Framework that are situated within areas at risk of flooding meet specific criteria for proper planning and sustainable development, and demonstrates that relevant provisions will not result in unacceptable risk nor increase flood risk elsewhere.

Flood risk as one of the key environmental criteria used by this SEA in the assessment of the Variation (refer to relevant Strategic Environmental Objectives for the environmental component of "Water" included in Section 5 of this report and referred to in the assessments provided under Sections 7 and 8). Furthermore, Flood Risk Management and associated measures from the Development Plan and associated Variation's Local Planning Framework are identified by this SEA (refer to relevant measures for the environmental component of "Water" included in Table 9.1 of this report)."

2. Insert the following text into SEA Environment Report Section 4.11.8.1 "Wastewater".

"Compliance with ELVs prescribed in the Discharge licences does not necessarily protect the receiving water body from deteriorating water quality. The Water Framework Directive status (2016-2021) of the the Kilcoole

Stream, both upstream and downstream of Kilcoole, is identified as being *poor*, not *high* or *good* as is the objective of the Directive. As identified, the stream is at risk of not meeting the WFD's objectives due to damage caused by significant pressures related to urban wastewater pressures."

Examples of environmental-related provisions adopted as part of the Variation that took into account submissions received during public display of the Proposed Variation or associated Proposed Material Alterations include:

GDK67 "Developments, including new/expanded developments and any planned improvements to existing urban spaces, shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPRO 2024."

GDK66 "In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Greystones-Delgany and Kilcoole LPF and integrate its provisions into the LPF as appropriate."

Part B.10 - Convent Lands (SLO 8)

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to Delgany / to existing transport services and to other new developments to the west.

Part B.10 – Darraghville (SLO9)

- "Primary pedestrian and cyclist only access shall be provided from Kilcoole Main Street/R761 through lands zoned OS1 'Open Space' to the east of Darraghville House, leading past the house through lands zoned RN1 'New Residential – Priority 1' and connecting to the mass path, alongside a range of other pedestrian and cyclist routes through the lands."
- "Lands zoned OS1 'Open Space' to the west of Darraghville House should be laid as for public amenity use, including the provision of walks and trails down to the walled garden. Within this zone all significant trees and hedgerows shall be retained and enhanced, and the walled garden shall be reused (and repaired if necessary) for community garden purposes;"
- "Insofar as is possible, hedgerows should be retained within the lands, with minimum openings for necessary vehicular/active travel crossings."

- "The curtilage and setting of Darraghville House (a protected structure) shall be protected, including any features within the wider lands associated with the previous Demesne."

Part B.10 - Lott Lane (SLO 10)

- "Development should allow for pedestrian and cyclist only access from the Lott Lane housing development to the immediate south, to allow for ease of access to Active Open Space facilities within the SLO."

Part B.10 - Ballycrone (SLO 11)

- "Vehicular Access to the AOS 'Active Open Space' lands shall be via employment lands to the west. Vehicular access to these AOS 'Active Open Space' lands shall strictly not be via residential zones. Design measures shall be integrated in the development of RN1 'New Residential - Priority 1' lands to ensure no access, including drop offs or temporary parking, for the AOS lands. Any access via Sherlock's Lane shall be for pedestrians/cyclists only and development shall maintain the rural character of the lane."

Part B.10 - Coolagad East (SLO 12)

- "Access for pedestrians and cyclists only shall be provided through the RN1 lands into SLO4 Coolagad."

For further information on how submissions were considered, refer to the Chief Executive's Report on submissions received on the Proposed Variation and associated documents and the Chief Executive's Report on submissions received on the Proposed Material Alterations and associated documentation – both available at <https://www.wicklowcoco.ie/>

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Proposed Variation, Proposed Material Alterations and Further Modifications. The mitigation integrated into the final Variation as made includes that identified at Table 2.1 of this report.

### 3.4 SEA documents including SEA Environmental Report

The Proposed Variation and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the public display of the Proposed Variation and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Wicklow County Council.

A number of material alterations were proposed after public display of the Proposed Variation. The Proposed Material Alterations were subject to Screening for SEA, in the case of eleven Proposed Material Alterations, full SEA, and Screening for AA. Responses to submissions made during the public display of the Proposed Material Alterations and associated SEA and AA documents were integrated into a Chief Executive's Report and considered by Wicklow County Council. Further modifications were considered by the SEA and AA processes.

On making the Variation, the Environmental Report that had been placed on public display alongside the Proposed Variation was updated to become a final Environmental Report that is consistent with the Variation as made, taking into account all changes that were made to the original Proposed Variation that was placed on public display.

## Section 4 Summary of Alternatives considered

### 4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or variation to these) are identified, described and evaluated for their likely significant effects on the environment. Summaries of the alternatives for the Variation and their assessment are provided below.

### 4.2 Limitations in Available Alternatives

The alternatives available for the Variation are significantly limited by the provisions of higher-level planning objectives, which are not wholly consistent with each other, including those of the National Planning Framework, the Eastern and Midlands Regional Spatial and Economic Strategy, Ministerial Guidelines and the County Plan. These documents set out various requirements for the content of the Variation, including on topics such as population, land use zoning and proper planning and sustainable development.

### 4.3 Alternatives Description and Assessment Summary

An overall comparative assessment of the alternatives against the Strategic Environmental Objectives provided on Table 4.1 below.

**Table 4.1 Strategic Environmental Objectives**

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
<b>Biodiversity, Flora and Fauna</b>	<b>BFF</b>	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> <li>To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species</li> <li>Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function</li> <li>Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species</li> <li>Enhance biodiversity in line with the National Biodiversity Strategy and its targets</li> <li>To protect, maintain and conserve natural capital</li> </ul>
<b>Population and Human Health</b>	<b>PHH</b>	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ul style="list-style-type: none"> <li>Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management</li> <li>Ensure that existing population and planned growth is matched with the required public infrastructure and the required services</li> <li>Safeguard citizens from environment-related pressures and risks to health and well-being</li> </ul>
<b>Soil (and Land)</b>	<b>S</b>	Ensure the long-term sustainable management of land	<ul style="list-style-type: none"> <li>Protect soils against pollution, and prevent degradation of the soil resource</li> <li>Promote the sustainable use of infill and brownfield sites over the use of greenfield</li> <li>Safeguard areas of prime agricultural land and designated geological sites</li> </ul>
<b>Water</b>	<b>W</b>	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> <li>Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive</li> <li>Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments</li> </ul>

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
			<ul style="list-style-type: none"> <li>• Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion, particularly coastal areas</li> <li>• Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals</li> </ul>
<b>Material Assets</b>	<b>MA</b>	Sustainable and efficient use of natural resources	<ul style="list-style-type: none"> <li>• Optimise existing infrastructure and provide new infrastructure to match population distribution proposals - this includes transport infrastructure</li> <li>• Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels</li> <li>• Promote the circular economy, reduce waste, and increase energy efficiencies</li> <li>• Ensure there is adequate sewerage and drainage infrastructure in place to support new development</li> <li>• Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes</li> <li>• Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart-buildings, cities and grids</li> </ul>
<b>Air</b>	<b>A</b>	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> <li>• To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture</li> <li>• Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency</li> <li>• Promote continuing improvement in air quality</li> <li>• Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution</li> <li>• Meet Air Quality Directive standards for the protection of human health – Air Quality Directive</li> <li>• Significantly decrease noise pollution and move closer to WHO recommended levels</li> </ul>
<b>Climatic Factors<sup>17</sup></b>	<b>C</b>	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> <li>• To minimise emissions of greenhouse gasses</li> <li>• Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure)</li> <li>• Contribute towards the reduction of greenhouse gas emissions in line with national targets</li> <li>• Promote development resilient to the effects of climate change</li> <li>• Promote the use of renewable energy, energy efficient development and increased use of public transport</li> </ul>
<b>Cultural Heritage</b>	<b>CH</b>	Safeguard cultural heritage features and their settings through responsible design and positioning of development	Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
<b>Landscape</b>	<b>L</b>	Protect and enhance the landscape character	To implement the Development Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

### 4.3.1 Alternative 1: Maximum Environmental Protection

By limiting development within parts of the Local Planning Framework area, including those that are most sensitive to development, this alternative would reduce the potential for adverse environmental effects to occur from development within the Local Planning Framework area<sup>18</sup> (although this potential would

<sup>17</sup> Please also refer to relevant legislation and requirements under Section 4.10, Section 8 and Appendix I. Targets under the national Climate Action Plan are reviewed and updated periodically.

<sup>18</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

remain, albeit to a reduced degree) and benefit the protection and management of following environmental components within the Local Planning Framework area<sup>19</sup>:

- Biodiversity and flora and fauna (including through application of a buffer around designated sites, the protection of all mature trees and hedgerows and zoning Charlesland for Natural Areas);
- Population and human health (limiting development in certain locations would reduce potential for interactions with human health);
- Soil (as a result of limiting greenfield development in certain locations and maximising the protection of County Geological Sites);
- Air (limits in increases in traffic as a result of limiting development in certain locations)
- Water (including as a result of limiting development in certain locations and zoning all lands within 50m of watercourses for Natural Areas only);
- Cultural heritage (through restricting additional development to Protected Structures and restricting development at all designated archaeological sites); and
- Landscape (including as a result of protecting views and prospects with restricted development within the view/ prospect and zoning Charlesland for Natural Areas).

This alternative would allow for development targets to be met within the Local Planning Framework area, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the Local Planning Framework area, in areas that are potentially more sensitive, less well-served and less-well connected<sup>20</sup>. As a result, the protection and management of environmental components beyond the Local Planning Framework area would be benefited<sup>21</sup>.

By allowing for development targets to be met within the Local Planning Framework area, this alternative would benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a moderate degree<sup>22</sup>. New development would have to be accompanied by appropriate levels of infrastructure and services<sup>23</sup>.

### 4.3.2 Alternative 2: Sustainable Transportation

By focusing on delivering travel solutions that support moving people from the private car to the more sustainable modes of walking, cycling and using public transport, and by providing for higher densities, this alternative would benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a greater degree<sup>24</sup> and conflict with these efforts to a lesser degree<sup>25</sup>.

Dezoning undeveloped greenfield lands, including parts of the Strategic Land Bank (SLB) that is not within 12-minute walking distance of a public transport node/stop would reduce the potential for adverse environmental effects to occur from development at these locations<sup>26</sup> (although the potential would remain elsewhere, including as a result of new and enhanced transport infrastructure) and benefit the protection and management of environmental components such as biodiversity and flora and fauna, soil and landscape<sup>27</sup>.

This alternative would allow for development targets to be met within the Local Planning Framework area, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the Local Planning Framework area, in areas that are

<sup>19</sup> See significant positive environmental effects, likely to occur: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>20</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>21</sup> See significant positive environmental effects, likely to occur: **A C S BFF W PHH MA L CH** - SEO interactions in Table 4.2.

<sup>22</sup> See significant positive environmental effects, likely to occur: **MA A C PPH** SEO interactions in Table 4.2.

<sup>23</sup> See potentially significant adverse environmental effects, if unmitigated: **MA A C PPH** SEO interactions in Table 4.2.

<sup>24</sup> See significant positive environmental effects, likely to occur: **MA A C PPH** SEO interactions in Table 4.2.

<sup>25</sup> See potentially significant adverse environmental effects, if unmitigated: **MA A C PPH** SEO interactions in Table 4.2.

<sup>26</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>27</sup> See significant positive environmental effects, likely to occur: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

potentially more sensitive, less well-serviced and less-well connected<sup>28</sup>. As a result, the protection and management of environmental components beyond the Local Planning Framework area would be benefited<sup>29</sup>.

### 4.3.3 Alternative 3: Compact Growth

By allowing for development targets to be met within the Local Planning Framework area, this alternative would benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a moderate degree<sup>30</sup>. New development would have to be accompanied by appropriate levels of infrastructure and services<sup>31</sup>.

Dezoning all undeveloped greenfield lands would reduce the potential for adverse environmental effects to occur from development at these locations<sup>32</sup> (although the potential would remain elsewhere, including as a result of town and village centre development and mixed use, high density residential development on infill sites previously zoned for employment uses within the built-up area) and benefit the protection and management of environmental components such as biodiversity and flora and fauna, soil and landscape<sup>33</sup>.

This alternative would allow for development targets to be met within the Local Planning Framework area, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the Local Planning Framework area, in areas that are potentially more sensitive, less well-serviced and less-well connected<sup>34</sup>. As a result, the protection and management of environmental components beyond the Local Planning Framework area would be benefited<sup>35</sup>.

### 4.3.4 Alternative 4: Housing Market Driven

Due to changes to the National Planning Framework, Regional Spatial and Economic Strategy and changes to planning legislation, in order to future proof the Local Planning Framework, this alternative will allow for flexibility in the residential zoning provisions to ensure that the population targets / any revised population targets can be achieved and in the event that unforeseen impediments to the development of certain lands arise.

By providing for

- excesses in zoned land (above current targets) and lower densities of housing development
- facilitating increases in car dependency and
- providing for community and education, employment and active open space uses on the periphery of the residential zoned land,

this alternative would:

- benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a lesser degree<sup>36</sup>; and
- conflict with these efforts to a greater degree<sup>37</sup>.

This alternative would provide zoning for ten years of housing needs and demand would be met through lower densities, requiring a greater extent of lands to be zoned for development. The extent of greenfield development provided and the lack of a focus on infill/regeneration development would present a greater potential for adverse environmental effects to occur from such development within the Local Planning

<sup>28</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** SEO interactions in Table 4.2.

<sup>29</sup> See significant positive environmental effects, likely to occur: **A C S BFF W PHH MA L CH** SEO interactions in Table 4.2.

<sup>30</sup> See significant positive environmental effects, likely to occur: **MA A C PPH** SEO interactions in Table 4.2.

<sup>31</sup> See potentially significant adverse environmental effects, if unmitigated: **MA A C PHH** SEO interactions in Table 4.2.

<sup>32</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>33</sup> See significant positive environmental effects, likely to occur: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>34</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** SEO interactions in Table 4.2.

<sup>35</sup> See significant positive environmental effects, likely to occur: **A C S BFF W PHH MA L CH** SEO interactions in Table 4.2.

<sup>36</sup> See significant positive environmental effects, likely to occur: **MA A C PPH** SEO interactions in Table 4.2.

<sup>37</sup> See potentially significant adverse environmental effects, if unmitigated: **MA A C PHH** SEO interactions in Table 4.2.

Framework area under this alternative<sup>38</sup> and consequently benefit the protection and management of environmental components such as biodiversity and flora and fauna, soil and landscape, in the Local Planning Framework area to a lesser degree<sup>39</sup>.

This alternative would allow for development targets to be met within the Local Planning Framework area, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the Local Planning Framework area, in areas that are potentially more sensitive, less well-serviced and less-well connected<sup>40</sup>. As a result, the protection and management of environmental components beyond the Local Planning Framework area would be benefited<sup>41</sup>.

### 4.3.5 Alternative 5: Community Driven

By focusing on healthy communities, where residents have all necessary facilities and services within short walking/cycling distance of their homes, this alternative would benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a greater degree<sup>42</sup> and conflict with these efforts to a lesser degree<sup>43</sup>.

Providing for a strengthened town centre and more opportunity sites for the redevelopment of brownfield sites would help to reduce demand for greenfield development within the Local Planning Framework area and associated potential for adverse environmental effects to occur from such development<sup>44</sup> (although the potential would remain) and benefit the protection and management of environmental components such as biodiversity and flora and fauna, soil and landscape, especially in peripheral parts of the Local Planning Framework area<sup>45</sup>.

This alternative would allow for development targets to be met within the Local Planning Framework area, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the Local Planning Framework area, in areas that are potentially more sensitive, less well-serviced and less-well connected<sup>46</sup>. As a result, the protection and management of environmental components beyond the Local Planning Framework area would be benefited<sup>47</sup>.

<sup>38</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>39</sup> See significant positive environmental effects, likely to occur: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>40</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>41</sup> See significant positive environmental effects, likely to occur: **A C S BFF W PHH MA L CH** - SEO interactions in Table 4.2.

<sup>42</sup> See significant positive environmental effects, likely to occur: **MA A C PPH** - SEO interactions in Table 4.2.

<sup>43</sup> See potentially significant adverse environmental effects, if unmitigated: **MA A C PHH** - SEO interactions in Table 4.2.

<sup>44</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>45</sup> See significant positive environmental effects, likely to occur: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>46</sup> See potentially significant adverse environmental effects, if unmitigated: **BFF PHH S A W L CH** - SEO interactions in Table 4.2.

<sup>47</sup> See significant positive environmental effects, likely to occur: **A C S BFF W PHH MA L CH** - SEO interactions in Table 4.2.

**Table 4.2 Overall Comparative Assessment of Alternatives against SEOs<sup>48</sup>**

Alternative	Likely to <b>Improve</b> status of SEOs <b>+</b>			Potential <b>Conflict</b> with status of SEOs - likely to be mitigated <b>-</b>			Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated <b>-</b>
	to a <b>Greater</b> degree	to a <b>Moderate</b> degree	to a <b>Lesser</b> degree	to a <b>Lesser</b> degree	to a <b>Moderate</b> degree	to a <b>Greater</b> degree	
Alternative 1: Maximum Environmental Protection	<b>BFF PHH S W L CH -</b> 	<b>MA A C PPH</b>		<b>BFF PHH S W L CH -</b> 	<b>MA A C PPH</b>		
Alternative 2: Sustainable Transportation	<b>MA A C PPH</b> 	<b>BFF PHH S W L CH -</b>		<b>MA A C PPH</b> 	<b>BFF PHH S W L CH -</b>		
Alternative 3: Compact Growth	<b>BFF PHH S W L CH -</b> 	<b>MA A C PPH</b>  <b>BFF PHH S W L CH -</b>		<b>BFF PHH S W L CH -</b> 	<b>MA A C PPH</b>  <b>BFF PHH S W L CH -</b>		
Alternative 4: Housing Market Driven <sup>49</sup>	<b>BFF PHH S W L CH -</b> 		<b>MA A C PPH</b>  <b>BFF PHH S W L CH -</b>	<b>BFF PHH S W L CH -</b> 		<b>MA A C PPH</b>  <b>BFF PHH S W L CH -</b>	
Alternative 5: Community Driven	<b>MA A C PPH</b>  <b>BFF PHH S W L CH -</b> 	<b>BFF PHH S W L CH -</b>		<b>MA A C PPH</b>  <b>BFF PHH S W L CH -</b> 	<b>BFF PHH S W L CH -</b>		

- = These interactions relate to positive effects on the protection and management of the environment within the Local Planning Framework area (directing incompatible development away from the most sensitive areas within the Local Planning Framework area and focusing on directing compact, sustainable development within the proposed envelope of the Local Planning Framework area)
- = These interactions relate to the potential for direct adverse environmental effects, if unmitigated (arising from development within the Local Planning Framework area)
-  = These interactions relate to positive effects on the protection and management of the environment beyond the Local Planning Framework area (as a result of providing development within the Local Planning Framework area)
-  = These interactions relate to adverse environmental effects, if unmitigated, (arising from development occurring beyond the Local Planning Framework area)

<sup>48</sup> For more detail on Strategic Environmental Objectives refer to Table 4.1.

<sup>49</sup> Although potential effects would be reduced to a degree by the implementation to project level mitigation relating to the protection of individual environmental components, significant and unavoidable residual adverse environmental effects would be likely to occur following mitigation due to the extent of additional lands being zoned for development and their location.

## 4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

The 'Selected Alternative' for the Variation integrates the following components from the five above evaluated alternative scenarios for the Local Planning Framework for the Greystones-Delgany and Kilcoole area:

- from "Alternative 1: Maximum Environmental Protection"
  - Protection to European Sites (SAC and SPA) and NHAs.
  - Protection of the trees on the Tree Preservation Orders (TPO) list and protect all other mature trees and hedgerows.
  - Protection of watercourses in accordance with Inland Fisheries Ireland 'Planning for Watercourses in the Urban Environment' 2020.
  - Enhance the protection of views and prospects.
  - Protection of County Geological Sites within the Local Planning Framework boundary.
- from "Alternative 2: Sustainable Transportation"
  - Zone land high-density mixed-use within 12-minute walking distance of the Train/DART Station in Greystones.
  - Zone land new residential located within walking distance of all bus stop areas.
  - Downzone Strategic Land Bank (SLB)
  - Enhanced pedestrianisation and cycle lanes in Greystones, Delgany and Kilcoole town and village centres.
  - Enhanced pedestrian connections throughout the settlements.
  - Enhanced cycle routes and connections throughout the settlements.
- from "Alternative 3: Compact Growth"
  - Downzone the Strategic Land Bank (SLB) beyond the established current built up area boundary.
  - All Town Centre/ Village Centre Sites provide for high density mixed use.
  - Infill sites zoned for employment uses within the built-up area are zoned mixed use, high density residential
- from "Alternative 4: Housing Market Driven"
  - Due to changes to the National Planning Framework, Regional Spatial and Economic Strategy and changes to planning legislation, in order to future proof the LPF this alternative will allow for flexibility in the residential zoning provisions to ensure that the population targets / any revised population targets can be achieved and in the event that unforeseen impediments to the development of certain lands arise. (*with strict phasing criteria*)
- from "Alternative 5: Community Driven"
  - Extra lands, above the minimum requirement for new schools are zoned close to residential areas.
  - Extra lands, above the minimum requirement for recreational/ sports / community facilities are zoned for Community Education (CE) and Active Open Space (AOS) (*In line with the Social Infrastructure Audit*)
  - New walking routes / cycling routes are designated throughout the settlements.
  - There will be additional policy support for childcare facilities (Crèches, Montessori, playgrounds, etc) throughout the settlements. (*Childcare uses are permitted in principle in all development zones*)
  - There will be additional policy support for healthcare facilities (extra GP's, health centres, dentists, holistic centres, etc) throughout the settlements. (*Healthcare uses are permitted in principle in all development zones*)

These components emerged from the planning/SEA process having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that were also considered.

An assessment of the 'Selected Alternative' against SEOs is provided at Table 4.3. The 'Selected Alternative' will help to:

- Maximise the provision of land use zoning and the deliverance of associated travel solutions that support moving people from the private car to the more sustainable modes of walking, cycling and using public transport (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies to a greater degree (improving SEO interactions for **MA A C PPH**), conflicting with these to a lesser degree (potentially conflicting SEO interactions for **MA A C PPH**);
- Maximise positive effects on the protection and management of the environment beyond the Local Planning Framework area as a result of providing development within the Local Planning Framework area (improving SEO interactions for **BFF PHH S W L CH**), while helping to minimise adverse environmental effects (if unmitigated) arising from development occurring beyond the Local Planning Framework area (potentially conflicting SEO interactions for **BFF PHH S W L CH**); and
- Maximise positive effects on the protection and management of the environment within the Local Planning Framework area as a result of directing incompatible development away from the most sensitive areas within the Local Planning Framework area and focusing on directing compact, sustainable development within the proposed envelope of the Local Planning Framework area (improving SEO interactions for **BFF PHH S W L CH**), while helping to minimise adverse environmental effects (if unmitigated) arising from development occurring within the Local Planning Framework area (potentially conflicting SEO interactions for **BFF PHH S W L CH**).

**Table 4.3 Assessment of 'Selected Alternative' against SEOs<sup>50</sup>**

	Likely to <b>Improve</b> status of SEOs <b>+</b>			Potential <b>Conflict</b> with status of SEOs - likely to be mitigated <b>-</b>			Probable <b>Conflict</b> with status of SEOs - unlikely to be mitigated <b>-</b>
	to a <b>Greater</b> degree	to a <b>Moderate</b> degree	to a <b>Lesser</b> degree	to a <b>Lesser</b> degree	to a <b>Moderate</b> degree	to a <b>Greater</b> degree	
<b>Selected Alternative for the Variation's Local Planning Framework for the Greystones-Delgany and Kilcoole area</b>	<b>MA A C PPH</b>  <b>BFF PPH S</b> <b>W L CH ·</b>  <b>BFF PPH S</b> <b>W L CH</b>			<b>MA A C PPH</b>  <b>BFF PPH S</b> <b>W L CH ·</b>  <b>BFF PPH S</b> <b>W L CH</b>			

▪ = These interactions relate to positive effects on the protection and management of the environment within the Local Planning Framework area (directing incompatible development away from the most sensitive areas within the Local Planning Framework area and focusing on directing compact, sustainable development within the proposed envelope of the Local Planning Framework area)

▪ = These interactions relate to the potential for direct adverse environmental effects, if unmitigated (arising from development within the Local Planning Framework area)

■ = These interactions relate to positive effects on the protection and management of the environment beyond the Local Planning Framework area (as a result of providing development within the Local Planning Framework area)

■ = These interactions relate to adverse environmental effects, if unmitigated, (arising from development occurring beyond the Local Planning Framework area)

<sup>50</sup> For more detail on Strategic Environmental Objectives refer to Table 4.1.

## Section 5 Monitoring Measures

### 5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Plan, as varied.

Monitoring can both demonstrate the positive effects facilitated by the Plan, as varied, and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Plan, as varied, would necessitate consideration of these effects in the context of the Plan and potential remediation action(s) and/or review of part(s) of the Plan, as varied.

### 5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the SEA Environmental Report and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. The monitoring measures identified below as part of the Variation SEA are consistent with the measures that were identified by the Wicklow County Development Plan 2022-2028 SEA. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Variation, if unmitigated.

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to

deal with specific environmental issues – including unforeseen effects – as they arise.

### 5.3 Sources

The Variation will be integrated into the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Eastern and Midland RSES, and the existing Development Plan, as varied, is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*<sup>51</sup> basis. Where significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

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<sup>51</sup> The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

## **5.4 Reporting**

A stand-alone Monitoring Report on the significant environmental effects of implementing the County Development Plan, as varied, will be prepared in advance of the beginning of the review of the Plan. Monitoring frequencies of indicators tend to change although where they are consistent frequencies are identified. This report should address the indicators set out on Table 5.1.

The methodology for monitoring set out below will be undertaken by the Council. Where monitoring beyond existing sources is to be undertaken, it is recommended that industry standard methods are used where they exist and where appropriate.

Reporting may be undertaken in conjunction with the monitoring reporting on other plans, such as the County Development Plan and other Local Area Plans.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

**Table 5.1 Indicators, Targets, Sources and Remedial Action**

Environmental Component	Indicators	Targets	Sources	Remedial Action <sup>52</sup>
<b>Biodiversity, Flora and Fauna</b>	<ul style="list-style-type: none"> <li>Condition of European sites</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species</li> <li>Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources</li> </ul>	<ul style="list-style-type: none"> <li>DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)<sup>53</sup></li> <li>DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)<sup>54</sup></li> <li>Internal review of local land use plans</li> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.</li> </ul>
	<ul style="list-style-type: none"> <li>Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
	<ul style="list-style-type: none"> <li>SEAs and AAs as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of new Council policies, plans, programmes etc. under the County Development Plan</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
	<ul style="list-style-type: none"> <li>Status of water bodies</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>
	<ul style="list-style-type: none"> <li>Compliance of planning permissions with County Development Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 17 "Natural Heritage and Biodiversity" from Volume 1</li> </ul>	<ul style="list-style-type: none"> <li>For planning permission to be only granted when applications demonstrate that they comply with all County Development Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 17 "Natural Heritage and Biodiversity" from Volume 1</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
<b>Population and Human Health</b>	<ul style="list-style-type: none"> <li>Implementation of County Development Plan measures relating to the promotion of economic growth as provided for by Chapter 9 "Economic Development" from Volume 1</li> </ul>	<ul style="list-style-type: none"> <li>Progress in successfully implementing County Development Plan measures relating to the promotion of economic growth as provided for by Chapter 9 "Economic Development" from Volume 1</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of progress on implementing Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> <li>Consultations with DECC</li> </ul>
	<ul style="list-style-type: none"> <li>Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>No spatial concentrations of health problems arising from environmental factors as a result of implementing the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>Review of published information from the Health Service Executive and EPA</li> <li>Internal consultations with the Council's Environment Department</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the Health Service Executive and EPA</li> </ul>
	<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> <li>Progress in successfully implementing Development Plan measures relating to active travel</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Internal review of progress on implementing Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>
	<ul style="list-style-type: none"> <li>Number of spatial plans that include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>

<sup>52</sup> Where remedial action is required, consultations with government agencies (e.g. DECC, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

<sup>53</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

<sup>54</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

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Environmental Component	Indicators	Targets	Sources	Remedial Action <sup>52</sup>
<b>Soil (and Land)</b>	<ul style="list-style-type: none"> <li>Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)</li> </ul>	<ul style="list-style-type: none"> <li>Maintain built surface cover nationally to below the EU average of 4% as per the NPF</li> <li>In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlements</li> <li>To map brownfield and infill land parcels</li> </ul>	<ul style="list-style-type: none"> <li>EPA Geoportal</li> <li>Compilation of greenfield and brownfield development for the DHLGH</li> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.</li> </ul>
	<ul style="list-style-type: none"> <li>Instances where contaminated material generated from brownfield and infill must be disposed of</li> </ul>	<ul style="list-style-type: none"> <li>Dispose of contaminated material in compliance with EPA guidance and waste management requirements</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission where contaminated material must be disposed of</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the EPA and Development Management</li> </ul>
	<ul style="list-style-type: none"> <li>Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD</li> </ul>	<ul style="list-style-type: none"> <li>Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status'</li> <li>Implementation of the objectives of the River Basin Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>EPA Monitoring Programme for WFD compliance<sup>55</sup></li> </ul>	<ul style="list-style-type: none"> <li>Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.</li> <li>Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.</li> </ul>
	<ul style="list-style-type: none"> <li>Number of incompatible developments permitted within flood risk areas</li> </ul>	<ul style="list-style-type: none"> <li>Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.</li> </ul>
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated</li> <li>Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Development Plan, as varied</li> <li>Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in-combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive</li> <li>Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure</li> <li>See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.</li> </ul>
	<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> <li>Progress in successfully implementing Development Plan measures relating to active travel</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Internal review of progress on implementing Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>

<sup>55</sup> Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

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Environmental Component	Indicators	Targets	Sources	Remedial Action <sup>52</sup>		
<b>Air</b>	<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to previous levels</li> <li>NO<sub>2</sub> (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O<sub>3</sub> (Ozone) as part of Ambient Air Quality Monitoring</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in proportion of journeys made by car compared to previous levels</li> <li>Improvement in Air Quality trends, particularly in relation to transport related emissions</li> <li>Progress in successfully implementing Development Plan measures relating to sustainable mobility and travel</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>EPA Air Quality Monitoring</li> <li>Internal review of progress on implementing Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above</li> </ul>		
<b>Climatic Factors</b>	<ul style="list-style-type: none"> <li>Implementation of Development Plan measures relating to climate reduction targets</li> </ul>	<ul style="list-style-type: none"> <li>For review of progress on implementing Development Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>		
	<ul style="list-style-type: none"> <li>A competitive, low-carbon, climate-resilient and environmentally sustainable economy</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050</li> </ul>	<ul style="list-style-type: none"> <li>Confirmation of progress in implementing of Wicklow County Council's Climate Change Adaptation Strategy 2019-2024 and Climate Action Plan 2024-2029</li> <li>EPA Greenhouse Gas Emissions reporting</li> <li>Internal review of implementation of Plan provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.</li> </ul>		
	<ul style="list-style-type: none"> <li>Share of renewable energy in transport</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030)</li> </ul>				
	<ul style="list-style-type: none"> <li>Greenhouse gas emissions</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards the target of aggregate reduction in carbon dioxide (CO<sub>2</sub>) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)</li> </ul>				
	<ul style="list-style-type: none"> <li>Energy consumption, the uptake of renewable options and solid fuels for residential heating</li> </ul>	<ul style="list-style-type: none"> <li>To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating</li> </ul>				
	<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to previous levels</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels</li> <li>Progress in successfully implementing Development Plan measures relating to sustainable mobility and travel</li> </ul>			<ul style="list-style-type: none"> <li>CSO data</li> <li>Internal review of progress on implementing Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.</li> </ul>
	<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> <li>Progress in successfully implementing Development Plan measures relating to active travel</li> </ul>			<ul style="list-style-type: none"> <li>CSO data</li> <li>Internal review of progress on implementing Plan objectives</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>
<ul style="list-style-type: none"> <li>Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>			<ul style="list-style-type: none"> <li>Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.</li> </ul>	
<ul style="list-style-type: none"> <li>Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>				
<b>Landscape</b>	<ul style="list-style-type: none"> <li>Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Development Plan, as varied</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of development management / grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation</li> </ul>		