

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

Appropriate Assessment Screening of Proposed Material Alterations to the Proposed Variation

Prepared for:

Wicklow County Council



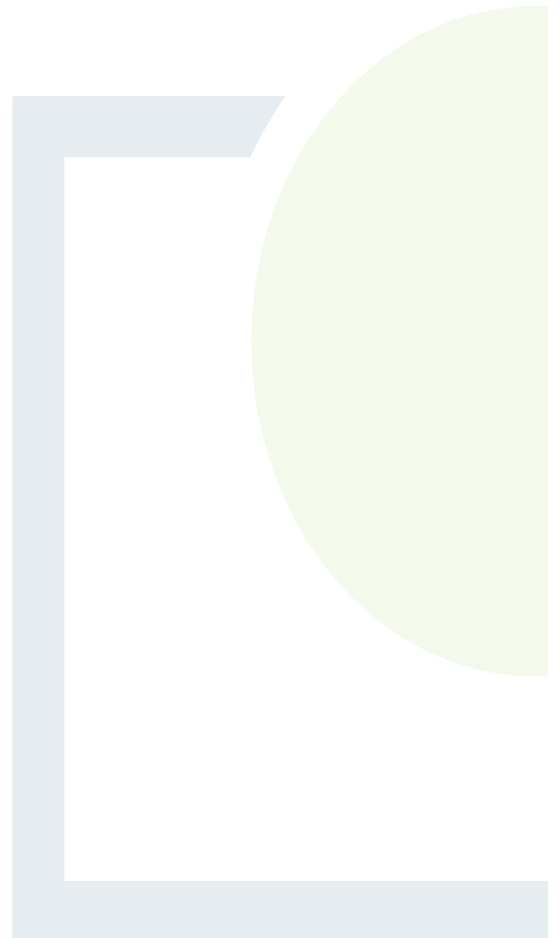
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Unit 3/4, Northwood House, Northwood Crescent,
Northwood, Dublin, D09 X899, Ireland

T: +353 1 658 3500 | E: info@ftco.ie

CORK | DUBLIN | CARLOW

www.fehilytimoney.ie



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

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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Abstract: Fehily Timoney and Company is pleased to submit this AA Screening Report to Wicklow County Council for the Proposed Material Alterations to the Proposed Variation to the Wicklow County Development Plan 2022-2028 (as varied) relating to the Draft Arklow Local Planning Framework 2026.

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1. INTRODUCTION

AA Screening of the Proposed Material Alterations (PMAs) has been completed.

This assessment is presented in Table 1.

All PMAs Screened In for AA have been subject to full AA (presented in Table 2).

Mitigation measures that mitigate effects of MAs on European sites have been identified and comprehensively cross-referenced. It has been assessed that the environmental mitigation measures integrated into the County Development Plan (as varied) will prevent elements of the Variation resulting in any adverse effects on European sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species, for which these sites have been designated.

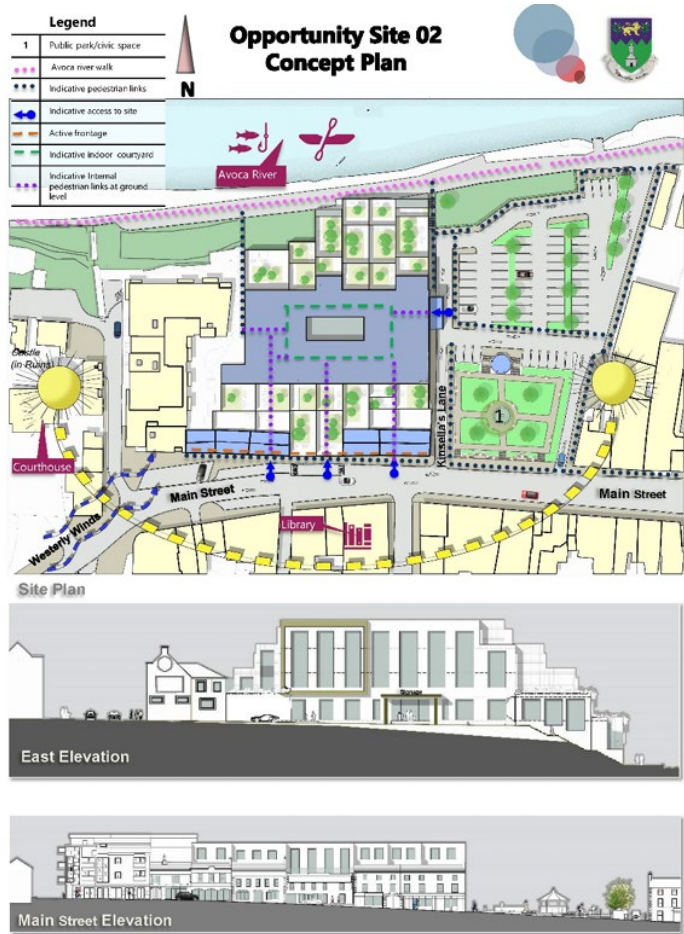
Note: Table 1 and Table 2 detail the AA Screening of PMAs and AA of PMAs respectively. These proposed material alterations are inclusive of the alterations proposed to the Draft Variation as agreed in the Chief Executive's Report and by way of Elected Member Motion. Additional text proposed to be included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



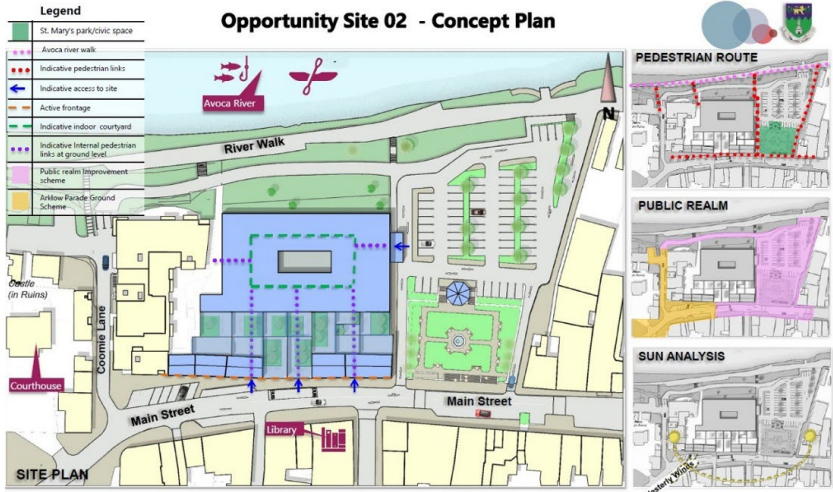
Table 1: AA Screening of Material Alterations

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



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
No. 3(b)	<p>Alter the 'OP2 Concept Plan' as follows:</p> <p>Change from</p> 	<p>This alteration will not exacerbate or alter the range of environmental impacts associated with proposals for this area to the extent that it would result in any likely, significant effects on European sites, beyond what has already been considered and mitigated in the AA</p>	Screen Out



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>Change to</p>  <p>Legend</p> <ul style="list-style-type: none"> St. Mary's park/civic space Avoca river walk Indicative pedestrian link Indicative access to site Active frontage Indicative indoor courtyard Indicative internal pedestrian links at ground level Public realm improvement scheme 2nd New Parade Ground Scheme <p>Opportunity Site 02 - Concept Plan</p> <p>PEDESTRIAN ROUTE</p> <p>PUBLIC REALM</p> <p>SUN ANALYSIS</p> <p>SITE PLAN</p> <p>Labels: Avoca River, River Walk, Courthouse, Library, Main Street, Cormie Lane, O'Leary (in Ruins)</p>		
No. 3(c)	<p>Alter Objective OP2 to read as follows:</p> <ul style="list-style-type: none"> Where possible this site should be the subject of a comprehensive integrated scheme of development encompassing the entire lands. Individual site redevelopment proposals may be considered if they can demonstrate how they comply with the objectives of this opportunity site. Any new scheme should seek to protect the character and appearance of the traditional shop fronts including the Morgan Doyle facade and canopy and any architectural details on buildings of high architectural value wherever possible. <p>Development shall take account of the site's location within an Area of Archaeological Significance or Potential (Arklow Town) and appropriately protect any heritage assets.</p>	<p>This alteration does not introduce a source of impact beyond what has already been considered under the AA process. The alteration emphasises the need to be cognisant of the Area of Archaeological Significance or Potential (Arklow Town).</p>	Screen Out



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



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> To facilitate the enhancement and extension of the adjacent public car park into a public amenity civic open space area to the northern riverside aspect of the site. To facilitate the enhancement of the landscaped linear open space park along the river bank, including an accessible pedestrian link to Coomie Lane. Any redevelopment proposals for properties on the east side of St. Marys Park shall make provision for the western facades / gables to be orientated towards the new civic town square establishing an active vibrant connection between the Main Street and the riverwalk. The Local Planning Framework supports the integration of open space and potential civic functions in Arklow town centre revitalising the historic street frontage, creating a focal entry point and bus stop, providing new green space, using the site's topography for a public amphitheatre/stepped seating/viewing area, and connecting visually and physically to the Avoca River. 		
No. 4	<p>Include a new Objective 'ARK X-1':</p> <p>"To continue to facilitate the development of large-scale employment development (including ICT development and associated energy infrastructure) on E zoned lands at Avoca River Park and Bogland / Money Big."</p>	<p>This alteration supports and acts as a driver for large-scale employment development.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	Screen In



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
No. 5	<p>Include a new Objective 'ARK X-2':</p> <p><i>"Any future development of 'Employment' (E1) lands at Ballynattin located to the west of the M11, shall be accompanied by the delivery of active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11."</i></p>	<p>This alteration supports the delivery of footpaths and cycle way connectivity along an existing public road. Given the nature and location of these proposals, and the context of an already busy road location, this alteration will not introduce likely, significant effects on European sites.</p>	Screen Out
No. 6	<p>Alter Objective ARK 35 to read as follows:</p> <p>"To support and facilitate the improvement of existing and the development of additional recreational infrastructure at beaches, harbours and coastlines in the LPF area, including (but not limited to):</p> <ul style="list-style-type: none"> • improvements to coastal access, including for those with disabilities, in particular Improvements to the visual and physical connectivity between the town centre and Arklow South Beach; • improvement of existing or development of new toilets, changing facilities, waste disposal facilities etc; • improvement of existing or development of new appropriately scaled and located car parking; • infrastructure supporting swimming, sailing, marina/quayside berthing, rowing and other water sports, and shore fishing subject to ensuring no adverse environmental or visual impacts". 	<p>This alteration expands the types of recreational activities supported/promoted. The alteration does not introduce sources of potential impact beyond the scope those already considered and mitigated under the AA.</p>	Screen Out



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
No. 7	<p>Alter Objective ARK 36 to read as follows:</p> <p>“To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:</p> <ul style="list-style-type: none"> • The Avoca River Walk and linkages to Vale Road and Arklow Main Street; • Lamberton Avenue/Woodlands Park leading to Glenart Woods; • Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park; • Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site; • Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. 	<p>This alteration supports linear development and will promote visitor access to coastal habitat.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	Screen In
No. 8	<p>Add a bullet point under Objective ARK 43:</p> <p>“Having regard to the potential longer term education needs in the Arklow area which have not been determined at this time but may arise; the physical and environmental constraints present in the area; and the space required particularly for new secondary schools, the development of new schools shall be permissible in principle in all land use zones in this LPF, other than OS1 and OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:</p> <ul style="list-style-type: none"> • In order to ensure an appropriate spatial distribution of schools throughout the LPF area and to ensure maximum accessibility of all residential areas to schools, no new primary school shall be located within a 10-minute walking time of any existing primary schools or no new secondary school shall be located within a 20-minute walking time of any existing secondary schools; 	<p>This alteration clarifies flood risk requirements for this area. It will not result in any likely, significant effects on European sites.</p>	Screen Out



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> The site has excellent public transport and active travel infrastructure in situ, or planned and committed to coincide with a new school opening at the site; No such development will be considered on lands in existing community use where the loss in the use / facility is not being made up for elsewhere within the settlement. In relation to flood risk, the sequential approach shall be applied in site planning, to ensure no encroachment onto, or loss of flood plain. Only water compatible development such as Open Space will be permitted for lands which are identified as being at risk of flooding. 		
No. 9	<p>Alter Objective ARK57 to read as follows:</p> <p>“To ensure development is planned in a manner that has appropriate regard to specific ecological sensitivities associated with the Arklow area, including those associated with pNHAs within and around the Arklow LPF area the Arklow pNHA, the Avoca River, coastal habitats and species, and sites suitable for wintering birds. In particular, to ensure the protection and where possible the restoration of the biodiversity associated with Avoca River and its riparian (bankside) habitats. Proposals for development at or in the vicinity of the Avoca River should be informed by ecological surveying and ecological impact assessment.”</p>	<p>This alteration is a minor text change that clarifies ecological sensitivities within and surrounding the Arklow area. This alteration will not result in any likely, significant effects on European sites.</p>	Screen Out
No. 10	<p>Alter Objective ARK64 as follows:</p> <p>“To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <ul style="list-style-type: none"> The Avoca River Walk and Shillelagh to Arklow Greenway Route; Glenart Woods Forest; Arklow Seafront and Waterfront Zones; Arklow Rock Cliff Walk; Arklow North and South Quays; 	<p>This alteration supports linear development/green infrastructure.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to</p>	Screen In



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout¹. 	European sites in the surrounding region.	
No. 11	<p>Include a new Objective ‘ARK X-3’:</p> <p>“Development, where relevant, should have regard to the structure and setting of Arklow/Ormonde Castle.”</p>	This alteration serves to clarify the need to consider the heritage value of Arklow/Ormonde Castle during development planning. This alteration will not result in any likely, significant effects on European sites	Screen Out
No. 12	<p>Alter Objective ARK 77 as follows:</p> <p>To promote and support the delivery of connections which would significantly reduce walking times to Arklow Train Station including but not limited to the following:</p> <ul style="list-style-type: none"> The provision of a new link/bridge over the railway line between Arklow Train Station and Tesco; A new pedestrian/cycle link between Yellow Lane and Arklow Train Station; Improvements to existing pedestrian links between the Main Street and the Train Station in particular Ditch Lane and Tom’s Lane. 	This alteration serves to clarify the design quality and requirements of infrastructure supported. The alteration will not result in any likely, significant effects on European sites.	Screen Out

¹ Where this route runs along the proposed SPAR, it shall comprise a segregated green spine separated from the SPAR by mature hedgerows and planting.



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>These links shall be designed to high-quality standards, fully accessible, and integrated into the broader town centre regeneration and public-realm improvement programmes.</p> <p>(PT4)</p>		
No. 13	<p>Include a new Objective 'ARK X-4':</p> <p>“To support the development and optimisation of off-street car-parking facilities in or adjacent to the town centre so that on-street, all-day parking can be relocated. On-street spaces shall be managed and repurposed where feasible to favour set-down/drop-off areas, short stay visitor parking and active loading rather than long-stay parking.”</p>	<p>This alteration may result in land use change and changes to traffic and transport dynamics resulting in likely, significant effects. It is unlikely to result in significant effects on European sites, however.</p>	Screen Out
No. 14	<p>Alter Objective ARK82 as follows:</p> <p>“Support and promote the development of the following new regional/distributor roads and road improvements:</p> <ul style="list-style-type: none"> The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement and (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and (d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6) To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south 	<p>This alteration supports linear development and visitors accessing coastal habitat.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	Screen In



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4) To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments. 		
No. 15	<p>Include a new Objective 'ARK X-5':</p> <p><i>"To protect the strategic function of the N/M11 in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications."</i></p>	This alteration serves to ensure alignment of the LPF with higher-order policy and guidance. This alteration will not result in any likely, significant effects on European sites.	Screen Out
No. 16	<p>Include a new Objective 'ARK X-6':</p> <p><i>"To support and promote the implementation of the recommended measures set out in the Local Transport Plan."</i></p>	This alteration does not introduce potential sources of impact not already considered and mitigated under the AA process.	Screen Out
No. 17	<p>Add a new bullet point under Objective ARK 85 as follows:</p> <p>"Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this LPF OR in Flood Zone C but within an area:</p> <ul style="list-style-type: none"> that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or <i>that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to nearby watercourses that lack corresponding indicative flood zones;</i> 	This alteration serves to clarify the requirements related to new development in areas at risk of flooding. The alteration will not result in any likely, significant effects on European sites	Screen Out



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> 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; <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.”</p>		
No. 18	<p>Alter Objective ARK 88 to read as follows:</p> <p>“To require that the development of Public Utility lands on the eastern western side of the Dublin Road to facilitate the expansion of the existing electricity substation comprise of high-quality design and boundary treatments, include planting and landscaping proposals to mitigate their visual impact having regard to their prominent location along the northern gateway entrance to Arklow Town.”</p>	This alteration corrects a clerical error in the LPF as the incorrect location was referenced. It does not introduce likely, significant effects on European sites.	Screen Out
No. 19	<p>Include a new subsection and Objective under Arklow Physical Infrastructure Objectives:</p> <p>“PUBLIC REALM INFRASTRUCTURE OBJECTIVES</p> <p>ARK X-7</p> <p>Public-realm works in Arklow town centre (including lighting, accessible street furniture, paving and signage) shall wherever feasible be carried out in a coordinated, locally distinctive manner which advances high-quality design, reduces visual clutter, reinforces the town’s heritage, and improves the overall visitor and community experience, in particular:</p> <ul style="list-style-type: none"> New lighting, wiring and communications infrastructure shall be placed underground wherever feasible, to reduce over-head cabling, poles and visual intrusion. 	This alteration reinforces the requirement to carry out public realm works to a high design standard. It does not introduce sources of potential impact.	Screen Out

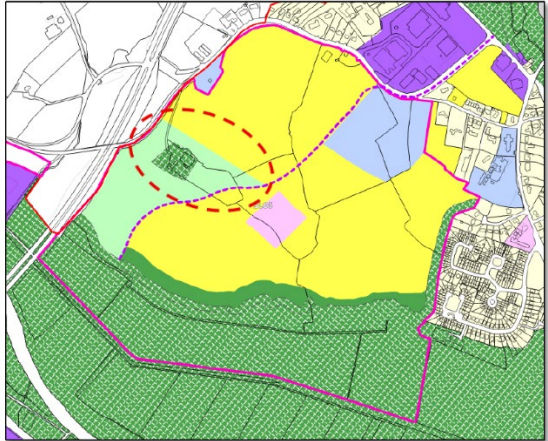


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> Lighting design shall wherever feasible be site-specific, using decorative standards in plazas and along quays, emphasising heritage frontages, town-centre gateways and riverside links The public-realm works shall wherever feasible reflect Arklow’s heritage (boat-building, pottery, seaside identity) and integrate craft/design elements, coordinated across streets, junctions and the waterfront to create a cohesive sense of place. Infrastructure renewal shall wherever feasible, be planned and delivered as part of a comprehensive public-realm master-scheme rather than piecemeal, ensuring continuity of design, materials, branding and quality across the town-centre regeneration area.” 		
No. 20	<p>Alter text under SLO2 Southern Waterfront Zone Objectives as follows:</p> <ul style="list-style-type: none"> Maintaining ease of access to the waterfront for existing and future marine users (such as the Sea Scouts and Arklow Rowing Club) as well as emergency services shall be a key consideration in the regeneration of this area. 	This alteration is minor in nature and serves to clarify permitted access to existing infrastructure. The alteration will not result in any likely, significant effects on European sites.	Screen Out
No. 21(a)	<p>Alter Map No. 1 (Land Use Zoning) for lands at SLO 5 – Kilbride as follows:</p> <p>Increase AOS by 20%.</p> <p>Alter land use zoning at SLO5 of c. 1.24ha from New Residential ‘RN’ to Active Open Space ‘AOS’.</p>	This alteration is protective in nature, aligns with SEOs, and is unlikely to introduce significant effects on European sites given its nature and extent.	Screen Out

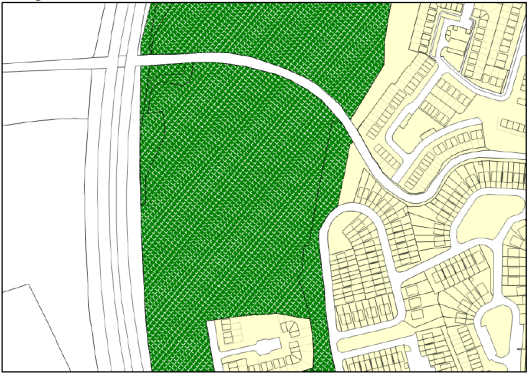


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>Change from:</p> 		

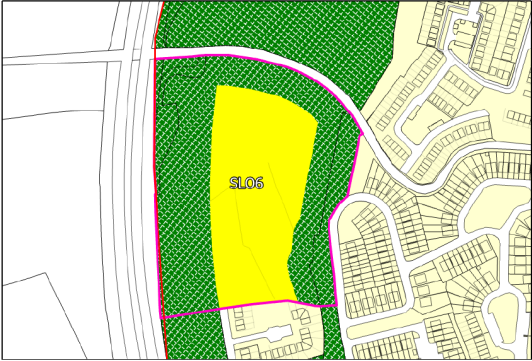


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	Change to: 		
No. 21(b)	Alter SLO5 as follows: <ul style="list-style-type: none"> “An area of 5ha zoned CE: Community & Education shall be reserved to facilitate the planned development of a new school campus (primary and post primary). No more than 250 dwellings may be occupied in this SLO until the CE lands have been transferred to the relevant authorities or otherwise made available for the provision of a schools campus.” 	This alteration acknowledges that the lands referenced have since been transferred to the relevant authorities. This alteration is clerical in nature and will not result in any likely, significant effects on European sites.	Screen Out
No. 21(c)	Alter SLO5 as follows: <ul style="list-style-type: none"> “To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct residential areas (not exceeding 150 200 units) each containing materially different house designs and typologies within an overall unified theme.” 	This alteration corrects a clerical error and is proposed in order to align with the Wicklow CDP. The alteration will not result in any likely, significant effects on European sites.	Screen Out

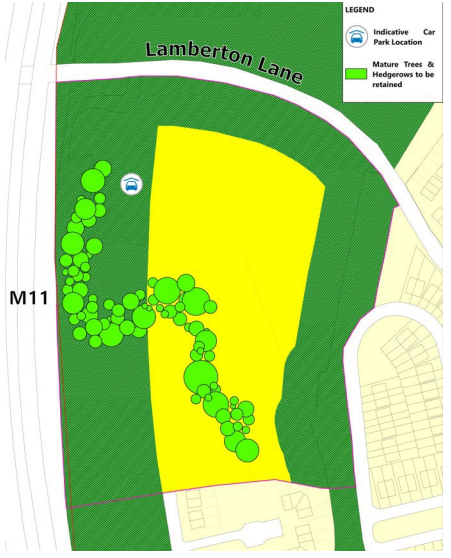


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
No. 21(d)	Include an additional bullet point under Objective SLO5 : <ul style="list-style-type: none"> “Development of this SLO shall ensure that views of the Howard Mausoleum from Ferrybank, and local road L-6179 Ticknock – Kilbride are maintained where feasible.” 	This alteration clarifies the need to protect views of the Howard Mausoleum from these viewpoints. This alteration will not result in any likely, significant effects on European sites	Screen Out
No. 22(a)	Alter Map No. 1 Land Use Zoning and add SLO6 – Ballyraine as follows: Alter MAP NO. 1 LAND USE ZONING for lands at Ballyraine from Natural Areas ‘OS2’ (c. 6 ha) to New Residential ‘RN’ (c. 2.5 ha) and Natural Areas ‘OS2’ (c. 3.5 ha) and add new SLO boundary. Change from: 	This alteration may result in land use change and development. Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.	Screen In

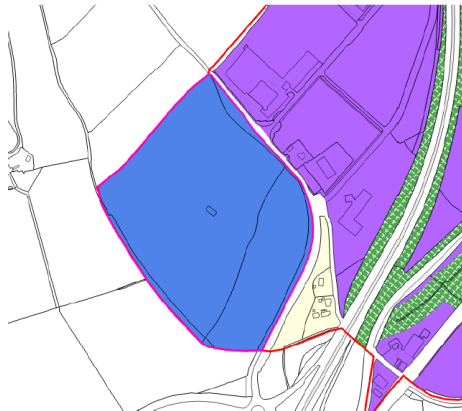
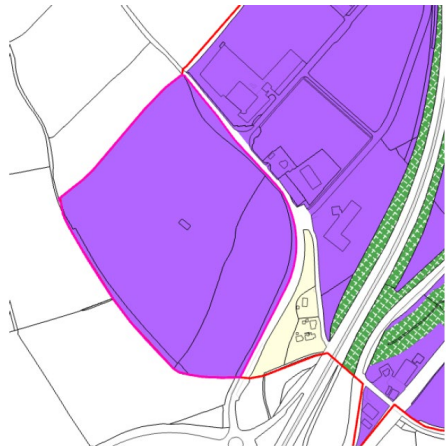


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	Change to: 		
No. 22(b)	Include new text objectives under SLO6 – Ballyraire: SLO 6 - Ballyraire These lands measuring c. 6 ha are located in the townland of Ballyraire to the west of Arklow town centre and are zoned for new residential (RN – c. 2.5ha) and open space use (OS2 – c. 3.5ha). This area may be developed for a mix of uses including residential, community and open space uses, in accordance with the following requirements: a) Approximately 2 ha of this site, along the boundary with the M11 (zoned OS2), shall be reserved free of development (other than the lands required for the car parking required by part (e) to follow) and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority; b) Approximately 0.7 ha of this site along the boundary of Lamberton Lane (zoned OS2) and corresponding to a 35m set back from the lane shall be reserved free of development and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;	This alteration sets a framework of rules for development at this area, and may result in land use change and shape development, resulting in likely, significant effects.	Screen In




Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>c) Any development shall safeguard and retain existing watercourses, wetlands, and ponds, incorporating them into the site design with the appropriate setbacks (in accordance with objective ARK63 and County Development Plan Objective CPO 17.26);</p> <p>d) Any development shall ensure the retention and protection of all existing mature trees on site in accordance with County Development Plan Objectives CPO 17.20, 17.21, 17.22 and 17.23), in particular those identified on the drawing below, which shall be identified and evaluated by a qualified arborist in any application for development and justification provided where any removal is proposed;</p> <p>e) A permeable surface car park adjoining Lambertton Lane of 20 No. spaces shall be delivered as part of any development on the OS2 zone along the M11 described in part (a) above. Said car park shall be accessed only from the south with pedestrian and cycling links to Lambertton Lane only (no vehicular access from Lambertton Lane will be considered).</p> 		

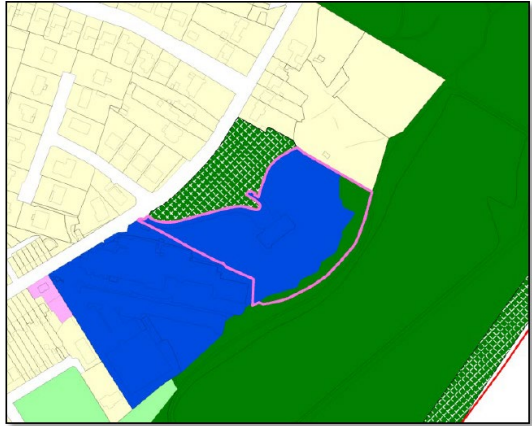


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
No. 23	<p>Alter zoning of land at Ballynattin from Tourism 'T' (c. 17ha) to Employment 'E1' (c. 17ha).</p> <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration is supportive of the carrying out of economic development.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	Screen In

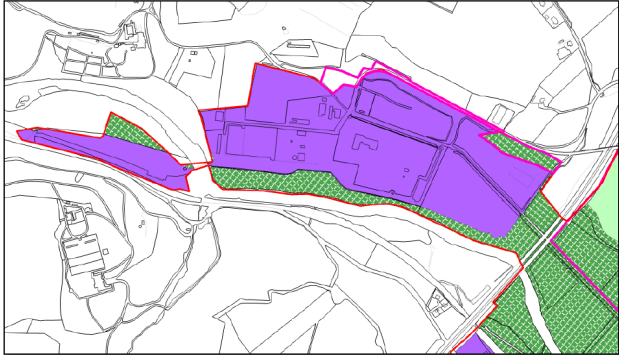
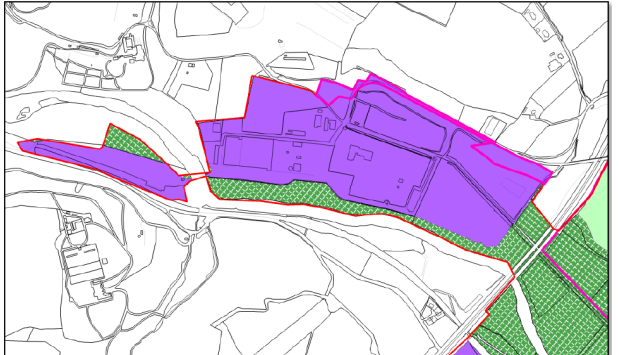


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
No. 24	<p>Alter zoning of lands at Kynoch Lodge, Sea Road from c. 0.96ha of 'RE – Existing Residential' to c. 0.83ha 'T – Tourism' and c. 0.13ha 'OS1 – Open Space'.</p> <p>Change from:</p> 	<p>This alteration is supportive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

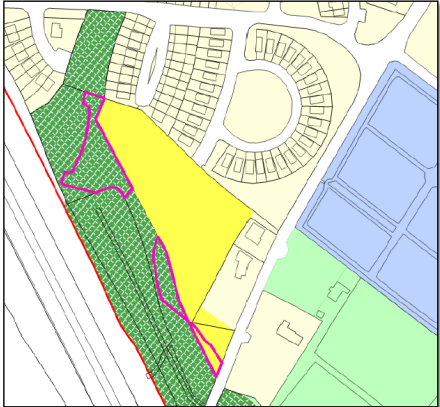
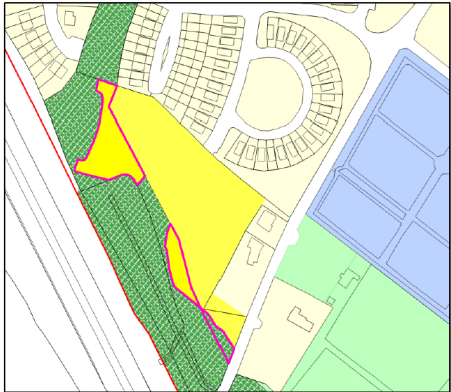


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	Change to: 		
No. 25	Alter zoning of lands at Avoca River Park as follows: <ul style="list-style-type: none"> • Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment' • Change c. 1.4ha from 'unzoned' to 'E – Employment' 	<p>This alteration is supportive of the carrying out of economic development, may result in land use change.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	Screen In

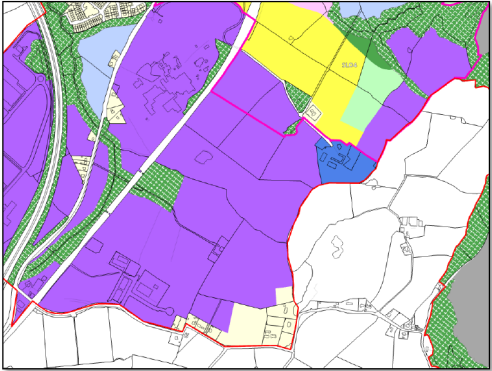
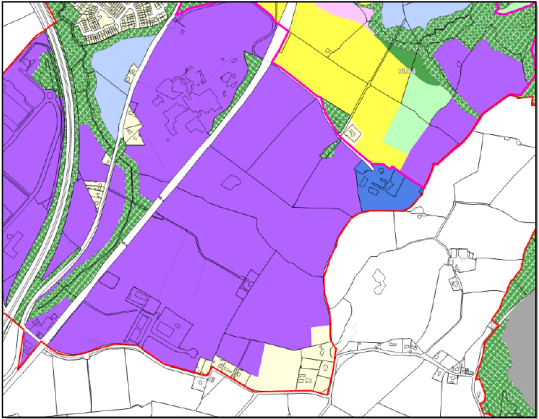


Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>Change from:</p>  <p>Change to:</p> 		
No. 26	<p>Alter zoning of lands at Lamberton as follows:</p> <ul style="list-style-type: none"> • Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential' • Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas' 	<p>This alteration is supportive of the carrying out of residential development.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish</p>	Screen In

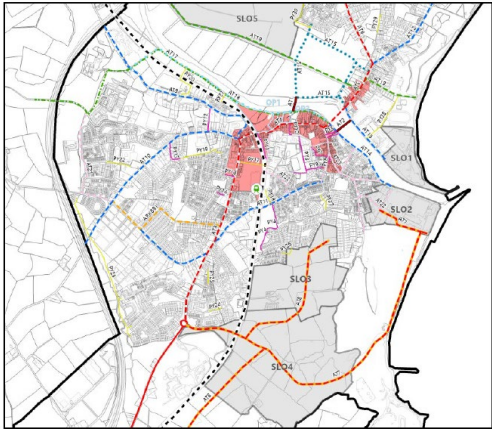



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>Change from:</p>  <p>Change to:</p> 	<p>Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	
No. 27	<p>Alter zoning of lands at Money Big as follows:</p> <ul style="list-style-type: none"> Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment' 	<p>This alteration is supportive of the carrying out of economic</p>	<p>Screen In</p>



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<ul style="list-style-type: none"> Exclude c. 6.1ha of Employment 'E' zoned land from SLO4 <p>Change from:</p>  <p>Change to:</p> 	<p>development, may result in land use change.</p> <p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	
No. 28	Alter Map No. 6 Active Travel Strategy to include new active travel route (ATX) (depicted in bright green):	This alteration is supportive of the new linear development.	Screen In



Reference	Material Alteration	AA Screening Assessment	AA Screening Conclusion
	<p>Change from:</p>  <p>Change to:</p> 	<p>Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this alteration has some potential to result in likely significant effects on mobile species related to European sites in the surrounding region.</p>	



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



Table 2: AA of Material Alterations

TABLE 2 - AA OF MATERIAL ALTERATIONS

Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 1	<p>Include a new Objective 'ARK2(B)':</p> <p><i>“To support and promote the improvement of the key central area of Arklow town centre from the Parade Grounds to St. Mary’s Park, including (but not limited to) the following improvements:</i></p> <ul style="list-style-type: none"> • <i>The extension of the existing public realm improvements along the Main Street from the Parade Grounds as far as River Lane; this shall entail a high-quality urban realm design with particular reference to enhanced pedestrian connectivity and accessibility, and improved linkages to the river corridor.</i> • <i>The improvement of St. Mary’s park and car park, including the access and egress roads. Any redevelopment / enhancement proposals for these areas shall be so designed to integrate the riverwalk, car park and park as a unified space which supports multi-functional uses including community, cultural and outdoor performance / market uses, while protecting the character and heritage (particularly archaeology) of the area;</i> • <i>To facilitate the enhancement of the landscaped linear open space park along the riverbank linking Coomie Lane to St. Mary’s Park.”</i> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>



Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
		<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	
No. 4	<p>Include a new Objective 'ARK X-1':</p> <p>To continue to facilitate the development of large-scale employment development (including ICT development and associated energy infrastructure) on E zoned lands at Avoca River Park and Bogland / Money Big."</p>	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>



Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
		<ul style="list-style-type: none"> Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species <p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	
No. 7	<p>Alter Objective ARK 36 to read as follows:</p> <p>“To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:</p> <ul style="list-style-type: none"> The Avoca River Walk and linkages to Vale Road and Arklow Main Street; Lamberton Avenue/Woodlands Park leading to Glenart Woods; Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park; Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site; Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> Habitat destruction /fragmentation/deterioration Reduction in species populations/density Surface water run-off carrying suspended silt and contaminants, into local watercourses Air pollution due to dust and other airborne emissions Changes to groundwater quality, yield and/or flow paths associated with the proposed project 	<p>CPO 11.50, CPO 11.51, CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>



Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
		<ul style="list-style-type: none"> Disturbance and potential spread of invasive species Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species <p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	
No. 10	<p>Alter Objective ARK64 as follows:</p> <p>“To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <ul style="list-style-type: none"> The Avoca River Walk and Shillelagh to Arklow Greenway Route; Glenart Woods Forest; Arklow Seafront and Waterfront Zones; Arklow Rock Cliff Walk; Arklow North and South Quays; Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> Habitat destruction /fragmentation/deterioration Reduction in species populations/density Surface water run-off carrying suspended silt and contaminants, into local watercourses Air pollution due to dust and other airborne emissions 	<p>CPO 11.50, CPO 11.51, CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

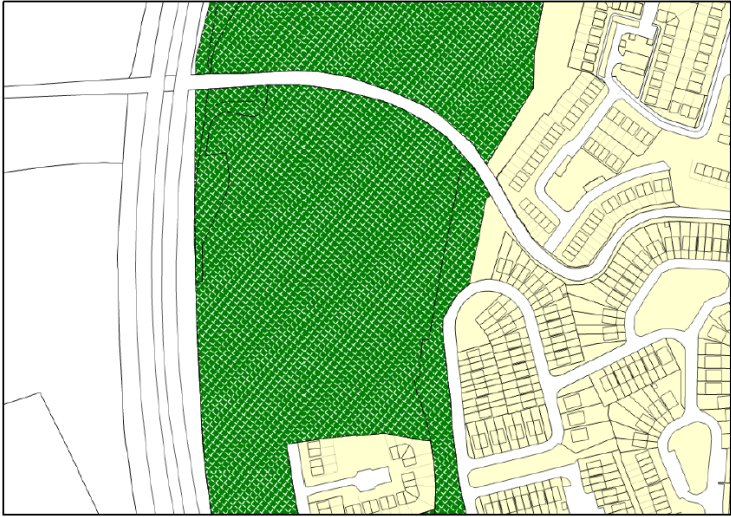


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<ul style="list-style-type: none"> A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout. 	<ul style="list-style-type: none"> Changes to groundwater quality, yield and/or flow paths associated with the proposed project Disturbance and potential spread of invasive species Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species <p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	
No. 14	<p>Alter Objective ARK82 as follows:</p> <p>“Support and promote the development of the following new regional/distributor roads and road improvements:</p> <ul style="list-style-type: none"> The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement and (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> Habitat destruction /fragmentation/deterioration Reduction in species populations/density Surface water run-off carrying suspended silt and contaminants, into local watercourses 	<p>CPO 11.50, CPO 11.51, CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

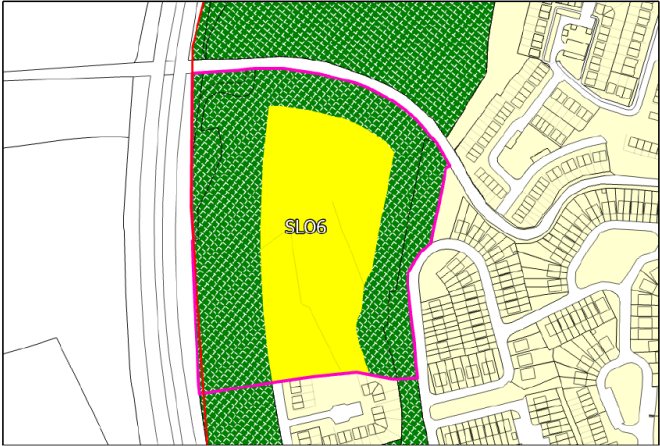


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>(d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun’s Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6)</p> <ul style="list-style-type: none"> • To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south • To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4) • To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments. 	<ul style="list-style-type: none"> • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species <p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	



Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 22(a)	<p>Alter Map No. 1 Land Use Zoning and add SLO6 – Ballyraire as follows:</p> <p>Alter MAP NO. 1 LAND USE ZONING for lands at Ballyraire from Natural Areas ‘OS2’ (c. 6 ha) to New Residential ‘RN’ (c. 2.5 ha) and Natural Areas ‘OS2’ (c. 3.5 ha) and add new SLO boundary.</p> <p>Change from:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

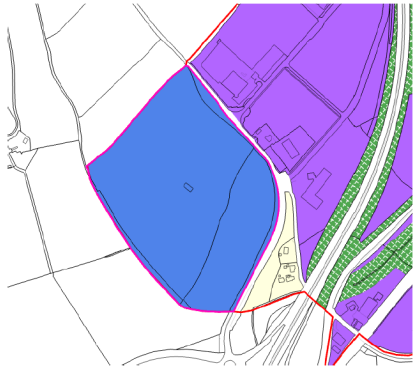
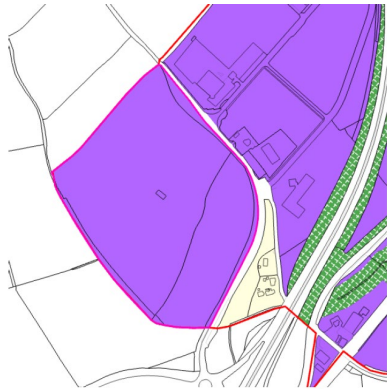


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>Change to:</p> 	<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	
No. 22(b)	<p>Include new text objectives under SLO6 – Ballyraine:</p> <p>These lands measuring c. 6 ha are located in the townland of Ballyraine to the west of Arklow town centre and are zoned for new residential (RN – c. 2.5ha) and open space use (OS2 – c. 3.5ha). This area may be developed for a mix of uses including residential, community and open space uses, in accordance with the following requirements:</p> <p>a) Approximately 2 ha of this site, along the boundary with the M11 (zoned OS2), shall be reserved free of development (other than the lands required for the car parking required by part (e) to follow) and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;</p>	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>




Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>b) Approximately 0.7 ha of this site along the boundary of Lamberton Lane (zoned OS2) and corresponding to a 35m set back from the lane shall be reserved free of development and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;</p> <p>c) Any development shall safeguard and retain existing watercourses, wetlands, and ponds, incorporating them into the site design with the appropriate setbacks (in accordance with objective ARK63 and County Development Plan Objective CPO 17.26);</p> <p>d) Any development shall ensure the retention and protection of all existing mature trees on site in accordance with County Development Plan Objectives CPO 17.20, 17.21, 17.22 and 17.23), in particular those identified on the drawing below, which shall be identified and evaluated by a qualified arborist in any application for development and justification provided where any removal is proposed;</p> <p>e) A permeable surface car park adjoining Lamberton Lane of 20 No. spaces shall be delivered as part of any development on the OS2 zone along the M11 described in part (a) above. Said car park shall be accessed only from the south with pedestrian and cycling links to Lamberton Lane only (no vehicular access from Lamberton Lane will be considered).</p>	<ul style="list-style-type: none"> • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species <p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	

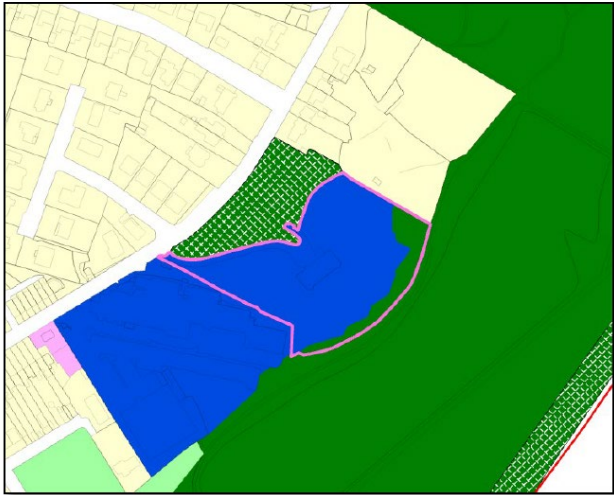


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 23	<p>Alter the zoning of land at Ballynattin from Tourism 'T' (c. 17ha) to Employment 'E1' (c. 17ha).</p> <p>Change from:</p>  <p>Change to:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

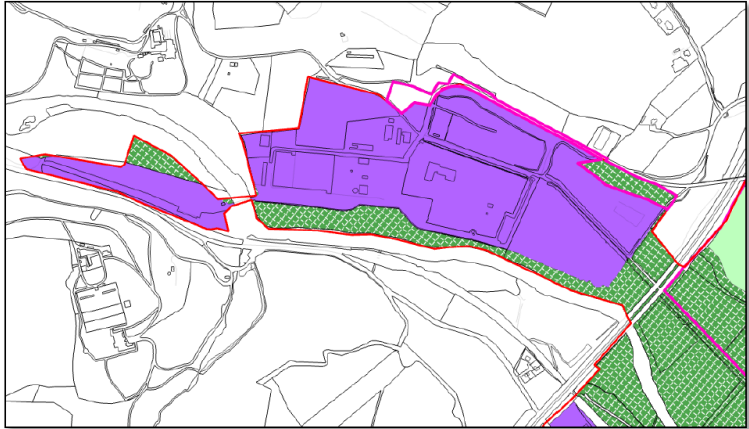


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
		<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	
No. 24	<p>Alter the zoning of lands at Kynoch Lodge, Sea Road from c. 0.96ha of 'RE – Existing Residential' to c. 0.83ha 'T – Tourism' and c. 0.13ha 'OS1 – Open Space'.</p> <p>Change from:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species 	<p>ARK 8, ARK 47, CPO 11.50, CPO 11.51, CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

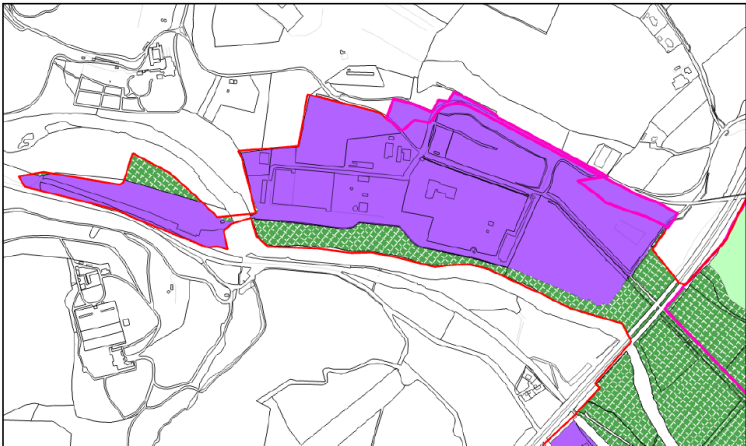


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>Change to:</p> 	<ul style="list-style-type: none"> Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species <p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	

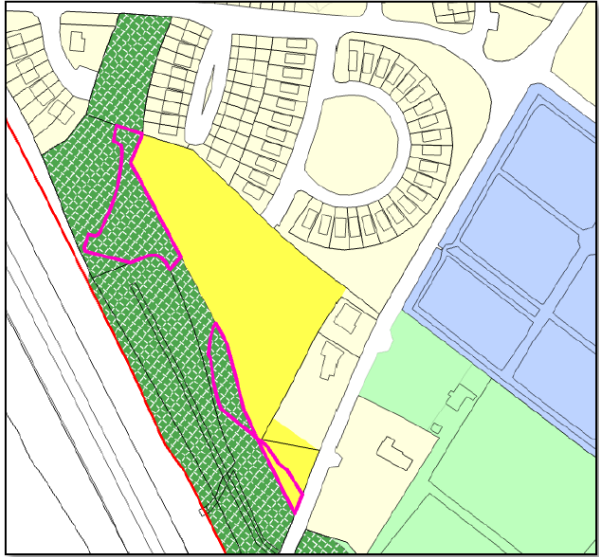


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 25	<p>Alter the zoning of lands at Avoca River Park as follows:</p> <ul style="list-style-type: none"> • Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment' • Change c. 1.4ha from 'unzoned' to 'E – Employment' <p>Change from:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

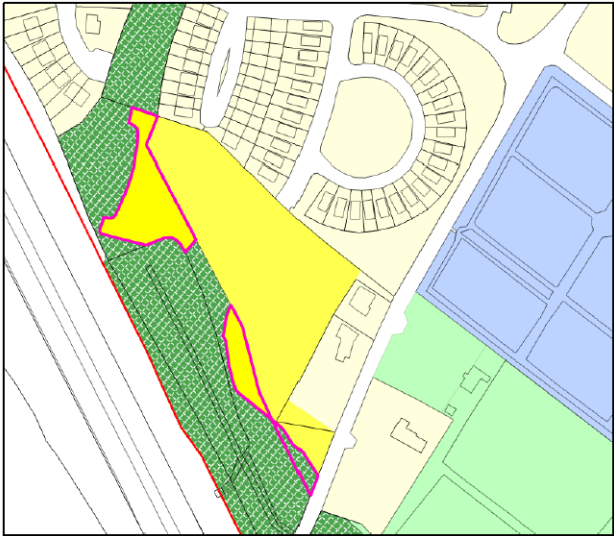


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>Change to:</p> 	<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	

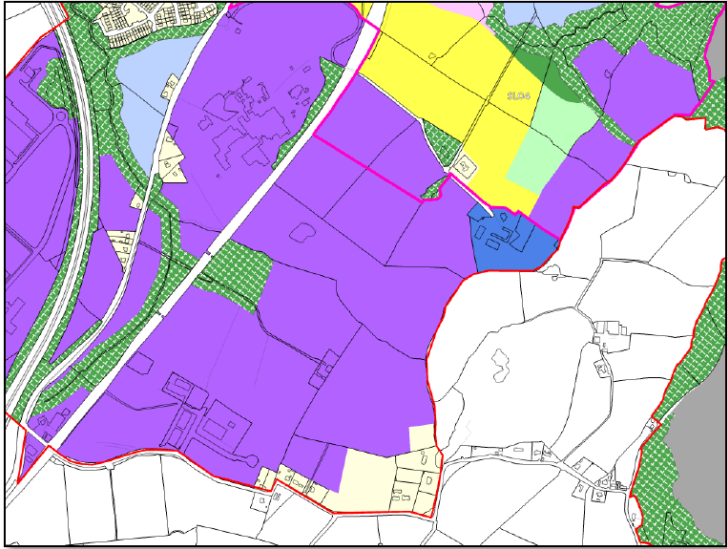


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 26	<p>Alter the zoning of lands at Lamberton as follows:</p> <ul style="list-style-type: none"> • Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential' • Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas' <p>Change from:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>

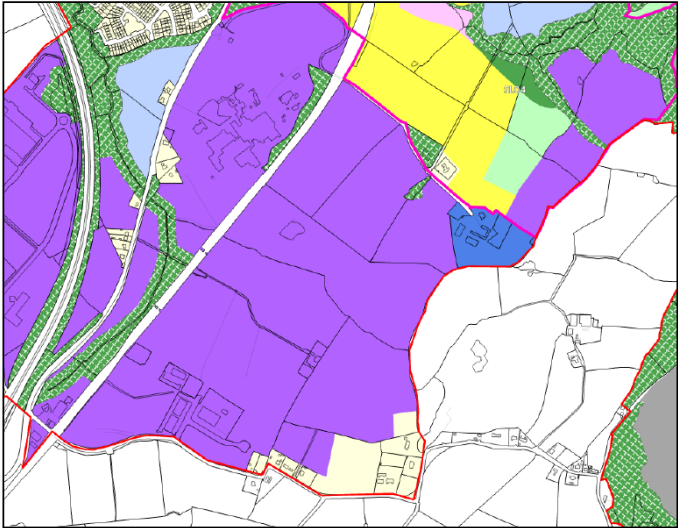


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>Change to:</p> 	<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	

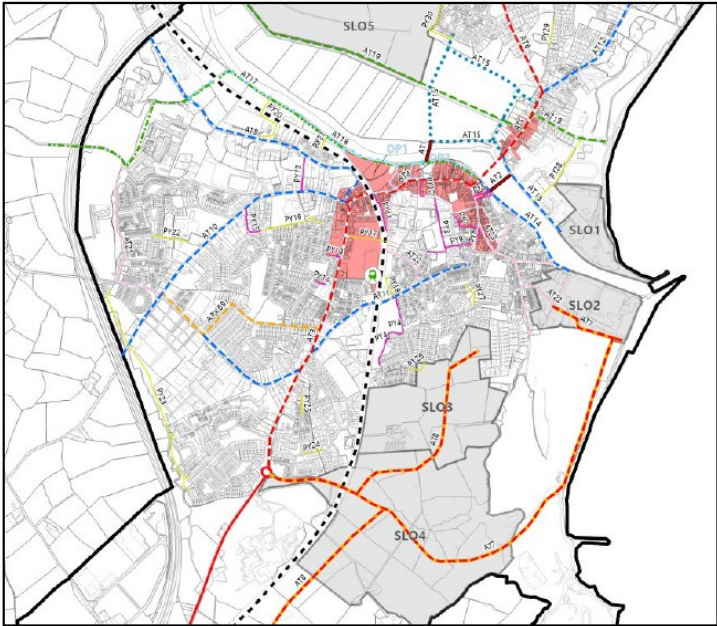


Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 27	<p>Alter the zoning of lands at Money Big as follows:</p> <ul style="list-style-type: none"> • Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment' • Exclude c. 6.1ha of Employment 'E' zoned land from SLO4 <p>Change from:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>




Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>Change to:</p> 	<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	



Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
No. 28	<p>Alter Map No. 6 Active Travel Strategy to include new active travel route (ATX) (depicted in bright green):</p> <p>Change from:</p> 	<p>This alteration may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> • Habitat destruction /fragmentation/deterioration • Reduction in species populations/density • Surface water run-off carrying suspended silt and contaminants, into local watercourses • Air pollution due to dust and other airborne emissions • Changes to groundwater quality, yield and/or flow paths associated with the proposed project • Disturbance and potential spread of invasive species • Activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance/displacement of species 	<p>CPO 17.26, ARK 54, ARK 55, ARK 56, ARK 54, ARK 59, ARK 60, ARK 61, ARK 62, ARK 90, CPO 13.1, CPO 13.21, CPO 13.22, CPO 13.9, CPO 15.9, CPO 15.10, CPO 15.15, CPO 15.20, CPO 17.5, CPO 17.6, CPO 17.7, CPO 17.8, CPO 17.12, CPO 17.14, CPO 18.3, CPO18.8, CPO 19.13</p>



Reference	Material Alteration	AA Assessment	Example/s of other Policies / Objectives that mitigate Potential Adverse Effects on European Sites
	<p>Change to:</p> 	<p>The impacts have the potential to create adverse effects on mobile species connected to European sites in the wider area.</p>	



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