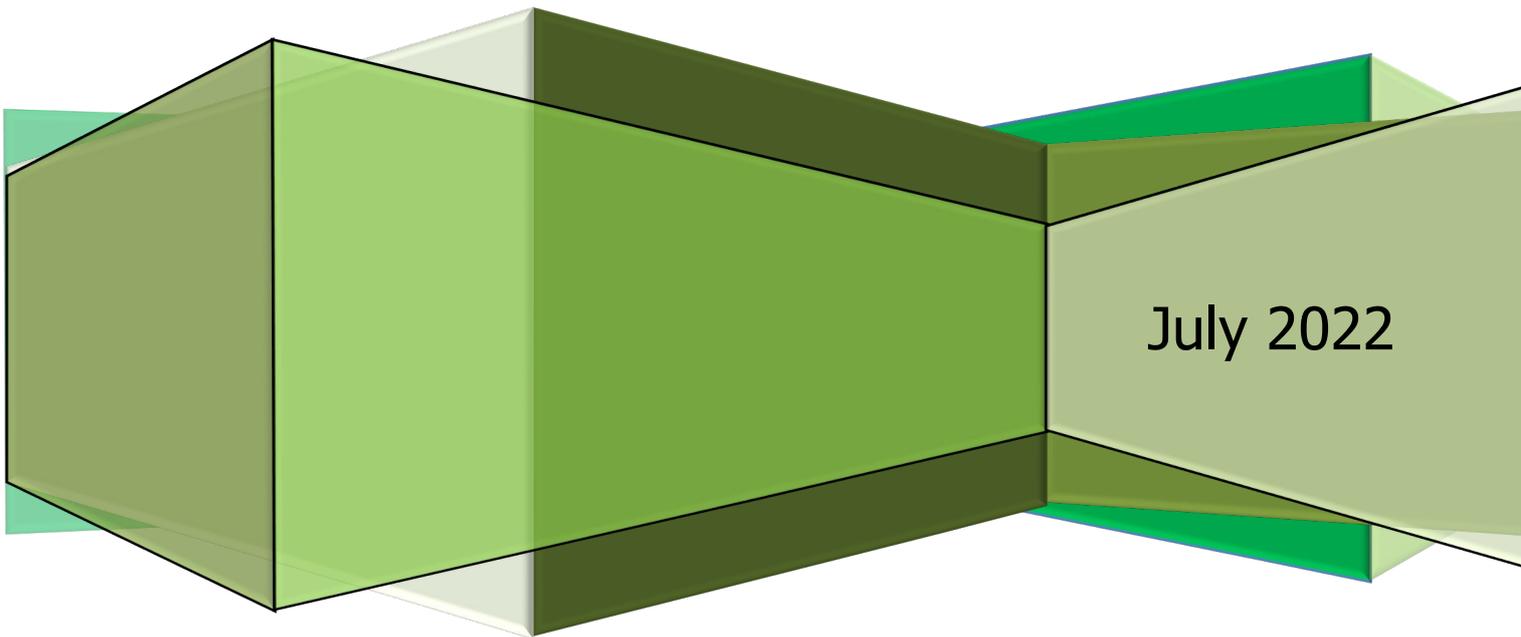




CHIEF EXECUTIVE'S REPORT
ON THE SUBMISSIONS TO THE
PROPOSED AMENDMENTS
OF THE
WICKLOW COUNTY DEVELOPMENT PLAN 2022 - 2028



Comhairle Contae Chill Mhantáin

CHIEF EXECUTIVE'S REPORT
TO THE MEMBERS OF WICKLOW COUNTY COUNCIL
UNDER SECTION 12(8) OF THE PLANNING & DEVELOPMENT ACT 2000 (AS
AMENDED)

This report should be read alongside the 'Proposed amendments to Draft Plan' document published in April 2022.

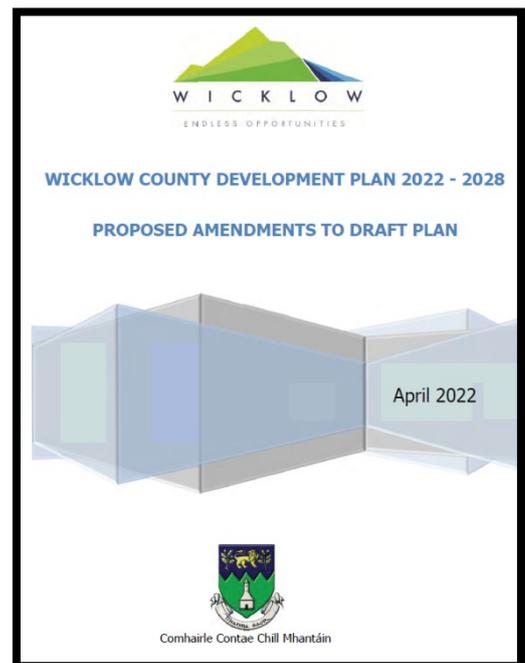


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1.1 Statutory Background to the Chief Executive's Report

This Chief Executive's (CE) Report forms part of the statutory procedure for the preparation of a County Development Plan. As required by Section 12(8) of the Planning & Development Act 2000 (as amended) the Chief Executive shall prepare a report on any submissions or observations received in relation to the Proposed Material Amendments (PMAs) to the Draft Development Plan as published and submit the report to the members of the authority for their consideration. The report shall:

- (i) List the persons or bodies who made submissions or observations in relation to the PMAs;
- (ii) Provide a summary of:
 - the recommendations, submissions and observations made by the Office of the Planning Regulator,
 - the submissions and observations made by any other persons,
- (iii) Give the response of the Chief Executive to the issues raised, taking account of any directions of the members of the authority under *section 11(4)*, the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives in the area and any relevant policies or objectives of the Government or of any Minister of the Government.

It should be noted that only the PMAs (as published) are currently open for consideration, and it is only submissions in relation to same that are addressed in this report.

Where submissions raise matters not related to any of the PMAs, either the submission in its entirety or part of the submission may be considered 'invalid' and the issue raised is not summarised or addressed in the report. The list of submissions provided in Appendix A of this report identifies any submission that is either invalid in its entirety or in part.

The members should be advised that an important submission has been received from the Office of the Planning Regulator (OPR).

Please note that no submission was received from the Regional Assembly (EMRA).

The full contents of the OPR submission is set out in **Appendix B** (along with the full text of all submissions from prescribed authorities), along with a commentary on where the issues they raise are addressed in the report.

This report is submitted to the Members of Wicklow County Council for their consideration as part of the process for the preparation of the County Development Plan 2022-2028 and the associated Environmental Assessment reports.

Members have a period of up to **6 weeks** from the date of receipt to consider the Chief Executive's Report. Following consideration of the PMAs and the Chief Executive's Report, the Members shall, by resolution, having considered the Chief Executive's report, make the plan with or without the PMA that would, if made, be a material alteration, except that where they decide to accept the PMA they may do so subject to any modifications to the PMA as they consider appropriate, which may include the making of a further modification to the PMA subject to the following criteria:

- (i) A further modification may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site;
- (ii) A further modification shall not be made where it relates to
 - an increase in the area of land zoned for any purpose, or
 - an addition to or deletion from the record of protected structures.

In making the development plan the members shall be restricted to the following:

- considering the proper planning and sustainable development of the area to which the plan relates,
- the statutory obligations of any local authority in the area, and
- any relevant policies or objectives for the time being of the Government or any Minister of the Government.

This report is scheduled to be considered by the County Council on 12 September 2022.

1.2 Contents and Format of this Report

This report is laid out in 3 sections for ease of legibility and reference as follows:

- Section 1** Introduction to the report including guidance for the Elected Representatives in considering the report.
- Section 2** Summary table of the PMAs and Chief Executive's recommendations.
- Section 3** Summary of submissions on the PMAs, the CE's Assessment of same and the Chief Executive's Recommendations
- Appendix A** List of persons or bodies who made submissions
- Appendix B** Submissions from the Office of the Planning Regulator and other prescribed authorities
- Appendix C** Report on Strategic Environmental Assessment & Appropriate Assessment issues raised in submissions.

Rather than dealing with each submission individually, the submissions are grouped according to the PMA to which they relate. The PMAs are presented in the order that they appear in the plan document. Where no submissions have been received on a particular amendment, this will be indicated. Regardless of whether submissions are received on any particular PMA, the Chief Executive will offer his opinion on the amendment and his recommendation.

Where the Chief Executive is proposing **modifications** to any PMA, such modifications will be shown with new text in **purple** and deleted text in **strikethrough**. The original amendments proposed will continue to be shown in **red** and **blue-strikethrough**.

1.3 Strategic Environmental Assessment (SEA) & Appropriate Assessment (AA)

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The process includes:

- Preparing an Environmental Report where the likely significant environmental effects are identified and evaluated;
- Consulting the public, environmental authorities and any EU Member State affected, on the environmental report and draft plan or programme;
- Taking account of the findings of the report and the outcome of these consultations in deciding whether to adopt or modify the draft plan or programme;
- Making known the decision on adoption of the plan or programme and how SEA influenced the outcome.

A SEA Environmental Report accompanied the Draft County Development Plan 2022-2028 in accordance with the SEA Directive (2000/42/EC) and the Planning & Development (SEA) Regulations 2004. In accordance with the same provisions, the PMAs to the Draft County Development Plan have been evaluated in the manner set out in the Regulations and the finding of that analysis was published with the PMAs.

SEA Screening of the PMAs concluded that most of the PMAs were not likely to result in significant effects. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, the SEA Screening Report identified that all potential effects arising from most PMAs either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some PMAs merely added clarifications or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, it was determined that those PMAs did not require SEA.

The PMAs identified below were identified as requiring SEA and consideration in an SEA Environmental Report:

V1-10	V1-57	V2-94	V2-104	V2-114
V1-11	V1-58	V2-95	V2-105	V2-115
V1-12	V1-76	V2-96	V2-106	V3-119
V1-13	V1-77	V2-99	V2-108	V3-120
V1-31	V2-87	V2-100	V2-109	V3-121
V1-33	V2-88	V2-101	V2-110	V3-133
V1-46	V2-90	V2-102	V2-112	
V1-51	V2-92	V2-103	V2-113	

This assessment was published with the PMAs.

This analysis concluded that a number of the PMAs would not provide the most evidence-based framework for development and had the potential to undermine sustainable development and proper planning.

Having regard to the provisions of the new Ministerial Guidelines, should the Chief Executive now be recommending the making, or making with modifications of any particular PMA that the SEA identified as having the potential to undermine sustainable development and proper planning, a commentary / rationale is provided for the CE's revised recommendation.

In accordance with the same provisions, any **proposed modifications** to the PMAs set out in this report have been evaluated in the manner set out in the Regulations and the finding of that analysis is set out in this report. This analysis has taken into account the change in planning policy set out in the new Ministerial Guidelines.

It is incumbent on the elected members to take account of these findings and to have regard to same in their decision whether to adopt or modify the plan / PMAs. In all cases, it will be necessary for a full record to be made of any decision made and how the environmental consideration were taken account of in the decision making process.

Appropriate Assessment (AA)

Article 6(3) of the Habitats Directive 1992 requires that any plan or project that is not directly connected with or necessary to the management of a European Site (SACs and SPAs) but is likely to have a significant effect on it, on its own or in combination with other plans and projects, is to be authorised only if it will not adversely affect the integrity of any site.

Screening for AA and, if screening indicates the need, AA itself, must be carried out and the assessment and conclusions recorded to ensure that existing and future plans or projects are not authorised if they are likely to adversely affect the integrity of a site. These safeguards are designed to ensure the conservation of European sites.

The requirements of the Habitats Directive in respect of plans and projects are similar in many respects to Environmental Impact Assessment (EIA) of projects, and Strategic Environmental Assessment (SEA) of plans and programmes. However, the focus of AA is targeted specifically on European sites and their conservation objectives.

Article 6(3) and 6(4) of the Habitats Directive place strict legal obligations on Member States, with the outcomes of AA fundamentally affecting the decisions that may lawfully be made. It is a basic responsibility of all agencies of the state, including planning authorities, to act diligently to ensure that their decisions in the exercise of their functions, as well as their actions, comply fully with the obligations of the Habitats Directive.

Section 12 (7) (aa) of the Planning and Development Act 2000 (as amended), requires, inter alia, a determination to be made as to whether the PMAs to the Draft Plan warrant the undertaking of AA.

The existing Draft Plan has already been informed by a Stage 2 AA and a Natura Impact Report has been prepared. As part of that AA, it was identified that the Plan may, if unmitigated, have significant effects on 23 (no.) European sites. Plan elements that could potentially affect the integrity of European sites include:

- Provisions, such as those relating to settlement, placemaking, housing, community, built heritage, economic, retail, tourism and recreation, transport, water services, flood risk management, waste and environmental infrastructure, energy and information infrastructure, green infrastructure and marine/coastal development, that introduce sources for effects through construction phase such as habitat destruction, light pollution, hydrological interactions and disturbance effects;
- Loading pressures from the operational phase of developments – these sources could result in habitat loss, disturbance effects, interactions with water quality and habitat fragmentation; and
- Increasing visitors to sensitive areas during the operational phase of, for example, recreational and tourism developments.

Mitigation was integrated into the Draft Plan that allowed the Natura Impact Report to conclude that, subject to additional recommendations to be integrated into the Plan in advance of adoption, the Draft Plan is not foreseen to give rise to any significant effects on designated European sites, alone or in combination with other plans or projects¹.

The Draft Plan and AA Natura Impact Report were placed on public display and submissions were invited. Some of these submissions resulted in PMAs being proposed to the Plan.

Taking into account the measures that have been already integrated into the Draft Plan, the AA process identified that there is no potential for effects to arise on the integrity of any European site as a result of all Proposed Material Alterations, apart from:

V1-46	V2-87	V3-133
V1-57		
V1-58		
V1-76		
V1-77		

Furthermore, the AA screening process takes into account the need to undertake Stage 2 AA when mitigation is being proposed. As certain PMAs² could be considered to be mitigation in relation to Plan elements that could potentially affect the integrity of European sites, further to the mitigation already integrated into the Draft Plan, the AA process identified that it would be prudent to undertake Stage 2 AA.

This Stage 2 AA was published with the PMAs.

Taking into account the mitigation measures already incorporated into the Plan, subject to additional recommendations to be integrated into the Plan in advance of adoption, it concluded that the PMAs to the Draft Wicklow County Development Plan 2022-2028 are not foreseen to give rise to any adverse effects on the integrity of any European Site, 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.

¹ 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.

² V2-87, V3-119, V3-120 and V3-121.

Strategic Flood Risk Assessment (SFRA)

The draft Wicklow County Development Plan 2022-2028 is accompanied by a Strategic Flood Risk Assessment, carried out in accordance with 'Planning System and Flood Risk Management: Guidelines for planning authorities' (DoEHLG/OPW, 2009). A key message of these guidelines is that *"Development plans should address flood risk by having the necessary flood risk assessments, including mapping of flood zones, in place at the critical decision making phases and the consideration of any subsequent amendments."* The SFRA process facilitates the transparent consideration of flood risk matters during the plan making process.

Section 4.17 of the SFRA Guidelines states that *"The SFRA should provide sufficient information to make sound planning decisions, including an identification and assessment of the impacts and mitigation strategies for development options. The SFRA should also be used to ensure that the elected members have the information with regard to the Strategic Environmental Assessment, application of the sequential approach and, if necessary, the Justification Test, in coming to decisions about the draft development plan and all subsequent stages."*

Any of the PMAs that related to the zoning of land (whether proposed by the Chief Executive or the elected members) have been assessed for flood risk. This assessment is contained in the Addendum II.2 to the SFRA (published with the Proposed Amendments document as **PMA V3 - 131**). Cognisant of his obligations, the Chief Executive has not proposed or recommended any PMAs, or any modifications to PMAs, that are likely to give rise to new, additional or unmitigated flood risk.

Where elected members resolve to make amendments to the draft plan, such amendments have been put through the same assessment procedure, the results of which are required to be considered by the members prior to making the final decision on the amendments.

1.4 Public Consultation

The PMAs to the Draft County Development Plan 2022-2028 and addenda to the Environmental Reports were put on public display, with submission from the public invited, from 27 April 2022 to 25 May 2022 (5pm).

In accordance with the legislative requirements and best practice, notice of the consultation on the PMAs to the draft plan was issued to the general public and to prescribed bodies including the OPR, the Minister, An Bord Pleanála, the Eastern and Midland Regional Assembly, the prescribed authorities and the Public Participation Network. Posters were also erected in Council offices and public buildings, as well as sport halls, community centres, parish halls, local shops of all of the small town plan settlements.

The PMAs to the Draft Plan and associated documents were on display at the following locations:

- The Council's website via the consultation portal consult.wicklow.ie
- An interactive display screen in the foyer of County Buildings
- Wicklow County Council, County Buildings, Wicklow Town
- Greystones Municipal District Office
- Baltinglass Municipal District Office (Blessington)
- Arklow Municipal District Office
- Bray Municipal District Office

During the public consultation period, **76** submissions were received.

1.5 Guidance for Elected Representatives

Responsibility for making a development plan, including the various policies and objectives contained within it, in accordance with the various provisions of the Planning and Development Act 2000 (as amended), rests with the elected members of the planning authority, as a reserved function under Section 12 of the Act.

In making and adopting the development plan, the elected representatives, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the "Code of Conduct for Councillors" prepared under the Local Government Act 2001, carry out their duties in this regard in a transparent manner, must follow due process and must make their decisions based on relevant considerations, while ignoring that which is irrelevant within the requirements of the statutory planning framework.

The members, following consideration of the PMAs and this report, shall decide whether to adopt the draft plan, with or without amendments. This section of the report shall outline the principle issues that the elected members are required to and should consider in their decision making process.

1.5.1 Planning and Development Act 2000 (as amended)

The Act states as a fundamental principle, that it is enacted *"to provide, in the interests of the common good, for proper planning and sustainable development"* and that *"a development plan shall set out the overall strategy of the proper planning and sustainable development of the area of the development plan"*.

The Act is unambiguous in setting out that *"in making the development plan...the members **shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives...of the Government or any Minister of Government"*** (Section 12 (11)).

Section (18) of the Act set out *'In this section 'statutory obligations' includes, in relation to a local authority, the obligation to ensure that the development plan is consistent with—*

(a) the national and regional development objectives specified in—

(i) the National Planning Framework, and

(ii) the Regional Spatial and Economic strategy,

and

(b) specific planning policy requirements specified in guidelines under subsection (1) of section 28'.

Section 27(1) states that **"A planning authority shall ensure, when making a development plan..., that the plan is consistent with any regional spatial and economic strategy in force for its area"**, while Section 28(1) states that *"The Minister may, at any time, issue guidelines to planning authorities regarding their functions under the Act and planning authorities shall have regard to those guidelines in the performance of their functions"*.

The Act as required under section 10(1) states that *"A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question"*.

1.5.2 National Planning Framework / Regional Spatial & Economic Strategy

The Draft Wicklow County Development 2022 – 2028 fully integrates the policy requirements of the NPF and RSES as are applicable to County Wicklow. In particular, the Draft Plan includes a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development policy objectives set out in the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midland Region as required by Section 10 (1A) of the Planning Act.

'Chapter 2 – Overall Strategy' and 'Chapter 3 – Core Strategy' of the draft plan contain information on the strategic policy context within which the vision and core strategy of the plan are framed.

1.5.3 Ministerial Guidelines

The Minister has issued guidelines under Section 28 of the Planning & Development Act 2000 (as amended) including those set out below. The Act requires planning authorities to have regard to Ministerial guidelines in the performance of their duties.

- **Development Plans – Guidelines for Planning Authorities (2022)** (See Section 1.3 of this report)
- Regulation of Commercial Institutional Investment in Housing – Guidelines for Planning Authorities (May 2021)
- Ministerial Letter to Local Authorities - Updated Apartment Guidelines to give effect to restrictions on Co-living Development (Dec 2020)
- Ministerial Letter to Local Authorities - Structural Housing Demand in Ireland and Housing Supply Targets (Dec 2020)
- Guidance Note for Local Authorities for Regulating Short Term Letting
- Urban Development and Building Height Guidelines for Planning Authorities
- Urban Development and Building Heights – Guidelines for Planning Authorities – Consultation Draft
- Design Standards for New Apartments (DSFNA) (2018)
- Design Standards for New Apartments - Guidelines for Planning Authorities - Draft Update (Dec 2017)
- Design Standards for New Apartments - Guidelines for Planning Authorities (Dec. 2015)
- Design Standards for New Apartments - Information Note Current
- Tree Preservation Guidelines
- Local Area Plans - Guidelines for Planning Authorities (June 2013)
- Local Area Plans Manual (June 2013)
- Design Manual for Urban Roads and Streets - 2019 (Low Res)
- Draft Environmental Impact Assessment Guidelines (July 2012)
- Section 261A of Planning and Development Act, 2000 Supplementary Guidelines (July 2012)
- LAP Draft Guidelines - June 2012
- LAP Draft Manual - June 2012
- Retail Planning Guidelines (April 2012)
- Retail Design Manual April 2012
- Section 261A of Planning & Development Act 2000 - Guidelines (January 2012)
- Spatial Planning and National Roads Guidelines (Jan 2012)
- Guidance for Planning Authorities on Drainage and Reclamation of Wetlands - consultation draft
- Implementing Regional Planning Guidelines - Best Practice Guidelines
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices (Nov 2009)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices (Nov 2009)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 2009)
- Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities (May 2009)
- Best Practice Urban Design Manual (May 2009) Part 2
- Best Practice Urban Design Manual (May 2009) Part 1
- The Provision of Schools and the Planning System - Code of Practice for Planning Authorities
- Development Management Guidelines
- Wind Energy Development Guidelines (2006)
- Sustainable Rural Housing Development Guidelines
- Strategic Environmental Assessment (SEA) Guidelines
- Quarries and Ancillary Activities
- Architectural Heritage Protection for Places of Public Worship
- Guidance for Consent Authorities regarding Sub-Threshold Development
- Further Guidelines on Part V of the Planning and Development Acts 2000 - 2002 - Circular HMS 9/03
- Further Guidelines on Part V of the Planning and Development Act 2000-2002 - Guidelines
- Further Guidelines Part V of the Planning and Development Acts 2000-2002
- Implementation Manual Part V of Planning and Development Act 2000
- Childcare Facilities Guidelines
- Guidelines for Planning Authorities - Part V of the Planning and Development Act, 2000
- Landscape and Landscape Assessment

- Telecommunications Antennae and Support Structures 1996

1.5.4 Development Plans, Guidelines for Planning Authorities (Department of Housing, Local Government and Heritage, June 2022)

New Section 28 Ministerial Planning Guidelines were issued in June 2022, to provide guidance to planning authorities in relation to their Development Plans. These Guidelines provide assistance on the effective preparation, making, variation and implementation of development plans under the Act and advise on the efficient operation of the development plan process in collaboration with the elected members and the local community. These new Guidelines replace the previous Development Plan Guidelines from 2007.

The Guidelines aim to ensure that each development plan provides for targeted housing growth, especially in key areas of housing demand, consistent with national housing targets and policies. They also provide assistance to local authorities and communities in adapting key national policies, such as the Climate Action Plan and Town Centre First, into local development strategies.

With regard to the Core Strategy's housing and population targets, the guidelines remind that in accordance with Section 10 (2A) of the Planning Act states that the Core Strategy must:

- a) Demonstrate the consistency of the housing strategy and the development plan with national and regional spatial strategy and policy;
- b) Take account of national and regional housing and population targets;
- c) Provide details of areas already zoned for residential use or mixed-use that includes residential development, in hectares and housing unit numbers;
- d) Provide details of areas proposed to be zoned for residential use or mixed-use that includes residential development, in hectares, together with details of how such proposals accord with national policy for phased development;

Further to this, a development plan core strategy shall include a core strategy statement that sets out:

- a) Consistency with national and regional spatial strategy and policy, with particular reference to the total quantum of additional housing and population targeted over the six-year plan period;
- b) The total quantum of existing and proposed land zoned for residential use to achieve the additional housing and population targeted over the six-year plan period;
- c) The rationale for the settlement strategy that informs the settlement hierarchy, which must address each settlement and area type in the hierarchy.

The Core Strategy must also demonstrate how the level of any excess of land or housing will be addressed, taking account for example of zoning objectives of previous development plans. Any excess will not normally include lands identified for strategic long-term (i.e. 10 to 15+ year) development. Later phases of development can be considered to form part of a **strategic land bank** within the development plan area that may take a number of development plan cycles to be realised.

For other circumstance, all of the three mechanisms below should be considered to the full in addressing any excess:

- 1) Prioritising / phasing of development where there is a surplus of well-located zoned and fully serviced land to meet population / housing targets already zoned for development: by indicating on relevant tables and maps, where any 'Additional Provision' lands will be regarded as a Long-Term Strategic and Sustainable Development Sites and that proposals for the development of such lands or housing will not be considered for development purposes during the plan period. It is best practice that a flexible phased approach be taken to prioritise the preferred sequence of development of such sites. Phasing should only be applied where there is a sound planning rationale for doing so;
- 2) Alternative Objectives: by indicating lands that will be considered for alternative appropriate uses within the plan period such as employment, amenity, community or other uses;

- 3) Discontinuing the Objective: by deletion of the zoning objective and related lands from the written statement and maps of the development plan.

Options 2 or 3 should be considered for lands that are zoned and have remained undeveloped and unserviced through one or more development plan cycles, with no prospect of being serviced within the six-year life of the new development plan.

It is important to note that, on a settlement by settlement basis, the precise extent to which zoned lands and sites in excess of that required to match the agreed population / housing target are provided, may be determined by the planning authority. Such proposals will be assessed and evaluated by the Office of the Planning Regulator in accordance with these Guidelines.

The Guidelines advise that in undertaking the zoning function for new residential development at individual settlement scale, it is recommended that planning authorities adopt a sequential approach which reflects the compact growth, utilisation of existing infrastructure and town regeneration national policy objectives of the NPF, further developing the 'Tiered Approach'. The spatial pattern of the growth of settlements, often along radial access routes, characterised by ribbon and low density development, has served to 'lock-in' extremely high levels of car dependence and render settlements too spread out and incoherent to comfortably get around on foot or by bicycle.

In many cases, undeveloped lands and sites have been left idle, even though they may be centrally located with good access and availability of services infrastructure to enable development. This pattern of development has contributed to the decline of town centres and has resulted in a neglected appearance to many towns and other urban areas.

The Town Centre First and compact growth approach can be achieved through the prioritisation of lands closest to the centres of settlements. Planning authorities are therefore required to utilise a sequential approach when considering proposals for land-use zoning, in particular for residential development. It is a policy and objective of these Guidelines that planning authorities adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently.

The Guidelines advise that land already zoned for residential purposes may be regarded as providing a baseline to meet projected population / housing targets. It is a policy and objective of the Guidelines that zoned housing land in an existing development plan that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be the subject to de-zoning. Where planning permission has been granted, it can be assumed that the lands are already serviced / serviceable.

It is critical to note that Section 10(8) of the Planning Act makes it clear that there is no presumption in law that land zoned for any purpose in a development plan shall remain so zoned in any subsequent development plan.

SECTION 2 SUMMARY OF CHIEF EXECUTIVE'S RECOMMENDATIONS (July 2022)

Amd No	Topic	CE	EM	Submission	CE's Recommendation
	VOLUME ONE				
	Chapter 2 Overall Strategy				
1	Section 2.2.2 Integration of climate considerations into the County Development Plan	CE		65	Proceed with PMA V1- 1
2	Section 2.4.3 Strategic County Outcomes SCO4 - Sustainable Healthy Communities	CE		-	Proceed with PMA V1-2
	Chapter 3 Core Strategy				
3	Section 3.0 Introduction	CE		-	Proceed with PMA V1-3
4	Section 3.2 Housing (Housing Completions/targets)	CE		60,62,73,OPR	Proceed with PMA V1-4
5	Section 3.4 Population & Housing Allocations	CE	EM	60,62,64,66, 68,69,73,OPR	Proceed with PMA V1-5
6	Section 3.5 Zoning - Local Area Plans (LAPs)	CE		56,62,64,66, 68,69,73,74	Proceed with PMA V1-6 (1) Proceed WITHOUT PMA V1-6 (2) Proceed with PMA V1-6 (3)
7	Section 3.5 Zoning - Zoning Principles	CE	EM	52,64,69,OPR	Proceed with PMA V1-1 (Principle 1) Proceed WITHOUT PMA V1-7 (Principle 2) Proceed with PMA V1-7 (Principle 4)
8	Core Strategy Table	CE		62,64,68,69, OPR	Proceed with PMA V1-8
9	Section 3.6 Transport and Accessibility	CE		58	Proceed with PMA V1-9
	Chapter 4 Settlement Strategy				
10	Level 7 Settlement Maps Ballinaclash		EM	16	Proceed WITHOUT PMA V1-10
11	Level 7 Settlement Maps Kilpedder - Willowgrove	CE	EM	16, OPR	Proceed WITHOUT PMA V1-11 (a) Proceed with PMA V1-11 (b) Proceed with PMA V1-11 (c)
12	Level 7 Settlement Maps Laragh		EM	16	Proceed WITHOUT PMA V1-12
13	Level 8 Settlement Maps Johnstown		EM	16, OPR	Proceed WITHOUT PMA V1-13
	Chapter 6 Housing				
14	Section 6.2 - Wicklow County Housing Strategy	CE		-	Proceed with PMA V1-14
15	Section 6.3.5 - Densities	CE		-	Proceed with PMA V1-15
16	Section 6.4 - Housing Objectives - CPO 6.2	CE		74, OPR	Proceed with PMA V1-16
17	Section 6.4 - Housing Objectives - New Objective		EM	43,52,53,54, 56,57,60,64, 68,69,70,71, 74,OPR	Proceed WITHOUT PMA V1-17
18	Section 6.4 - Social and Affordable Housing - CPO 6.9	CE		-	Proceed with PMA V1-18
19	Section 6.4 - Sequence / Phasing of Housing - CPO 6.20	CE		59	Proceed with PMA V1-19
20	Section 6.4 - Dwelling Mix / Sizes / Locations / Formats - CPO 6.34	CE		52	Proceed with PMA V1- 20
21	Section 6.4 - Housing in the Open Countryside - CPO 6.41		EM	6, OPR	Proceed WITHOUT PMA V1-21
	Chapter 7 Community Development				
22	Section 7.1.4 Wicklow Children and Young People's Plan [CYPP] 2020-2022	CE		-	Proceed with PMA V1-22
23	Section 7.3.5 - Allotments and community gardens	CE		5	Proceed with PMA V1-23
24	Section 7.3.6 - Swimming	CE		10,20,21,55	Proceed with PMA V1-24
25	Section 7.4 - Community Development Objectives – CPO 7.1	CE		20,21	Proceed with PMA V1-25
26	Section 7.4 - Community Development Objectives – CPO 7.5	CE		21	Proceed with PMA V1-26

27	Section 7.4 - Community Development Objectives – CPO 7.14	CE		20,21,72	Proceed with PMA V1-27
28	Section 7.4 - Community Development Objectives – CPO 7.31	CE		20,21	Proceed with PMA V1-28
29	Section 7.4 - Community Development Objectives – CPO 7.43	CE	EM	20,21	Proceed with PMA V1-29
30	Section 7.4 - Community Development Objectives – CPO 7.48		EM	5	Proceed with PMA V1-30
31	Section 7.4 - CD Objectives – Residential and Day Care (Kilmullen, Newcastle)		EM	16, OPR	Proceed WITHOUT PMA V1-31
Chapter 8 Built Heritage					
32	Section 8.5 - Archaeology Objectives - CPO 8.5	CE		-	Proceed with PMA V1-32
Chapter 9 Economic Development					
33	Section 9.5 - CPO 9.16 (The Beehive)		EM	9,16, NTA, OPR	Proceed WITHOUT PMA V1-33
34	Section 9.5 - Green Industry - CPO 9.21	CE		65	Proceed with PMA V1-34
35	Section 9.5 - Postal Facilities	CE		-	Proceed with PMA V1-35
36	Include map of 'Aggregates Potential'	CE		65, OPR	Proceed with PMA V1-36
Chapter 11 Tourism and Recreation					
37	Section 11.0 - Introduction	CE		-	Proceed with PMA V1-37
38	Section 11.1.3 - Fáilte Ireland Strategies	CE		-	Proceed with PMA V1-38
39	Section 11.2 - Strategy for Tourism & Recreation	CE		-	Proceed with PMA V1-39
40	Section 11.3 - Accommodation – CPO 11.17	CE		-	Proceed with PMA V1-40
41	Section 11.3 - Accommodation – purpose built holiday homes	CE		11	Proceed with PMA V1-41
42	Section 11.3 - Other visitor facilities	CE		-	Proceed with PMA V1-42
43	Section 11.3 – T&R Infrastructure – CPO 11.28	CE		-	Proceed with PMA V1-43
44	Section 11.3 – T&R Themes & Products – CPO 11.29	CE		-	Proceed with PMA V1-44
45	Section 11.3 – T&R Themes & Products – CPO 11.31	CE		-	Proceed with PMA V1-45
46	Section 11.3 – T&R Themes & Products – CPO 11.XX (Visitor Experience Masterplan)	CE		-	Proceed with PMA V1-46
47	Section 11.3 - T&R Themes & Products -Avondale	CE		-	Proceed with PMA V1-47
48	Section 11.3 - T&R Themes & Products – CPO 11.34	CE		-	Proceed with PMA V1-48
49	Section 11.3 - T&R Themes & Products – CPO 11.37	CE		-	Proceed with PMA V1-49
50	Section 11.3 - Environmental Protection	CE		-	Proceed with PMA V1-50
51	Section 11.3 - Tourism Zoning – Jack Whites		EM	9,16 ,NTA, OPR	Proceed WITHOUT PMA V1-51
Chapter 12 Sustainable Transportation					
52	Section 12.0 - Introduction	CE		OPR	Proceed with PMA V1-52
53	Section 12.8 - Sustainable Mobility Objectives - CPO 12.3	CE		-	Proceed with PMA V1-53
54	Section 12.8 - Climate Action & Environmental Protection Objectives - CPO 12.8	CE		46	Proceed with PMA V1-54
55	Section 12.8 - Public Transport Objectives CPO 12.20	CE		7,30	Proceed with PMA V1-55
56	Section 12.8 - Public Transport Objectives CPO 12.21	CE	EM	7,9,30,NTA	Proceed with PMA V1-56
57	Section 12.8 - Public Transport Objectives CPO 12.22	CE		-	Proceed with PMA V1-57
58	Section 12.8 -Public Transport Objectives CPO 12.23	CE		-	Proceed with PMA V1-58
59	Section 12.8 -Public Transport Objectives CPO 12.24	CE		-	Proceed with PMA V1-59
60	Section 12.8 -Public Transport Objectives CPO 12.27	CE		7,30	Proceed with PMA V1-60
61	Section 12.8 -General Road Objectives CPO 12.36	CE		9	Proceed with PMA V1-61
62	Section 12.8 - Strategic Sites in Bray Objectives	CE		74	Proceed with PMA V1-62

	Chapter 14 Flood Risk Management				
63	Section 14.4 - Flood Risk Management Objectives	CE		14,59	Proceed with PMA V1-63
	Chapter 16 Information Communication and Energy				
64	Section 16.2.1 - Electricity Generation	CE		24,46,61,65, OPR	Proceed and modify PMA V1-64
65	Section 16.3 - General Energy Objectives – Sources of energy	CE		46,65	Proceed with PMA V1-65
66	Section 16.3 - General Energy Objectives – Co-location	CE		46,65	Proceed with PMA V1-66
67	Section 16.3 - General Energy Objectives – S E Communities	CE		65	Proceed with PMA V1-67
68	Section 16.3 - General Energy Objectives – green hydrogen	CE		46,65	Proceed with PMA V1-68
69	Section 16.3 - Bio Energy Objectives	CE		65	Proceed with PMA V1-69
70	Section 16.3 - Transport Energy Objectives	CE		46,65	Proceed with PMA V1-70
	Chapter 17 Natural Heritage and Biodiversity				
71	Section 17.0 - Introduction	CE		3,75	Proceed with PMA V1-71
72	Section 17.4 - Woodlands, trees & hedgerows	CE	EM	3,4,75	Proceed with PMA V2-72 CPO17.18 Proceed with PMA V2-72 CPO17.21 Proceed with PMA V2-72 CPO17.22 Proceed with PMA V2-72 CPO17.23 Proceed WITHOUT PMA V2-72 CPO17.19
73	Landscape Category Maps	CE		3,75	Proceed with PMA V1-73
	Chapter 18 Green Infrastructure				
74	Section 18.1- Statutory & Policy Context – NPO 22	CE		75	Proceed with PMA V1-74
75	Section 18.6 - Green Infrastructure Objectives	CE		75	Proceed with PMA V1-75
76	Section 18.6 - Recreational Use of Natural Resources	CE	EM	3,17,32,34,36,50,75	Proceed with PMA V1-76
77	Section 18.6 - Public Rights of Way Objectives	CE		75	Proceed with PMA V1-77
	Chapter 19 Marine Spatial Planning & Coastal Zone Mgt				
78	Section 19.1 - National Marine Planning Framework	CE		-	Proceed with PMA V1-78
79	Section 19.1 - National Planning Framework (NPF)	CE		-	Proceed with PMA V1-79
80	Section 19.4 - Marine Planning Objectives CPO 19.1, CPO19.2	CE		-	Proceed with PMA V1-80
	VOLUME TWO				
	Level 4 Plans - Introduction				
81	Section 1.1.3 - Economic Development & Employment	CE		-	Proceed with PMA V2-81
82	Section 1.1.10 - Flood Risk Assessment	CE		14,OPR	Proceed with PMA V2-82
83	Section 1.2.1 - Zoning Objectives		EM	-	Proceed with PMA V2-83
	Baltinglass – Level 4				
84	Section 2.5 Town Centre & Retail	CE		23	Proceed with PMA V2-84
85	Section 2.6 Social & Community Development	CE		-	Proceed with PMA V2-85
86	Section 2.9 SLO-1 & SLO-2 (West of Slaney River) & Land Use Map change	CE	EM	59	Proceed and modify PMA V2- 86
87	Section 2.9 SLO-3 (East of Slaney River, Sth market Square) & Land Use Map change		EM	14,16	Proceed WITHOUT PMA V2-87
88	Land Use Map Zone - Sruhaun Road to RE		EM	16	Proceed WITHOUT PMA V2-88
	Newtownmountkennedy - Level 4				
89	Section 3.9 SLO-1 (CE Nursing home) & Land Use Map change	CE		13,NTA	Proceed with PMA V2-89
90	Land Use Map change – Moneycarroll AOS to RN		EM	16,44,OPR	Proceed with PMA V2-90
91	Land Use Map change – Seasonpark RN to SLB	CE		49,51,75,OPR	Proceed with PMA V2-91

92	Land Use Map change – Seasonpark OC ¹ to SLB		EM	16,NTA,49,63,75	Proceed WITHOUT PMA V2-92
Rathdrum - Level 4					
93	Section 4.9 - AA1 - pedestrian / vehicular access / car park		EM	-	Proceed WITHOUT PMA V2-93
94	Section 4.9 – AA2 Knockadosan – OC to RN & AOS, & Land Use Map change		EM	16,NTA,OPR	Proceed with PMA V2-94
95	Land Use Map change – Nth Killian’s Glen – OC to RN with new obj		EM	16,NTA,OPR	Proceed WITHOUT PMA V2-95
96	Land Use Map change – East Train Station - OS2 to E		EM	16,NTA	Proceed WITHOUT PMA V2-96
Level 5 Plans - Introduction					
97	Section 1.1.10 - Flood Risk Assessment		CE	14,OPR	Proceed with PMA V2-97
Ashford - Level 5					
98	Section 2.9 - SLO-XX Inchanappa South - & Land Use Map Change		CE	-	Proceed with PMA V2-98
99	Section 2.9 – SLO-XX Ballinalea - OC to RN - & Land Use Map change		EM	14,16,NTA,OPR	Proceed WITHOUT PMA V2-99
100	Section 2.9 – SLO-XX Inchanappa House OC to RN - & Land Use Map change		EM	8,14,16,22,25,26,27,28,33,NTA,45,48,OPR	Proceed and modify PMA V2-100
Aughrim - Level 5					
101	Land Use Map change – (Sth Millwood – OC to RN) – To RN		EM	16	Proceed WITHOUT PMA V2-101
Carnew - Level 5					
102	Section 4.9 – SLO-3 (North Scoil Aodhan Naofa) & Land Use Map change		EM	16,OPR	Proceed with PMA V2-102
103	Land Use Map change – (Nth Brookfield) – OC to RN & OS1		EM	16,OPR	Proceed WITHOUT PMA V2-103
104	Land Use Map change – (West of Glendale) – OC to RN		EM	16	Proceed and modify PMA V2-104
105	Land Use Map change – (Sth of Glendale) – OC to RN		EM	16	Proceed and modify PMA V2-105
Dunlavin - Level 5					
106	Land Use Map change – (East of Kilcullen Street) – OC to RN		EM	16	Proceed and modify PMA V2-106
Tinahely - Level 5					
107	Section 6.10 - Tinahely ACA		CE	-	Proceed with PMA V2-107
108	Land Use Map change – (Lugduff Sth 1.5ha) – OC to SLB		EM	16,OPR	Proceed with PMA V2-108
109	Land Use Map change – (Lugduff Nth 4.3ha) – OC to SLB		EM	16,OPR	Proceed with PMA V2-109
110	Land Use Map change – (West of Kevin St) – OC to R Special with Obj		EM	16	Proceed with PMA V2-110
Level 6 Plans					
Avoca – Level 6					
111	Section 2.3 - Avoca Specific Development Objectives (flooding)		CE	-	Proceed with PMA V2-111
Newcastle – Level 6					
112	Land Use Map change -Newcastle Middle – To Primary DZ		CE	14,18,	Proceed with PMA V2-112
Roundwood – Level 6					
113	Section 5.3 - Roundwood Specific Development Objectives (tourism & 2 family dwellings)		EM	16	Proceed WITHOUT PMA V2-113
114	Land Use Map change – Togher Beg – To Secondary DZ		EM	16	Proceed with PMA V2-114

¹ Open Countryside

115	Land Use Map change – RD5 – To Secondary DZ		EM	16	Proceed and modify PMA V2-115
Laragh - Glendalough – Level 7					
116	1.2.2 - Settlement & Tourism Objectives - Transportation & Infrastructure	CE		14	Proceed with PMA V2-116
VOLUME THREE					
Appendix 1 Development and Design Standards					
117	Preface & Section 2.1	CE		-	Proceed with PMA V3-117
118	Section 1.3 Protecting Nature & Biodiversity	CE		3	Proceed with PMA V3-118
119	Section 1.4.3 Noise Pollution	CE		3	Proceed with PMA V3-119
120	Section 1.4.4 Light Pollution	CE		3	Proceed with PMA V3-120
121	Section 1.4.6 Waste & Construction Management	CE	EM	3	Proceed with PMA V3-121
122	Section 2.1.8 Bicycle Parking	CE		3	Proceed with PMA V3-122
123	Section 2.3.1 Residential developments	CE		3	Proceed with PMA V3-123
124	Section 2.5 Military Aviation	CE		12	Proceed with PMA V3-124
125	Section 3.1.1 Intensity of development (density)	CE		-	Proceed with PMA V3-125
126	Section 3.1.4 Open space	CE		43,54,56,57,60,68,69,70,71,74	Proceed and modify PMA V3-126
127	Section 4.1.2 Intensity of development (employment)	CE		-	Proceed with PMA V3-127
128	Section 8.5 Residential public open space	CE		3,5	Proceed with PMA V3-128
Appendix 3 Housing Strategy					
129	Appendix 3 Housing Strategy	CE	EM	64,OPR	Proceed and modify PMA V3-129
Appendix 4.1 Record of Protected Structures					
130	V3-130-A - ADD16 Octagon Viewing Tower, Glen Of the Downs V3-130-B - ADD-17 Waters Bridge, Vartry Reservoir, Roundwood V3-130-C - ADD-21 Overflow Shaft, Vartry Reservoir, Roundwood V3-130-D - Reference No. 02-23: Monastery Bridge, Enniskerry V3-130-E - Reference No. 17-01 Glendasan Mines V3-130-F - Reference No. 23-07 Derrybawn Bridge V3-130-G - Reference No. 23-08 Derrybawn House, Laragh V3-130-H - Reference No. 23-11 Glendalough Mines	CE		-	Proceed with PMA V3-130
Appendix 8 Strategic Flood Risk Assessment					
131	SFRA Addendum	CE		14,OPR	Proceed with PMA V3-131
Appendix 9 Infrastructural Assessment Report					
132	Proposed Amendments to the IAR	CE		47	Proceed with PMA V3-132
Appendix 11 Amendments to Local Area Plans					
133	Bray MD LAP (Enniskerry Zoning amendment)		EM	16	Proceed WITHOUT PMA V3-133
SEA	Strategic Environmental Assessment			1 (EPA)	
AA	Appropriate Assessment				

**SECTION 3.1 SUMMARY OF SUBMISSIONS ON PROPOSED AMENDMENTS,
CHIEF EXECUTIVE'S ASSESSMENT & RECOMMENDATIONS**

VOLUME ONE OF THE COUNTY DEVELOPMENT PLAN

CHAPTER 2 OVERALL STRATEGY

PMA V1-1 Section 2.2.2 Integration of climate considerations into the CDP

Sub No.	Name	Summary of issue(s) raised
C3-65	DECC	The rationale for the omission of the proposed text should be clarified and whether the originally intended audit has been completed or not, or whether the intention of same has otherwise been incorporated into the Draft Plan.
CE Response		
<p>In the drafting of the plan, it became apparent that climate change was relevant to all aspects of the plan and it was a constant theme, and therefore there would no longer be a need for a separate climate change appendix, with the audit, in the plan. This audit was done for the 2016 County Development Plan and, in error, it was stated in Section 2.2.2 of the draft plan that this would be provided for the 2022 CDP. This is an error which is recommended to be removed from the final plan.</p> <p>This amendment was proposed by the CE and is still recommended.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1-2 Section 2.4.3 Strategic County Outcomes SCO4 - Sustainable Healthy Communities

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this PMA.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1-3

Section 3.0 Introduction

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this PMA.
CE Response		
		This PMA was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.
CE Recommendation		
		It is recommended that the Plan be made with the PMA as displayed.

PMA V1-4

Section 3.2 Housing (Housing Completions & Targets)

Sub No.	Name	Summary of issue(s) raised
C3-60	Hooke & McDonald	<p>This is a lengthy and detailed submission (including a detailed supporting report) which can be summarised into the following key points which relate to PMA V1-4:</p> <ul style="list-style-type: none"> ▪ It is put forward that the draft CDP has been drawn up based on flawed national projections of demographics and real housing demand; it is suggested that the NPF is so far removed from the emerging demographics, its basis as the guide for subsidiary plans represents a serious, ongoing obstacle to the State's proper planning and development; ▪ Due to this flawed analysis, insufficient lands are zoned or planned for zoning for residential development; ▪ The draft plan calculations assumes that all existing zoned lands will be developed for housing taking no account of the historically high proportion of previously zoned lands not being built on; ▪ The draft plan should provide for the pent-up demand for housing; there is a massive unsatisfied demand for new homes or both sale and rental.
C3-62	Capami Ltd	<p>This is a lengthy and detailed submission which can be summarised into the following key points which relate to PMA V1-4:</p> <ul style="list-style-type: none"> ▪ It is requested that the population growth estimates and the quantum of housing land needed to deliver the Core Strategy housing figures be re-assessed; the Core Strategy and associated material alterations in effect will stifle the delivery of residential development during a housing crisis, and in effect compound the crisis; ▪ The approach taken does not address wider and core national objectives to deliver additional housing to meet the pent up housing demand and projected growth requirements. There is a need to ensure that there is sufficient lands zoned beyond the housing targets of the core strategy Development Plan 6 year cycle within existing settlements to avoid a significant exacerbation of housing shortages within the County; ▪ As set out, it is entirely unrealistic to plan on the basis that all lands zoned for housing will result in housing being completed on all housing lands within the 6 year Development Plan cycle and therefore sufficient additional lands should be zoned to allow for the actual timescales for housing delivery, for competition between sites; ▪ The proposed housing land allocation in the Core Strategy is at odds with national objectives as it will prevent development of serviced lands for housing

		<p>and in turn compound the housing crisis, and will ensure that core strategy housing targets will not be met;</p> <ul style="list-style-type: none"> It is submitted that the Planning Act doesn't confer an absolutist approach to the consistency between the core strategy and the regional development objectives set out in the NPF and the RSES. It is submitted that the adopted Plan and core strategy would be consistent "<i>as far as practicable</i>", by allocating increased growth to the towns in the settlement hierarchy; it is submitted that the Planning Authority uses its judgement and have regard to empirical evidence of housing delivery rates in fulfilling its obligations in the Act regarding the Core Strategy, providing sufficient zoned land to accommodate Wicklow's growing population, while at the same time being consistent (as far as practicable), with the NPF and RSES.
C3-73	RGRE	<ul style="list-style-type: none"> The population targets in the NPF and RSES are based on outdated figures and an underestimate of population growth since the 2016 Census; the restrictive growth being applied in the Core Strategy would therefore not allow for the likely more realistic growth in population being experienced The NPF states the figures on growth provided are not precise figures, more an indication of a pattern of growth. As such there is flexibility in their application in our view; population growth should be based on more up to date information as the outdated information utilised will result in the Core Strategy compounding the housing crisis; The conversion of population growth to land requirement is based on a typical household size of 2.5; however, this does not account for the current overcrowding of residential units and a long term trend of a further reduction in household size. If this were taken into consideration, there would be further lands required to meet the population growth; Requests that the Core Strategy is fundamentally revisited on the basis of the above.
C3-76	OPR	<ul style="list-style-type: none"> The Office commends the approach taken in amalgamating the number of core strategy tables; The core strategy tables have been amended in response to Recommendation 1 of the Office's submission to the draft Plan and to provide Housing Supply Target figures for the six-year plan period required under national guidance; Targets for population growth for all local authorities, including Wicklow, are set out through the National Planning Framework Implementation Roadmap (2018), and the Regional Spatial and Economic Strategy (RSES); The Office was satisfied that the population projection for the county set out in the draft Plan was consistent with the RSES, as contained in Table 2.2 and Table 2.3 of the draft Plan; The Office welcomes the clarity provided in the amended core strategy tables. The plan and core strategy tables are now amended to ensure that the population targets for the plan period (2022-2028) and the period up to 2031 are aligned and consistent with NPO 8 and the NPF Implementation Roadmap 2018; The Office strongly welcomes and supports these amendments.
CE Response		
<p>The housing targets for the County were set out in the Draft Plan in Tables 3.2, 3.3 and 3.4; the Proposed Material Amendment to same is not to alter the overall target for the County but rather:</p> <ol style="list-style-type: none"> to express these target up to Q2 2028 rather than end 2026, end 2028 and end 2031, and to amalgamate the three tables in the Draft Plan into one and provide additional explanatory tables in the Housing Strategy Appendix. <p>The County housing target (of 14,949 new housing units between 2016 and end 2031) is not being re-visited as part of this proposed amendment and is not the subject of this PMA and is not open for review at this stage of plan making.</p>		

The population and housing targets set out in the Draft Plan have been provided to Wicklow County Council by the Minister via the NPF, the 'Roadmap to the NPF' and the Ministerial guidelines '*Housing Supply Target Methodology for Development Planning*', December 2020.

In accordance with the Planning Act:

A development plan shall in so far as is practicable be consistent with such national plans, policies or strategies as the Minister determines relate to proper planning and sustainable development.

The written statement shall include a core strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and the regional spatial and economic strategy and with specific planning policy requirements specified in guidelines under subsection (1) of section 28.

The Draft Plan, and now the proposed material amendments, has been carefully crafted and developed so as to be as consistent as possible with the NPF, RSES and Ministerial Guidelines. The phrase '*as far as practicable*' does not, it is advised, give the Council a 'carte blanche' to ignore or disregard such higher order policies and guidelines; it is considered that it can allow for a reasonable and justifiable amount of flexibility if found to be necessary to address some unforeseen or insurmountable problem. In this case of this draft plan, it was found to be possible to take full account of and be fully consistent with the population and housing targets set out by the Minister for County Wicklow.

The OPR concurs in their submission that the targets have been correctly translated into the Draft CDP as improved by the proposed amendments now under consideration.

Any critique of the targets, the demographics and assumptions on which they are based etc is a matter for the Minister, and for the National Planning Framework, rather than for Wicklow County Council.

It is not considered within the scope of the CDP or indeed the scope of the stage of plan making we are now at to develop brand new, stand alone population and housing targets for County Wicklow and therefore no further changes or modifications are herewith recommended by the CE.

In addition, the concern raised that the plan incorrectly assumes that all zoned lands will be developed is not considered completely justified now that a Vacant Site Levy (to be replaced shortly with a new vacant land tax) specifically targets zoned housing land to ensure that it does come forward for development.

Furthermore, in all zoning plans for that form part of this draft plan, and all LAPs that will flow from it, additional zoning has been provided / will be provided above the minimum needed to meet the housing unit target for that settlement ('headroom' or 'additional provision'). Therefore if certain lands do not come to the market notwithstanding the imposition of a levy / tax, there will be sufficient zoned land available to meet the Core Strategy targets.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

Sub No.	Name	Summary of issue(s) raised
C3-60	Hooke & McDonald	<p>This is a lengthy and detailed submission, which can be distilled into the following key points which relate to PMA V1 – 5:</p> <ul style="list-style-type: none"> ▪ It is put forward that the housing target for Bray understates the demand for housing in the area; ▪ More land should be zoned in the Bray / Fassaroe area.
C3-62	Capami Ltd	<ul style="list-style-type: none"> ▪ The material alterations to the Draft Plan Core Strategy allocate just 91 residential units to Enniskerry up to 2031 within the built up area, with no residential development outside this. The Draft Plan material alterations identify that there is a surplus of zoned land; ▪ Enniskerry is served by bus public transport, with the 185 to Bray and the 44 to Dublin City and is therefore in a position to accommodate growth; ▪ Additionally, Enniskerry wastewater treatment plant is operating well below capacity, allowing for growth. The investment of Local Authorities and Irish Water in towns such as Enniskerry should be utilised to allow population growth on sites serviced by infrastructure. To not make use of such existing infrastructure, would be wasteful of capital expenditure and contrary to wider objectives for population growth in serviced areas of existing towns.
C3-64	Cairn Homes Properties Ltd	<p>This is a lengthy and detailed submission, which can be distilled into the following key points which relate to PMA V1 – 5:</p> <ul style="list-style-type: none"> ▪ Growth targets should be shifted from Bray to Greystones, having regard to the capacity constraints in Bray which will inhibit delivery; it is put forward that the Council is not constrained by NPO68 of the NPF in this regard so long as the re-allocated growth is to a MASP settlement; ▪ There is confusion between Table 3.5 of the plan and the Housing Strategy. Table 3.5 indicates that a total of 3,230 units were completed in the County between 2017 and 2020 and that it is anticipated that a further 1,404 units would be completed in the 2021 to Q2 2022 period. However, section 1.3 of the Housing Strategy states: <i>“Between Q1 2017 and Q4 2021, 3,230 units have been completed.....”</i>. The 1,404 units which the draft estimated would be completed in 2021 and the first two quarters of 2022, should be reallocated to within the period for the new plan. Submit that an additional 1,404 units should be allocated to the period Q3 2022 to Q2 2028.
C3-66	NAMA	<ul style="list-style-type: none"> ▪ While the population and housing allocations have issued from the Department, care needs to be taken in their absolute application vis-à-vis the consequences for land zonings. The allocations are based on an ESRI report that underpins the Housing Supply Targets (HSTs) issued by the Department of Housing. The ESRI report estimates an annual average requirement to provide 33,000 new homes nationally. This target has been shown to be conservative and indeed is much lower than estimates contained in reports prepared by other commentators including the Central Bank and indeed in earlier ESRI reports; ▪ A review commissioned by NAMA suggests the assumptions used by the ESRI around fertility and mortality and international migration are conservative and as a result under-estimate overall housing need; ▪ In revising the core strategy, which will have a consequent impact on land zonings when the relevant LAPs are being prepared, consideration needs to be given to these findings and to avoid a scenario that serviced land is de-zoned in order to meet precision in targets, particularly where those targets are extremely conservative. To reduce the quantum of serviced land zonings would result in serviced land being unavailable for development. This is wasteful of costly infrastructure, will increase competition in the land market and is counterintuitive at a time of surging demand and chronic under-supply of housing. It would also undermine parallel objectives of Government to dampen land prices;

		<ul style="list-style-type: none"> Would urge the Council therefore to treat the housing targets as a benchmark for monitoring to ensure compliance with national and regional figures, with the focus on identifying sites based on their characteristics and capability of supporting sustainable development rather than on meeting precise targets. In this way, the chronic shortage in housing can be addressed by providing choice in the land market while targeting serviced and sequentially located sites for development. This will ensure effective and sustainable growth.
C3-68	Glenveagh	<ul style="list-style-type: none"> Note that the total housing growth found in Table 3.5 of the Draft CDP has been updated and has increased the total number of units required during the lifetime of the Plan.
C3-69	CPG	<ul style="list-style-type: none"> Welcome the recognition that the highest growth rates should be assigned to the highest order settlements. In this regard it is noted that Bray is identified in the RSES MASP as one of the three Metropolitan Key Towns which are suitable for a transfer of population growth for Dublin city and suburbs in line with NPO 68 of the NPF; Table 3.5 of the Proposed Amendments applies a 35% growth rate from Q2 2022 – 2028 at Bray. This compares with a 20% growth rate for this period at Wicklow Rathnew. Given the estimate of 402 units per annum for the additional allocation for Bray it is submitted that the 35% growth rate identified for Bray is too low relative to the base rate applied at Wicklow-Rathnew. Disregarding the additional 402 units per annum allocated to Bray the otherwise underlying growth rate would be only 14%. It is submitted that the basic growth assigned to Bray should be above that of Wicklow-Rathnew. However even applying the same basic 20% growth rate at Bray as Wicklow-Rathnew (above its estimated unit completion by Q2 2022 of 11,497 per Table 3.5 of the Amendments) to 2028 this would be an additional 2,299 units. An additional 402 units per annum added to that would comprise 2,412 units to 2028. Combined, this would give a target housing growth for Bray Q3 2022 – Q2 2028 of 4,711 No. units. This would be 41% growth rate compared with the 35% proposed to be applied under the proposed amendment; Similarly, it is submitted that the growth proposed for Bray under the proposed amendments from Q3 2028 – Q4 2031 does not appropriately apply the additional units for Bray provided for under the MASP. The Proposed Amendments have identified this additional as 402 units per annum, yet identify a total addition of only 771 No. units for Bray for the period Q3 2028 – Q4 2031 in Table 3.5. The three year basic growth rate applied for Bray should at least be the same (or greater than) that applied to Wicklow-Rathnew. Table 3.5 applies a growth rate of 3.6% to Wicklow Rathnew from Q3 2028 – Q4 2031. On this basis, applying a minimum of 3.6% in Bray in the first instance, from a Q2 2028 target of 16,208 units (based on 11,497 Q2 2022 base plus 4,711 units to Q2 2028) a 3.6% growth would be 583 units. Adding in 402 additional units per annum, per the MASP provision, this would be a total of 1,789 units for Bray from Q3 2028 – Q4 2031. This gives a combined housing unit target for Bray from Q2 2022 – Q4 2031 of 6,500 No. units; It is submitted that by failing to apply a basic growth rate at Bray, at a minimum the same as the next highest order settlement in the County, prior to assigning the additional growth allowed for under the MASP is effectively misallocating part of the additional growth provided for specifically for Key towns under the MASP. We set out below the proposed revision to Table 3.5, which sets an appropriately allocated population target for Bray. The targets for other settlements would need to be altered also in turn to take account of this corrected allocation given the Key town status of Bray; Having regard to the foregoing request revisions to Table 3.5 as set out in the Proposed Amendment V1 - 5.
C3-73	RGRE	<ul style="list-style-type: none"> The Core Strategy projects housing land requirements based on population growth and identifies an over-supply of residential zoned lands in the majority

		<p>of settlements, including Greystones-Delgany;</p> <ul style="list-style-type: none"> ▪ The Plan does not however in the identification of an oversupply, consider activation of permissions; ▪ It would not be realistic to assume that all of the zoned residential lands (to solely meet the projected population growth) would be delivered during the 6 year Development Plan lifecycle. Certain lands will have constraints which will result in them not being brought forward, or they will retain existing non-residential uses; an overprovision of zoned lands should be provided for to take into account that not all lands will be brought forward for development, allowing competition between sites. ▪ The restrictions on zoned lands will result in higher costs for housing as land values of zoned lands will increase; ▪ Requests that the Core Strategy is fundamentally revisited on the basis of the above.
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES; ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework; ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and co-ordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done; ▪ While material alteration, amendment ref. V2 – 91, reduces the extent of ‘New Residential’ land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern; ▪ These material amendments provide for enhanced population growth targets and housing supply in these respective settlements, whereas your authority’s core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County; ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures; ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES; ▪ As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow; ▪ The Office also highlighted the intended growth forecast for Ashford as a concern, having regard to its Level 5 status within the county settlement hierarchy and also having regard to its low employment base, resulting in an

		<p>unsustainable settlement and transportation strategy contrary to Section 10(2)(n) of the Act;</p> <ul style="list-style-type: none"> ▪ The Office notes, that the CE Report provided a rationale for the objectives for 'New Residential' lands included in the draft Plan within Ashford, and proposed no further or additional zonings, in the form of material amendments, for residential development to the draft Plan for Ashford; ▪ Notwithstanding the above recommendation, the elected members amended the draft Plan for Ashford to include an additional 11Ha lands at Ballinalea (Amendment V2 – 99) and Inchanappa (Amendment V2 – 100) that in view of the limited infrastructures and employment in the area, will be highly likely to encourage more car-dependent commuting patterns along the N11; ▪ The Office is therefore concerned about the cumulative and combined effect of these proposed amendments in Newtownmountkennedy, Rathdrum and Ashford in undermining an otherwise well-crafted settlement hierarchy and core strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan.
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CE Response

The population and housing targets by settlements are set out in Tables 3.4 and 3.5; the Proposed Material Amendment to same is **not to alter the overall target for any settlement** or to alter the proportion of County growth targeted to that town as set out in the Draft Plan but rather to express this target up to Q2 2028 rather than 2026 and 2031 as set out in the Draft Plan. Any issues with respect to the principles of population allocations and the growth targeted to any particular settlement would have been a matter for the Draft Plan and are not being re-visited as part of this proposed amendment **and are not the subject of this PMA.**

The population and housing units target set out in these new tables are taken directly from the Draft Plan and these targets are **not the subject of any proposed material amendment**, and are not open for review at this stage of plan making.

The proposed new tables simply show the same targets in a different format and for different time periods as requested by the OPR and to accord better with Ministerial Guidelines. There is no amendment, change, 'uplift' or reduction in the targets for the County or any town set out in the PMA compared to the Draft Plan as no amendment to these targets was proposed or agreed by the members e.g.

Draft Plan	Table 3.4	County Housing Unit Target	2016 to 2031	14,949
PMA	Table 3.2	County Housing Unit Target	2016 to 2031	14,949

Draft Plan	Table 3.7	Wicklow Rathnew Housing Unit Target	2016 to 2031	2,392
PMA	Table 3.5	Wicklow Rathnew Housing Unit Target	2016 to 2031	2,392

It would appear that a number of submitters have misunderstood or misinterpreted the nature and scope of the PMA and believe there is an opportunity now to seek to alter the growth targets for certain settlements. **This is not the case.** To completely re-visit both County and settlement population and housing targets at this stage would not constitute a minor modification to a PMA, even if population / housing targets were the subject of this PMA (which they are not).

The OPR concurs that housing unit allocation set out in the Draft Plan were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES.

With regard to the issues raised in respect of **Bray**, some submissions consider that the population target is too low and others too high. The growth target for Bray as set out in the Draft Plan and **not proposed for amendment at this stage of plan making** is growth between 2016 and 2031 of 5,062 units, which is a growth rate of 45%. This is the highest growth rate for any settlement in the County reflecting Bray's status as a metropolitan area 'Key Town' in the RSES and is considered a significant but appropriate rate of growth to target. The current Bray LAP zones enough land for c. 6,500 new housing units including c. 4,000 units in Fassaroe and therefore it is evident that there is more

than adequate land zoned to meet the Core Strategy housing target.

With regard to **Enniskerry**, the population and housing units target set out in the proposed amended Tables 3.4 and 3.5 is that set out in the Draft Plan and these targets are **not the subject of any Proposed Material Amendment**, and are not open for review at this stage of plan making; the population and housing targets for Enniskerry as set out in the Draft Plan are a housing unit growth of 125 units between 2016 and 2031, a growth rate of 20%, which is considered appropriate given that this is a Level 5 settlement.

With regard to Newtownmountkennedy, Rathdrum and Ashford, the population and housing units target set out in the proposed amended Tables 3.4 and 3.5 are those set out in the Draft Plan and these targets are **not the subject of any Proposed Material Amendment**, and are not open for review at this stage of plan making. Issues around zoning in those towns are dealt with in Section 3.3 of this report. It is correct that should the PMAs to the zoning provisions in these towns be made as published, the housing capacity in those towns will not align with the Core Strategy targets.

Submission C3-64 correctly points out a typo under Table 1.1 of the Housing Strategy where it is stated that the number of housing units delivered in the County between 'Q1 2017 and Q4 2021' was 3,230 units. This should have read 'Q1 2017 and Q4 2020', which is clear from the table above. This error does not appear in Chapter 3 'Core Strategy' and will be corrected in the final Housing Strategy. This typo does not give rise to the option of increasing the housing unit growth allocation for the plan period as suggested.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

Sub No.	Name	Summary of issue(s) raised
C3-56	IHBA	The IHBA requests clarification as to the suitability of proposed amendment V1-6 as it will have a negative impact restricting development.
C3-62	Capami Ltd	<ul style="list-style-type: none"> ▪ Submitter expresses concern in relation to Amendment V1-6 which provides for development to be assessed against the Core Strategy of the new Development Plan prior to the adoption of new LAPs; ▪ It is put forward that such an approach would appear to attempt to vary the provisions of adopted LAPs outside of a statutory process of a LAP variation. The imposition of this requirement will prevent the realisation of the LAPs until such time as a new LAP is in place and does not provide for due-process in allowing public participation in planning decisions that impact their lands and communities; ▪ Furthermore, the proposed amendment V1-6 does not make any provision for transition, which is particularly important given the significant number of housing sites that are well advanced in the planning process in settlements throughout the County. ▪ It is suggested the wording be modified as follows: <p data-bbox="451 779 1495 1059"><i>“This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA. Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan and provisions of the existing LAPs the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan”</i></p>
C3-64	Cairn Homes Properties Ltd	<ul style="list-style-type: none"> ▪ The Proposed Amendment that deletes this sentence might not appear significant, but submitter fears it can be read to mean the lands could be considered unzoned or not zoned from the date when the new plan is in force; ▪ The Proposed Amendment would also introduce unintended conflict between the LAPs for Arklow and Environs and Bray Municipal District, and other LAPs. The first two are regulated under s. 18(4)(b) of the Planning Acts, but the others are not. This gives rise to confusion, where only the Arklow and Bray LAPs are subject to the protection that inconsistent provisions “cease to have effect”. The expression of policy within the others is not constrained in the same way. The only effective method to ensure equivalent treatment for these settlements is for all to be subsumed into the new plan; ▪ The Council cannot simply postpone making decisions about zoning, where the plan must include zoning and where dwelling units are required under other provisions of the plan and under Government policy. By not subsuming the existing LAP zonings into CDP, there will be no zoning framework to start with for the new Plan; ▪ It is therefore a mandatory requirement for the CDP to include zoning for particular areas. CPO 6.1 of the Draft Plan indicates that new housing development shall be required to locate on suitable zoned or designated land in settlements. However, the land use zoning is effectively deferred for all of the main settlements in County Wicklow, as detailed above. The removal of the sentence indicating that LAPs are subsumed into the Development Plan would potentially result in an interpretation that there is no zoning framework for all of the main towns in Wicklow County after the adoption of the new CDP, effectively removing all zoning for large areas of the County; ▪ This will give rise to huge uncertainties in the development and investment process and have consequences in terms of the ability to deliver much needed development, particularly housing, and also other retail, employment and

		<p>community uses. It will potentially prevent the determination of applications. The Council itself will not be able to bring forward any of its own social housing projects, and Part V would not apply;</p> <ul style="list-style-type: none"> ▪ New LAPs are free to alter zonings in order to align with the core strategy, but this should be done in accordance with s. 19 (2) of the Act. This should be done for all settlements listed above within 2 years of the adoption of the CDP. The provisions of the current LAPs will not be in conflict with the new CDP core strategy within this 2 year period. Any inconsistencies in relation to housing target numbers are only likely to emerge after 2026; ▪ The significant legal and other problems in relation to deferring major strategic zoning decisions until the LAPs are prepared is recognised in the Draft Development– Guidelines for Planning Authorities (2021); ▪ Insofar as the OPR can be read to have a concern that some policy conflict might arise between the new development plan and the LAPs, the clear evidence is that any conflict will not arise until after the new LAPs will have been adopted. Put simply, there is no evidence for the policy basis to adopt the approach recommended by the OPR. The Council can resolve the concern of the OPR without significantly undermining the zoning framework provided in the LAPs and without this fundamentally prejudicing the development potential for lands of our client and others; ▪ Finally, without prejudice to the foregoing, it is noted that in its submission on the draft development plan, the OPR requested the inclusion of <i>“policy objectives which provide a greater level of clarity on the timing and priority for the preparation of the local area plans for the settlements listed in section 3.5 which takes account of the settlement hierarchy designation and expiry dates of the currently adopted dates for these settlements.”</i> Put simply, even the OPR acknowledge that mere blunt deletion of the sentence about subsuming the LAPs would not be lawful, or consistent with proper planning.
C3-66	NAMA	<ul style="list-style-type: none"> ▪ This proposed amendment entirely erodes the statutory process for the preparation of LAPs which invites public participation around matters that are of relevance and interest to the communities that they are designed to serve, including land zonings; ▪ LAPs are drafted by Council officials and adopted by Elected Representatives after public discussion and debate. The above provision uses the County Plan to effectively de-zone lands in extant LAPs absent the required democratic process for their preparation. This goes to the heart of the Aarhus Convention and is legally flawed. Request that the text in red is removed in the adopted Plan.
C3-68	Glenveagh	<ul style="list-style-type: none"> ▪ Glenveagh’s submission to the Draft Plan sought greater clarity on how discrepancies between the new CDP and the existing LAPs would be addressed where there were conflicts between the policies and objectives in the LAP and new CDP; ▪ Amendment V1 – 6 has included minor modifications to the text in the draft CDP but it is not considered that the proposed amendment is sufficient to provide confidence on how applications will be assess until the new LAPs are prepared and adopted by the County.; ▪ Clarity on the priority and timeframe for the new LAPs is welcomed however, it is considered that the 2022-2024 given that the it is the second quarter of 2022 and the review process has not yet commenced for any of these LAP’s, the timeframe for delivery should be updated to reflect the statutory timeframes for the preparation of a new LAP for each of these settlements; ▪ Submit that the following changes be made to PMA V1 – 6 so as to provide greater clarity on the delivery of the new LAPs and to allow sufficient flexibility for new development in these settlements to progress in the interim period. <p>Section 3.5 Zoning: Local Area Plans (LAPs) <i>While each LAP will cover a period of 6 years, zoning will be provided on the basis of the land needed to meet the 2031 population target, with clear objectives</i></p>

		<p>to ensure 2026 targets can be reached.</p> <p>Core Strategy Table 3.7 3.5 to follow shows the housing unit requirements for the LAP towns, up to the year 2031 and the housing unit capacity of lands zoned in current LAPs.</p> <p>This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA. Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan and the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.</p> <p>Until such a time as new LAPs are adopted, the current plans for these towns are herewith subsumed into this County Development Plan.</p>
C3-69	CPG	<ul style="list-style-type: none"> ▪ It is assumed that the reference to Core Strategy Table 3.7 should be to what is referred to as Core Strategy Table A; ▪ Request that the provision that the current LAPs remain in place under the new Development Plan be retained and not deleted as proposed in Amendment V1 – 6. These existing LAPs have been prepared to set a logical planning framework to the development within the County. Until those LAPs are reviewed and replaced following appropriate and statutory public consultation as provided for under the Planning and Development Act it is essential in the interests of orderly development that development continue to be guided by the existing LAPs. This is also necessary to provide a fair and unambiguous planning framework for developers; ▪ While not fully clear, the proposed deletion of the provision that the existing LAPs be subsumed into the CDP, appears to suggest that these LAPs might no longer form the development framework for these areas. If this is the suggestion, it would result in a serious planning policy vacuum for the County; ▪ A Planning Authority has a statutory obligation under section 10 of the Planning and Development Act to include objectives for the zoning of land. An LAP is a lower order plan and which must fit within the four corners of the Development Plan. It is noted that the Draft Wicklow County Development Plan does not in its own right appear to include zoning objectives for lands which are subject of LAPs. To comply with the requirements of section 10 and to make appropriate provision for zoning, it is submitted that the zoning as set out in the current LAPs and which has been subject of appropriate public consultation must be incorporated into the County Development Plan. At a later date if the Planning Authority seeks to phase development it could appropriately do so within the framework of a revised / new LAP; ▪ Again, although uncertain, it appears that the intention of amendment V1 – 6 is to replace guidance set by the existing LAPs with population and housing targets set in the Core Strategy of the CDP. As these targets set total ‘numbers’ only and have no regard to the various other provisions of an LAP guiding appropriate development, this is not an appropriate alternative proposal; ▪ CPG also opposes this proposal that that prior to the adoption of new LAPs that housing developments be assessed against the population and housing targets set out in the Core Strategy on the basis that it could lead to unnecessary restrictions on the delivery of housing on available serviced lands which developers are ready and actively seeking to develop. In particular, in a time of housing crisis the imposition of potential restrictions on development by reference to Core Strategy targets without having undertaken an appropriate LAP review could lead to the suppression of necessary housing in areas where there is an established demand and a developer in place; ▪ For all of the foregoing reasons it is requested that proposed amendment V1 – 6 be further amended as follows:

		<p><i>“Core Strategy Table 3.7 A to follow shows the housing unit requirements for the LAP towns, up to the year 2031 and the housing unit capacity of lands zoned in current LAPs.</i></p> <p><i>This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA. It is noted that no surplus is identified in the case of the Key Town of Bray and Environs. Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan and the Council will strictly adhere have regard to the compact growth, sequential development and phasing principles set out in this plan and also to the provisions of the existing LAPs which set out a comprehensive planning framework for the settlements of Wicklow.</i></p> <p>Until such a time as new LAPs are adopted, the current plans for these towns are herewith subsumed into this County Development Plan, The zoned lands identified for development under the current Local Area Plans for these towns are herewith zoned under this County Development Plan.”</p>
C3-73	RGRE	<ul style="list-style-type: none"> ▪ Material Alteration V1-6 provides that the Core Strategy will be in effect on adoption of the next development plan and all applications will be assessed against this, notwithstanding the provisions of a LAP; ▪ This will effectively render the LAPs void with respect to residential development outside of any statutory process and not allow for the realisation of their objectives; ▪ It does not allow for any transitional period for developments in the pipeline on such lands; ▪ LAPs were prepared for towns where infrastructure should and has been targeted. To prevent residential development in these locations would not utilise infrastructure servicing these lands representing an underutilisation of public expenditure; ▪ Request the following change in wording: <p><i>“This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA. Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan provisions of the existing LAPs and the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan”</i></p>
C3-74	Ballymore	<ul style="list-style-type: none"> ▪ This amendment will create huge uncertainty as to the zoning status of zoned land in every LAP area in the County, including Bray. A large planning application generally takes at least a year to prepare and may take up to another year to work its way through the planning system. Certainty of the planning policy environment is therefore of critical importance both for an applicant and for the general public; ▪ Land is only zoned in a Development Plan or LAP if it is serviced and capable of being developed and if its development is in accordance with the proper planning and sustainable development of the area. Developers buy zoned land in the expectation that the land continues to be developable for the life of the plan; ▪ The effect of the proposed amendment will be to massively increase the uncertainty around the planning process. An applicant (or third party) will have no way of knowing whether the housing target has been hit at the time the application is being assessed and therefore whether the permission will be granted or not; ▪ Furthermore, it’s widely understood that the grant of a planning permission does

		<p>not guarantee that a scheme will be built. Indeed, the perceived ‘hoarding’ of planning permissions in recent years has been widely criticised and is perceived to be contributing to the housing crisis. The Croí Cónaithe scheme has identified the fact that 70,000 ‘uncommenced planning permissions’ exist in the five cities. The effect of this proposed amendment will be to exacerbate this problem. It will increase the risk of planning applications being made simply to ‘bank’ a quota of the housing target for a particular town;</p> <ul style="list-style-type: none"> ▪ While Ballymore agrees with the concept of compact growth, the idea that a planning application that is otherwise entirely consistent with the proper planning and sustainable development of a town, and will go towards addressing the housing crisis, might be refused planning permission only because it might breach a notional ‘housing target’ is extraordinary and very hard to understand; ▪ If implemented, it would undermine confidence in the entire planning system. If there is no intention of implementing it, it should not be included in the Plan.
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CE Response

The Proposed Materials Amendments relating to this section of Chapter 3 essentially comprise three elements:

Element 1

Order of priority of Local Area Plans; no submission have bene made in relation to this element and the CE continues recommend the making of this PMA.

Element 2

With respect to the published proposed amendment to the following sentence (shown in red) :

‘Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) **shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan** and the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan’,

this was recommended by the CE in his second report having regard to concerns raised by the OPR, EMRA and others with respect to the surplus of zoned housing land identified in LAP towns vis-a-vis the new housing targets set out in the Draft Plan.

Having reviewed the submissions on the Draft Plan that gave rise to this proposed amendment, and taking into account the concerns now raised that this provision could impact on the development of existing zoned and serviced land, in areas with high housing demand and shortages and taking into account the provisions of the new Development Plan Guidelines, it is considered that this sentence **should not be included in the final plan**.

Element 3

With respect to the proposal to **delete** the sentence:

‘Until such a time as new LAPs are adopted, the current plans for these towns are herewith subsumed into this County Development Plan’.

this was proposed by the CE in his 2nd Report on foot of issues raised by the OPR. The OPR explicitly requested deletion of the sentence ‘Until such a time as new LAPs are adopted, the current plans for these towns are herewith subsumed into this CDP’ (Recommendation 8).

There is no intention nor should it be inferred that the current LAPs would somehow cease to have total effect / lands become ‘unzoned’ due to the proposed deletion of this this provision. It is not normal practice to ‘subsume’ LAPs into CDPs; both stand alone, with the CDP being the superior ‘umbrella’ plan. LAPs have never before in Wicklow been

'subsumed' in the CDP and this has not affected the application and legality of these plans in the past and it is not clear why it is considered it might now. When the 2016 CDP was adopted this question did not arise and clearly it was deemed it did not need to subsume the LAPs that existed at that time for them to continue to have effect after the adoption of the CDP. In line with the proposed amendment it is recommended to delete this sentence.

In relation to issues raised with regard to quantifying zoning 'surpluses', V1-6 does not deal with this issue; this is dealt with under V1-8.

Note: The reference to 'Table 3.7' is correct in that the Core Strategy tables come after Table 3.6 but this is not correctly labelled. This will be corrected in the final plan.

CE Recommendation

Element 1

It is recommended that the Plan be made **with** the new 'order of priority' as displayed

Element 2

It is recommended that the Plan be made **WITHOUT** the following part of PMA, as displayed (delete the sentence):

'Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) ~~shall be assessed against the population and housing targets set out in the Core Strategy of this County Development Plan and~~ the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan'.

Element 3

It is recommended that the Plan be made **with** the deletion of the sentence "~~Until such a time as new LAPs are adopted, the current plans for these towns are herewith subsumed into this County Development Plan~~", as displayed.

PMA V1-7 Section 3.5 Zoning - Zoning Principles

Sub No.	Name	Summary of issue(s) raised
C3-52	DNG	<ul style="list-style-type: none"> Taking in to account the current housing crisis, we believe it to be prudent that this amendment be omitted to ensure that sites where there is the ability to develop, can be developed. There is no value in having sites that are going to be developed curtailed because another land owner has no intention to build a scheme that they have zoned or permission for and consequently holding up development on sites where a builder is on site or ready to build; If this condition is required, we believe that the local authority should have the discretion to take a more flexible approach and base this on current sites that are being built. So for example, if one builder has zoned land for 1,000 units and they complete 500 units they must be allowed to prioritise the next phase ahead of another land owner who does not have the ability or wish to proceed with the development on their lands.
C3-64	Cairn Homes Properties Ltd	<ul style="list-style-type: none"> Principle 1 – Compact Growth – the proposed amendment relates to deleting reference to the built-up area of the town and that there would be no quantitative restriction on town centre/infill/brownfield sites. This amendment appears to be inconsistent with the tables in the core strategy, which do indeed set a quantitative restriction on the development of lands within the respective settlements. Furthermore, there is no definition of 'built up area' within the Plan.

		<p>Submit that the following sentence should be omitted: <i>"... there shall be no quantitative restriction inferred from this Core Strategy and associated tables on the number of units that may be delivered on town centre regeneration / infill / brownfield sites."</i></p> <p>Submit that a definition of 'built up area' be inserted into the Plan.</p> <ul style="list-style-type: none"> ▪ Principle 2 – Delivery of Population and Housing Targets – The amendment indicates that where targets set out in the tables of the Plan can't be fulfilled due to lack of infrastructure, priority will be given to fulfilling targets within Local Area Plans and Small Town Plans where infrastructure is available. Reference is retained to 'compact growth boundary' notwithstanding that the Tables 3.9 and 3.10 which refer to 'compact growth boundary' and have been replaced by Core Strategy Table A: LAP Towns and Table B: Towns/Aggregate Town Groups/ Rural Area, which refer to 'built up area'. <p>Welcome this intended degree of flexibility, but consider that there should be specific scope for shifting allocation between LAPs to ensure that overall County housing targets are met. There is a lack of clarity on terminology and the definitions of 'built up area' (highlighted above) and 'compact growth'.</p> <p>Submit that the following revision should be made to the amendment: <i>"Where the targets set out in the tables above can't be fulfilled within the quantum of land identified within a particular settlement due the lack of infrastructure as set out in Appendix 9, consideration prioritisation will be given to fulfilling the county targets set out in the tables above on land identified within other Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4."</i></p> <p>Suggest that terminology, use and definition of 'compact growth boundary' should be provided or reviewed.</p> <ul style="list-style-type: none"> ▪ Principle 4 – Sequential Approach – The amendment introduces a requirement for detailed 'infrastructural assessments' in accordance with NPO72 and the methodology for a Tiered Approach to zoning. <p>Consider that a single infrastructural assessment for all settlements should be undertaken at the start of the LAP review process. This will facility the identification of strategic infrastructural constraints and allow for an appropriate reallocation to other settlements to achieve county housing targets over the period of the Plan.</p> <p>Suggest that the amendment be revised as follows: <i>"A dDetailed 'Infrastructural Assessments' in accordance with NPO 72 and the methodology for a Tiered Approach to Zoning set out under Appendix 3 of the NPF shall be carried out for all lands proposed to be zoned and de-zoned in future Local Area Plans."</i></p>
C3-69	CPG	<p>In light of the proposed new provisions set out in Table A of the Core Strategy under Proposed Amendment V1 – 8 which identifies surplus lands within different settlements of the County, it is necessary, reasonable and in the interests of fairness that the provisions of Principle 4 – Sequential Approach be further revised as set out hereunder:</p> <p><i>"Where there is a surplus of land identified for residential development (or a mix of residential and other uses) one or a combination of the following options will be utilised:</i></p> <p>Prioritising / phasing of development: <i>by indicating on relevant tables and maps, where any surplus capacity of land and/or housing will be regarded as a strategic reserve and that proposals for the development of such lands or housing will not be considered for development purposes during the plan period.</i></p>

		<p><i>This approach will be followed in cases of comprehensive zoned development land banks which have been identified to date in Wicklow County Council planning policy as single Action Area lands and which are required for long term strategic residential growth. It will also be followed in cases where initial development investments, including infrastructural investments, have already been made on the basis of the extent of currently identified zoned lands.</i></p> <p>Alternative Objectives: <i>by indicating lands that will be considered for alternative appropriate uses within the plan period such as employment, amenity, community or other uses. This approach will not be used where lands will be or may be required for long term strategic residential growth.</i></p> <p>Discontinuing the Objective: <i>by deletion of the zoning objective and related lands from the written statement and maps of the development plan. This approach will be applied only in locations which are not currently serviced, which have no reasonable expectation of being serviced in the current or next Development Plan period, and which are not sequentially located next to the existing built up area.</i></p> <p><i>Detailed 'Infrastructural Assessments' in accordance with NPO 72 and the methodology for a Tiered Approach to Zoning set out under Appendix 3 of the NPF shall be carried out for all lands proposed to be zoned and de-zoned in future Local Area Plan."</i></p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office notes material alteration Amendment V1 – 7 in relation to the core strategy, which states; 'Where the targets set out in the tables above can't be fulfilled within the quantum of land identified due the lack of infrastructure as set out in Appendix 9, prioritisation will be given to fulfilling the targets set out in the tables above on land identified within Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4' ▪ The Office considers that the wording of this material amendment is very broad and interpreted in extremis would clear the way for individual and cumulative planning decisions to randomly redistribute future housing and population growth away from infrastructurally constrained locations to other locations within the settlement hierarchy; ▪ This would have the effect of undermining the purpose and aims of the core strategy, would be contrary to both the provisions of the <i>Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities</i> (2020) published by the Minister under Section 28 of the Act, and Section 10(2A)(a) of the Act as well as the <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation</i> (2021); ▪ At the same time, the underlying issue your authority would appear to be grappling with, in relation to housing lands in infrastructurally constrained locations limiting the more general release of lands in locations with options for delivery of housing over the plan period, is understood; ▪ It might be argued that where housing lands are infrastructurally constrained over the plan period that they might not be identified for delivery in such period in the plan in the first instance; ▪ Notwithstanding the above, your authority should consider modifying MA V1-7 to ensure a greater measure of management of evolving housing delivery objectives without significantly up-ending the core strategy, in the manner suggested below.

MA Recommendation 1- Core Strategy and Housing Targets

Having regard to Section 10(2A) of the *Planning and Development Act 2000*, as amended, the section 28 *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities (2020)* and the *Development Plans, Guidelines for Planning Authorities - Draft for Consultation (2021)*, the planning authority is required to make the Plan with minor modification (in red) to proposed Amendment V1 – 7.

'Where the targets set out in the tables above can't be fulfilled within the quantum of land identified in a specific settlement due the lack of infrastructure as set out in Appendix 9, prioritisation will be given to fulfilling the targets set out in the tables above on land identified within the most proximate Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4'.

CE Response

Principle 1 – Compact Growth

The NPF states that the built up footprint of a settlement is as defined by the CSO in line with UN criteria. The CSO provides publicly accessible maps of the Census town boundary for the built up area of each settlement.

The proposed new Core Strategy tables (V1-8) do not 'restrict' as suggested the amount of development that can occur in the built-up part of each settlement; rather the Core Strategy tables set out the housing units growth target for each settlement as per the already agreed growth targets for each town, and estimates how much of that growth could be accommodated in the built up area and as a corollary, estimates how much land would be needed to meet the housing unit targets outside of the build-up boundary if the lands within the built-up area do not have enough capacity to meet the full target. This is to ensure that the amount of land zoned outside the existing built-up envelope is appropriately managed, to limit sprawl and damage to the natural environment surrounding each town. These tables do not set a limit of the amount of housing units that may be possible to develop in the built up part of each settlement; it gives an estimate of the capacity and ideally this estimate will be surpassed i.e. more of the targeted growth will occur in the already built up and serviced areas without a need to develop new greenfield sites.

It is considered essential that no limit is placed in such positive, environmentally sustainable infill development, notwithstanding the housing units target for each settlement. To do so would be completely at odds with the principles of the NPF to maximise opportunities to utilise existing serviced land in settlements to meet housing demands.

Principle 2 – Delivery of Population and Housing Targets

The CE does not support the insertion of the sentence *"Where the targets set out in the tables above can't be fulfilled within the quantum of land identified due the lack of infrastructure as set out in Appendix 9, prioritisation will be given to fulfilling the targets set out in the tables above on land identified within Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4"* even with modification as suggested by the OPR.

It is considered that this could lead to a scenario where the Core Strategy becomes to be meaningless, and towns not identified for growth end up growing significantly more than their Core Strategy target just because water / wastewater infrastructure available (which is a key determinate of defining whether land is serviced or not in Appendix 9). For many of these medium and smaller sized towns, there are serious deficits with transport and community infrastructure, as well as limited employment opportunities, and the 'Appendix 9' infrastructure categories should not alone define a town's capacity to grow. Therefore the CE does **not recommended** that this PMA be passed.

Principle 4 – Sequential Approach

The only amendment proposed to 'Principle 4' is the addition of the text in red. No amendment is proposed to the 4 paragraphs preceding same and therefore these paragraphs **are not the subject of this PMA** and no further modifications to same may be made at this stage of plan making.

With regard to the new paragraph proposed under 'Principle 4', it is suggested that a single infrastructural assessment for all settlements should be undertaken at the start of the LAP review process. As not all LAPs are commenced / reviewed at the same time it would be illogical to do one assessment for all 5 LAP towns at one time, as infrastructure availability can change over time e.g. WWTPs get upgraded. It is most appropriate to do said assessment on a town by town basis at the start of each LAP review process. Therefore no change is recommended.

CE Recommendation

Principle 1

It is recommended that the Plan be made **with** the amended text as displayed

Principle 2

It is recommended that the Plan be made **WITHOUT** the proposed new text as displayed

Principle 4

It is recommended that the Plan be made **with** the proposed new text as displayed

Sub No.	Name	Summary of issue(s) raised
C3-62	Capami Ltd	<ul style="list-style-type: none"> ▪ The material alterations to the Draft Plan Core Strategy allocate just 91 residential units to Enniskerry up to 2031 within the built up area, with no residential development outside this. The Draft Plan material alterations identify that there is a surplus of zoned lands; ▪ The investment of Local Authorities and Irish Water in towns such as Enniskerry should be utilised to allow population growth on sites serviced by infrastructure. To not make use of such existing infrastructure would be wasteful of capital expenditure and contrary to wider objectives for population growth in serviced areas of existing towns.
C3-64	Cairn Homes Properties Ltd	<ul style="list-style-type: none"> ▪ It is not clear if intended, but downzoning of this quantum of zoned land could have very significant impact upon submitter’s land bank in Greystones, Blessington and Enniskerry; do not know for sure if it does have that consequence. Say that because there is a lack of clarity on definitions and methodology, which means that it is not possible to determine the implications at this stage. Expect the Council does not mean to deprive stakeholders of the reasonable prospect to help it secure the worthy objectives of the plan and Government policy to deliver housing in the County. The resulting uncertainty could prejudice property rights; ▪ Would also repeat and highlight their submission above relating to the legal and practical difficulties of deferring zoning decisions until the new LAPs are introduced in 2023-2025 period. There will also be significant implications if this timeframe is not met, which will be challenging given the number of LAPs which will have to be prepared. Accept that the Council is required to comply with the higher level population and housing targets as set out NPF and relevant guidelines. However, restrictive and spreadsheet based approach to zoning and housing delivery is sure to give rise to significant bottlenecks and constraints on supply, at the very time when Government policy requires the reverse; ▪ These tables do not take into account infrastructural constraints, and there is a requirement to undertake an infrastructure assessment as part of any rezoning. The proper allocation of dwelling units throughout the County requires consideration of the impact on material assets, including the necessary social and physical infrastructure for new settlements, and the zoning of lands throughout the County. It would not make sense to make a substantial reduction in targets, without any consideration of the impact of that reduction on infrastructure such as roads, schools and wastewater. This would introduce a profound disconnect between, on the one hand, the dwellings targets, and, on the other hand, both the infrastructure currently being (and proposed to be) built and other sections of the County Plan (including the zoning of lands throughout the County); ▪ Fundamentally, proper planning and sustainable development of settlements with a reduced dwelling unit allocation cannot be considered without attention to the impact on the required social and physical infrastructure and/or the impact on various other sections of the plan (including the zoning of lands throughout the County). The investment in social and physical infrastructure may be misplaced and redundant, no longer justified and/or no longer possible to fund by development contributions that have been calculated for sharing among a greater number of developments. Without a full assessment of the impact on all supporting social and physical infrastructure should be completed before sweeping changes, the proposed amendment must be considered a breach of s. 12(11); ▪ Submit that the calculations and contents of Table A: LAP Towns and Table B: Other town are only provisional and subject to an ‘infrastructural assessment’ as required under zoning Principle 4.

C3-68	Glenveagh	<ul style="list-style-type: none"> ▪ Note that Tables 3.9 and 3.10 in Draft CDP appear to have been replaced with Core Strategy A in the proposed amendments to the Plan; ▪ In reviewing proposed Table A note that the uplift in housing targets detailed in Table 3.5 of the proposed amendments (Amendment V1-5) have not been reflect in Table A. Column C 'Housing Target 2016-2031' should be updated to reflect the updated housing targets and all other figures should be assessed to determine if there are further errors in the housing targets; ▪ Would also question the density assumption of 40 units/ha associated with Bray. Consider that assuming a density of 40 units/ha will be achieved on all sites of Bray is giving a false impression of the quantum of lands that will be required to facilitate the population growth envisioned for the Town. The Core Strategy allocates 42% of the population growth the Bray. Ensuring adequate lands are zoned to cater for this growth is imperative to providing affordable homes; ▪ Submit that the density assumption for Bray be amended to 35/ha.
C3-69	CPG	<ul style="list-style-type: none"> ▪ Table A relates to LAP towns and it identifies quantities of surplus zoned land within settlements. This assessment is based on development capacity estimates based on general density applications and based on an assumption that all land zoned will be available for development. It is submitted that this approach is flawed as it fails to consider a range of factors affecting the future development potential of these lands. For instance, it does not look at the specifics of a land bank and the practical requirements for its future development, ownership issues etc. In the absence of assessing the specifics of each settlement and each parcel of zoned land it is submitted that it is inappropriate for the County Development Plan to seek to identify a quantum of surplus zoned lands as it does in Table A; ▪ In this regard it is requested that any reference to surplus zoned lands or to them being addressed in a future LAP review be omitted from the Draft Plan; ▪ In the alternative, based on the revised 2031 housing targets for Bray set out in this submission request the revisions to Table A as relating to Bray (suggested revisions provided in submission); ▪ Also note that the housing target for the entire county as set out in Table A includes a Housing Target 2016 – 2031 (less completed units 2017-2020) of 11,719. This figure was in fact increased to 14,949 units in Table 2.10 of the Proposed Amendments Housing Strategy, on the basis of the additional population allocation to Bray as per the MASP; ▪ Table A of the Core Strategy Tables should be updated to reflect this figure of 14,949 units. It is noted that with this corrected County Housing Target the % housing target for Bray remains at 42%.
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office welcomes the amended Core Strategy Table 3.4, providing for settlement population targets within the course of the plan period 2022 – 2028; ▪ The Office welcomes the clarity provided in the amended core strategy tables. The plan and core strategy tables are now amended to ensure that the population targets for the plan period (2022-2028) and the period up to 2031 are aligned and consistent with NPO 8 and the NPF Implementation Roadmap 2018; ▪ The Office strongly welcomes and supports these amendments.

CE Response

The proposed new Core Strategy tables, as set out in PMA V1- 8, are a synthesis of the tables set out in the earlier parts of Chapter 3 and the Housing Strategy and integrate tables it is proposed to delete, to rationalise the number of tables overall. **There is no amendment or 'uplift' / reduction in the targets for the County or any town set out in the PMA compared to the Draft Plan** as no amendment to these targets was proposed or agreed by the members.

The population and housing units target set out in these new tables are taken directly from the Draft Plan and these targets are **not the subject of any proposed material amendment**, and are not open for review at this stage of plan

making.

There is no material discrepancy between Table 3.5 and Table A, there is no error and the figures have been carried directly from one table to the other e.g.

Draft Plan	Table 3.4	County Housing Unit Target less completed units	2016 to 2031	11,716
PMA	Table A	County Housing Unit Target less completed units	2016 to 2031	11,719
Draft Plan	Table 3.7	Greystones - Delgany Housing Unit Target less completed units	2016 to 2031	1,078
PMA	Table A	Greystones - Delgany Housing Unit Target less completed units	2016 to 2031	1,078
Draft Plan	Table 3.7	Bray Housing Unit Target less completed units	2016 to 2031	4,897
PMA	Table A	Bray Housing Unit Target less completed units	2016 to 2031	4,897

The tables do more clearly set out where there may be a surplus in zoned land vis-à-vis the housing unit target for that settlement and how this surplus will be addressed. It had been clearly been flagged in the Draft Plan, in Table 3.10 that there is a surplus of zoned housing land in many towns taking into account the new Core Strategy housing targets and that this would have to be addressed in future LAPs.

The new tables provide further detail and clarity with respect to the targets, the development capacities and the zoning requirements for each town. It continues to show that there will be a 'surplus' of zoned land, particularly outside the defined settlement boundaries (as defined by the CSO) and that this will need to be addressed in future LAPs. How it will be addressed will be a matter for the LAP process, and the Draft Plan under 'Principle 4' clearly sets out how one is to address such surpluses. Forthcoming Ministerial Guidelines on Development Plans will also likely provide guidance on how to address aligning zoning provisions with Core Strategy targets and dealing with any surpluses.

There is the possibility that land that is currently zoned for housing may be considered for alternative zoning, 'de-zoning', 'banking' or 'phasing' in the next LAPs to address any surplus and to ensure Core Strategy targets are not significantly exceeded. As set out in Section 10 (8) of the Planning Act:

There shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan.

With regard to an alleged discrepancy between the figures in the Core Strategy tables and the Housing Strategy, no error exists. The total housing growth allowed by the NPF and Ministerial guidelines for Wicklow between 2016 and 2031 is 11,126. This was increased to 14,946 by adding the extra allocation for Bray from the MASP (3,820 units). Units completed 2017-2020 must thereafter be subtracted to get the 2021-2031 figure (completions = 3,230). The final figure is therefore 11,716 and this is what is used in the Core Strategy tables.

With regard to density assumption, 40/ha is considered appropriate for Bray given that the majority of the sites zoned in Bray, including all of Fassaroe which is most significant development zone making up about 60% of the development capacity, are zoned at a density of 50/ha. The reduction by 20% is to take account of the small number of sites that would not achieve this density and is considered reasonable.

With regard to Enniskerry, this new table allows one to see more clearly the discrepancy between the housing unit target (125 units) and the amount of currently zoned land in Enniskerry (capacity of 520 units) and confirms that this surplus will need to be addressed in the next LAP review. This is considered wholly appropriate, reasonable and necessary to ensure that LAPs, which are subsidiary to the County plan, are consistent with same as required by the Planning Act:

'A local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan'

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1-9 Section 3.6 Transport and Accessibility

Sub No.	Name	Summary of issue(s) raised
C3-58	DAA	DAA welcomes the publication of the proposed amendments to the Draft Wicklow County Development Plan 2022 – 2028, with specific reference to the strengthening of inter-regional connectivity between Wicklow and the Dublin Metropolitan area and access to Ireland’s ports and airports, as outlined in Amendment V1-9.

CE Response

The submission of the DAA is noted. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

CHAPTER 4 SETTLEMENT STRATEGY

PMA V1-10 Level 7 Settlement Maps Ballinaclash

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made. The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i>
CE Response		
<p>The CE does not support this proposal and notes the analysis of the SEA.</p> <p>The boundary extension as proposed is to make provision for additional houses. These lands are located at an elevated position above the road, and behind two existing rows of houses (formed by infill backland development). The development of these lands would form an unacceptable intensification of the haphazard backland layout, which is not considered suitable for such a small settlement and would result in visually intrusive development, in a scenic valley landscape, particularly when viewed from across the valley.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
It is recommended that the Plan be made WITHOUT the PMA as displayed.		

PMA V1-11 (a), (b) & (c) Level 7 Settlement Maps Kilpedder – Willowgrove

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made. The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i>
C3-76	Office of the Planning Regulator	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines</i> (2021), which require planning authorities to consider first and foremost how to encourage town and village development

		<p>starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places.</p> <ul style="list-style-type: none"> ▪ Material amendments that are considered to be significantly inconsistent and out-of-step with national and regional policy in respect of achieving a sustainable pattern of development would include MA V-11(a) (Kilpedder and Willowgrove) which does not comply with the requirement for sequential development given its location on the periphery or detached from the existing built up area, and the extent of more preferably located zoned land in these settlements. ▪ MA V-11(a) also sets a precedent for further zoning of lands in the vicinity which would direct housing growth away from larger and medium tier settlements. ▪ Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, this amendment will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations. ▪ The amendment is therefore considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister’s Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act. ▪ The planning authority is therefore required to make the Plan without the material amendment. <div style="border: 1px solid black; background-color: #e0f0ff; padding: 5px; margin-top: 10px;"> <p style="text-align: center; background-color: #00a0e3; color: white; margin: 0;">MA Recommendation 3 – Material Zoning Amendments</p> <p>Having regard to national and regional policy objectives NPO 3c and NPO 18a, the Development Plans, Guidelines for Planning Authorities (2007) and Development Plans, Guidelines for Planning Authorities - Draft for Consultation (August 2021), and section 10(2)(n) of the Planning and Development Act 2000, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.</p> <p>(i) the planning authority is therefore required to make the Plan without the following material amendments:</p> <ul style="list-style-type: none"> • Amendment V1 – 11(a) (Kilpedder – Willowgrove) </div>
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CE Response

The CE concurs with the submissions made and does not support the proposal to extend the boundary to the west of Downhill Woods **PMA V1-11 (a)** (as shown on map below). Kilpedder – Willowgrove is a small settlement with limited services. There is no school and very limited local amenities serving existing residents, which has been highlighted in many submissions to the Draft Plan. The boundary identified in the Draft Plan already includes adequate land to accommodate the appropriate level of future development that village can sustain.

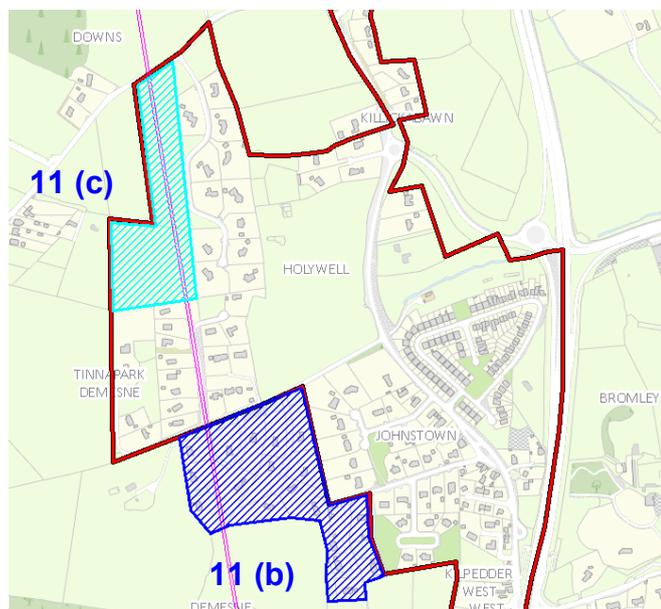
In their consideration of this PMA V1-11 (a), the members are reminded to consider the assessment of same set out in the SEA addendum.



The proposal to amend the village boundary, by

- including the area shown in dark blue (11 (b)) and
- omitting the area shown in light blue (11 (c)),

(on the map below) was proposed by the CE for the reasons set out in his 2nd CE Report and is still recommended. The proposed extended area is already built out and therefore this extension would not result in any significant increase in housing capacity (other than limited infill) in the settlement.



CE Recommendation

It is recommended that the Plan be made **with** PMA V1-11 (b) to extend the plan boundary to include Johnstown Ave, Johnstown Manor and Tinnapark Dr and,

it is recommended that the Plan be made **with** PMA V1-11 (c) to amend the plan boundary to omit the lands to the west of Foxes Meadow, as displayed

and

it is recommended that the Plan be made **WITHOUT** the PMA V1-11 (a) to extend the plan boundary to the west of Downhill Woods, as displayed.

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The CE does not support this proposal and notes the analysis of the SEA.</p> <p>It is noted that the lands within the existing village boundary are owned by the same landowner would appear to have scope to provide for the desired additional family dwelling without undermining the potential for tourism developments, and that the objectives for Level 7 Villages would not in principle preclude the development of such a dwelling.</p> <p>In addition, having regard to the visual and environmental sensitivity of this area (in very close proximity to the Wicklow Mountains SAC), the need to deliver compact growth and limit sprawl, it is considered that the most sustainable approach is to retain the village boundary at its current position.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made <u>WITHOUT</u> the PMA as displayed.</p>		

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-76	Office of the Planning Regulator	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities (2007)</i> and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines (2021)</i>, which require planning authorities to consider first and foremost how to encourage town and village development starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places. ▪ Material amendments that are considered to be significantly inconsistent and out-of- step with national and regional policy in respect of achieving a sustainable pattern of development would include MA V1-13 (Johnstown) which does not comply with the requirement for sequential development given its location on the periphery or detached from the existing built up area, and the extent of more preferably located zoned land in these settlements. ▪ MA V1-13 (Johnstown) in particular would lead to further ribbon development contrary to the <i>Sustainable Rural Housing Guidelines for Planning Authorities (2005)</i>. ▪ Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, these amendments will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations. ▪ The aforementioned amendment is therefore considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister’s Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act. ▪ The planning authority is therefore required to make the Plan without the material amendment.

MA Recommendation 3 – Material Zoning Amendments

Having regard to national and regional policy objectives NPO 3c and NPO 18a, the *Development Plans, Guidelines for Planning Authorities* (2007) and *Development Plans, Guidelines for Planning Authorities - Draft for Consultation* (August 2021), and section 10(2)(n) of the *Planning and Development Act 2000*, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.

- (i) the planning authority is therefore required to make the Plan without the following material amendments:
 - Amendment V1 – 13 (Johnstown)

CE Response

The CE concurs with the submissions made and the analysis of the SEA and does not support this proposal.

Johnstown is a small settlement with limited services. There are no mains water services and very limited local amenities serving existing residents. The boundary identified in the draft plan already includes adequate land to accommodate the appropriate level of future development that the village can sustain.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed.

PMA V1-14 Section 6.2 - Wicklow County Housing Strategy

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made <u>with</u> the PMA as displayed.		

PMA V1-15 Section 6.3.5 – Densities

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made <u>with</u> the PMA as displayed.		

PMA V1-16 Section 6.4 - Housing Objectives - CPO 6.2

Sub No.	Name	Summary of issue(s) raised
C3-74	Ballymore Group	This amendment is welcomed. Restrictions on occupancy of a proportion of new homes to residents of County Wicklow could be interpreted as being discriminatory.
C3-76	Office of the Planning Regulator	The Office supports the PMA V1-16, in response to Observation 5 of the Office’s submission to the draft Plan, which amendment omits from the draft Plan Policy CPO 6.2 and certain housing occupancy controls for scheme housing.
CE Response		
The submissions from the OPR and Ballymore are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made <u>with</u> the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
C3-43	Avonvard Ltd	<ul style="list-style-type: none"> ▪ The submitter strongly objects to PMA V1-17 Objective CPO 6.X and requests that it is not included in the new Development Plan. This proposed objective, particularly the inclusion of reference to apartments, is contrary to the Apartment Guidelines 2020 and Government Policy as set out in Rebuilding Ireland, and therefore should be excluded from the new Plan. ▪ The Apartment Guidelines 2020 and Rebuilding Ireland acknowledge the significant need for rental accommodation in Ireland, and at present it is the commercial institutional investment bodies that are funding the building of rental apartment schemes. The above objective would severely limit the potential to deliver apartment development in the County and therefore would be contrary to NPO 4 and NPO 6 and RPO 4.3 and RPO 5.5 policies of the National Planning Framework and Regional Spatial and Economic Strategy respectively, and the Build to Rent provisions, including SPPR 8, of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHLGH, 2020). ▪ It is also noted that a Housing Needs Demand Assessment has not been carried out to date by the Planning Authority, and therefore the evidence base for the above objective is not clear and therefore should be excluded from the new Plan, as it would unduly impact on the delivery of housing in the County, particularly apartments. Therefore, the objective is considered to be contrary to national housing policy, which aims to increase the supply of housing across all tenures and NPO 4 which seeks to ensure that urban places are home to diverse and integrated communities. ▪ Therefore request that Amendment V1 – 17 not be carried forward as an amendment to the Draft Plan.
C3-52		<ul style="list-style-type: none"> ▪ It is submitted that the above mentioned clause seeking to prohibit the sale of any residential development units to commercial or institutional bodies will impact negatively on the provision of much needed residential accommodation in the county. In addition, the Office of the Planning Regulator has issued a number of recommendations to other city councils about their proposals to ban the sale of units to institutional investors, believing that part of the draft proposals prepared by the local authorities are in breach of either planning legislation or national and/or regional planning policy. ▪ Without institutional investment, it is the case that many larger projects would never get developed as there are few individual investors with sufficient capital available at scale, and they would not be able to take the risk associated with a single large scale development. Would therefore argue that the future of the apartment construction and rental sectors have been put at risk by some of the proposed changes in the draft development plan. If the proposed amendment is adopted, feel that the changes will inevitably lead to several planned residential developments being cancelled. ▪ Contend that a balanced approach to planning residential development within the county, which includes all market participants delivering the full range of unit and tenure types appropriate to the needs of the projected population, is the only way to deliver the number and type of residential units required under the Development Plan for the county. ▪ In 2020 and 2021 PRS sales still only account for approximately 3% of all residential sales in the state. This represents a very low percentage of all house sales and is contrary to some of the media commentary currently circulating the PRS sector.

C3-53	Covemore Properties Limited	<ul style="list-style-type: none"> ▪ The submitters strongly object to PMA V1-17 Objective CPO 6.X and request that this PMA is not adopted in the Wicklow County Development Plan 2022-2028. ▪ Put forward that the PMA is contrary to National Policy (Housing for All) and the Apartment Guidelines as follows:
C3-54	DRES Properties	
C3-57	Dunmoy Properties Ltd	
C3-71	Ardale Property Group	<p>Housing For All – A New Housing Plan for Ireland Housing for Ireland – A New Housing Plan for Ireland clearly outlines the following:</p> <p>Section 3 (P77) – <i>“Private sector housing will be funded through the domestic banking sector and State financial agencies. Recourse to international capital investment will be supported through proactive engagement with international institutional investors and others”.</i></p> <p>Section 3.6.5 Secure Non State Financing – <i>“Institutional investment in the residential sector will reduce reliance on bank funding for development; this is important in building broader capital markets for housing development. There is an increasing recognition of the importance attributed by investors to achieving positive environmental and social impacts on a sustainable basis; housing is well placed to attract sustainable and ethical financing from investors with strong environmental, social and governance standards. The Department of Finance will lead communication and engagement with institutional investors, including through tradeshow events, to communicate policies and encourage appropriate investment in residential accommodation in Ireland”.</i></p> <p>Housing Policy objective 18.8 – <i>“Lead communication and engagement with institutional investors, including tradeshow events, to communicate policies and encourage sustainable investment in residential accommodation”.</i></p> <p>Section 3 (P24) – <i>“The overall investment required to build an average of 33,000 homes per year is estimated at €12bn. The domestic banking sector, international capital and State financial agencies will provide the essential finance to meet this requirement”</i></p> <p>The above points clearly demonstrate that it is a national objective to continue engagement with institutional investors throughout the lifetime of the Housing for All Plan to aid with the delivery of homes in Ireland. PMA V1- 17 is directly contradictory of National Policy and will have a detrimental impact on the required rollout of new houses in Wicklow as funding options for new projects will be extremely limited.</p> <p>Design Standards for New Apartments – Guidelines for Planning Authorities The Design Standards for New Apartments document recognises the importance of the role of investment bodies in providing build to rent (BTR) apartment schemes. Section 5.3 of the guidelines outlines the following regarding the ownership of BTR apartment schemes:</p> <p><i>“Ownership and management of BTR developments is usually carried out by a single entity that invests in the project as a long term commercial rental undertaking. This critically means that individual residential units within the development are not sold off separately for private ownership and/or subsequent sub-letting individually”.</i></p> <p>Build to Rent apartments are described in the Apartment Guidelines in section 5.1 as: <i>“Larger-scale apartment developments that typically include several hundred units that are designed and constructed specifically for the needs of the rental sector are</i></p>

		<p><i>a prominent feature of housing provision in many countries. These types of housing developments also have a potential role to play in providing choice and flexibility to people and in supporting economic growth and access to jobs here in Ireland. They can provide a viable long term housing solution to households where homeownership may not be a priority, such people starting out on their careers and who frequently move between countries in the pursuance of career and skills development in the modern knowledge-based economy”.</i></p> <ul style="list-style-type: none"> ▪ PMA V1 -17 would essentially represent a ban on build to rent development in Wicklow. The ban of sale of residential units to institutional investment bodies as proposed would deter international funders from investing in housing in Wicklow and slow down the rollout of residential units in the county to meet the requirements outlined in the government Housing For All document, as funding options for new development would be limited. ▪ Requested PMA V1-17 be removed in full.
C3-56	Irish Home Builders Association	The inclusion of the PMA V1-17 Objective CPO 6.X is contrary to the Apartment Design Guidelines and Government Policy as set out in Rebuilding Ireland and the IHBA recommends its deletion.
C3-60	Hooke & MacDonald	PMA V1 – 17 prohibits the sale of residential units to institutional purchasers is contrary to Section 10 of the Planning & Development Act 2000 and also contrary to the provisions of the Sustainable Urban Design Standards for New Apartments 2020. The guidelines indicate that there is a place for Build to Rent developments in the mix of unit types required for housing different categories of the population seeking accommodation. The proposed amendment is contrary to government housing policy and if implemented would severely damage the rental market and would put further pressure on rental costs.
C3-64	Cairn PLC	<ul style="list-style-type: none"> ▪ In principle, forward planning should not be concerned about, or attempt to interfere with, tenure and ownership. To the extent there is Government policy supporting any such interference, that guidance is limited. The <i>Guidelines Regulation of Commercial Institutional Investment in Housing – Guidelines for Planning Authorities (2021)</i>, only restricts sale of houses and duplexes to institutional investors. They do not apply to apartments. ▪ PMA V1-17 would remove the potential for institutional investment in BTR and other apartment development, which is an unwarranted interference in the market. It amounts to a de-facto ban on apartments, as commonly those can only be developed where a single institutional entity will provide finance. There is no evidential, policy or legal basis for such a ban. ▪ Request PMA V1-17 be omitted.
C3-68	Glenveagh Properties Ltd	<ul style="list-style-type: none"> ▪ This approach to restricting the sale of residential units goes beyond the remit of a development plan and that the inclusion of Objective CPO 6.X will likely result in a condition being attached to future permissions which excludes the sale of these units indefinitely. ▪ The 2021 Regulation of Commercial Institutional Investment in Housing, Guidelines for Planning Authorities have already provided clear guidance on the sale of units to investment bodies with the Guidelines stating that: <i>Section 39(2) of the Planning and Development Act 2000 (as amended) states that a grant of planning permission for a structure to be used as a dwelling “...may also be granted subject to a condition specifying that the use as a dwelling shall be restricted to use by persons of a particular class or description and that provision to that effect shall be embodied in an agreement under section 47” of the Planning Act.</i> ▪ As the proposed objective relates to ‘all developments of residential units’ it

		<p>direct conflicts with the 2018 Design Standards for New Apartments when Built-To-Rent where the guidelines clearly indicate that conditions be attached to the permission that require that, 'the development remains owned and operated by an institutional entity'. It is considered that the proposed amendment will result in a lack of managed rental accommodation being developed in Wicklow as PRS will be essentially be banned in the County.</p> <ul style="list-style-type: none"> ▪ Request PMA V1-17 be omitted.
C3-69	Cosgrave Property Group	<p>PMA V1-17 seeks to control the end owner of residential development is ultra vires the provisions of section 10 of the Planning and Development Act, 2000 as amended. This policy would also be contrary to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, December 2020. Request PMA V1-17 be omitted.</p>
C3-70	Ingaro Ltd	<ul style="list-style-type: none"> ▪ The submitter strongly objects to PMA V1-17 Objective CPO 6.X and request that this PMA is not adopted in the Wicklow County Development Plan 2022-2028. ▪ The PMA is contrary to National Policy (Housing for All) as follows: <p>Housing For All – A New Housing Plan for Ireland Housing for Ireland – A New Housing Plan for Ireland clearly outlines the following:</p> <p>Section 3 (P77) – <i>“Private sector housing will be funded through the domestic banking sector and State financial agencies. Recourse to international capital investment will be supported through proactive engagement with international institutional investors and others”.</i></p> <p>Section 3.6.5 Secure Non State Financing – <i>“Institutional investment in the residential sector will reduce reliance on bank funding for development; this is important in building broader capital markets for housing development. There is an increasing recognition of the importance attributed by investors to achieving positive environmental and social impacts on a sustainable basis; housing is well placed to attract sustainable and ethical financing from investors with strong environmental, social and governance standards. The Department of Finance will lead communication and engagement with institutional investors, including through tradeshow events, to communicate policies and encourage appropriate investment in residential accommodation in Ireland”.</i></p> <p>Housing Policy objective 18.8 –<i>“Lead communication and engagement with institutional investors, including tradeshow events, to communicate policies and encourage sustainable investment in residential accommodation”.</i></p> <p>Section 3 (P24) –<i>“ The overall investment required to build an average of 33,000 homes per year is estimated at €12bn. The domestic banking sector, international capital and State financial agencies will provide the essential finance to meet this requirement”</i></p> <ul style="list-style-type: none"> ▪ The above points clearly demonstrate that it is a national objective to continue engagement with institutional investors throughout the lifetime of the Housing for All Plan to aid with the delivery of homes in Ireland. PMA V1- 17 is directly contradictory of National Policy and will have a detrimental impact on the required rollout of new houses in Wicklow as funding options for new projects will be extremely limited. ▪ Request PMA V1-17 be omitted.
C3-74	Ballymore Group	<p>The submitter strongly objects to PMA V1-17 Objective and suggests it should be omitted. This proposed objective is clearly intended to ban all Build to Rent (BTR) developments in the County and thus contradicts Government Policy, specifically Sustainable Urban Housing; Design Standards for New Apartments (December 2020).</p>

<p>C3-76</p>	<p>Office of the Planning Regulator</p>	<ul style="list-style-type: none"> ▪ The Office is concerned with Amendment V1 – 17 to the draft Plan, which provides a policy objective (CPO 6.X) prohibiting the sale of residential units to commercial institutional investment bodies. The proposed policy objective has no statutory national or regional policy framework support, would conflict with <i>Regulation of Commercial Institutional Investment in Housing Guidelines (2021)</i>, and create internal inconsistencies in the development plan resulting in an unsound basis for decision making by your authority in its statutory development management function. ▪ Legal advice should be sought in relation to the vires of the planning authority to include such an amendment as the Minister for Housing, Local Government and Heritage has already published specific guidance on this issue that planning authorities are obliged to have regard to. ▪ However, in any event, your authority is recommended not to make the development plan with MA V1-17. <div style="border: 1px solid black; background-color: #e0f0ff; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">MA Recommendation 4 – Development Management</p> <p>Material Amendment V1-17 proposes that the development plan will prohibit the sale of all residential developments to institutional investors, whether these are for houses, duplex units or apartments.</p> <p>In particular, the “blanket” type effect of the MA V1-17 would be at odds with the targeted approach outlined in the Minister’s guidelines.</p> <p>Therefore, having regard to the aforementioned statutory Ministerial planning guidelines on <i>Regulation of Commercial Institutional Investment in Housing Guidelines (2021)</i> published under Section 28 of the Planning Act, the planning authority is required to make the Plan without material amendment V1 – 17.</p> </div>
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CE Response

This PMA was proposed by the Elected Members against the advice of the CE. His position is now reinforced by the submissions received. The CE has similar concerns as expressed by all of the submitters, particularly the OPR, as to the appropriateness and legality of such a provision, particularly in the absence of any evidence to support such a significant policy.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed

PMA V1-18 Section 6.4 - Social and Affordable Housing - CPO 6.9

Sub No.	Name	Summary of issue(s) raised
<p>No submissions were received with respect to this proposed amendment</p>		
<p>CE Response</p>		
<p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
<p>CE Recommendation</p>		
<p>It is recommended that the Plan be made <u>with</u> the PMA as displayed.</p>		

PMA V1-19 Section 6.4 - Sequence / Phasing of Housing - CPO 6.20

Sub No.	Name	Summary of issue(s) raised
C3-59	Billy Timmons	<ul style="list-style-type: none"> ▪ This measure as worded will add another cost onto a "truck load" of requirements that an applicant is already obliged to do. The concept of such an audit is a good idea and should inform the local authority where improvements and adjustments can and need to be made. ▪ It is important that the detail of this proposal is outlined. For example in Dunlavin or Rathdrum if several applications are made, will each have to produce a "social audit"? What qualifications, if any, are required to draw up such a report? What is the template for such an audit? What cost will it add? Is there a certain "bar" that such an audit will have to reach before receiving a planning grant"? ▪ The obligation to carry out such an audit should be at the discretion of the local authority.
CE Response		
<p>The carrying out of such audits at the development management stage of planning is already an objective of the 2016 CDP, is an established part of the planning application process and should rightly be continued. This is not a new 'proposal'. The 2016 and the new Draft Plans both provide guidance with regard to the content of such audits.</p> <p>The main purpose of this PMA is to make the carrying out of such an audits mandatory rather than at the discretion of the Planning Authority, which is a request made in the main by local communities in their submissions to the Draft Plan, when a development meets a size certain threshold (which is stated in the Draft Plan). This is considered reasonable and in fact provides more certainty to prospective applicants.</p> <p>This amendment was proposed by the CE and is still recommended.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

PMA V1-20 Section 6.4 - Dwelling Mix / Sizes / Locations / Formats - CPO 6.34

Sub No.	Name	Summary of issue(s) raised
C3-52	DNG Group	<p>DNG Group supports this objective however they recommend that the local authority go further and exempt the conversion of vacant commercial units from a change of use via planning permission for residential purposes. This would have a twofold benefit by bringing life back to villages and support existing commercial businesses with an increased population.</p>
CE Response		
<p>The welcoming of this amendment is noted, however it is not within the remit of the County Development Plan to put in place provisions to allow for exempted development, this is a matter for the Planning and Development Act 2000 (as amended).</p> <p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

Sub No.	Name	Summary of issue(s) raised
C3-6	Shane Conaty	The submitter agrees with the amendment to include the 2 additional provisions; however they are seeking a definition and clarification of what is 'local applicant; whether it is defined in km from the current address to the site or defined by the number of years the applicant is a resident in County Wicklow.
C3-76	Office of the Planning Regulator	<ul style="list-style-type: none"> ▪ Material Alteration V1-21 seeks to further widen the qualifying criteria for approval of rural housing to include persons with access to an affordable site, who are carers and those working in healthcare settings. ▪ The inclusion of these references in this amendment are very loosely defined and would be likely to further ease the measures of the plan to properly manage the very significant level of pressure for development of the Wicklow countryside. ▪ If included in the plan, Material Alteration V1-21 would have the effect of undermining the rural living and development strategy of the Council in relation to reinforcing the vitality and future of rural villages. Failure to address recommendation 10 and 11 and include Material Alteration V1-21 would also cumulatively undermine the achievement of NPO15 and NPO16 to reverse rural decline in small towns and villages and support their regeneration and renewal. ▪ In addition, the planning authority is required to make the Plan without Material Amendment V1-21. <div style="border: 1px solid black; background-color: #e0f0ff; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">MA Recommendation 6 – Rural Housing Criteria</p> <p>Having regard to:</p> <ul style="list-style-type: none"> ▪ National and regional policy objectives to support sustainable development in rural areas by managing growth of areas that are under strong urban influence while reversing rural decline of small towns and villages (NPO 15, 16 and 19); ▪ The <i>Sustainable Rural Housing Guidelines</i> (2005) in respect of managing urban generated housing and ribbon development; and ▪ National Strategic Outcomes for sustainable mobility, transition to a low carbon and climate resilience society, and sustainable management of environmental resources; <p>the planning authority is required to make the plan without Proposed Amendment V1 – 21.</p> </div>

CE Response

As set out previously, the CE does not support this PMA, and this position is now re-inforced by the concerns raised by the OPR.

The CE is not in support of including the 2 new categories for 'Local Applicants'. The 'Social Need' category sets out the criteria that persons intrinsically linked to rural areas need to meet in order to apply for planning permission to live in rural areas.

With regard to the first category proposed, local applicants who are intrinsically linked to a local area and can show a social or economic need for a new house in that rural area are already accommodated by the policy set out in the draft plan. 'Affordability' is not a criterion for rural houses provided for by the NPF nor Ministerial guidelines and should not be reference in this policy.

With regard to the second category proposed, this is unacceptably vague and could cover a wide range of persons with no intrinsic need for a new house in a rural area, when the health care services they provide may well be possible to provide while living in a local settlement (e.g. doctor, pharmacist etc). With regard to caring for family members, it is considered that the policy set out in the draft plan may already accommodate such persons, assuming they can

show a strong social or economic need for a new rural house.

Finally, it should be borne in mind that the draft plan already provides scope for additional categories of persons not already included in the list, if a strong social need can be shown.*'and other such persons as may have a definable strong social need to live in that particular rural area, which can be demonstrated by way of evidence of strong social or familial connections, connection to the local community / local organisations etc as may arise on a case by case basis'*.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed.

PMA V1- 22 Section 7.1.4 Wicklow Children and Young People's Plan [CYPP] 2020-2022

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 23 Section 7.3.5 - Allotments and community gardens

Sub No.	Name	Summary of issue(s) raised
C3 - 5	Community Gardens Ireland	<ul style="list-style-type: none"> ▪ According to Section 7.3.5 Allotments and community gardens, <i>"The individual size of a plot/parcel ranges between 200-400sqm and often the plots include a shed for tools and shelter."</i> It is put forward that this is incorrect. As referenced in Community Gardens Ireland's Let's Get Growing report from 2022: <i>"In practice, different size plots are often allocated for community growing. Fingal County Council, which has 900 allotments over four sites, offer three different plot sizes available to rent: 50sqm, 100sqm and 200sqm (the 200sqm plots are only available at Balbriggan and Turvey sites). According to Fingal County Council "This means that there is an allotment plot to suit all levels of interest, experience and time commitment."</i> ▪ In addition, community gardens vary in size and setup throughout Ireland. For some community gardens there are shared plots or raised beds, while others have designated growing areas. It is common place for all community growing spaces to have some form of shared design e.g. shared polytunnel, compost area, storage area etc. ▪ Community Gardens Ireland believes Section 7.3.5 should be changed to the following: <i>"The individual size of a plot/parcel varies in size according to the needs of the community and often the plots include a shed and polytunnel for tool storage, shelter and for extending the growing season."</i>
CE Response		
<p>The only amendment proposed is the addition of the text in red. While the points raised are noted and welcomed, no amendment is proposed to the text that is the subject of this submission and therefore is not the subject of this PMA and no further modifications to same may be made at this stage of plan making.</p> <p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
CE Recommendation		
It is recommended that the Plan be made with the proposed material amendment as displayed.		

PMA V1- 24 Section 7.3.6 - Swimming

Sub No.	Name	Summary of issue(s) raised
C3 -10	Swim Ireland	Swim Ireland acknowledges and supports the inclusion of PMA V1-24.
C3 -20	Community Pool For West Wicklow	The submitter acknowledges and supports the inclusion of PMA V1-24.
C3 -21	Deirdre McCormack	The submitter acknowledges and supports the inclusion of PMA V1-24.
C3 -55	Susan Rossiter	The submitter welcomes the inclusion of PMA V1-24.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 25 Section 7.4 - Community Development Objectives – CPO 7.1

Sub No.	Name	Summary of issue(s) raised
C3 -20	Community Pool For West Wicklow	The submitter acknowledges and supports the inclusion of PMA V1-25.
C3 -21	Deirdre McCormack	The submitter acknowledges and supports the inclusion of PMA V1-25.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 26 Section 7.4 - Community Development Objectives – CPO 7.5

Sub No.	Name	Summary of issue(s) raised
C3 -21	Deirdre McCormack	The submitter acknowledges and supports the inclusion of PMA V1-26.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 27 Section 7.4 - Community Development Objectives – CPO 7.14

Sub No.	Name	Summary of issue(s) raised
C3-20	Community Pool For West Wicklow	The submitter acknowledges and supports the inclusion of PMA V1-27.
C3-21	Deirdre McCormack	The submitter acknowledges and supports the inclusion of PMA V1-27.
C3-72	Department of Education	The Department notes and welcomes PMA V1-27.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 28 Section 7.4 - Community Development Objectives – CPO 7.31

Sub No.	Name	Summary of issue(s) raised
20	Community Pool For West Wicklow	The submitter acknowledges and supports the inclusion of PMA V1-28.
21	Deirdre McCormack	The submitter acknowledges and supports the inclusion of PMA V1-28.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the proposed material amendment as displayed.		

PMA V1- 29 Section 7.4 - Community Development Objectives – CPO 7.43

Sub No.	Name	Summary of issue(s) raised
C3 - 20	Community Pool For West Wicklow	The submitter acknowledges and supports the inclusion of PMA V1-29.
C3 - 21	Deirdre McCormack	The submitter acknowledges and supports the inclusion of PMA V1-29.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
5	Community Gardens Ireland	<p>Community Gardens Ireland believes that the proposed amendment requires strengthening. Currently no target is included in the above action associated with allotments and community gardens. Dublin City Council in their draft development plan have highlighted that they aim to increase the number of community growing spaces by 100% in the next 5 years. As per Chapter 1 of the draft Wicklow County Development Plan, the population of Wicklow has increased 13% from 2006 – 2016 censuses. According to Chapter 3, another 15% population growth is expected up to 2031. As Wicklow County Council currently offers no community growing spaces at all, and strong population growth is proposed for the county, Community Gardens Ireland believes that CPO 7.48 should be expanded to include the following:</p> <p><i>(i) To support and facilitate the development of allotments and community gardens, of an appropriate scale, on lands which meet the following criteria:</i></p> <ul style="list-style-type: none"> - <i>on the roofs of buildings, as temporary uses on vacant, under-utilised or derelict sites in the county and in peripheral urban areas, and in residential developments.</i> - <i>The lands are of appropriate scale and at appropriate locations, situated within or immediately adjacent to the edge of towns/villages;</i> - <i>Proximate to public transport links and walking / cycling infrastructure; and</i> - <i>Adequate water supply and adequate parking facilities can be provided.</i> <p><i>(ii) to seek to provide an adequate number of community growing spaces to meet community demand in all municipal districts;</i></p> <p><i>(iii) to carry out a survey of underutilised open spaces for community gardens with a view to identifying areas in the county appropriate and suitable for community gardens.</i></p>
CE Response		
<p>The only amendment proposed is the addition of the text in red. While the points raised are noted and welcomed, no amendment is proposed to the text that is the subject of this submission and therefore is not the subject of this PMA and no further modifications to same may be made at this stage of plan making.</p> <p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-76	Office of the Planning Regulator	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for economic and employment uses, the Office has identified one amendment where the evidence and rationale underpinning the zoning is not clear or strategic in nature as per section 6.2.5 of the <i>Development Plans - Guidelines for Planning Authorities - Draft for Consultation (2021)</i>, and is located in a peripheral location and/ or would result in a piecemeal approach to development. ▪ Proposed Amendment V1 – 31 proposes to identify a new 'nursing home / residential care facility for the elderly at Kilmullen, Newcastle'. ▪ This location is beyond any defined town or village boundary. The planning rationale for this zoning objective is not clear and would run counter to the general sense that new care facilities for the most vulnerable in society, such as older persons, are located in such a way as to be highly accessible and connected to the towns and villages they serve, not cut off, rendering residents and visitors alike to be completely dependent solely on car based transport (that they may not have access to), which would also be contrary with the implementation of objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act ▪ It is further considered that the location of MA V1-31 is not sequentially located to provide for compact growth, utilisation of existing infrastructure and town regeneration and that MA V1-31 would therefore be contrary to the section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities (2007)</i> and section 6.2.3 of the draft <i>Development Plans Guidelines (2021)</i>, including SPPR DPG 7, which states: ▪ Planning authorities shall adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently. <div style="border: 1px solid black; background-color: #e0f0ff; padding: 10px; margin-top: 10px;"> <p style="text-align: center;">MA Recommendation 5 - Employment lands</p> <p>Having regard to section 6.2.5 of the <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation (2021)</i>, including SPPR DPG 7 and to the requirements to implement sequential zonings under the <i>Development Plans, Guidelines for Planning Authorities (2007)</i> and to the implementation of objectives to promote sustainable settlement and transport strategies under section 10(2)(n) of the Act.</p> <p>The planning authority is required to make the Plan without the following amendment:</p> <ul style="list-style-type: none"> ▪ Amendment V1 – 31 To provide for a new nursing home / residential care facility for the elderly at location shown on Map 7.01 (Kilmullen, Newcastle (c. 2 ha)) </div>

CE Response

The CE does not support PMA V1 - 32 and his position is now reinforced by the submissions received.

The Draft Plan does not provide for zoning of rural areas outside of settlements for nursing homes / retirement villages. The Draft Plan does however set out a number of detailed objectives with regard to such developments, which provides for example that consideration may be given to nursing homes in rural locations where the certain criteria are fulfilled, as set out in the following objectives:

- CPO 7.19** *To facilitate the development of healthcare uses at suitable locations, in liaison with the appropriate health authorities. Health facilities will be considered at all locations and in all zones provided that:*
- *the location is readily accessible to those availing of the service, with a particular presumption for facilities in towns and villages and in areas of significant residential development. Isolated rural locations will not generally be considered except where it can be shown that the nature of the facility is such that demands such a location;*
 - *the location is generally accessible by means other than private car, in particular by public transport services, or by walking/cycling; and*
 - *the location is accessible to those with disabilities.*
- CPO 7.20** *To facilitate the establishment of new or expansion of existing hospitals, nursing homes, centres of medical excellence, hospices, wellness/holistic health centres, respite care facilities or facilities for those with long term illness.*
- CPO 7.22** *To facilitate the development and improvement of new and existing residential and daycare facilities throughout the County.*
- CPO 7.24** *Residential and daycare facilities shall, in general, be required to locate in existing towns or villages where sustainable mobility is easily achieved, shall be located close to shops and other community facilities required by the occupants and shall be easily accessible to visitors, staff and servicing traffic. Locations outside of delineated settlement boundaries shall only be considered where:*
- *The site is located in close proximity to a settlement and would not comprise an isolated development;*
 - *An alternative site within the settlement boundary is not available;*
 - *There are excellent existing or potential to provide new vehicular and pedestrian linkages to settlement services; and*
 - *The design and scale of the facility is reflective of the semi-rural location.*
- CPO 7.25** *'Retirement villages', made up of a number of independent housing units, with limited / no on-site care facilities will be required to locate on residentially zoned land in settlements (or where no local area plan exists, within the defined boundary of the settlement).*
- CPO 7.26** *Clinically managed/supervised dwelling units, such as 'step down' (i.e. post-acute care) accommodation or semi-independent housing provided as part of a medical facility, nursing home or other care-related facilities, will be considered strictly only on the following basis:*
- *The units are associated with an already developed and established medical facility, nursing home or other care-related facilities; the units are held in single ownership with the overall medical / nursing home/care facility; no provision is made for future sale or subdivision; and a strict management agreement is put into place limiting the use of such structures to those deemed in need of medical supervision or care;*
 - *The number of such units on any such site shall be limited to 10% of the total number of hospital/ nursing/care home bedrooms unless a strong case, supported by evidence, can be made for additional units;*
 - *Such units shall be modest in scale and limited to single bedroom units only and independent facilities such as car parking and gardens shall not be provided to each unit (in order to ensure such units are not rendered suitable for standalone use as private dwellings).*

Therefore it is not recommended that this site is specifically zoned for nursing home / retirement village use as there is sufficient policy support and guidance in the draft plan for acceptable proposals.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed.

PMA V1- 32 Section 8.5 - Archaeology Objectives - CPO 8.5

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 33 Section 9.5 - CPO 9.16 (The Beehive)

Sub No.	Name	Summary of issue(s) raised
C3-9	TII	<ul style="list-style-type: none"> ▪ In relation to PMA V1–33 and a new Objective to provide for a Motorway Service Area at ‘The Beehive’, Coolbeg Cross (M11 Junction 18), TII is aware of the planning history of the subject site (Wicklow County Council planning file ref. 16/55) and it is unclear that the proposed Objective addresses the reasons for refusal outlined by An Bord Pleanála in their decision on the subject application. ▪ In addition, the proposed Objective is included on lands adjoining M11 Junction 18; Section 2.7 of the Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012) requires planning authorities to exercise particular care in the assessment of development/local area plan proposals relating to the development objectives and/or zoning of locations at or close to interchanges where such development could generate significant additional traffic with potential to impact the national road. ▪ TII is not aware of any plan-led evidence base prepared to demonstrate that the proposed Objective adheres to the provisions of Section 2.7 of the Spatial Planning and National Roads Guidelines (DoECLG, 2012). Given the nature of development proposed, Section 2.8 ‘Service Areas’ of the Guidelines also applies. ▪ TII considers that there is an absence of evidence base to address the requirements of both Section 2.7 and Section 2.8 of the DoECLG Spatial Planning and National Roads Guidelines (2012) and to demonstrate how the reasons for refusal included by An Bord Pleanála in relation to Wicklow County Council planning application ref. 16/55 are addressed. ▪ Accordingly, TII considers the proposal to include a new Objective ‘to provide a Motorway Service Area at ‘the Beehive’, Coolbeg Cross’, as proposed in this subject Material Amendment conflicts with the provisions of official policy included in the Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012) and TII recommends against its inclusion in the adopted Development Plan.
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>“These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning.”</i></p>
C3-44	NTA	<p>The NTA notes the inclusion of the above amendment and the planning history associated with this site and is concerned that any development of this nature at this location would comprise an extension of an existing commercial activity at the motorway interchange rather than fulfilling any identified strategic need for an off-line motorway service station. As such, and in particular in the absence of a clear plan-led rationale, this zoning as presented would not be consistent with the Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012) and would not align with the principles of the Transport Strategy.</p>

		NTA Recommendation: The NTA recommends that the local authority reconsiders this zoning and takes full account of the views of TII in this regard.
C3-76	Office of the Planning Regulator	Without prejudice to the our final assessment of the Wicklow Development Plan, to best ensure fit with the statutory context the OPR must operate within, Wicklow County Council is in particularly encouraged to provide a clearer and more evidence based justification for travel and traffic generating development with potential to add to transport loadings on the N/M11 that safeguards the strategic function of this national/international transport corridor in compliance with planning guidance.

CE Response

As previously advised, the CE does not support PMA V1 -33 and this position is now re-inforced by the submissions received.

Permission for a service station at this location has been refused in 2017 by An Bord Pleanala for the following reasons:

1. *The proposed development is located in an un-zoned rural area adjoining the motorway road network close to a major junction (junction 18) on the M11, which has not been identified in the National Roads Authority Service Area Policy issued in August 2014 as a suitable location for an off-line motorway service area. Furthermore, having regard to the level of planned, permitted and proposed competing proposals in close proximity to the M11, including an existing Type 2 off-line service area at junction 14 and a constructed and soon to open Type 1 on-line service area between junctions 21 and 22, it is considered that the proposed development would be contrary to national policy as set out under the "Spatial Planning and National Roads Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in January 2012, which states that "a proliferation of private off-line service area facilities at national road junctions should be avoided. It is therefore important that a coordinated approach between planning authorities should be undertaken in consultation with the National Roads Authority (Transport Infrastructure Ireland) as part of the drafting of development plans". Having regard to Policy RT34 of the current Wicklow County Development Plan, which states that proposals for online and off line motorway service areas shall be considered in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) and the Policy on Service Areas (2014), and to the fact that there is no specific provision for a motorway service area at this location in the current Wicklow County Development Plan, it is considered that the proposed development would be contrary to the Ministerial Guidelines, would constitute a haphazard form of development not supported by local or national policy and would, therefore, be contrary to the proper planning and sustainable development of the area.*
2. *Having regard to the location of an off-line motorway service area of the scale proposed in conjunction with established commercial development on site, its accessibility in the local area, in particular from Wicklow Town, and having regard to the level of motorway service facilities established along this portion of the M11 (between junctions 14 and 22), it is considered that the proposed development would have strong potential to become a significant destination in its own right, and thereby directly divert trade away from the town due to the scale and level of services proposed on the site and the ease of accessibility of the area by car. This would be contrary to the "Spatial Planning and National Roads Guidelines for Planning Authorities", issued by the Department of the Environment, Community and Local Government in January 2012, which seek to avoid the attraction of short, local trips or to permit a service area becoming a destination for local customers. This pattern of development would compromise the vitality and viability of the established and future plan led facilities on appropriately zoned lands within the Wicklow Town – Rathnew Development Plan 2013 – 2019 boundary, leading to disorderly unplanned retail and services development with unsustainable travel modes. The proposed development would, therefore, be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.*

The TII Service Area Policy sets out the national policy with regard to the provision of Motorway Service Areas on the national road network. The TII Policy targets the provision of Service Areas at regular intervals on the dual

carriageway/motorway network. The current policy was adopted in 2014. A review was commenced in 2019 but a revised policy has yet to be adopted. In the absence of national policy identifying the need for a service area at this location on the M11, there is no justification for zoning the lands for a motorway service area.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addenda.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed.

PMA V1- 34 Section 9.5 - Green Industry - CPO 9.21

Sub No.	Name	Summary of issue(s) raised
C3-65	DECC	The additional references to the principles of circularity and the transition from a linear to a circular model to keep resources in use as long as possible are noted and welcomed. In particular, proposed material amendment V1-34 is noted and supported. The Council is commended for its approach to addressing the Circular Economy in the proposed material amendments.

CE Response

The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1- 35 Section 9.5 - Postal Facilities

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment

CE Response

This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1- 36 Include map of 'Aggregates Potential'

Sub No.	Name	Summary of issue(s) raised
C3-65	GSI	In Section 9.5 'Objectives for Economic Development', Amendment V1 – 36; are pleased to see the inclusion of the 'Aggregates Potential' map.
C3-76	Office of the Planning Regulator	The Office acknowledges and welcomes the material amendment for the inclusion of a map illustrating the location of quarries and extractive industries across county Wicklow in line with the relevant planning guidelines.
CE Response		
The submissions are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 37 Section 11.0 – Introduction

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 38 Section 11.1.3 - Fáilte Ireland Strategies

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the proposed material amendment as displayed.		

PMA V1- 39 Section 11.2 - Strategy for Tourism & Recreation

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the proposed material amendment as displayed.		

PMA V1- 40 Section 11.3 - Accommodation – CPO 11.17

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the proposed material amendment as displayed.		

PMA V1- 41 Section 11.3 - Accommodation – purpose built holiday homes

Sub No.	Name	Summary of issue(s) raised
C3-11	Kieran O'Malley & Co Ltd	<p>It is submit that PMA V2-41 should be expanded to address holiday home schemes i.e. multiple unit developments that are no longer viable and thus should be given more favourable consideration for permanent residential use. It is suggested that PMA V2-41 is amended as follows:</p> <p style="color: red;">CPO 11.XX To resist consent for change of use of purpose built holiday homes to permanent residential use unless it can be demonstrated that the development would comply with relevant design standards for permanent occupation, as well as the development objectives including occupancy controls where applicable for that location, whether town, village or rural area. Where it can be further demonstrated that holiday home schemes are no longer commercially viable and the tourism use has effectively ceased, the Council shall set aside occupancy controls.</p>
CE Response		
<p>The aim of this PMA is to facilitate the change of use of purpose built holiday homes to permanent residential use ONLY where it can be demonstrated that the development would comply with both the development standards for permanent use and the development policies for new permanent housing that apply in the area in which the holiday units are located.</p> <p>To allow rural holiday homes to change use to permanent homes without the application of the rural housing controls would completely undermine the rural housing objectives of the plan and would be contrary to national policy and Ministerial guidelines.</p> <p>Therefore the suggestion is not supported.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 42 Section 11.3 - Other visitor facilities

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 43 Section 11.3 – T&R Infrastructure – CPO 11.28

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 44 Section 11.3 – T&R Themes & Products – CPO 11.29

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 45 Section 11.3 – T&R Themes & Products – CPO 11.31

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 46 Section 11.3 – T&R Themes & Products – CPO 11.XX (Visitor Experience Masterplan)

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and AA addenda.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 47 Section 11.3 - T&R Themes & Products –Avondale

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 48 Section 11.3 - T&R Themes & Products – CPO 11.34

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 49 Section 11.3 - T&R Themes & Products – CPO 11.37

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 50 Section 11.3 - Environmental Protection

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
C3-9	TII	<ul style="list-style-type: none"> ▪ Proposed Material Amendment ref. V1 – 51 proposes the introduction of a new Tourism Objective 'To provide for tourism development at Jack Whites'. ▪ Having regard to the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012), TII is concerned with the proposed new Objective relating to lands in such close proximity to a junction of the M11. ▪ The Authority considers that it is premature to include such a proposed Objective in the Development Plan in the absence of the required plan-led evidence-base in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012) and having regard to the potential impact the development of such lands could have on the safety and efficiency of the strategic national road network in the area. ▪ TII is aware that similar proposals were addressed in the Chief Executives Report on Submissions received in relation to the Draft County Development Plan, 2016 – 2022, and the Chief Executive recommendation was that such a proposal should not be included in the Development Plan in advance of the required plan-led evidence based data required in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012) and having regard to the potential impact the development of such lands could have on the safety and efficiency of the strategic national road network in the area. ▪ TII supports the recommendation of the Chief Executive outlined in the Chief Executives Report of May 2016. TII is also unaware of the development of any plan-led evidence base in the interim. In addition, the proposal does not appear to support compact growth and the subject site does not appear well served by active travel and public transport, and as such, appears to be inconsistent with the NTA Transport Strategy for the Greater Dublin Area, 2016 – 2035. ▪ Accordingly, TII considers that the proposal to include a new Objective 'to provide for tourism development at Jack Whites' as proposed in this subject Material Amendment conflicts with the provisions of official policy included in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) and TII recommends against its inclusion in the adopted Development Plan.
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-44	NTA	<p>The NTA notes the inclusion of the above amendment and, in a similar manner to Amendment V1-33, is concerned that any development of this nature at this location would comprise significant commercial activity at the motorway interchange. The lack of clarity provided in the amendment as to the scale and intensity of proposed uses at this site adds to this concern. As such, and in particular in the absence of a clear plan-led rationale, this zoning as presented would not be consistent with the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) and would not align with the principles of the Transport Strategy.</p>

		NTA Recommendation: The NTA recommends that the local authority reconsiders this zoning and takes full account of the views of TII in this regard.
C3-76	Office of the Planning Regulator	Without prejudice to the our final assessment of the Wicklow development plan, to best ensure fit with the statutory context the OPR must operate within, Wicklow County Council is in particularly encouraged to Provide a clearer and more evidence based justification for travel and traffic generating development with potential to add to transport loadings on the N/M11 that safeguards the strategic function of this national/international transport corridor in compliance with planning guidance.

CE Response

As previously advised, the CE does not support this PMA and this position is now re-inforced by the submissions received.

It is the policy of the Plan to generally require tourism development to locate in existing settlements (CPO 11.3) except where a tourism development may be linked to an existing tourism resource or product (CPO 11.4, CPO 11.5). The zoning of unserviced lands remote from settlements is likely to undermine the role of settlements as tourism centres / tourism hubs.

There are a range of policy objectives in Chapter 11 of the Draft Plan that give support to appropriate tourism developments; any applications for development at Jack Whites would be assessed in accordance with these objectives.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed.

PMA V1- 52 Section 12.0 – Introduction

Sub No.	Name	Summary of issue(s) raised
C3-76	Office of the Planning Regulator	<ul style="list-style-type: none"> ▪ The Office commends the material amendments introduced in relation to promoting sustainable travel modes (Recommendation 15 of the Office's submission to the draft Plan). ▪ As such the introduction of modal share baseline figures, and proposed implementation and monitoring of sustainable travel is welcomed to actively deliver significant modal shift from private car transport to greener modes (walking and cycling) and sustainable modes (bus and rail).
CE Response		
The submission received is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 53 Section 12.8 - Sustainable Mobility Objectives - CPO 12.3

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 54 Section 12.8 - Climate Action & Environmental Protection Objectives - CPO 12.8

Sub No.	Name	Summary of issue(s) raised
C3-46	ESB	<ul style="list-style-type: none"> ▪ ESB welcome the proposed amendments (V1-54 and V1-70) that aim to strengthen the existing Wicklow County Council policy of promoting electric vehicle charge points. ESB welcome the above initiatives to increase the rate of provision of charging points for electric cars. ▪ Through CPO 12.8 Wicklow County Council has incorporated the latest standards for the provision of EV Charge points as set out in S.I. No. 393/2021. The implementation of the latest standards will facilitate growth in charge point infrastructure, to ensure it becomes a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars. ▪ The above standards or similar have been implemented in the latest review of development plans by planning authorities in Ireland. Promoting policies and objectives are facilitating growth in charge point infrastructure, to become a

		comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.
CE Response		
The submission received is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 55 Section 12.8 - Public Transport Objectives CPO 12.20

Sub No.	Name	Summary of issue(s) raised
C3-7 C3-30 (duplicate)	DoT	<p>Since the previous development plan was published there have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed Plan.</p> <p>Accessible public transport for All, and especially for Persons with Disabilities, Reduced mobility and Older People</p> <ul style="list-style-type: none"> ▪ The “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the ‘dishing’ of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The DoT requests that these NDIS actions be included in Amendment VI 56, CPO 12.21 (12.8, Sustainable Transport Objectives). ▪ the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas. The DoT requests that obligation is to be included in Amendment VI 56, CPO 12.21 (12.8 Sustainable Transport Objectives). ▪ the DMURS Interim Advice Note – Covid-19 Pandemic Response published in 2020. It includes guidance that designers should ensure that <ul style="list-style-type: none"> - measures align with the principles of universal design, - consider Government policy on accessibility for people with disabilities and - consult people with disabilities to further appraise measures. ▪ References in the draft Plan to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response. ▪ To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment’. This including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters. The DoT request that this material be included in Amendment VI-55, CPO 12-20 (Section 12.8, Sustainable Transport Objectives). ▪ Public transport in rural areas: the publication by the National Transport Authority (NTA) of its ‘TFI Local Link Rural Transport Programme Strategic Plan

		<p>2018 to 2022'. Its mission statement is "to provide a quality nationwide community based public transport system in rural Ireland which responds to local needs." Its key priorities include the reduction of social exclusion and the integration of rural transport services with other public transport services. In addition, one of its key objectives is greater interaction/co-ordination with Local Authorities regarding the assessment of strategic transport needs and in the development of proposed transport plans for local areas. The DoT requests that this material be inserted in to Amendment VI 60, CPO 12.27 (Section 12.8, Sustainable Transportation Objectives)</p> <ul style="list-style-type: none"> ▪ The Department of Transport wish to advise that reference should be made to the proposed National Cycle Network and the recently published National Sustainable Mobility Policy (April 2022) and CAP 21 (actions) where relevant in Chapter 12.
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CE Response

While the information provided in this submission is welcomed and will be brought to the attention of other Council directorates that would have a more direct role in the delivery of the objectives of these strategies / standards, this submission does not in effect relate to the amendment that is actually proposed, which is simply to add the words '*and accessible*' to this objective. It is not possible at this stage of plan making to make the wide range of changes suggested to V1-55 or to the overall the plan.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

Sub No.	Name	Summary of issue(s) raised
<p>C3-7 C3-30 (duplicate)</p>	<p>DoT</p>	<p>Since the previous development plan was published there have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed Plan.</p> <p>Accessible public transport for All, and especially for Persons with Disabilities, Reduced mobility and Older People</p> <ul style="list-style-type: none"> ▪ the “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the ‘dishing’ of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The DoT requests that these NDIS actions be included in Amendment VI 56, CPO 12.21 (12.8, Sustainable Transport Objectives). ▪ the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas. The DoT requests that obligation is to be included in Amendment VI 56, CPO 12.21 (12.8 Sustainable Transport Objectives). ▪ the DMURS Interim Advice Note – Covid-19 Pandemic Response published in 2020. It includes guidance that designers should ensure that <ul style="list-style-type: none"> - measures align with the principles of universal design, - consider Government policy on accessibility for people with disabilities and - consult people with disabilities to further appraise measures. ▪ References in the draft Plan to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response. ▪ To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment’. This including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters. The DoT request that this material be included in Amendment VI-55, CPO 12-20 (Section 12.8, Sustainable Transport Objectives). ▪ Public transport in rural areas: the publication by the National Transport Authority (NTA) of its ‘TFI Local Link Rural Transport Programme Strategic Plan 2018 to 2022’. Its mission statement is “to provide a quality nationwide community based public transport system in rural Ireland which responds to local needs.” Its key priorities include the reduction of social exclusion and the integration of rural transport services with other public transport services. In addition, one of its key objectives is greater interaction/co-ordination with Local Authorities regarding the assessment of strategic transport needs and in the development of proposed transport plans for local areas. The DoT requests that this material be inserted in to Amendment VI 60, CPO 12.27 (Section 12.8, Sustainable Transportation Objectives) <ul style="list-style-type: none"> • The Department of Transport wish to advise that reference should be made to the proposed National Cycle Network and the recently published National Sustainable Mobility Policy (April 2022) and CAP 21 (actions) where relevant in Chapter 12.
<p>C3-9</p>	<p>TII</p>	<ul style="list-style-type: none"> ▪ Proposed Material Amendment ref. V1 – 56 includes the objective to support the

		<p>enhancement of public transport services and infrastructure in West Wicklow and in particular to support the improvement of bus services / bus priority on the N81, bus linkages to rail stations and the development of park and ride facilities at strategic locations.</p> <ul style="list-style-type: none"> ▪ TII advises that any proposals for improved bus services / bus priority on the N81 should be developed complementary to safeguarding the strategic function of the national road network. In addition, the Council will be aware that any works to national roads are required to adhere to TII Publications (Standards). Any proposals impacting on the national road network should be developed in consultation with and subject to the agreement of TII. ▪ TII also notes the proposal to develop park and ride facilities at strategic locations and considers that such proposals should be advanced in consultation with the NTA and in accordance with the Transport Strategy for the Greater Dublin Area. TII would welcome consultation on such proposals where there may be implications for the strategic national road network.
C3-44	NTA	<ul style="list-style-type: none"> ▪ The NTA notes and welcomes the commitment of the local authority in relation to improving public transport in West Wicklow, including the provision of bus priority on the N81. Such measures will require to be agreed with the NTA and TII as part of an agreed package of sustainable transport measures for this corridor. ▪ In relation to Park and Ride, the local authority should be aware that a Park and Ride Office has been established within the NTA and that a Park and Ride Strategy formed part of the Draft Transport Strategy published in 2021. While the traffic analysis undertaken as part of that strategy indicated that future demand from the West Wicklow corridor would not necessitate additional strategic Park and Ride facilities, the NTA would welcome the exploration of local facilities which meet the objectives of the NTA to intercept car traffic outside the Metropolitan Area of Dublin and transfer city-bound motorists to public transport services. ▪ NTA Recommendation: The NTA recommends that Amendment V1-56 is retained in the finalisation of the Development Plan.

CE Response

While the information provided by the DoT is welcomed and will be brought to the attention of other Council directorates that would have a more direct role in the delivery of the objectives of these strategies / standards, it is not possible at this stage of plan making to make the wide range of changes suggested to V1-56 or to the overall the plan. Only a minor modification could be made to the final new bullet point proposed, which relates to accessibility (which is the focus of their submission). It is considered that the text as proposed adequately covers the important objective of supporting the development of fully accessible transport services and infrastructure. Therefore no further modification is recommended.

With regard to the submission from the TII, they seem to be concerned that improving public transport services on the N81 corridor could compromise the capacity of this route or that they might not be consulted about any possible changes to public transport services / infrastructure. This is somewhat illogical as improved public transport would aim to take private cars off the road thereby freeing up capacity. In addition, improving public transport services and infrastructure would be delivered / managed by the NTA who no doubt consult with TII and would ensure that TII's concerns are considered. With respect to park-and-ride, as the NTA points out, it is already working on a programme of delivery of strategic park-and-rides and should the TII have any concerns about how such infrastructure might affect the national road network they perhaps should be taken up with the NTA.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1- 57 Section 12.8 - Public Transport Objectives CPO 12.22

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
<p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and AA addenda.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 58 Section 12.8 - Public Transport Objectives CPO 12.23

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
<p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and AA addenda.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 59 Section 12.8 - Public Transport Objectives CPO 12.24

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment		
CE Response		
<p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
<p>C3-7 C3-30 (duplicate)</p>	<p>DoT</p>	<p>Since the previous development plan was published there have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed Plan.</p> <p>Accessible public transport for All, and especially for Persons with Disabilities, Reduced mobility and Older People</p> <ul style="list-style-type: none"> ▪ the “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the ‘dishing’ of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The DoT requests that these NDIS actions be included in Amendment VI 56, CPO 12.21 (12.8, Sustainable Transport Objectives). ▪ the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas. The DoT requests that obligation is to be included in Amendment VI 56, CPO 12.21 (12.8 Sustainable Transport Objectives). ▪ the DMURS Interim Advice Note – Covid-19 Pandemic Response published in 2020. It includes guidance that designers should ensure that <ul style="list-style-type: none"> - measures align with the principles of universal design, - consider Government policy on accessibility for people with disabilities and - consult people with disabilities to further appraise measures. ▪ References in the draft Plan to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response. ▪ To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment’. This including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters. The DoT request that this material be included in Amendment VI-55, CPO 12-20 (Section 12.8, Sustainable Transport Objectives). ▪ Public transport in rural areas: the publication by the National Transport Authority (NTA) of its ‘TFI Local Link Rural Transport Programme Strategic Plan 2018 to 2022’. Its mission statement is “to provide a quality nationwide community based public transport system in rural Ireland which responds to local needs.” Its key priorities include the reduction of social exclusion and the integration of rural transport services with other public transport services. In addition, one of its key objectives is greater interaction/co-ordination with Local Authorities regarding the assessment of strategic transport needs and in the development of proposed transport plans for local areas. The DoT requests that this material be inserted in to Amendment V1 - 60, CPO 12.27 (Section 12.8, Sustainable Transportation Objectives) <p>The Department of Transport wish to advise that reference should be made to the proposed National Cycle Network and the recently published National Sustainable Mobility Policy (April 2022) and CAP 21 (actions) where relevant in Chapter 12.</p>

CE Response

While the information provided in this submission is welcomed and will be brought to the attention of other Council directorates that would have a more direct role in the delivery of the objectives of these strategies / standards, this submission does not in effect relate to the amendment that is actually proposed. It is not possible therefore at this stage of plan making to make the wide range of changes suggested to V1-60 or to the overall the plan.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1- 61 Section 12.8 - General Road Objectives CPO 12.36

Sub No.	Name	Summary of issue(s) raised
C3-9	TII	TII notes PMA ref. V1 – 61 concerning CPO 12.36 and Objectives related to the M/N11. In relation to the proposed objectives related to the M/N11, TII confirms that the observations made in TII's initial submission on the Draft Plan, remains TII's position.

CE Response

Nothing specific in relation to this PMA is raised in the submission. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1- 62 Section 12.8 - Strategic Sites in Bray Objectives

Sub No.	Name	Summary of issue(s) raised
C3-74	Ballymore Group	The submitter welcomes and supports this amendment.

CE Response

The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V1- 63 Section 14.4 - Flood Risk Management Objectives

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	The OPW welcomes Amendment V1 – 63 Policy Objective CPO 14.05, that developments do not impede or prevent flood relief schemes
C3-59	B. Timmins	It is suggested that this objective is modified to include 'The Slaney River at Baltinglass'
CE Response		
<p>The submission from the OPW is noted.</p> <p>With regard to C3-59, the amendment as proposed only relates to the addition of a new sentence at the end of the objective. This new sentence can either be included or not included in the final plan, or can be included with a minor modification. The change suggested in this submission does not relate to this sentence, is a completely new change that is not currently in the draft plan or the PMA and therefore cannot be considered at this stage of plan making.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 64 Section 16.2.1 - Electricity Generation

Sub No.	Name	Summary of issue(s) raised
C3-24	FuturEnergy Ireland	<ul style="list-style-type: none"> ▪ This proposed amendment states that the development plan <i>"aims to put in place the appropriate supports that will allow County Wicklow to contribute its share of the additional on-shore national renewable electricity target, which is estimated to be 255MW"</i>. The associated footnote confirms that the 255MW target equates to 3% of the total onshore national growth requirement and is calculated based on County Wicklow's percentage (%) of the total land mass of the Republic of Ireland. ▪ We note that +255MW equates to 3% of 8.5GW and this is therefore Wicklow's combined onshore renewable target for the county (i.e. wind, solar and others). A target for onshore wind in MW has not been specifically set by this proposed amendment. ▪ It is also important to note that it is a requirement under Specific Planning Policy Requirement In the <i>"Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, (Dept. of Housing, Planning, Community and Local Government) July 2017</i>, that the Plan indicate how it will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular the wind energy production and the potential wind energy resource (in megawatts). In order to determine the potential wind energy resource, it is necessary to analyse the 2016 Wind Energy Strategy and the Wind Energy Map that is being brought forward into the new Plan. This does not appear to have been done. In short, a proposed target based on land mass only, does not indicate the actual potential wind energy resource of the proposed Plan. ▪ Notwithstanding this we recognise that the Draft Plan (Section 16.2.1.1 – Wind Energy) clarifies its position in relation to its Wind Energy Strategy and states <i>"It is the policy of the Council to maximise wind energy development within the County in all three of these areas, on a case by case basis, subject to meeting specific requirements and guidance contained within the strategy."</i> We welcome this policy statement. ▪ We note the existing Wind Energy Strategy (WES) is being carried forward and that the planning authority has committed to reviewing it once the new National Wind Energy Guidelines are issued. (Draft Plan Section 16.2.1.1 – Wind Energy5). Notwithstanding this commitment, or indeed in light of it, we request that a corresponding clear policy objective is added to the Draft Plan to ensure this is forthcoming in a timely manner. For example, a policy that the WES will be reviewed, updated and amended within 18 months of publication of new National Wind Energy Guidelines.
C3-46	ESB	<ul style="list-style-type: none"> ▪ Note that the revised Climate Action Plan 2021 has been published and request that the Draft Plan be updated to reflect same where possible (and the revised ambition and targets therein), having regard to the material alterations being proposed (noting that some of the proposed material alterations directly reference the Climate Action Plan 2019). ▪ Wicklow is already contributing to renewable wind energy generation, with installed and planned renewable energy projects throughout the county. We acknowledge that in line with the requirements of Section 28(1C) of the Planning and Development Act 2000 (as amended) the above amendment outlines that Wicklow County Council aims to put in place the appropriate supports that will allow the county to contribute its share of the additional onshore national renewable electricity target. In this regard, a renewable energy target estimate of 255MW is highlighted to cover the CDP period. The footnote

		<p>on the amendment outlines how the above figure was calculated; based on the targets in the 2019 Climate Action Plan. ESB welcome the ambition of this amendment, however we request that the target is reviewed in the context of the updated Climate Action Plan 2021 and its associated revised targets.</p> <ul style="list-style-type: none"> ▪
C3-61	Wind Energy Ireland	<ul style="list-style-type: none"> ▪ Material Amendment VI-64 states that the development plan “<i>aims to put in place the appropriate supports that will allow County Wicklow to contribute its share of the additional on-shore national renewable electricity target, which is estimated to be 255MW</i>”. The accompanying footnote clarifies that the 255MW target equates to 3% of the total onshore national growth requirement and is calculated based on County Wicklow’s % of the total land mass of the Republic of Ireland. ▪ WEI note that +255MW equates to 3% of 8.5GW and this is therefore Wicklow’s combined onshore renewable target for the county (i.e., wind, solar and others). A specific onshore wind target has not been set out in this proposed amendment. ▪ It is a requirement under Specific Planning Policy Requirement In the “<i>Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, (Dept. of Housing, Planning, Community and Local Government) July 2017</i>, that the County Development Plan indicates how it will contribute to reaching our national targets on renewable energy and climate change mitigation. Of particular importance, as discussed above, is the wind energy production and the potential wind energy resource (in megawatts). In determining the potential wind energy resource, we would suggest an analysis of the 2016 Wind Energy Strategy and Wind Energy Map is critical to inform this potential and this should be brought forward into the new Plan. The proposed target based on land mass does not fulfil the potential wind energy resource of the proposed Plan. ▪ We recognise that the Draft Plan (Section 16.2.1.1 – Wind Energy) clarifies its position in relation to its Wind Energy Strategy and states “<i>It is the policy of the Council to maximise wind energy development within the County in all three of these areas², on a case by case basis, subject to meeting specific requirements and guidance contained within the strategy.</i>” WEI welcome this policy statement. ▪ We note the existing Wind Energy Strategy (WES) is being carried forward and that the planning authority has committed to reviewing it once the new National Wind Energy Guidelines are issued. (Draft Plan Section 16.2.1.1 – Wind Energy³). Nevertheless, we request that a corresponding clear policy objective is added to the Draft Plan to guarantee this is available as soon as possible. ▪ It is our view that the revised onshore wind target cannot be recommended in the absence of reviewing the 2016 RES and the associated WES to confirm the new target is achievable. To ensure the target is appropriate, the WES and policy designation areas in the associated map must be reviewed to ensure alignment. Evidence of this review is not apparent and without this analysis the target is theoretical. ▪ We note the proposed amendment confirms the new target will be reviewed subsequent to the emergence of regional targets. The criticality of delivering additional onshore wind in the near term has been discussed above and is necessary to ensure energy security. This highlights the importance of setting realistic and achievable targets today. ▪
C3-65	DECC	<p>With respect to proposed material amendment V1-64, there there are a number of matters that the Council is requested to consider in the adoption or otherwise of this amendment:</p> <ul style="list-style-type: none"> ▪ The Draft Plan should be updated to reflect the increased ambition as per Climate Action Plan 2021 (the proposed amendment refers to the 2019 Climate Action Plan) and, in particular the increase from a 70% to an 80%

		<p>share of electricity from renewable sources by 2030.</p> <ul style="list-style-type: none"> ▪ The stated national renewable electricity target should to be updated to reflect targets under Climate Action Plan 2021 and the indicative electricity capacity targets of up to 8GW of onshore wind, at least 5GW of offshore wind and between 1.5 – 2.5 solar PV capacity by 2030 (Climate Action Plan 2021, Table 11.5). ▪ The methodology for the determination of the 255MW local renewable electricity target is stated in the proposed footnote to be based on the land area of County Wicklow as a percentage of the national total. This land area-based approach does not reflect or consider other important influencing factors such as maximum potential local renewable energy resources or, indeed, environmental or other constraints. ▪ To achieve our national climate objective it is essential that, in the determination and review of local renewable energy targets, Local Authorities look beyond their land mass and local population and pursue a course that maximises their contribution to the national (and, when determined, regional) renewable energy target as determined by available land, energy generation potential and environmental designations. ▪ It is important that the figures listed in the proposed material amendment align with the scale of the ambition under the Climate Action Plan 2021, and facilitate and promote investment in renewable energy. In that regard, it is important that the targets set out therein are not inadvertently interpreted as maximums and the Council is invited to review same in the finalisation of the County Development Plan. In the absence of same, the Council is invited to commit to reviewing these targets in line with emerging national and regional policy.
C3-76	Office of the Planning Regulator	<ul style="list-style-type: none"> ▪ The Office welcomes the response of the planning authority to Recommendation 17 of its submission to the draft Plan. In particular, the Office commends the planning authority for including proposed amendment, Amendment V1 – 64, which includes a realistic and quantitative target that includes for renewable energy from off shore wind resources. ▪ The Office also acknowledges and welcomes the clarifications and commitments from the planning authority, to provide variations to the Plan, and to review the 2016 <i>Wicklow Wind Energy Strategy</i> upon the publication of the new <i>Wind Energy Guidelines</i>, to ensure consistency with the <i>Climate Action and Low Carbon Development Act 2021</i>, the <i>Climate Action Plan 2021</i> and the <i>Development Plans, Guidelines for Planning Authorities, Consultation Draft (2021)</i>.

CE Response

The submissions above are noted. Only those aspects of same that relate to the Proposed Material Amendment as published can be considered. The PMA sets out Wicklow County Council’s target for **on-shore** renewable energy development.

The revised targets of the Climate Action Plan 2021 are noted and are as follows:

Off-shore wind: 5GW

On-shore wind: 8GW

Solar: 1.5-2.5GW

On this basis, the total ‘on shore’ target for renewable energy is 9.5-10.5GW.

Using the advice offered by the OPR in their submission of the Draft Plan, using the County’s % share of total land mass as an appropriate way of calculating Wicklow’s share of the targets, these new national targets will increase Wicklow’s on-shore renewable energy target from 255GW to 285GW – 315GW.

While the CE recommended in his 2nd Report that the Draft Plan be amended to also include a specific target for on-shore wind energy development, the members resolved not to make such an amendment. On the basis of the national targets above, the Wicklow target for on-shore wind energy development would be 240GW.

It is recommended that PMA V1-64 is **MODIFIED** to reflect this new national target.

With regard to the next review of the Wind Energy Strategy, this will be carried out as soon as is feasible within the resources of the Council upon publication of new guidelines.

CE Recommendation

It is recommended that the Plan be made **with** the PMA V1-64 as displayed with the following **MODIFICATION**.

Section 16.2 Energy Infrastructure

16.2.1 Electricity Generation

In accordance with the provisions of section 28(1C) of the *Planning and Development Act 2000* (as amended), and having regard to the Government's commitment in the *Climate Action Plan 2019 2021* to achieve 70% 80% of electricity from renewable sources by 2030 (adding ~~12GW~~ 14.5GW – 15.5GW of renewable energy capacity nationally), National Policy Objective 55 which promotes renewable energy use and generation to meet national targets, and section 28 guidelines *Wind Energy Development Guidelines 2006* and the *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017*, the development plan aims to put in place the appropriate supports that will allow County Wicklow to contribute its share of the additional on-shore national renewable electricity target, which estimated to be ~~255MW~~. 285GW-315GW.

Footnote: With respect to meeting the County's share of national renewable energy targets, having regard to the national target of ~~12GW~~ 14.5GW-15.5GW, and of this the wind energy targets being ~~+3.5GW~~ +5GW of off-shore wind energy and ~~+4.2GW~~ +8GW of additional on-shore wind energy (source: 2019 2021 Climate Action Plan), County Wicklow should endeavour to deliver 3% of the on-shore growth requirement (Wicklow comprising 3% of the land mass of the Republic of Ireland), which equates to ~~+255MW~~. +285GW-315GW.

SEA / AA

- a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.
- b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.

SFRA

No new flood risks are envisaged arising from the proposed modification.

PMA V1- 65 Section 16.3 - General Energy Objectives – Sources of energy

Sub No.	Name	Summary of issue(s) raised
C3-46	ESB	<ul style="list-style-type: none"> ▪ The final plan should maintain the planning policies which protect the county's future capacity for the development of energy infrastructure whilst encouraging the sustainable development of renewable energy resources. ▪ In reviewing Chapter 16, Information, Communications and Energy, ESB acknowledge the overall consistency and alignment with the objectives of the NPF, RSES and national guidelines and the ambition of Wicklow County Council to contribute to achieving national targets in consultation with local communities and businesses. ▪ Therefore, we welcome the proposed inclusion of an additional objective (CPO 16.xx) that reinforces support for the development of alternative and renewable sources of energy.
C3-65	DECC	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.
CE Response		
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 66 Section 16.3 - General Energy Objectives – Co-location

Sub No.	Name	Summary of issue(s) raised
C3-46	ESB	<ul style="list-style-type: none"> ▪ As highlighted in our earlier submissions, hybrid renewables consist of two or more renewable energy sources used together to provide increased system efficiency as well as greater balance in energy supply, whilst optimising use of existing infrastructure. By developing hybrid renewables plant consisting of wind, solar and battery exporting from common point of connection, but at different times, the need for transmission infrastructure associated with new generation is minimised and grid stability can be improved on. ▪ As recognised in the Draft Plan, County Wicklow is well served by the grid with an existing 220kV and 110kV transmission lines in addition to an extensive 38kV network. In this regard we welcome the proposal to insert a new objective into section 16.3.
C3-65	DECC	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.

CE Response
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.
CE Recommendation
It is recommended that the Plan be made with the PMA as displayed.

PMA V1- 67 Section 16.3 - General Energy Objectives – S E Communities

Sub No.	Name	Summary of issue(s) raised
C3-65	DECC	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.
CE Response		
The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 68 Section 16.3 - General Energy Objectives – green hydrogen

Sub No.	Name	Summary of issue(s) raised
C3-46	ESB	<ul style="list-style-type: none"> ▪ Hydrogen, which is produced from renewable energy sources, offers potential for large scale zero carbon backup to the power system when intermittent renewables such as wind and solar are not available. Large scale Green Hydrogen production and storage could leverage the continental scale of Ireland’s renewable energy potential to enhance Ireland’s energy security and to make Ireland a net exporter of energy. ▪ Proposed Amendment V1-68 highlights that hydrogen energy is becoming a major part of the clean energy mix in Europe and will be key to the decarbonisation of our economy. The above amendment recognises the opportunity to develop the technology and ESB welcomes the inclusion of this Objective.
C3-65	DECC	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.

CE Response
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.
CE Recommendation
It is recommended that the Plan be made with the PMA as displayed.

PMA V1- 69 Section 16.3 - Bio Energy Objectives

Sub No.	Name	Summary of issue(s) raised
C3-65	DECC	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.
CE Response		
The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed		

PMA V1- 70 Section 16.3 - Transport Energy Objectives

Sub No.	Name	Summary of issue(s) raised
C3-46	ESB	<ul style="list-style-type: none"> ▪ ESB welcome the proposed amendments (V1-54 and V1-70) that aim to strengthen the existing Wicklow County Council policy of promoting electric vehicle charge points. ESB welcome the above initiatives to increase the rate of provision of charging points for electric cars. ▪ Through CPO 12.8 Wicklow County Council has incorporated the latest standards for the provision of EV Charge points as set out in S.I. No. 393/2021. The implementation of the latest standards will facilitate growth in charge point infrastructure, to ensure it becomes a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars. ▪ The above standards or similar have been implemented in the latest review of development plans by planning authorities in Ireland. Promoting policies and objectives are facilitating growth in charge point infrastructure, to become a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.
C3-65	DECC	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is

		considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.
CE Response		
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 71 Section 17.0 - Introduction

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	These amendments (71, 72, 73) all will help protect our woodlands tree and hedgerows, and our Kilranelagh Hillforts.
C3-75	Shane & Anne Stokes	Believe the change in wording in amendment V1 – 71 and amendment V1 – 72 are important and would ask that these are incorporated into the upcoming County Development Plan.
CE Response		
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 72 Section 17.4 - Woodlands, trees & hedgerows

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	These amendments (71, 72, 73) all will help protect our woodlands tree and hedgerows, and our Kilranelagh Hillforts.
C3-4	Sharon Jackson	Welcomes the stronger wording in the proposed amendments because these reflect a stronger commitment to taking the necessary action.
C3-75	Shane & Anne Stokes	Believe the change in wording in Amendment V1 – 71 and Amendment V1 – 72 are important and would ask that these are incorporated into the upcoming County Development Plan.
CE Response		
<p>The CE supports the amendments proposed to Objectives CPO 17.18, 17.21, 17.22 and 17.23 as are set out in PMA 72.</p> <p>However the CE does not support the proposed amendment to CPO 17.19 as it is not legally possible to make 'emergency' TPOs to protect trees at imminent nature of being felled.</p> <p>As a matter of course the Planning Authority will regularly consider all requests for TPOs, but may not be in position to initiate the TPO process on receipt of any request having regard to resources (there being no arborist on staff and therefore outside expertise must be tendered). In addition, in accordance with statute, it takes a number of months to complete the TPO process.</p> <p>It is considered unwise to include therefore the suggested text as it may create a false and unrealistic expectation amongst the public.</p>		
CE Recommendation		
(A) It is recommended that the Plan be made with the following PMA's:		

Section 17.4 Natural Heritage & Biodiversity Objectives

Woodlands, trees & hedgerows

- 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 interests of the **long-term sustainability of a stable ecosystem** amenity or and the environment generally, as set out in Schedule 17.05 A and B, and Maps 17.05 and 17.05A - H of this plan.
- CPO 17.21** To **strongly** discourage the felling of mature trees to facilitate development and to encourage tree surgery rather than felling ~~where possible~~ if such is **essential to enable development to proceed**.
- CPO 17.22** To ~~encourage~~ **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 to require the planting of native broad-leaved species, and species of local provenance in all new developments.
- CPO 17.23** To ~~encourage~~ **require** the retention 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).

(B) It is recommended that the plan be made **WITHOUT** the following PMA:

Section 17.4 Natural Heritage & Biodiversity Objectives

Woodlands, trees & hedgerows

- CPO 17.19** To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high amenity value ~~where it appears that they are in danger of being felled~~ **generally and in particular where it appears that they are in danger of being felled and in response to requests from local communities**.

PMA V1- 73 Landscape Category Maps

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	These amendments (71, 72, 73) all will help protect our woodlands tree and hedgerows, and our Kilranelagh Hillforts.
C3-75	Shane & Anne Stokes	Support amendment V1 – 73.
CE Response		
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 74 Section 18.1- Statutory & Policy Context – NPO 22

Sub No.	Name	Summary of issue(s) raised
C3-75	Shane & Anne Stokes	Support amendment
CE Response		
The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 75 Section 18.6 - Green Infrastructure Objectives

Sub No.	Name	Summary of issue(s) raised
C3-75	Shane & Anne Stokes	Support amendment
CE Response		
The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 76 Section 18.6 - Recreational Use of Natural Resources

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	The addition of the sentence prioritising environmental protection in the design and construction of routes and surfaces is very important. Not all surfaces should be paved.
C3-17	Pat Ruddy (The European Club)	<ul style="list-style-type: none"> ▪ Ask that you note the importance to tourism of the golf links of The European Club and the need to prevent damage to the same by any coastal route, walkways or track. ▪ The destruction of an existing amenity of such importance cannot be justified by the introduction of another, especially when other routes can be identified easily. ▪ Account might also be taken of the status of our coastal interface as identified by the Department of Housing, Local Government & Heritage in their formal designation maps and statements notified to landowners by letter dated 04/03/22. ▪ A development as discussed would severely, negatively impact on our co-inhabitants also.

<p>C3-32</p>	<p>Harry Webster</p>	<ul style="list-style-type: none"> ▪ It is noted that this is third attempt to create walkway in the last 20 years across submitter’s land at Dunbur Head and Dunbur Upper. ▪ Had understood that the subcommittee under Cllr P Vance had addressed this matter conclusively. Our understanding is that no walkway would be proposed designed or suggested without prior consultation or agreement with affected landowners. We have not received any notice letters or communication directly from the County Council about this proposed interference with our private constitutional and other legal rights. ▪ We also note that there has been no adequate study to justify the walkway, such a proposed walkway would be an interference and intrusion of a designated wildlife area. ▪ The map issued with the proposed amendment is extremely premature and should be deleted as it will cause confusion to the general public and would be an invitation to trespass.
<p>C3-34</p>	<p>Marion Rueter</p>	<ul style="list-style-type: none"> ▪ This amendment proposes to examine the feasibility of the development of a coastal route from Bray to Arklow. The depicted ‘coastal route’ on Map 18.11 is not a regional cycleway / walkway as clearly indicated in the proposed amendment the depicted coastal route does not exist. ▪ A feasibility study would show that this fictional route crosses beaches, eroding cliffs, private land, private businesses, protected heritage areas; it crosses rivers without bridges and private houses. ▪ As there is an established transparent procedure for legitimately developing all new routes, greenways and blueways and this line does not confirm these procedures and this line is not physically possible, believe an error has occurred. ▪ The current existing cycleway follows the coast road R750 marked on the OS map. As no cycleways are marked on the maps for regional cycleways / walkways, believe the coast was marked in error, instead of the coast road. ▪ To correct this error suggest the removal of the ‘coastal route’ as depicted and correction of the map aligning the cycleway along the coast road as the ‘cycleways route’ or ‘coastal cycle route’.
<p>C3-36</p>	<p>DHLGH</p>	<ul style="list-style-type: none"> ▪ The Department notes the material amendment to Objective CPO 18.11 <i>‘to support the development of existing and examine the feasibility of the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road’.</i> ▪ Existing natural ecological corridors and natural habitats such as coastal habitats are often considered the most obvious location for greenways, blueways and other access routes, but in some cases the environmental constraints make these locations unsuitable. For all proposed access routes the first step should be the ‘Corridor and Route Selection Process’, similar to that conducted for road developments. This process is outlined in the Transport Infrastructure Ireland (2021) Code of Best Practice National and Regional Greenways. ▪ The Regional Spatial & Economic Strategy (RSES) for the Eastern and Midland Region (EMRA) notes, <i>‘Careful routing and design is needed to ensure that greenways do not impact negatively on ... the biodiversity value of natural ecological corridors such as rivers and canals or on coastal habitats’.</i> The Strategy for the Future Development of National and Regional Greenways (the Strategy), published by the Department of Transport, Tourism and Sport (DoTTS) in July 2018 states that <i>‘Greenways should be designed to take into account, and avoid where necessary, the sensitivities of the natural heritage.’</i>

		<ul style="list-style-type: none"> ▪ The Department notes that Buckroneys – Brittas Dune and Fen Special Area of Conservation (SAC) 000729 and Magherabeg Dunes SAC 001766 lie along the coastal strip between Wicklow and Arklow. The Department recommends that these international important conservation sites should be avoided in any route selection process.
C3-50	Newtownmountkennedy Town Team	<ul style="list-style-type: none"> ▪ As part of the Mountains to Sea Greenway we would like to see in particular the link between Newtownmountkennedy and Kilcoole being recognised as a strategic objective. ▪ There are shared primary and secondary schools between the two villages and no public transport link, a greenway connection would give a much needed amenity. ▪ The two villages are also working on developing smart village initiatives and a greenway connection would be environmentally and economically very beneficial.
C3-75	Shane & Anne Stokes	Support amendment

CE Response

The PMA comprises three distinct elements, and various submissions relate to different parts of same and therefore it is considered that the assessment of the submissions should be broken into the three components as set out to follow:

Change 1:

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.](#)

This proposed amendment was passed by the Members notwithstanding the advice of the CE that this amendment was not necessary given that CPO 18.11, along the vast range of objectives and standards set out in the Draft Plan, make it fully clear that the protection of environmental assets, such as flora and fauna, biodiversity and water quality are an utmost priority in all developments, including in the development of greenways, blueways and amenity routes.

The submissions in favour of this change are noted, and the CE has no fundamental objections to his proposed change.

Change 2:

In particular, to support the development of existing and examine the feasibility of new walking, ~~and~~ cycling, [horse riding and water based routes and trails](#) along the following routes:

It is noted that no specific submissions are made with respect to this element of the amendment. This part of the proposed amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

Change 3:

- *from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;*
- *the extension of the 'Blessington Greenway' walk around the Phoulaphuca reservoir;*
- *the expansion of a lakeshore walk around the Vartry reservoir;*
- *the extension of the old Shillelagh branch recreational trail - railway walk from Arklow to Shillelagh;*
- *the development of a route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass.*
- *[the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;](#)*
- *[the Wicklow Way and St. Kevin's Way \(as permissive waymarked routes\).](#)*
- *[the Wicklow to Glendalough "pilgrim walk" incorporating ancient wells.](#)*
- *['Mountains to the Sea' amenity route incorporating Glendalough, Laragh, Annamoe, Roundwood,](#)*

Newtownmountkennedy and Kilcoole-Newcastle.

This part of the proposed amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended. In particular, the key reason for this proposed change was to ensure that the list of possible walking, cycling, horse riding and water based routes set out in CPO 18.11 matched that list set out in Chapter 11 of the Draft Plan (Tourism & Recreation, CPO 11.37). Therefore these are NOT new objectives, being proposed for the first time as a Proposed Amendment. These routes are set out in Chapter 11 of the Draft Plan, and no amendment to same was recommended by the CE or proposed by the Members.

Therefore even if the Members were to not proceed with this part of this Proposed Amendment, these three possible amenity routes would still be listed in the final adopted plan in Chapter 11.

Therefore it would be illogical and ineffectual to remove them from CPO 18.11.

In addition, it should be borne in mind that it is clear that the wording of the objective that it is objective only to 'examine the feasibility of new walking, cycling, horse riding and water based routes and trails along the following routes'. In addition, the plan objective also states that the development of any such amenity must ensure 'there is no adverse impact on the flora and fauna, biodiversity or water quality of natural assets'.

Furthermore, the following significant number of objectives of the Development Plan would directly apply to any project that might be considered to develop such routes:

CPO 11.47 *Where relevant, the Council and those receiving permission for development under the plan, shall seek to 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.*

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.*

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).*

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:

- *EU Directives, including the Habitats Directive (92/43/EEC, as amended)¹, the Birds Directive (2009/147/EC)², the Environmental Liability Directive (2004/35/EC)³, the Environmental Impact*

¹ Including Annex I habitats, Annex II species and their habitats and Annex IV species and their breeding sites and resting places (wherever they occur).

² Including Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur).

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)

- National legislation, including the Wildlife Acts 1976 and 2010 (as amended)⁴, 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)⁵ and the Flora Protection order 2015.
- 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);
- Catchment and water resource management plans, including the National River Basin Management Plan 2018-2021 (including any superseding versions of same),
- Biodiversity plans and guidelines, including National Biodiversity Action Plan 2017-2021 (including any superseding versions of same) and the County Wicklow Biodiversity Action Plan;
- 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.

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 plan⁶.

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.

CPO 17.7 To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites⁷ in Wicklow.

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.

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

³ Including protected species and natural habitats.

⁴ Including species of flora and fauna and their key habitats.

⁵ Including protected species and natural habitats.

⁶ 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.

⁷ Along with SACs, SPAs and pNHA these include Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).

assessment.

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.*

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.*

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.*

Therefore there is no basis for the concerns expressed with regard to the possibility of such routes damaging the environment or protected sites, or being carried out without appropriate environmental assessment in advance of approval, as any project would be bound by these objectives, as well as national legislation and guidance on the protection of habitats and species.

Finally it goes without saying that the development of any new routes can only happen following detailed study of route options, and public consultation. Where any desired route crossed private land, obviously there would have to be consultation and agreement with landowners, or else invocation of a CPO process as a last resort. An objective of a Development Plan does not override such procedural, legal and property rights matters.

In addition, the Draft Plan includes the following provision:

CPO 11.41 *To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of "agreed access", the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource for the residents of County Wicklow and other visitors.*

Note: No map was published / issued as part of this proposed PMA. Reference in submissions to a map refer to Map 18.11 that was published in the Draft Plan in June 2021, and in relation to which no amendments were proposed by either the CE or the Members. Therefore no further modification to this map is feasible at this stage.

The 'coastal route' shown on this map simply follows the actual coastline and it is clearly a broad brush, non-specific route.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and AA addenda.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as published.

PMA V1- 77 Section 18.6 - Public Rights of Way Objectives

Sub No.	Name	Summary of issue(s) raised
C3-75	Shane & Anne Stokes	Support amendment
CE Response		
<p>The submission is noted. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and AA addenda.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

PMA V1- 78 Section 19.1 - National Marine Planning Framework

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 79 Section 19.1 - National Planning Framework (NPF)

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V1- 80 Section 19.4 - Marine Planning Objectives CPO 19.1, CPO19.2

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

**SECTION 3.2 SUMMARY OF SUBMISSIONS ON PROPOSED AMENDMENTS,
CHIEF EXECUTIVE'S ASSESSMENT & RECOMMENDATIONS**

VOLUME TWO OF THE COUNTY DEVELOPMENT PLAN - PLANS

LEVEL 4 PLANS

PMA V2 - 81 Section 1.1.3 - Economic Development & Employment

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V2- 82 Section 1.1.10 - Flood Risk Assessment

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	The OPW welcomes Amendment V2-82 that Level 4 Plans will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings.
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office welcomes the planning authority's approach to updating the Strategic Flood Risk Assessment (SFRA), including the addition of Plan Making Justification Tests. ▪ The Office also welcomes Amendment V2-82 providing for an objective for Level 4 Plans ensuring where existing development is located in Flood Zones A and B, will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings.
CE Response		
The submissions are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V2- 83 Section 1.2.1 - Zoning Objectives

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
The CE supports this PMA.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V2- 84 Section 2.5 Town Centre & Retail

Sub No.	Name	Summary of issue(s) raised
C3-23	Jane Nolan	PMA V2-84 is for the development of a new supermarket on land zoned town centre in Baltinglass. The submitter supports the principle of a large low-cost supermarket in Baltinglass, however it is suggested that an area outside the town centre be zoned to accommodate the supermarket as Lidl and Aldi often situate their stores there.
CE Response		
<p>The draft Baltinglass Town Plan (Section 2.5) acknowledges that the current retail offer is not sufficient.</p> <p>In relation to the suggestion that the supermarket should be located outside the town centre, the provisions of the Draft Plan support the enhancement of retail in the town but the CE advises that it is vital that any such new retail development is appropriately located in the town centre; rural towns have struggled in recent years to retain vibrancy, partly due to the development of new supermarkets outside of town centres. Baltinglass town centre is an attractive centre but there are a number of vacant properties. Research has found that there is a mutually beneficial relationship among retailers if they are located close together. If a new supermarket is located at the 'edge of town' or 'out of town' it is likely that customers will shop at this one store and bypass the town centre. However, if that supermarket is located in the town centre, customers are likely to combine their trip to that supermarket with other shops, thereby creating a mutually beneficial relationship. This should be encouraged in Baltinglass in order to protect the town centre from decline. Out of town retail development would undermine the role of Baltinglass town centre and therefore such development will not be supported as it is contrary to proper planning and sustainable development.</p> <p>It is important to note that it is not possible to zone new lands at this stage of the plan making process for any use. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V2- 85 Section 2.6 Social & Community Development

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
C3-59	Billy Timmons	<p><i>Note: A number of issues are raised in this submission in relation to the zoning of these lands. However only those issues that relate directly to the actual PMA (which is to split the Action Area into 2 SLOs and to revise the text for each section) can be addressed hereunder.</i></p> <ul style="list-style-type: none"> ▪ The amount of Open Space delivery attached to the revised SLO-1 is excessive to the needs to the new population that would arise from the residential element of the SLO. ▪ Suggests the objective should be amended to 'No further permission should be granted in SLO-1 unless accompanied by an agreed programme of delivery of Active Open Space of not less than 1 ha on lands zoned AOS or OSI and dedicated to the public and designed in such a way to safeguard the integrity of the old railway line"

CE Response

It is clarified that the PMA only relates to splitting an 'Action Area' of c. 28ha into two SLO areas of c. 10ha (SLO1) and c. 18ha (SLO2). The open space requirements proposed to be attached to the delivery of each SLO (Specific Local Objective) were determined having regard to determination of the most appropriate boundary between the two areas, generally following land ownership boundaries.

As a result, the original OS zoning provision of c. 12.5ha was proposed to be divided into 5ha in SLO1 and 7.5ha in SLO2, which is considered an appropriate 'pro rata' for each SLO given their share of the overall area. To confirm, the overall amount of open space is not proposed to be altered as this is not the subject of this PMA.

Having re-considered the matter it is recommended that the objective for a minimum area of 2ha for 'AOS' (active open space) use in SLO1 is retained to ensure sufficient area is provided to accommodate a range of sporting uses and other supporting elements associated with the delivery of sports grounds such as car parking, clubhouse facilities, viewing areas etc. It is noted that there is no other land zoned for AOS within Baltinglass.

The 2ha required for 'AOS' (active open space) area was calculated based on the target population of Baltinglass and its wider catchment area (on the basis of the Council open space policy requirement of 2.4ha per 1,000 population) and due to the lack of area zoned 'AOS' within the surrounding area.

It is noted that this SLO area also set out a requirement for the delivery of a 2.5ha riverine park on lands zoned OS1. On balance, it is considered that the developer of the housing / mixed use lands should not have to deliver this space, but rather should have to reserve the lands free of development for the development of a riverine park in the future, in conjunction with other landowners and agencies.

It is therefore recommended that PMA V2- 86 be MODIFIED as follows:

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed **MODIFIED** as follows:

SLO-1

This area is located on lands west of the River Slaney, accessed off the N81 national secondary route. The subject lands measure c. 10ha and include c. 3.8ha zoned for new residential development, 1.3ha zoned for 'mixed use' and 4.95ha zoned for open spaces use (AOS, OS1, OS2).

Permission was granted in 2019 for 55 housing units on part of the lands zoned for 'new residential'. Any further applications for permission or amendments to the parent permission in this SLO area shall comply with the provisions of this updated town plan.

This SLO shall be developed in accordance with the following criteria:

- The residential element of the action area shall be designed and laid out in a manner which addresses the N81 national secondary route, providing for an open space green area adjoining the western boundary.
- Access into these lands shall be so located and designed as to provide for access from the N81 into SLO-2;
- No further permission shall be granted in SLO-1 unless accompanied by a programme for the delivery of an active open space zone of not less than 2ha on lands zoned AOS ~~and an amenity park of not less than 2.5ha on the land zoned OS1 and dedicated to the public along the river, which shall be laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route.~~
- **Lands zoned OS1 shall be reserved for possible future development of a riverine park.**
- Developments adjoining the designated **and future** open spaces shall be **laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route and** so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and residential open spaces shall be designed where possible to flow into the larger open space areas.
- The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.

SLO-2

This area is located on lands west of the River Slaney, proximate to the N81 national secondary route. The subject lands measure c. 18ha and include c. 10.5ha zoned for employment use, and 7.5ha zoned for open space uses (OS1 and OS2).

This SLO shall be developed in accordance with the following criteria:

- Access into these lands shall be via SLO-1 unless a suitable alternative from the N81 is determined which does not prejudice access to SLO-1
- ~~No permission shall be granted in SLO-2 unless accompanied by a programme for the delivery of an amenity park of not less than 3ha on the land zoned 'OS1' and dedicated to the public along the river, which shall be laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route.~~
- **Lands zoned OS1 shall be reserved for possible future development of a riverine park.**
- Developments adjoining the designated **and future** open spaces shall be **laid out and designed in such a way as to safeguard the integrity of the route of the old railway line as part of a possible longer amenity route and** so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and development open spaces shall be designed where possible to flow into the larger open space areas.
- The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.

SEA / AA

- a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.
- b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.

SFRA

No new flood risks are envisaged arising from the proposed modification.

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	<ul style="list-style-type: none"> ▪ Amendment V2–87, proposes Specific Local Objective SLO – 3, to rezone lands east of the River Slaney from <i>Open Space</i> and <i>Town Centre</i> zonings to <i>Tourism</i> zoning. The OPW welcomes that the Objective allows only water compatible development for lands in Flood Zone A, and only water compatible or less vulnerable development with an FRA in Flood Zone B. ▪ The OPW welcomes the additional Plan making Justification Tests supplied in Addendum II to the Strategic Flood Risk Assessment document, as well as the required Plan-making Justification Tests supplied for Amendments V2 - 87
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The CE does not support this proposal. Notwithstanding the objectives set out in the PMA to address flood risk, which it is noted are considered acceptable by the OPW, it is considered that the risk of adverse impacts on the environment that might result for a development permitted on foot of this zoning remains unacceptably high.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA, AA and SFRA addenda.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made without the PMA as displayed.</p>		

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The Chief Executive does not support this proposal and notes the analysis of the SEA. In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p> <p>Sruhaun Road is a narrow rural road that is characterised by ribbon development. Road width, pedestrian / cyclist facilities and public lighting are absent or deficient along much of this road, and the road is not suitable in its current condition, even with set-backs being required for new development, for more intensive development and is deemed therefore to be 'unserved' in terms of road / transportation infrastructure.</p> <p>Having regard to the unserved nature of the lands which have remained unserved through one or more development plan cycles, with no prospect of being served within the 6-year life of the new development plan, the zoning of this land as proposed would not accord with the principles set out in the Ministerial Guidelines on Development Plans June 2022.</p> <p>Ribbon development such as that which has occurred on the Sruhaun Road is not considered sustainable planning, according with the principles of sequential and compact development as set out in the NPF.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made <u>without</u> the PMA as displayed.</p>		

PMA V2- 89 Section 3.9 SLO-1 (CE Nursing Home) & Land Use Map change

Sub No.	Name	Summary of issue(s) raised
C3-13	Donald & Barbara Ogilvy Watson	<p>Mr & Mrs Ogilvy Watson are the landowners of a significant area of the SLO area the subject of PMA V2 - 89. They submit that the land designated by WCC is very restrictive by way of being only 1.6ha and does not include the entry road area from the Newtown ring road, which they note is essential for delivery of the nursing home. It also does not allow for the oversight of the enclosed garden area. They add that once the surrounding area is developed as a public parkland, there will be little or no chance to review the site area.</p> <p>They propose the following amendments to PMA V2 - 89: <i>A minimum area in the order of 1.7ha reserved for the development of a nursing home. The development shall include access to the proposed site from the adjacent ring road.</i></p>
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>
CE Response		
<p>The Planning & Development Act 2000 (as amended) states that a further modification shall not be made where it relates to an increase in the area of land zoned for any purpose. As such, the area the subject of PMA V2 - 89 cannot be increased from 1.6ha to 1.7ha, as requested by the submitter. It is noted that this site is the subject of a live planning application (PRR22/120) for a 100 bed nursing home and the specifics of the application is a matter to be dealt with through the development management process.</p> <p>The lands in question were zoned for residential development in the previous development plan and while they were omitted from the Draft Plan having regard to the revised Core Strategy population and housing targets, (and the desire to expand the future parkland in this area), the CE was happy to support a proposal from the landowner that part of the lands be zoned for CE (nursing home) use, which is the subject of this amendment. In their submission, the NTA is not specific that it has a particular issue with this particular PMA, or that it has taken into account that the land is currently zoned for housing development, but rather its issue appears to relate more to the principle of new zonings that expand urban footprints. The CE is satisfied overall, even with this PMA, the urban footprint at this location is proposed to be reduced rather than expanded. Therefore the CE is happy to continue to recommend this change.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and co-ordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration PMA V2 – 91 reduces the extent of 'New Residential' land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply, whereas your authority's core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures. ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES.

		<ul style="list-style-type: none"> ▪ As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow. ▪ The Office is therefore concerned about the cumulative and combined effect of the proposed amendments in Newtownmountkennedy, Rathdrum and Ashford in undermining an otherwise well-crafted settlement hierarchy and core strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan.
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CE Response

The submissions above are noted.

The CE did not support the making of PMA V2-90 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Newtownmountkennedy given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

In the intervening period permission has however been granted for a housing development on these lands on the basis of the zoning in the current LAP. The lands are serviced and not at risk of flooding.

On this basis, and having regard to the advice set out in the new Ministerial Guidelines on Development Plans (June 2022), it is recommended that the plan be made with the PMA.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V2- 91 Land Use Map change – Season Park RN to SLB

Sub No.	Name	Summary of issue(s) raised
C3-49	Newtownmountkennedy Town Team	Supports the recommendations of PMA V2 – 91 which proposes to rezone these lands to <i>Strategic Land Bank</i> .
C3-51	First Step Homes	<ul style="list-style-type: none"> ▪ Planning register number 22/259 which relates to the subject site is the subject of an appeal to An Bord Pleanala. It would be premature to rezone the lands from <i>New Residential</i> to <i>Strategic Land Bank</i> prior to the determination of An Bord Pleanala. ▪ Land that is seeking to deliver on Government policy such as Age Friendly Housing should be given priority when land use zoning is being reviewed. ▪ The proposed amendment would serve to eliminate a development proposal that is ready to deliver affordable housing during what is an extreme housing shortage.
C3-75	Shane & Anne Stokes	Supports the recommendations of PMA V2 - 91 which proposes to rezone these lands to <i>Strategic Land Bank</i> .
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and co-ordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration, amendment ref. V2 – 91, reduces the extent of 'New Residential' land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply in these respective settlements, whereas your authority's core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures. ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES.

		<ul style="list-style-type: none"> As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow.
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CE Response

The submissions from the Town Team, First Step Homes and the Stokes are noted. This amendment was proposed by the CE as it was considered that the lands were surplus to the requirements of the development needs of Newtownmountkennedy given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning during the current plan cycle but may be suitable for development in future phases of the development of the town.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to (a) the advice in the Guidelines that later phases of development can be considered to form part of a **strategic land bank** within the development plan area that may take a number of development plan cycles to be realised, (b) the currently unserviced nature of the lands with respect to roads and transportation infrastructure¹ and (c) with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Newtownmountkennedy.

The CE therefore recommends that the lands be zoned 'SLB' as proposed.

With regard to the submission from the OPR and their general concerns over material amendments that expand zoning provisions, it is unclear whether there are any remaining concerns regarding this PMA as the proposal is to reduce the extent of zoned residential land by changing the existing zoning from RN to SLB, as recommended by the OPR.

It should be noted that these lands are not deemed to be at risk of flooding.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

¹ Having regard to the decision to refuse permission on PRR 22/259 and the recommendation to refuse permission on SH202202 located on these lands; both relating to roads and transportation infrastructure deficiencies.

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made. The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i>
C3-44	NTA	The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth. NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.
C3-49	Newtownmountkennedy Town Team	Supports the provisions of the original Draft Plan for the removal of residential zoned lands.
C3-63	Catrina Bowtell	Supports the original provisions of the Draft Plan to dezone the lands, the subject of PMA V2 – 92.
C3-75	Shane & Anne Stokes	Notes the councillor's vote to change the zoning for lands at Season Park to Strategic Land Bank, but was initially listed to be dezoned entirely from residential, in the Draft CDP. Believes the previous decision stated in the Draft CDP to dezone the land is the correct one.

CE Response

The CE does not support this proposal, principally because the logic of changing the designation from 'unzoned' to SLB does not significantly change its status other than signalling that these may be amongst the first last considered for zoning when the plan is next being reviewed, is not clear. It is considered more transparent and explicit to retain the lands as 'unzoned' if they are not needed or desired for development in this 6 year plan cycle.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for any purpose or included in the plan boundary at this time, having regard to (a) the currently unserved nature of the lands with respect to roads and transportation infrastructure², (b) with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Newtownmountkennedy and (c) the assessment set out in the SEA addendum.

It should be noted that these lands are not deemed to be at risk of flooding.

CE Recommendation

It is recommended that the Plan be made **without** the PMA as displayed.

² Having regard to the recommendation to refuse permission on SH202202 located on these lands for reasons including roads and transportation infrastructure deficiencies.

PMA V2- 93 Section 4.9 - AA1 - pedestrian / vehicular access / car park

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
The CE does not support the making of PMA V2-93 as it is considered that the text in the Draft Plan is appropriate and necessary as it provides for adequate flexibility in the design of the new street; whereas the proposed new text is very specific and may limit design alternatives.		
CE Recommendation		
It is recommended that the Plan be made <u>without</u> the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and co-ordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration PMA V2 – 91 reduces the extent of 'New Residential' land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply, whereas your authority's core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures. ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES.

		<ul style="list-style-type: none"> ▪ As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow. ▪ The Office is therefore concerned about the cumulative and combined effect of the proposed amendments in Newtownmountkennedy, Rathdrum and Ashford in undermining an otherwise well-crafted settlement hierarchy and core strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan.
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CE Response

The submissions above are noted.

The CE did not support the making of PMA V2-94 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Rathdrum given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

In the intervening period, permission has however been granted for a housing development on these lands on the basis of the zoning in the current LAP. The lands are serviced and are not deemed to be at risk of flooding.

On this basis, and having regard to the advice set out in the new Ministerial Guidelines on Development Plans (June 2022), it is recommended that the plan be made with the PMA.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>“These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning.”</i></p>
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and co-ordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration PMA V2 – 91 reduces the extent of ‘New Residential’ land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply, whereas your authority’s core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures. ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES.

		<ul style="list-style-type: none"> ▪ As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow. ▪ The Office is therefore concerned about the cumulative and combined effect of the proposed amendments in Newtownmountkennedy, Rathdrum and Ashford in undermining an otherwise well-crafted settlement hierarchy and core strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan.
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CE Response

The CE did not support the making of PMA V2-95 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Rathdrum given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for any purpose or included in the plan boundary at this time, having regard to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Rathdrum. There is substantial residential development occurring in the town at present. While this site may adjoin areas currently under construction, there are alternative sites that are located within the built up area that need to be prioritised prior to extending the boundary further onto greenfield land.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.

CE Recommendation

It is recommended that the Plan be made **without** the PMA as displayed.

PMA V2- 96 Land Use Map change – East Train Station - OS2 to E (Employment)

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>

CE Response

The CE does not support this proposal and his position is reinforced by the submissions received.

The subject lands are located on a sloping green bank below the existing employment area (originally developed on a ridge along the railway line, as the railway yard); the demarcation of the existing employment area respects the existing contours and the town's historic boundary. The proposed zoning would result in development sprawling and encroaching onto a visually sensitive greenfield area along the river valley, and the impact of development at this location would be compounded by the nature of the use and development sought (large warehouse). It is considered that development at this location will unduly impact on the visual and natural amenities of the area and therefore is not recommended. There are ample undeveloped lands zoned for employment within the plan boundary.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.

CE Recommendation

It is recommended that the Plan be made **without** the PMA as displayed.

PMA V2- 97 Section 1.1.10 - Flood Risk Assessment

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	The OPW welcomes Amendment V2 - 97 that Level 5 Plans will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings.
C3-76	OPR	<ul style="list-style-type: none"> <li data-bbox="485 430 1498 524">▪ The Office welcomes the planning authority's approach to updating the Strategic Flood Risk Assessment (SFRA), including the addition of Plan Making Justification Tests. <li data-bbox="485 530 1498 669">▪ The Office also welcomes Amendment V2 – 97, providing for an objective for Level 5 Plans ensuring where existing development is located in Flood Zones A and B, will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings.
CE Response		
The submissions above are noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

Sub No.	Name	Summary of issue(s) raised
<p>No submissions were received with respect to this proposed amendment.</p>		
<p>CE Response</p>		
<p>This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p>		
<p>CE Recommendation</p>		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	The OPW welcomes the additional Plan-making Justification Tests supplied in Addendum II to the Strategic Flood Risk Assessment document, as well as the required Plan-making Justification Tests supplied for Amendment V2-99.
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and coordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration, amendment ref. V2 – 91, reduces the extent of 'New Residential' land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply in these respective settlements, whereas your authority's core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a

- wide range of physical and social infrastructures.
- In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES.
 - As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow.
 - The Office also highlighted the intended growth forecast for **Ashford** as a concern, having regard to its Level 5 status within the county settlement hierarchy and also having regard to its low employment base, resulting in an unsustainable settlement and transportation strategy contrary to Section 10(2)(n) of the Act.
 - The Office notes, that the CE Report provided a rationale for the objectives for 'New Residential' lands included in the draft Plan within **Ashford**, and proposed no further or additional zonings, in the form of material amendments, for residential development to the draft Plan for Ashford.
 - Notwithstanding the above recommendation, the elected members amended the draft Plan for **Ashford** to include an additional 11Ha lands at Ballinalea (Amendment V2 – 99) and Inchanappa (Amendment V2 – 100) that in view of the limited infrastructures and employment in the area, will be highly likely to encourage more car-dependent commuting patterns along the N11.
 - The Office is therefore concerned about the cumulative and combined effect of these proposed amendments in Newtownmountkennedy, Rathdrum and **Ashford** in undermining an otherwise well-crafted settlement hierarchy and core strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan.
 - The extent of the additional proposed residential zoning for Ashford, MA V2-99 (Ballinalea) and MA V2-100 (Inchanappa) is not consistent with the settlement hierarchy status and housing supply targets for this location under the core strategy and are located at the edge of the town. MA V2-99 also relates to a site with no apparent access or access whose provision would not clash with other open space and amenity objectives of the plan.
 - The Office is therefore of the view that the cumulative effect of material amendments MA V2- 99 and 100 results in an incoherent and piecemeal strategy for the proper planning and sustainable development of these areas.

MA Recommendation 3 – Material Zoning Amendments
<p>Having regard to national and regional policy objectives NPO 3c and NPO 18a, the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation</i> (August 2021), and section 10(2)(n) of the <i>Planning and Development Act 2000</i>, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.</p> <p>The planning authority is therefore required to make the Plan without the following material amendments:</p> <ul style="list-style-type: none"> ▪ Amendment V2 – 99 (Ashford) ▪ Amendment V2 – 100 (Ashford)

CE Response

The CE did not support the making of PMA V2-99 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Ashford given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

Having regard the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to (a) the currently unserviced nature of the lands with respect to roads and transportation infrastructure³, (b) with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Ashford and (c) the assessment set out in the SEA Addendum.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.

CE Recommendation

It is recommended that the Plan be made **without** the PMA as displayed.

³ Having regard to the recommendation to refuse permission on PRR 22/291 due to roads and transportation infrastructure deficiencies.

Sub No.	Name	Summary of issue(s) raised
C3-8	Paul Daly	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.
C3-14	OPW	The OPW welcomes the additional Plan-making Justification Tests supplied in Addendum II to the Strategic Flood Risk Assessment document, as well as the required Plan-making Justification Tests supplied for Amendment V2-100.
C3-16	Wicklow Planning Alliance	Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made. The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i>
C3-22	William O'Brien	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.
C3-25	Ashford Community Centre	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.
C3-26	Fiona O'Rourke	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.
C3-27	Ashford Community Group	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.
C3-28	Amy Kenny	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.
C3-33	Olive Moroney	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that

		no residential element be occupied until completion and handover of these facilities to WCC.
C3-44	NTA	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation</p> <p>The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>
C3-45	Beakonshaw Ltd	<ul style="list-style-type: none"> ▪ Welcome the reinstatement of their lands for residential purposes and amenity provision and therefore support PMA V2-100 in principle. ▪ Request the following sentence be added for clarity: <i>'The location of both residential and AOS community and sports facilities are be confirmed in a comprehensive masterplan to be agreed with Wicklow County Council'.</i> ▪ Have concern regarding bullet point 3 as currently worded which states that they are required to have the community sports zone laid out and completed before the remaining 50% of the residential component is developed. They state that they have never undertaken to actually provide the facilities and access to the facilities comprising the community sports zone and would be unable to lay out and complete these facilities as currently worded in the Proposed Amendment. They state that they will ensure that the land will be transferred from their ownership to the local authority or such other appropriate public body. ▪ Understand that in regard to OS1 lands, that amenities there are to be provided as part of the planning permission for Phase 1 of development and a decision is due on that application imminently. Therefore they state it is unnecessary to include reference to OS1 lands and their enhancement for public parkland in this PMA and request that this reference is deleted. ▪ Request the third bullet point is amended to the following: <i>'Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in a manner to be agreed with Wicklow County Council and devoted to the public to the transfer of lands shown in the agreed masterplan for community sports zone (including buildings and appropriate access) for AOS purposes which will occur prior to the lodgement of any Phase 2 planning application for residential development and following the agreement of a masterplan for these SLO lands. The facilities to be provided within such AOS lands will be made available to the public.'</i>
C3-48	Ashford Community Council	Supports PMA V2 – 100, in particular the community centre and multi-use sports facilities. It is requested that the development of the community centre and playing pitches is carried out at the commencement of development of the site and that no residential element be occupied until completion and handover of these facilities to WCC.

C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and coordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration, amendment ref. V2 – 91, reduces the extent of ‘New Residential’ land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply in these respective settlements, whereas your authority’s core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures. ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES. ▪ As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to deliver good planning outcomes for both urban and rural communities in Wicklow. ▪ The Office also highlighted the intended growth forecast for Ashford as a concern, having regard to its Level 5 status within the county settlement hierarchy and also having regard to its low employment base, resulting in an unsustainable settlement and transportation strategy contrary to Section 10(2)(n) of the Act. ▪ The Office notes, that the CE Report provided a rationale for the objectives for ‘New Residential’ lands included in the draft Plan within Ashford, and proposed no further or additional zonings, in the form of material amendments, for residential development to the draft Plan for Ashford. ▪ Notwithstanding the above recommendation, the elected members amended the draft Plan for Ashford to include an additional 11Ha lands at Ballinalea (Amendment V2 – 99) and Inchanappa (Amendment V2 – 100) that in view of the limited infrastructures and employment in the area, will be highly likely to encourage more car-dependent commuting patterns along the N11. ▪ The Office is therefore concerned about the cumulative and combined effect of these proposed amendments in Newtownmountkennedy, Rathdrum and Ashford in undermining an otherwise well-crafted settlement hierarchy and core
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		<p>strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan.</p> <ul style="list-style-type: none"> ▪ The extent of the additional proposed residential zoning for Ashford, MA V2 - 99 (Ballinalea) and MA V2-100 (Inchanappa) is not consistent with the settlement hierarchy status and housing supply targets for this location under the core strategy and are located at the edge of the town. MA V2-99 also relates to a site with no apparent access or access whose provision would not clash with other open space and amenity objectives of the plan. ▪ The Office is therefore of the view that the cumulative effect of material amendments MA V2-99 and 100 results in an incoherent and piecemeal strategy for the proper planning and sustainable development of these areas. <div style="background-color: #0070C0; color: white; text-align: center; padding: 5px; font-weight: bold;"> MA Recommendation 3 – Material Zoning Amendments </div> <p>Having regard to national and regional policy objectives NPO 3c and NPO 18a, the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation</i> (August 2021), and section 10(2)(n) of the <i>Planning and Development Act 2000</i>, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.</p> <p>The planning authority is therefore required to make the Plan without the following material amendments:</p> <ul style="list-style-type: none"> ▪ Amendment V2 – 99 (Ashford) ▪ Amendment V2 – 100 (Ashford)
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CE Response

The submissions above are noted. Notwithstanding those in support of the PMA, the CE does not support the making of PMA V2-100 as currently proposed.

The CE did not support the making of PMA V2-100 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Ashford given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

It is noted that in the intervening period permission has been granted for a housing development on part of these lands; however this decision is currently under appeal.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the previous zoning of the lands and the fact that the lands are serviced, it is recommended that the lands be zoned 'SLB' in recognition of the fact that they are significantly surplus to requirements during this 6-year plan cycle, but recognising that they may form part of later phases of the development in the town in future development plans.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed **MODIFIED** as follows:

~~Action Area Plans & Specific Local Objectives~~

(a) To extend plan boundary to include ~~a new 'Specific Local Objective'~~ area of 19.25ha ~~(as outlined in light blue on the map below)~~

(b) To zone the land ~~within this SLO~~ as follows: **SLB – Strategic Land Bank**

- i. Max 11ha 'RN - New Residential' (blue hatched area)
- ii. Minimum 3.25ha AOS (light green hatched area)
- iii. Minimum 5ha OS1 (dark green area)

SEA / AA

- a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.
- b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.

SFRA

No new flood risks are envisaged arising from the proposed modification.

PMA V2- 101 Land Use Map change – (Sth Millwood) – To RN

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The CE did not support the making of PMA V2-101 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Aughrim given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Aughrim. In addition, these lands are located on the south side of the regional road, separated from the town's services (e.g. shops, school etc), and without adequate safe mechanism for pedestrians, vulnerable road users, cyclists etc to cross this busy road.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made <u>without</u> the PMA as displayed.</p>		

PMA V2- 102 Section 4.9 – SLO-3 (North Scoil Aodhan Naofa) & Land Use Map change

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>“These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning.”</i></p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities (2007)</i> and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines (2021)</i>, which require planning authorities to consider first and foremost how to encourage town and village development starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places. ▪ Material amendments that are considered to be significantly inconsistent and out-of-step with national and regional policy in respect of achieving a sustainable pattern of development would include: <ul style="list-style-type: none"> ▪ The Office has particular concerns regarding proposed material amendments to extend the residential zonings to Carnew (MA V2 - 102 and MA V2 - 103) and extend the settlement boundary for Tinahely (MA V2 – 108 and MA V2 - 109). The extent of residential zoning within these Level 5 settlements would potentially be inconsistent with the respective settlement level objectives. ▪ That said, the aforementioned material amendments in relation to Carnew and Tinahely might be resolved through a minor modification to the Plan to include an objective to manage growth in these settlements during the plan period in line with the Core Strategy. ▪ The planning authority should therefore consider making a minor modification in this regard, to ensure consistency between the core strategy and settlement level objectives in these settlements. ▪ Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, these amendments will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations. ▪ The aforementioned amendments are, therefore, considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister’s Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act.

MA Recommendation 3 – Material Zoning Amendments

Having regard to national and regional policy objectives NPO 3c and NPO 18a, the *Development Plans, Guidelines for Planning Authorities* (2007) and *Development Plans, Guidelines for Planning Authorities - Draft for Consultation* (August 2021), and section 10(2)(n) of the *Planning and Development Act 2000*, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.

The planning authority is required to include a minor modification as necessary to the lands identified in the following material amendments to clearly indicate that growth in these settlements will be managed to ensure future development is consistent with the plans objectives in relation to these Level 5 settlements and the core strategy.

- Amendment V2 – 102 (Carnew)

CE Response

The submissions above are noted.

The CE did not support the making of PMA V2-102 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Carnew given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

However having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the previous zoning of the lands and the fact that the lands are central and serviced, it is recommended that the lands be zoned as proposed.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed

PMA V2- 103 Land Use Map change – (Nth Brookfield) – To RN & OS1

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines</i> (2021), which require planning authorities to consider first and foremost how to encourage town and village development starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places. ▪ Material amendments that are considered to be significantly inconsistent and out-of-step with national and regional policy in respect of achieving a sustainable pattern of development would include: <ul style="list-style-type: none"> ▪ The Office has particular concerns regarding proposed material amendments to extend the residential zonings to Carnew (PMA V2-102 and PMA V2-103) and extend the settlement boundary for Tinahely (PMA V2-108 and PMA V2-109). The extent of residential zoning within these Level 5 settlements would potentially be inconsistent with the respective settlement level objectives. ▪ That said, the aforementioned material amendments in relation to Carnew and Tinahely might be resolved through a minor modification to the Plan to include an objective to manage growth in these settlements during the plan period in line with the Core Strategy. ▪ The planning authority should therefore consider making a minor modification in this regard, to ensure consistency between the core strategy and settlement level objectives in these settlements. ▪ Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, these amendments will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations. ▪ The aforementioned amendments are, therefore, considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister's Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act.

MA Recommendation 3 – Material Zoning Amendments

Having regard to national and regional policy objectives NPO 3c and NPO 18a, the *Development Plans, Guidelines for Planning Authorities* (2007) and *Development Plans, Guidelines for Planning Authorities - Draft for Consultation* (August 2021), and section 10(2)(n) of the *Planning and Development Act 2000*, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.

The planning authority is required to include a minor modification as necessary to the lands identified in the following material amendments to clearly indicate that growth in these settlements will be managed to ensure future development is consistent with the plans objectives in relation to these Level 5 settlements and the core strategy.

- Amendment V2 – 103 (Carnew)

CE Response

The submissions above are noted.

The CE did not support the making of PMA V2-103 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Carnew given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to (a) the fact that the lands were not previously zoned, (b) the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Carnew and (c) the assessment set out in the SEA Addendum.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.

CE Recommendation

It is recommended that the Plan be made **without** the PMA as displayed.

PMA V2- 104 Land Use Map change – (West of Glendale) – To RN

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-104 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Carnew given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the previous zoning of the lands and the fact that the lands are serviced, it is recommended that the lands be zoned 'SLB' in recognition of the fact that they are significantly surplus to requirements during this 6-year plan cycle, but recognising that they may form part of later phases of the development in the town in future development plans.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed MODIFIED as follows:</p> <p>(a) To extend plan boundary</p> <p>(b) Zone lands measuring c.2ha for 'RN New Residential' use. SLB – Strategic Land Bank</p>		
SEA / AA		
<p>a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.</p> <p>b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.</p>		
SFRA		
<p>No new flood risks are envisaged arising from the proposed modification.</p>		

PMA V2- 105 Land Use Map change – (Sth of Glendale) – To RN

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-105 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Carnew given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the previous SLB zoning of the lands and the fact that the lands are serviced, it is recommended that the lands maintain their existing 'SLB' zoning in recognition of the fact that they are significantly surplus to requirements during this 6-year plan cycle, but recognising that they may form part of later phases of the development in the town in future development plans.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed MODIFIED as follows:</p> <ul style="list-style-type: none"> (a) To extend plan boundary (b) Zone lands measuring c.3ha for 'RN New Residential' use. SLB – Strategic Land Bank 		
SEA / AA		
<ul style="list-style-type: none"> a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects. b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site. 		
SFRA		
<p>No new flood risks are envisaged arising from the proposed modification.</p>		

PMA V2 - 106 Land Use Map change – (East of Kilcullen Street) – To RN

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-106 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Dunlavin given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to current uncertainty with respect to adequacy of water supply in Dunlavin and the timing of planned improvements, but also with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Dunlavin.</p> <p>However, it is recommended that the lands be zoned 'SLB' in recognition of the fact that they may form part of later phases of the development in the town in future development plans.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed MODIFIED as follows:</p> <p>(a) To extend plan boundary</p> <p>(b) Zone lands measuring c.3.6ha / 9 acres for 'RN-New Residential' use: SLB – Strategic Land Bank</p>		
SEA / AA		
<p>a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.</p> <p>b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.</p>		
SFRA		
<p>No new flood risks are envisaged arising from the proposed modification.</p>		

PMA V2 - 107 Section 6.10 - Tinahely ACA

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V2- 108 Land Use Map change – (Lugduff Sth 1.5ha) – To SLB

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines</i> (2021), which require planning authorities to consider first and foremost how to encourage town and village development starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places. ▪ Material amendments that are considered to be significantly inconsistent and out-of-step with national and regional policy in respect of achieving a sustainable pattern of development would include: <ul style="list-style-type: none"> ▪ The Office has particular concerns regarding proposed material amendments to extend the residential zonings to Carnew (PMA V2-102 and PMA V2-103) and extend the settlement boundary for Tinahely (PMA V2-108 and PMA V2-109). The extent of residential zoning within these Level 5 settlements would potentially be inconsistent with the respective settlement level objectives. ▪ That said, the aforementioned material amendments in relation to Carnew and Tinahely might be resolved through a minor modification to the Plan to include an objective to manage growth in these settlements during the plan period in line with the Core Strategy. ▪ The planning authority should therefore consider making a minor modification in this regard, to ensure consistency between the core strategy and settlement level objectives in these settlements. ▪ Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, these amendments will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations. ▪ The aforementioned amendments are, therefore, considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister's Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act.

MA Recommendation 3 – Material Zoning Amendments

Having regard to national and regional policy objectives NPO 3c and NPO 18a, the *Development Plans, Guidelines for Planning Authorities* (2007) and *Development Plans, Guidelines for Planning Authorities - Draft for Consultation* (August 2021), and section 10(2)(n) of the *Planning and Development Act 2000*, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.

The planning authority is required to include a minor modification as necessary to the lands identified in the following material amendments to clearly indicate that growth in these settlements will be managed to ensure future development is consistent with the plans objectives in relation to these Level 5 settlements and the core strategy.

- Amendment V2 – 108 (Tinahely)

CE Response

The submissions above are noted.

The CE did not support the making of PMA V2-108 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Tinahely given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to current uncertainty with respect to adequacy of wastewater capacity in Tinahely, but also with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Tinahely **but does not object to the proposed SLB designation** recognising that they may form part of later phases of the development in the town in future development plans.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V2- 109 Land Use Map change – (Lugduff Nth 4.3ha) – To SLB

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
C3-76	OPR	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines</i> (2021), which require planning authorities to consider first and foremost how to encourage town and village development starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places. ▪ Material amendments that are considered to be significantly inconsistent and out-of-step with national and regional policy in respect of achieving a sustainable pattern of development would include: <ul style="list-style-type: none"> ▪ The Office has particular concerns regarding proposed material amendments to extend the residential zonings to Carnew (PMA V2-102 and PMA V2-103) and extend the settlement boundary for Tinahely (PMA V2-108 and PMA V2-109). The extent of residential zoning within these Level 5 settlements would potentially be inconsistent with the respective settlement level objectives. ▪ That said, the aforementioned material amendments in relation to Carnew and Tinahely might be resolved through a minor modification to the Plan to include an objective to manage growth in these settlements during the plan period in line with the Core Strategy. ▪ The planning authority should therefore consider making a minor modification in this regard, to ensure consistency between the core strategy and settlement level objectives in these settlements. ▪ Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, these amendments will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations. ▪ The aforementioned amendments are, therefore, considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister's Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act.

MA Recommendation 3 – Material Zoning Amendments

Having regard to national and regional policy objectives NPO 3c and NPO 18a, the *Development Plans, Guidelines for Planning Authorities* (2007) and *Development Plans, Guidelines for Planning Authorities - Draft for Consultation* (August 2021), and section 10(2)(n) of the *Planning and Development Act 2000*, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.

The planning authority is required to include a minor modification as necessary to the lands identified in the following material amendments to clearly indicate that growth in these settlements will be managed to ensure future development is consistent with the plans objectives in relation to these Level 5 settlements and the core strategy.

- Amendment V2 – 109 (Tinahely)

CE Response

The submissions above are noted.

The CE did not support the making of PMA V2-109 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Tinahely given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.

Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for new residential development at this time, having regard to current uncertainty with respect to adequacy of wastewater capacity in Tinahely, but also with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Tinahely **but does not object to the proposed SLB designation** recognising that they may form part of later phases of the development in the town in future development plans.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V2- 110 Land Use Map change – (West of Kevin St) – To R Special with Objective

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-110 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Tinahely given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>However having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the previous residential zoning of the lands, the low density proposed which means that dwellings may be serviceable by on site wastewater treatment systems, the CE has no objection to the proposed amendment.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

PMA V2- 111 Section 2.3 - Avoca Specific Development Objectives (flooding)

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V2- 112 Land Use Map change - Newcastle Middle – To Primary Dev Zone

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	The OPW welcomes the additional Plan-making Justification Tests supplied in Addendum II to the Strategic Flood Risk Assessment document, as well as the required Plan-making Justification Tests supplied for PMA V2-112.
C3-18	ABBD Developments	It is submit that the land use change proposed under PMA V2-112 does not extend the boundary enough to utilise fully serviced lands and should be extended (as per a drawing made with the submission).
CE Response		
<p>The submission from the OPW is noted. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.</p> <p>It is not possible at this stage of the plan making process to zone additional lands for development as requested in C3-18.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

PMA V2- 113 Section 5.3 - Roundwood Specific Development Objectives (tourism & 2 family dwellings)

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-113 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Roundwood given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022), the CE maintains his view that the lands should not be zoned for residential use, with respect to the 'sequential development' principles set out in Section 6.2.3 of the Guidelines, given that more spatially centrally located sites are available in Roundwood for residential development and the assessment set out in the SEA addendum.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made <u>without</u> the PMA as displayed.</p>		

PMA V2- 114 Land Use Map change – Togher Beg – To Secondary Zone

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-114 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Roundwood given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>In the intervening period, permission has however been granted for a housing development on these lands on the basis of the zoning in the current plan. The lands are serviced.</p> <p>On this basis, and having regard to the advice set out in the new Ministerial Guidelines on Development Plans (June 2022), it is recommended that the plan be made with the PMA.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and SFRA addenda.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed</p>		

PMA V2- 115 Land Use Map change – RD5 – To Secondary Zone

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	<p>Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made.</p> <p>The SEA states <i>"These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning."</i></p>
CE Response		
<p>The submission above is noted.</p> <p>The CE did not support the making of PMA V2-115 when it was proposed in March 2022 as (a) it was considered that the lands were surplus to the requirements of the development needs of Roundwood given the revised Core Strategy population and housing targets, and therefore could not be justified for residential zoning and (b) having regard to the unnecessary nature of the zoning with respect to the Core Strategy, the possible adverse impacts on environmental components associated with the development of the land were not considered reasonable to accept.</p> <p>Having regard to the provisions of the new Ministerial Guidelines on Development Plans (June 2022) the previous 'secondary zone' designation of the lands and the fact that the lands are serviced, it is recommended that the lands be zoned 'SLB' in recognition of the fact that they are significantly surplus to requirements during this 6-year plan cycle but recognising that they may form part of later phases of the development in the town in future development plans.</p> <p>In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addendum.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed MODIFIED as follows:</p> <p>(a) To extend plan boundary</p> <p>(b) Zone the extended area 'Secondary Zone' with new Objective RD5-SLB Strategic Land Bank</p> <p>Section 5.3 — Roundwood Specific Development Objectives</p> <p>12. — On lands identified as RD5 on Map 1, ensure any development proposals allow for future connectivity to the lands to the north identified as RD3.</p>		
SEA / AA		
<p>a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.</p> <p>b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered</p>		

that this recommendation would affect the integrity of any European site.

SFRA

No new flood risks are envisaged arising from the proposed modification.

PMA V2- 116 1.2.2 - Settlement & Tourism Objectives - Transportation & Infrastructure

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	V2 - 166 is welcomed
CE Response		
The submission from the OPW is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

**SECTION 3.3 SUMMARY OF SUBMISSIONS ON PROPOSED AMENDMENTS,
CHIEF EXECUTIVE'S ASSESSMENT & RECOMMENDATIONS**

VOLUME THREE OF THE COUNTY DEVELOPMENT PLAN - APPENDICES

APPENDIX NUMBER 1 DEVELOPMENT AND DESIGN STANDARDS

PMA V3-117 Preface & Section 2.1

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment.
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V3-118 Section 1.3 Protecting Nature & Biodiversity

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	This amendment is supported as it better protects nature and biodiversity.
CE Response		
It is agreed that enhanced requirements with respect to protecting nature and natural biodiversity are needed in new developments. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V3-119 Section 1.4.3 Noise Pollution

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	The stopping of noise pollution is supported.
CE Response		
While the submission received purports to relate to PMA V3-119, no comment is made with respect to the actual change proposed to the text.		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addenda.		

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3-120 Section 1.4.4 Light Pollution

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	The stopping of light pollution is supported.

CE Response

While the submission received purports to relate to PMA V3-120, no comment is made with respect to the actual change proposed to the text. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addenda.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3-121 Section 1.4.6 Construction Management

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	This amendment is supported as it will better protect nature and biodiversity, stop noise and light pollution and manage sites to protect the environment during construction.

CE Response

The submission received is noted. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA addenda.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3-122 Section 2.1.8 Bicycle Parking

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	To raise the number of places for bike parking.

CE Response

It is unclear from the submission if the submitter is in support or not of the PMA.

The bicycle parking standards were reviewed and researched and were recommended to be reduced from 1 space per

bedroom + 1 victor space per 2 units to 1 space per bedroom + 1 space per 5 units. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3-123 Section 2.3.1 Residential developments

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	To ensure good space is allowed for waste and recycling bins.

CE Response

While it is not that clear from the submission, it appears that the submission is in support of the PMA. The PMA relates to enhanced standards for the enclosure of bins for terraced houses only. It is agreed that sufficient space is required to be provided for all bins. This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3-124 Section 2.5 Military Aviation

Sub No.	Name	Summary of issue(s) raised
C3-12	Irish Aviation Authority	No observations.

CE Response

While the IAA indicates that their submission is in relation to V3-124, the submission then states that they have 'no observations' to make. This is noted.

This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3- 125 Section 3.1.1 Intensity of development (density)

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to this proposed amendment.

CE Response

This amendment was proposed by the CE for the reasons set out in his 2nd CE report and is still recommended.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

Sub No.	Name	Summary of issue(s) raised
C3-43	Avonvard Limited	The Apartment Guidelines 2020 do not differentiate between duplex units and standard apartments. A requirement for own door duplex units to be provided with 10sqm of private open space per bedroom is very onerous and significantly exceeds the requirements of the Apartment Guidelines 2020.
C3-54	DRES	The proposed open space requirements for own door duplexes is objected to. It is suggested that this will make this unit type redundant as the proposed open space requirements are unachievable. An example is given of a 2 bedroom apartment (80sqm) at ground floor with a duplex unit above (60sqm per floor) meaning a 20sqm first floor terrace can be provided, which is short of the 30sqm required. The private amenity space requirements for apartment units in the Design Standards for New Apartments – Guidelines are referred to and it is suggested that the gap in standards between the Apartment Guidelines and the Draft Wicklow County Development Plan 2022-2028 would mean that duplex units could not be implemented in County Wicklow, if the proposed open space requirements are not removed.
C3-57	Dunmoy Properties Ltd	
C3-60	Hooke & MacDonald	
C3-70	Ingaro Ltd.	
C3-71	Ardale Property Group	
C3-56	Irish Home Builders Association	The requirement for own door duplexes to have private open space of 10sqm per bedroom will have negative and detrimental impacts on duplex type developments.
C3-68	Glenveagh Properties Ltd	Changes proposed to private open space requirements are inconsistent with the Design Standards for New Apartments 2018 and should be omitted. It is submitted that duplex units are a type of apartment and therefore should comply with the requirements of the Apartment Guidelines. It is added that the provision in the proposed plan which states minimum standards <i>'will only be acceptable for up to 50% of the units in any development'</i> is not consistent with National Guidelines and should be omitted.
C3-69	Cosgrave Property Group	Imposing a requirement for a minimum area of private open space of 10sqm per bedroom to be provided would either result in the duplex unit being reduced to a two bed unit or alternatively duplex units being excluded from a scheme, reducing the overall mix of unit types.
C3-74	Ballymore Group	It is suggested that the requirement for own door duplexes to provide 10sqm of private open space per bedroom will kill duplex type development as a typology. It is further suggested that for homeowners who want an 'own door' home, but have no interest in a garden, the own door apartment/duplex is an attractive offer.

CE Response

The guidelines quoted do not set out specific standards for duplex units, unless it is inferred from same that duplexes always constitute 'apartments'. Should these standards be applicable, a 3-bed duplex would only require 9sqm of private open space. This is not considered sufficient for a unit type that is frequently occupied by family units. Currently the 2016 CDP requires duplex units to be treated the same as 'dwellings' rather than 'apartments' and a 3-bedroomed units would require 60-75sqm private open space as a result. The purpose of the PMA was actually to reduce this excessive requirement, and to find an appropriate 'middle ground' between the 'dwelling' and 'apartment' standards.

The issue with duplexes arises where they are above ground floor i.e. located at 1st floor or above, above single level apartment units. In this situation, the private open space of the duplex is a 'balcony'. It is accepted that it may be challenging to provide a balcony of 30sqm, which is the standards required in the PMA for a 3 bed house.

It is recommended therefore that the standard be modified, to an appropriate 'midway' level as set out to follow. It is

also recommended that the standards for own door duplexes are differentiated from standard dwellings.

CE Recommendation

It is recommended that the Plan be made **with** the proposed material amendment as displayed, **MODIFIED** as follows:

- Within apartment developments, private and communal amenity space shall be provided in accordance with Design Standards for new Apartments (DSFNA) (2018) **as amended and as may be amended in the future**. Care should be taken to ensure that such places receive adequate sunlight and meet the highest safety standards. The front wall of balconies should be made from opaque material and be at least 1m in height.
- Dwellings (~~including own door duplexes~~) shall generally be provided with private open space at the following **minimum** rates:

House size	Minimum private open space
1-2 bedrooms	50sqm
3+ bedrooms	60-75sqm

- **Own door duplexes shall generally be provided with private open space at the following minimum rates:**

House size	Minimum private open space
1 bedroom	10sqm
2/3/4 bedrooms	10sqm for the first bedroom and 5sqm per additional bedroom

SEA / AA

- a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.
- b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.

SFRA

No new flood risks are envisaged arising from the proposed modification.

PMA V3-127 Section 4.1.2 Intensity of development (employment)

Sub No.	Name	Summary of issue(s) raised
No submissions were received with respect to this proposed amendment.		
CE Response		
This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V3-128 Section 8.5 Residential public open space

Sub No.	Name	Summary of issue(s) raised
C3-3	Wicklow Greens	To make provision for community gardens in larger residential developments.
C3-5	Community Gardens Ireland	The introduction of consideration for community gardens is welcomed.
CE Response		
The support for the PMA is noted. This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.		
CE Recommendation		
It is recommended that the Plan be made with the PMA as displayed.		

PMA V3-129 Appendix 3 Housing Strategy

Sub No.	Name	Summary of issue(s) raised
C3-64	Cairn Homes Properties Ltd	<ul style="list-style-type: none"> ▪ There is confusion between Table 3.5 of the plan and the Housing Strategy. Table 3.5 indicates that a total of 3,230 units were completed in the County between 2017 and 2020 and that it is anticipated that a further 1,404 units would be completed in the 2021 to Q2 2022 period. However, section 1.3 of the Housing Strategy states: "Between Q1 2017 and Q4 2021, 3,230 units have been completed....." The 1,404 units which the draft estimated would be completed in 2021 and the first two quarters of 2022, should be reallocated to within the period for the new plan. ▪ Submit that an additional 1,404 units should be allocated to the period Q3 2022 to Q2 2028.
C3-76	OPR	<ul style="list-style-type: none"> ▪ Recommendation 12 the OPR assessment of the Draft Plan sought additional specifics in relation to meeting the mandatory objective requirements of the Act in relation to Traveller accommodation, including the identification of specific locations for its provision. ▪ The contents of the CE Report is noted in relation to your authority's intention to meet the majority of accommodation needed through the standard housing format and through various social housing delivery channels. ▪ The content of Table 8.4 in relation to assessment of demands for Traveller accommodation up to 2024 of 80 homes (59 standard housing type and 21 Traveller specific accommodation) is noted. ▪ However the Material Amendment does not make clear where such 21 Traveller specific units of accommodation will be provided in relation to the options available and your authority should consider what modifications it could add to the Material Amendment to make that clear and so that our final assessment of the Plan as made can conclude that this mandatory objective requirement has been satisfied. <div data-bbox="504 1301 1485 1603" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">MA Recommendation 2 – Traveller Accommodation</p> <p>Having regard to Section 10(2)(i) of the <i>Planning and Development Act 2000</i> (as amended), the planning authority is required to consider what further modification of the amendments to the Traveller accommodation objectives of the Plan and the 21 Traveller specific accommodation units now identified in such amendments, that may be necessary to meet the statutory requirement that the specific locations for Traveller accommodation in the land use zoning maps be identified.</p> </div>

CE Response

The CE is satisfied that the population and housing targets set out in the Housing Strategy are consistent with higher order plans / strategies / guidelines.

Submission C3-64 correctly points out a typo under Table 1.1 of the Housing Strategy where it is stated that the number of housing units delivered in the County between 'Q1 2017 and Q4 2021' was 3,230 units. This should have read 'Q4 2020', which is clear from the table above. This error does not appear in Chapter 3 'Core Strategy' and will be corrected in the final Housing Strategy.

This typo does not give rise to the option of increasing the housing unit growth allocation for the plan period.

With respect to **Traveller Accommodation**, the PMA to the Housing Strategy sets that 8 of the 21 targeted Traveller Specific Accommodation units are already in train and that the remaining 13 units will be provided during the lifetime of the Council's Traveller Accommodation Programme (TAP) on Council owned land.

It would not be possible or reasonable, or compliant with the provisions of the Housing (Traveller Accommodation) Act 1998, for the County Development Plan to include more specific proposals / locations if said proposals / locations are not provided for in the TAP, which is the Council's programme for the delivery of this infrastructure and which is the more appropriate mechanism for determining where and when such housing is to be delivered. The Housing (Traveller Accommodation) Act, 1998 requires that an extensive consultation process underpins the preparation and implementation of the TAP. All TAPs are required to be prepared and implemented in consultation with other local public bodies, Travellers directly and via Traveller Support Groups, the LTACC and the public in general.

It should be noted that the Council has more than adequate supply of zoned housing land available in all districts to be able to meet this target.

Therefore no further modification is recommended in this regard.

CE Recommendation

Make the Proposed Material Amendments to the Housing Strategy with the following **MODIFICATION**:

Section 1.3, under Table 1.1

~~Since~~ ~~Between~~ Q1 2017 and Q4 ~~2021~~–2020, 3,230 units have been completed which is an average of 808 units per year.

SEA / AA

- a. It is considered that the recommended modification would further contribute towards provisions related to sectors and topics that are already provided for within the Draft Plan and/or relevant alterations. Taking into account the measures that have already been integrated into the Draft Plan and relevant alterations that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendation for further modification would not be likely to result in significant environmental effects.
- b. It is considered that the recommended modification would not give rise to additional sources for effects on European sites that have not been considered by the AA to date. Taking into account all of the mitigation measures that have already been integrated into the Draft Plan and relevant alterations, it is not considered that this recommendation would affect the integrity of any European site.

SFRA

No new flood risks are envisaged arising from the proposed modification.

PMA V3-130

V3-130-A	ADD16 Octagon Viewing Tower, Glen Of the Downs
V3-130-B	ADD-17 Waters Bridge, Vartry Reservoir, Roundwood
V3-130-C	ADD-21 Overflow Shaft, Vartry Reservoir, Roundwood
V3-130-D	Reference No. 02-23: Monastery Bridge, Enniskerry
V3-130-E	Reference No. 17-01 Glendasan Mines
V3-130-F	Reference No. 23-07 Derrybawn Bridge
V3-130-G	Reference No. 23-08 Derrybawn House, Laragh
V3-130-H	Reference No. 23-11 Glendalough Mines

Sub No.	Name	Summary of issue(s) raised
		No submissions were received with respect to these proposed amendments. It should be noted that each landowner was notified in writing directly of each of the proposed amendments.
CE Response		
		This amendment was proposed by the CE for the reasons set out in his 2 nd CE report and is still recommended.
CE Recommendation		
		It is recommended that the Plan be made with the PMA as displayed.

PMA V3-131 SFRA Addendum

Sub No.	Name	Summary of issue(s) raised
C3-14	OPW	The OPW welcomes the inclusion of additional Plan-making Justification Tests.
C3-76	OPR	<ul style="list-style-type: none"> ▪ The Office welcomes the planning authority's approach to updating the Strategic Flood Risk Assessment (SFRA), including the addition of Plan Making Justification Tests. ▪ The Office also welcomes Amendments V2 – 82 and V2 – 97, providing for an objective for Level 4 and 5 Plans ensuring where existing development is located in Flood Zones A and B, will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings. ▪ With respect to the specific lands identified in Recommendation 18 (iii), the Office notes that whilst it is indicated in the CE Report that the SFRA Addendum will revisit the flood risk issue on these lands, the report assesses additional land use zonings only and no further flood risk assessment has been set out. Accordingly, omission of these material amendments is therefore required in accordance with NPO 57 and <i>The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 – Flooding Guidelines</i>.

MA Recommendation 7 – Flood Risk Management

Having regard to NPO 57 of the NPF, and to the provisions of *The Planning System and Flood Risk Management, Guidelines for Planning Authorities* (2009), as amended, the planning authority is required to include a minor modification as necessary to the lands identified in Recommendation No 18 (iii) of the Office's submission to the draft Plan to clearly indicate that the sequential approach will be applied in the site planning, to ensure no encroachment onto or loss of the flood plain shall occur or that only water compatible development such as Open Space would be permitted for the lands, which are identified as being at risk of flooding within that site.

CE Response

V2-82 and V2-97: see Section 3.3 of this report that deals with these PMAs.

Recommendation 18(iii) of the OPR's submission on the Draft Plan set out the following:

Having regard to the detailed requirements of The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DECLG and DECHLG, 2009), section 28 guidelines, the planning authority is required to update the settlement plan maps to ensure the following:

(iii) the land use zonings at the following specific locations should be reviewed and revised where consistency with guidelines cannot be demonstrated:

- a. Ashford - areas of Community & Educational, Employment and Public Utility lands in Flood Zones A and B;*
- b. Aughrim employment zoning in Flood Zone A; and area zoned mixed use to the east of the settlement at the confluence of the Aughrim and Aughrim Lower rivers;*
- c. Carnew - area of Existing Residential in Flood Zones A and B to the north of the settlement; and*

d. Tinahely - area of Public Utility which can allow highly vulnerable uses in the centre of the settlement in Flood Zones A and B.

The 2nd CE Report of December 2021 included an **Addendum to the SFRA** (Addendum II) which reviewed the land use zonings identified by the OPR in light of possible flood risk and to ensure consistency with the guidelines. This Addendum II was published with the CE Report and forms part of the SFRA process. It was not included in the published PMA document in April 2021 as this contained a further Addendum (Addendum II.2) which built on and expanded on the assessment in Addendum II.

It is clearly set out in the introduction to Addendum II.2 that it should be considered in conjunction with Addendum II. It would appear that this was not picked up by the OPR in their assessment of the PMA documentation.

As this assessment / review previously requested has already been carried out, no further assessment / review is required in relation to this recommendation.

CE Recommendation

It is recommended that the Plan be made **with** the PMA as displayed.

PMA V3-132 Proposed Amendments to the IAR

Sub No.	Name	Summary of issue(s) raised
C3-47	IW	In Appendix 9 Infrastructural Assessments, Section 2.1.1 and the Table in Section 4, there are references to the Vartry Water Supply Scheme which are now out of date. Construction is now complete, and commissioning is ongoing.
CE Response		
<p>The update from IW is noted.</p> <p>As the proposed amendments to the Infrastructure Assessment appendix do not include any changes Section 2.1 of the appendix (which describes the nature and status of the Vartry Scheme), it is not possible to recommend a modification to the PMA to include this update.</p> <p>However it is considered reasonable and a 'de minimus' change to simply revise the text in the final adopted plan when it is being prepared for publication.</p>		
CE Recommendation		
<p>It is recommended that the Plan be made with the PMA as displayed.</p>		

PMA V3-133 Bray MD LAP (Enniskerry Zoning amendment)

Sub No.	Name	Summary of issue(s) raised
C3-16	Wicklow Planning Alliance	Wicklow Planning Alliance concur with the analysis of the SEA with regard to this amendment and they are seeking that the amendment is not made. The SEA states “These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning.”

CE Response

These lands are zoned OS2 in the Bray MD LAP, and falling with the ‘conservation area’ surrounding the SAC. As set out in the LAP:

There are a number of Natura 2000 sites located in or in close proximity to the plan 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 plan boundary are shown on the heritage map associated with the plan as ‘Natura 2000’ site and on the land use map as a ‘conservation area’, which is not a land-use ‘zoning’ but an objective to signify that these are areas where the goal is to conserve and enhance habitats and attributes for which the site was selected for EU protection.

In a number of locations, there are lands adjoining Natura 2000 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. The extent of any such ‘buffer zone’ has been determined through both desktop and field assessment by the plan team and a professional ecologist, as well as consultation with the National Parks and Wildlife Service. This ‘buffer zone’ has similarly been identified as being within the ‘conservation area’.

The approach to zoning in the ‘conservation area’ has been as follows:

1. No lands within the actual Natura 2000 site have been zoned;

2. Where the Conservation Area coincides with existing developed areas, the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. Where permission is sought for development in such zones, the purpose of the Conservation Area objective is to flag at the earliest possible stage (which is the adoption of the development plan) that development on such lands may have the potential to give rise to impacts on the Natura 2000 site. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment;

3. Where the Conservation Area coincides with existing undeveloped lands, the lands will only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the area to achieve its development vision and strategic objectives. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment;

4. Where the Conservation Area 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 area, the land will be zoned ‘OS2’ – passive open space. The only developments that will be considered in such area are those which contribute to the objective of the Passive Open Space zone (detailed in this plan) and that can be shown to not diminish the role and function of such areas, will not result in significant adverse impacts on 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. Under the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development, whether in an area identified as ‘conservation areas’ or not, with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment.

OS2 is considered the most appropriate zoning in light of the principles above.

It is not clear what benefit, if any, arises to either the landowner or the environment from this proposed amendment.

In their consideration of this PMA, the members are reminded to consider the assessment of same set out in the SEA and AA addenda.

CE Recommendation

It is recommended that the Plan be made **WITHOUT** the PMA as displayed.

APPENDIX A

LIST OF PERSONS/ORGANISATIONS WHO MADE SUBMISSIONS

APPENDIX A LIST OF PERSONS/ORGANISATIONS WHO MADE SUBMISSIONS

Number	Surname / Body	First Name
WW-C- 1	Environmental Protection Agency	
WW-C- 2*	Department of Agriculture, Food and the Marine	
WW-C- 3	Wicklow Greens	
WW-C- 4	Jackson	Sharon
WW-C- 5	Community Gardens Ireland	
WW-C- 6	Conaty	Shane
WW-C- 7*	Department of Transport	
WW-C- 8	Daly and family	Paul
WW-C- 9*	Transport Infrastructure Ireland	
WW-C- 10	Swim Ireland	
WW-C- 11	Kiaran O'Malley & Co. Ltd	
WW-C- 12	Irish Aviation Authority	
WW-C- 13	Ogilvy Watson	Donald& Barbara
WW-C- 14*	Office of Public Works	
WW-C- 15*	Carnew Football Club	
WW-C- 16	Wicklow Planning Alliance	
WW-C- 17	The European Club	
WW-C- 18	ABB Development	
WW-C- 19	Booth	Aisling
WW-C- 20	Community Pool For West Wicklow	
WW-C- 21	McCormack	Deirdre
WW-C- 22	O'Brien	William
WW-C- 23*	Nolan	Jane
WW-C- 24	Futur Energy Ireland	
WW-C- 25	Ashford Community Group	
WW-C- 26	O'Rourke	Fiona
WW-C- 27	Ashford Community Group	
WW-C- 28	Kenny	Amy
WW-C- 29*	Delgany Tidy Towns	
WW-C- 30*	Department of Transport	
WW-C- 31*	Ryan	Patricia
WW-C- 32	Webster	Harry
WW-C- 33	Moroney	Olive
WW-C- 34	Rueter	Marion
WW-C- 35*	Vauconson Kelly	Annette
WW-C- 36	Department of Housing Local Government & Heritage	
WW-C- 37*	Quinn	William
WW-C- 38	Quinn	William
WW-C- 39	Harte-Holmes	Carina
WW-C- 40*	Hall	John
WW-C- 41*	Woodward	Zoe
WW-C- 42*	Hallinan	John
WW-C- 43*	Avonvard Limited	
WW-C- 44*	NTA	
WW-C- 45	Beakonshaw Limited	
WW-C- 46	ESB	

WW-C- 47	Irish Water	
WW-C- 48	Ashford Community Council	
WW-C- 49	Newtownmountkennedy Town Team	
WW-C- 50	Newtownmountkennedy Town Team	
WW-C- 51	First Step Homes	
WW-C- 52	DNG	
WW-C- 53	Covemore Properties Limited	
WW-C- 54	DRES	
WW-C- 55	Rossiter	Susan
WW-C- 56	Irish Home Builders Association	
WW-C- 57	Dunmoy Properties Ltd	
WW-C- 58	DAA	
WW-C- 59*	Timmons	Billy
WW-C- 60	Hooke & MacDonald	
WW-C- 61*	Wind Energy Ireland	
WW-C- 62	Capami Ltd	
WW-C- 63	Bowtell	Catrina
WW-C- 64	Cairn PLC	
WW-C- 65	Department of Environment Climate & Communications	
WW-C- 66	NAMA	
WW-C- 67*	Moffash Ltd	
WW-C- 68	Glenveagh Properties Ltd	
WW-C- 69	Cosgrave Property Group	
WW-C- 70	Ingaro Ltd	
WW-C- 71*	Ardale Property Group	
WW-C- 72	Department of Education	
WW-C- 73	Ronan Group Real Estate	
WW-C- 74	Ballymore Group	
WW-C- 75	Stokes	Shane & Anne
WW-C- 76*	OPR	

* Invalid in part or in total

Note: When reading online, the Surname / Body is a hyperlink to the submission on the website.

APPENDIX B

SUBMISSIONS FROM PRESCRIBED AUTHORITIES

APPENDIX B SUBMISSIONS ON PROPOSED AMENDMENTS FROM PRESCRIBED AUTHORITIES - INDEX

GROUP 1

C3-76 OFFICE OF THE PLANNING REGULATOR (OPR)

PMA No.	Issue raised	CE response
<p>Overview Summary</p>	<p>Without prejudice to the final assessment of the Wicklow development plan, to best ensure fit with the statutory context the OPR must operate within, Wicklow County Council and is in particular encouraged to examine the following;</p> <ul style="list-style-type: none"> ▪ Address the internal coherence of the Plan comparing the core strategy to the specific objectives and designations across the settlement hierarchy, taking account of our recommendations at an individual settlement level. In addition, consideration of modifications of <i>amendments</i> to put in place management measures to assure balanced growth across the county, notwithstanding zoning objectives may be beneficial; ▪ Provide a clearer and more evidence based justification for travel and traffic generating development with potential to add to transport loadings on the N/M11 that safeguards the strategic function of this national/international transport corridor in compliance with planning guidance; ▪ Resolve the issue concerning regulation of commercial institutional investment in housing vis a vis the published statutory guidance of the Minister in relation to same by deleting MA V1-17; ▪ Resolve the issue concerning compliance with the Minister’s statutory guidance on retail development in respect of Rathdrum; ▪ Address the lack of clarity in the rural housing policy framework in order to put in place reasonable and effective measures for management of development pressures compatible with the wider objectives of the Plan. <p>Where the above is addressed, the Plan as made will stand the best prospects of meeting your authority’s statutory obligations and making a plan that is a strategy for the proper planning and development of Wicklow and the OPR can support.</p>	<ul style="list-style-type: none"> ▪ Item 1 relates to consistency of zoning provisions with Core Strategy targets. This appears to relate particularly to PMAs: V2 – 90, V2 – 94, V2 – 95, V2 – 99, V2 – 100, V2 – 102, V2 – 103, V2 – 108, V2 – 109. <p>See Section 3.2 of this report that deals individually with each of these PMAs.</p> <ul style="list-style-type: none"> ▪ Item 2 relates generally to zonings on / near the N/M11 that are set out in the Draft Plan; however only the following two locations are the subject of PMA and can therefore be addressed in this report: V1-33, V1-51 <p>See Section 3.1 of this report that deals individually with each of these PMAs</p> <ul style="list-style-type: none"> ▪ Item 3 relates to V1-17; see Section 3.1 of this report that deals individually with this PMA. ▪ Item 4 relates to Objective RT6 of the Draft Plan. This objective is not the subject of a PMA and therefore this issue cannot be further considered in this report.

		<ul style="list-style-type: none"> ▪ Item 5 relates to (a) the non-compliance of the Draft Plan with 10(2A)(f)(ix) of the Act and (b) PMA V1-21. Issue (a) is not the subject of a PMA and therefore cannot be further considered in this report. Issue (b) - see Section 3.1 of this report that deals individually with this PMA.
<p>Submission on the Draft Plan</p>	<ul style="list-style-type: none"> ▪ As outlined in the Office’s submission to the draft Plan, the Office considered the draft Plan to be generally consistent with policies in the <i>National Planning Framework</i> (NPF) and the <i>Regional Spatial and Economic Strategy</i> (RSES) for the Eastern and Midland Regional Assembly area, and recommended changes to enhance its alignment with national and regional policies in the aforementioned, and for consistency with, among other things, the <i>Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities</i> (2020), <i>Development Plans Guidelines for Planning Authorities - Draft for Consultation</i> (2021)(draft Guidelines (2021)), the <i>Sustainable Rural Housing Guidelines for Planning Authorities</i> (2005), <i>Retail Planning Guidelines for Planning Authorities</i> (2012), <i>the Climate Action Plan</i> (2021), <i>the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change</i> (2017), and <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> (2009). ▪ In particular, our submission sought better alignment between the core strategy in the draft Plan, required under Section 10 of the Planning and Development Act 2000, as amended (the Act) and the approach to mid-tier settlements in the county settlement hierarchy. ▪ Specifically, our recommendations sought a revised approach to future housing and population growth in Newtownmountkennedy, Rathdrum and Ashford so that their ongoing rapid development might be better matched by appropriate infrastructure and would not be out of scale with the context and local communities. ▪ The allied intention of the above was to support the further development of key and strategic locations such as Bray, Wicklow Town and Rathnew, each of which benefit from substantial infrastructural investment, locations on strong public transport routes and the capacity to deliver self-sustaining locations with housing, employment and community facilities. ▪ As will be seen below, some of the recommendations of the Office’s submission to the draft Plan were accepted and others not. ▪ Where material amendments were not made consequent on our recommendations at draft plan stage, your authority is advised that section 12(10) of the Act provides scope to make a further 	<p>Noted</p>

	<p>modification to a material alteration subject to the limitations set out in subsection 10(c) parts (i) and (ii).</p> <ul style="list-style-type: none">▪ Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial guidelines under section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.▪ Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. The planning authority is requested by the Office to action an observation.▪ A submission also can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. The planning authority is requested by the Office to give consideration to the advice contained in a submission.	
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Overview of Assessment of Material Alterations

- The Office acknowledges the major task undertaken by Wicklow County Council in preparing and publishing the material alterations to the draft Plan, with over 130 material amendments, and appendices containing the associated technical and environmental reports. The presentation of the material amendments in a systematic and coherent manner has allowed all parties to access and understand the proposed amendments, and the Office would like to commend the planning authority for its approach.
- The Office acknowledges that the Chief Executive’s Report (CE Report) on submissions accepted the majority of recommendations and observations of the Office and recommended changes in response to the issues raised. However, many of the chief executive’s recommendations were not accepted by the elected members.
- The amendments to the renewable energy objectives are welcomed, which will ensure that your authority makes a strong contribution to the national renewable energy targets, thus addressing climate change (Recommendation 17 of the Office’s submission to the draft Plan).
- The Office further commends the approach taken in amalgamating the number of core strategy tables (Recommendation 1) and the material amendments introduced in relation to promoting sustainable travel modes (Recommendation 15 of the Office’s submission to the draft Plan).
- As such the introduction of modal share baseline figures, and proposed implementation and monitoring of sustainable travel is welcomed to actively deliver significant modal shift from private car transport to greener modes (walking and cycling) and sustainable modes (bus and rail).
- However, the Office has concerns regarding the extent of residential zoned land, and the fact that material amendments to the draft plan, in addition to the abundance of land already zoned for housing, further add to same across a range of settlements.
The legitimate aim of the Council along with all local authorities to ensure sufficient housing land is available across a range of locations and in support of Government policy on housing is fully recognised and supported by the Office.
Clear guidance on the manner in which to ensure a proper supply of well-located and appropriate level of housing land has been set out in statutory guidance from the Minister for Housing Local Government and Heritage.
At the same time, considering government policy on housing and planning, as well as transport and climate action, it is very clear that we must meet our future housing needs in the right locations and through the functions of the planning process.
Collectively, both Government and local government agree on focusing housing delivery in locations close to employment and services and infrastructure and maximising opportunities for infill development and consolidation of towns and villages – Town Centre First - and avoiding piecemeal extensions of urban areas that individually or cumulatively have potential to overwhelm local infrastructure and sense of place.

Noted

With regard to some of specifics:

- **Recommendation 17** of the OPR’s submission on the Draft Plan is partially addressed in PMA V1-64; see **Section 3.1** of this report that deals individually with this PMA.
- **Recommendation 1** of the OPR’s submission on the Draft Plan is addressed in PMAs V1-4 to 8; see **Section 3.1** of this report that deals individually with these PMAs.
- **Recommendation 15** of the OPR’s submission on the Draft Plan is addressed in PMA V1-52; see **Section 3.1** of this report that deals individually with this PMA.
- The issue raised with respect to residential zoning appears to relate particularly to PMAs*:

- V1-11
- V1-13
- V2 – 90
- V2 – 94
- V2 – 95
- V2 – 99
- V2 – 100
- V2 – 102
- V2 – 103
- V2 – 108
- V2 – 109

See **Sections 3.1 and 3.2** of this report that

	<p>Looking across many of the material amendments proposed by the members to the draft Plan, while considered individually they appear modest, analysed collectively they have the appearance of moving against a focus on the key Wicklow towns.</p> <p>If the members of Wicklow County Council accept such amendments, it will tend to reinforce a pattern of scattered and piecemeal development across the county instead of identifying ways to build up the strong network of rural Wicklow towns and villages from within, by sensitive well-designed and sustainable infill development, re-use of buildings and renewal.</p> <p>Additional piecemeal zonings across the County also need careful consideration in terms of how such lands will be affected by the forthcoming Residential Zoned Land Tax.</p> <ul style="list-style-type: none"> ▪ Accordingly, there are a number of areas where the Office is of the view that the material amendments, and/or the response to the recommendations of the Office’s submission to the draft Plan create difficulties in relation to the internal coherence of the Plan. The above concerns the fit between the core strategy and the collective impacts of either the recommendations of this Office not being addressed by way of material amendments and/or now compounded by additional material amendments and additional land use zoning proposed. <p>Moreover, such material amendments are neither consistent with national or regional policies in relation to establishing a proper evidence basis for land use zoning objectives, moving towards compact growth and regeneration and away from urban sprawl.</p> <p>We would urge the Council to address the areas set out in the submission below in the interests of securing the proper planning and sustainable development of Wicklow and meeting the needs – including housing – of its citizens and bearing in mind your statutory and policy obligations, for the reasons and considerations of the Office, set out as follows.</p>	<p>deal individually with each of these PMAs.</p> <p>* having regard to the later sections of the OPR submission</p>
<p>Core Strategy and Settlement Strategy</p>	<ul style="list-style-type: none"> ▪ The core strategy tables have been amended in response to Recommendation 1 of the Office’s submission to the draft Plan and to provide Housing Supply Target figures for the six-year plan period required under national guidance. ▪ The Office also welcomes the amended Core Strategy Table 3.4, providing for settlement population targets within the course of the plan period 2022 – 2028. 	<p>Noted</p> <p>See Section 3.1 of this report that deals with PMA V1-7.</p>

Housing and Population Targets

- Targets for population growth for all local authorities, including Wicklow, are set out through the *National Planning Framework Implementation Roadmap* (2018), and the Regional Spatial and Economic Strategy (RSES).
 - The Office was satisfied that the population projection for the county set out in the draft Plan was consistent with the RSES, as contained in Table 2.2 and Table 2.3 of the draft Plan.
 - The Office welcomes the clarity provided in the amended core strategy tables. The plan and core strategy tables are now amended to ensure that the population targets for the plan period (2022-2028) and the period up to 2031 are aligned and consistent with NPO 8 and the *NPF Implementation Roadmap* 2018.
 - The Office strongly welcomes and supports these amendments.
-
- At the same time, the Office notes material alteration Amendment V1 – 7 in relation to the core strategy, which states;
'Where the targets set out in the tables above can't be fulfilled within the quantum of land identified due the lack of infrastructure as set out in Appendix 9, prioritisation will be given to fulfilling the targets set out in the tables above on land identified within Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4'
The Office considers that the wording of this material amendment is very broad and interpreted in extremis would clear the way for individual and cumulative planning decisions to randomly redistribute future housing and population growth away from infrastructurally constrained locations to other locations within the settlement hierarchy.
 - This would have the effect of undermining the purpose and aims of the core strategy, which would be contrary to both the provisions of the *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities* (2020) published by the Minister under Section 28 of the Act and Section 10(2A)(a) of the Act as well as the *Development Plans, Guidelines for Planning Authorities - Draft for Consultation* (2021).
 - At the same time, the underlying issue your authority would appear to be grappling with is understood, in relation to housing lands in infrastructurally constrained locations limiting the more general release of lands in locations with options for delivery of housing over the plan period.
 - It might be argued that where housing lands are infrastructurally constrained over the plan period that they might not be identified for delivery in such periods in the plan in the first instance.
 - Notwithstanding the above, your authority should consider modifying MA V1-7 to ensure a greater measure of management of evolving housing delivery objectives without significantly up-ending the core strategy, in the manner suggested below.

	<p>MA Recommendation 1- Core Strategy and Housing Targets</p> <p>Having regard to Section 10(2A) of the <i>Planning and Development Act 2000</i>, as amended, the section 28 <i>Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities</i> (2020) and the <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation</i> (2021), the planning authority is required to make the Plan with minor modification (in red) to proposed Amendment V1 – 7.</p> <p><i>'Where the targets set out in the tables above can't be fulfilled within the quantum of land identified in a specific settlement due to the lack of infrastructure as set out in Appendix 9, prioritisation will be given to fulfilling the targets set out in the tables above on land identified within the most proximate Local Area Plans and Small Town Plans where infrastructure is or will be available and based on the sequential approach set out in Principle 4'.</i></p>	
<p>Core Strategy and Settlement Strategy</p> <p>Settlement Strategy</p>	<ul style="list-style-type: none"> ▪ The Office acknowledges the CE Report recommended streamlining the county settlement hierarchy in response to Recommendation 2. However notwithstanding the CE Report recommendation the elected members did not fully accept the CE recommendation and the material amendment to the Plan does not address Recommendation 2. ▪ The Office's submission to the draft Plan identified a high number of 'rural clusters' in the Level 9 settlement tier such that they could undermine wider plan objectives and the core strategy to support the sustainable development of upper tier settlements to achieve compact growth (consistent with NPO 3), sustainable development of rural areas (NPO 15), and targeting the reversal of rural decline in small towns and villages (NPO 16). ▪ The Office notes that a justification for the proposed extent of rural clusters was not provided in response to Recommendation 2 (iv) of the draft Plan submission and concurs with the section 12(5)(aa) notice issued by the planning authority that Recommendation 2, has not been complied with. ▪ The decision of the members not to address recommendation 2 (iv) in particular, will have to be considered by the Office in the context of its final assessment of the Plan when made in relation to the inclusion of a number of Level 9 rural clusters without a strong planning rationale. 	<p>Recommendation 2 of the OPR's submission on the Draft Plan requested:</p> <p><i>Having regard to National Policy Objectives NPO 3, NPO 15, NPO 16 and section 4.2 – Settlement Strategy and section 4.3 – Defining a Settlement Typology of the Regional Spatial and Economic Strategy, the scale of the settlements at levels 7 –9 and their infrastructure and service provision, the planning authority is required to:</i></p> <ul style="list-style-type: none"> (i) <i>consolidate and reduce the number of settlement levels and consider combining tiers 7 – 9 into one tier which distinguishes between the larger serviced villages and smaller unserviced villages / clusters, the latter of which, should be included within the Open Countryside tier;</i> (ii) <i>review and reduce the number of settlements within Levels 7 - 9 having regard to NPO 15 and the range of social, community and retail services, as well as</i>

capacities in service infrastructure such as footpaths, cycle lanes and public transport available to ensure that the growth targets are proportionate and will assist in sustaining and regenerating these settlements;

(iii) review the settlement boundaries to reflect the extent of each established settlement to ensure compact and sequential growth and avoid ribbon development consistent with the guidance in the Sustainable Rural Housing Guidelines for Planning Authorities (2005); and

(iv) notwithstanding the changes that may result from part (a) above, remove Ballyduff, Ballyfolan, Ballynultagh, Baltyboys, Boleynass, Barranisky, Carrigacurra, Croneyhorn, Glenmalure, Goldenhill, Gorteen, Kilcarra, Kilmurray, Macreddin, Oldcourt, Rathmoon, Redwells and Tomriland from tier9 and include them within the Open Countryside tier.

There are five separate diagrammatic maps setting out the settlement hierarchy for the County. It is considered that one map should be provided to depict how the county will develop in line with the strategic roads/rail infrastructure, settlement designations and rural area types as required by Section 10 (2B) of the Act.

While the CE recommended changes to the Settlement Strategy in light of the OPR recommendation, the members resolved not to accept these recommendations.

		Therefore the Settlement Strategy is not the subject of a PMA and therefore this issue cannot be further considered in this report.
<p>Core Strategy and Settlement Strategy</p> <p>Distribution of Population Growth</p>	<ul style="list-style-type: none"> ▪ The Office acknowledged in its submission to the draft Plan that the housing unit allocations at settlement tier level (combined) were generally acceptable as the majority of future housing growth had been targeted for delivery in larger settlements and settlements designated for significant growth in the RSES. ▪ The Office also highlighted high population growth forecasted for both Newtownmountkennedy and Rathdrum and considered a more moderate growth rate for these settlements would better ensure alignment with strategic planning policy aims, including National Planning Objective 9 of the National Planning Framework. ▪ This objective requires that locations identified for significant growth (like Newtownmountkennedy) are only proposed after balancing the proposed growth with that for other urban and rural areas and co-ordinated alignment of investment in enabling infrastructure, employment provision etc and this has not been done. ▪ While material alteration, amendment ref. V2 – 91, reduces the extent of ‘New Residential’ land within Newtownmountkennedy over what was proposed in the draft Plan, additional material alterations to both Newtownmountkennedy and Rathdrum are of concern. ▪ These material amendments provide for enhanced population growth targets and housing supply in these respective settlements, whereas your authority’s core strategy does not make such provision for additional housing balanced across the wide range of locations earmarked for residential delivery across the County. ▪ The net effect of such material alterations is to create an internal conflict in the Plan between the core strategy and the settlement level objectives in these locations and, if such locations were to be developed, to divert housing growth towards them and away from other locations (such as Wicklow, Rathnew and Bray) that would have a better fit with the core strategy and high-level planning aims to secure housing growth in self-sustaining locations and with access to a wide range of physical and social infrastructures. ▪ In considering this matter, your authority will also be aware of the requirement under section 10(2A) of the Act for the core strategy to provide relevant information to show that the development plan is consistent with the NPF and the RSES. ▪ As such, the Office has significant concerns that the proposed strategy fails to achieve a reasonable or appropriate balance in relation to housing and population growth across the settlement hierarchy, of the nature required to ensure consistency with national and regional policy and to 	<p>With respect to the population growth forecasts for Newtownmountkennedy, Rathdrum and Ashford, the CE did not recommend any changes to these forecast / targets for the reasons set out in the 2nd CE Report. The members accepted this recommendation.</p> <p>Therefore the population targets for these towns are not the subject of a Proposed Material Amendment; this is addressed in more detail in Section 3.1 of this report.</p> <p>With respect to proposed zoning amendments to Newtownmountkennedy, Rathdrum and Ashford, these are set out in PMAs:</p> <p>V2-90 V2-91 V2-94 V2-95 V2-99 V2-100</p> <p>See Section 3.2 of this report that deals with these PMAs.</p>

	<p>deliver good planning outcomes for both urban and rural communities in Wicklow.</p> <ul style="list-style-type: none"> ▪ The Office also highlighted the intended growth forecast for Ashford as a concern, having regard to its Level 5 status within the county settlement hierarchy and also having regard to its low employment base, resulting in an unsustainable settlement and transportation strategy contrary to Section 10(2)(n) of the Act. ▪ The Office notes, that the CE Report provided a rationale for the objectives for 'New Residential' lands included in the draft Plan within Ashford, and proposed no further or additional zonings, in the form of material amendments, for residential development to the draft Plan for Ashford. ▪ Notwithstanding the above recommendation, the elected members amended the draft Plan for Ashford to include an additional 11Ha of lands at Ballinalea (Amendment V2 – 99) and Inchanappa (Amendment V2 – 100) that in view of the limited infrastructures and employment in the area, will be highly likely to encourage more car-dependent commuting patterns along the N11. ▪ The Office is therefore concerned about the cumulative and combined effect of these proposed amendments in Newtownmountkennedy, Rathdrum and Ashford in undermining an otherwise well-crafted settlement hierarchy and core strategy to such an extent that it creates wider conflicts with other stated policies in the draft Plan. 	
<p>Core Strategy and Settlement Strategy</p> <p>Traveller Accommodation</p>	<ul style="list-style-type: none"> ▪ Recommendation 12 of our assessment of the draft Plan sought additional specifics in relation to meeting the mandatory objective requirements of the Act in relation to Traveller accommodation, including the identification of specific locations for its provision. ▪ The contents of the CE Report is noted in relation to your authority's intention to meet the majority of accommodation needed through the standard housing format and through various social housing delivery channels. ▪ The content of Table 8.4 in relation to assessment of demands for Traveller accommodation up to 2024 of 80 homes (59 standard housing type and 21 Traveller specific accommodation) is noted. ▪ However the Material Amendment does not make clear where such 21 Traveller specific units of accommodation will be provided in relation to the options available and your authority should consider what modifications it could add to the Material Amendment to make that clear and so that our final assessment of the Plan as made can conclude that this mandatory objective requirement has been satisfied. 	<p>See Section 3.3 of this report that deals with this PMA.</p>

	<p style="text-align: center;">MA Recommendation 2 – Traveller Accommodation</p> <p>Having regard to Section 10(2)(i) of the <i>Planning and Development Act 2000</i> (as amended), the planning authority is required to consider what further modification of the amendments to the Traveller accommodation objectives of the Plan and the 21 Traveller specific accommodation units now identified in such amendments, that may be necessary to meet the statutory requirement that the specific locations for Traveller accommodation in the land use zoning maps be identified.</p>	
<p>Core Strategy and Settlement Strategy</p> <p>Residential Zoning Amendments</p>	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for individual sites and changes to settlement boundaries, the Office does accept the planning rationale presented by the chief executive and elected members for many of the proposed amendments. ▪ However, a significant portion of the subject lands are situated in peripheral locations on the edges or beyond of settlements in often sensitive locations. This is inconsistent with the provisions for a sequential approach to zoning for residential development under section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and section 6.2.3 and SPPR DPG 7 of the draft <i>Development Plans Guidelines</i> (2021), which require planning authorities to consider first and foremost how to encourage town and village development starting with their centres before moving outwards in a considered way that results in compact, well-planned, walkable and attractive places. ▪ Material amendments that are considered to be significantly inconsistent and out-of-step with national and regional policy in respect of achieving a sustainable pattern of development are outlined below: <ul style="list-style-type: none"> - PMA V-11(a) (Kilpedder and Willowgrove) and MA V1-13 (Johnstown) do not comply with the requirement for sequential development given their locations on the periphery or detached from the existing built up area, and the extent of more preferably located zoned land in these settlements. - PMA V-11(a) (Kilpedder and Willowgrove) also sets a precedent for further zoning of lands in the vicinity which taken in conjunction with MA V-11(a) would direct housing growth away from larger and medium tier settlements. MA V1-13 (Johnstown) in particular would lead to further ribbon development contrary to the <i>Sustainable Rural Housing Guidelines for Planning Authorities</i> (2005). ▪ As mentioned above, the extent of the additional proposed residential zoning for Ashford, MA V2-99 (Ballinalea) and MA V2-100 (Inchanappa) is not consistent with the settlement hierarchy status and housing supply targets for this location under the core strategy and are located at the edge of 	<p>With respect to V1-11 (a) Kilpedder – Willowgrove, please see Section 3.1 of this report that deals with this PMA.</p> <p>With respect to V1- 13 Johnstown, please see Section 3.1 of this report that deals with this PMA.</p> <p>With respect to V2-99 and V2-100 Ashford, please see Section 3.2 of this report that deals with these PMAs.</p> <p>With respect to V2-102 and V2-103 Carnew, please see Section 3.2 of this report that deals with these PMAs.</p> <p>With respect to V2-108 and V2-109 Tinahely, please see Section 3.2 of this report that deals with these PMAs.</p>

the town. MA V2-99 also relates to a site with no apparent access or access whose provision would not clash with other open space and amenity objectives of the plan.

- The Office is therefore of the view that the cumulative effect of material amendments MA V1-/11(a)/13 and MA V2- 99 and 100 results in an incoherent and piecemeal strategy for the proper planning and sustainable development of these areas.
- Moreover, the Office also has particular concerns regarding proposed material amendments to extend the residential zonings to Carnew (MA V2-102 and MA V2- 103) and extend the settlement boundary for Tinahely (MA V2-108 and MA V2-109). The extent of residential zoning within these Level 5 settlements would potentially be inconsistent with the respective settlement level objectives.
- That said, the aforementioned material amendments in relation to Carnew and Tinahely might be resolved through a minor modification to the Plan to include an objective to manage growth in these settlements during the plan period in line with the Core Strategy.
- The planning authority should therefore consider making a minor modification in this regard, to ensure consistency between the core strategy and settlement level objectives in these settlements.
- Instead of focusing on building up local communities through sensitive infill development, reuse of existing buildings, these amendments will instead encourage piecemeal additions to sensitive local communities that have access to limited services and infrastructure which is contrary to the obligations on all local authorities to secure compact forms of urban development and contrary to the implementation of sequential and public transport and active travel centred housing delivery locations.
- The aforementioned amendments are, therefore, considered to be inconsistent with national and regional policy in respect of compact growth (NPO 3c and RPO 3) and/or with sequential residential zoning under the Minister's Guidelines, the implementation of the core strategy, the proportionate growth of settlements (NPO 18a), and the provision of a sustainable settlement and transport strategy in accordance with section 10(2n) of the Act.

	<p>MA Recommendation 3 – Material Zoning Amendments</p> <p>Having regard to national and regional policy objectives NPO 3c and NPO 18a, the <i>Development Plans, Guidelines for Planning Authorities</i> (2007) and <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation</i> (August 2021), and section 10(2)(n) of the <i>Planning and Development Act 2000</i>, as amended, the Office considers that the following settlement boundary extensions and residential zonings proposed under the material amendments are inconsistent with the core strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy.</p> <p>(i) the planning authority is therefore required to make the Plan without the following material amendments:</p> <ul style="list-style-type: none"> • Amendment V1 – 11(a) (Kilpedder – Willowgrove) • Amendment V1 – 13 (Johnson) • Amendment V2 – 99 (Ashford) • Amendment V2 – 100 (Ashford) <p>(ii) the planning authority is required to include a minor modification as necessary to the lands identified in the following material amendments to clearly indicate that growth in these settlements will be managed to ensure future development is consistent with the plans objectives in relation to these Level 5 settlements and the core strategy.</p> <ul style="list-style-type: none"> • Amendment V2 – 102 (Carnew) • Amendment V2 – 103 (Carnew) • Amendment V2 – 108 (Tinahely) • Amendment V2 – 109 (Tinahely) 	
<p>Compact Growth</p>	<ul style="list-style-type: none"> ▪ The Office notes the decision by the elected members not to accept the chief executive’s advice regarding Recommendation 6 of the Office’s submission to the draft Plan, in relation to a number of areas earmarked for development in Baltinglass, Aughrim, Dunlavin and Roundwood. ▪ The Office notes the rationale provided by the chief executive in relation to why it was not possible to comply with this recommendation and concurs with the section 12(5)(aa) notice issued by the planning authority that this recommendation has not been complied with. ▪ The decision of the members not to address Recommendation 6 will have to be considered by the 	<p>Noted.</p> <p>Recommendation 6 of the OPR’s submission on the Draft Plan requested:</p> <p>(i) <i>delete the RE – Existing Residential zoning south of Allen Dale Drive in Baltinglass</i></p> <p>(ii) <i>delete the R2.5 – New Residential (Low</i></p>

	<p>Office in the context of its final assessment of the Plan when made in relation to the measures included to effectively manage the overall development of the county and housing delivery in particular in line with the core strategy and regional and national policy guidance.</p>	<p><i>Density), Aug3 and Aug4 zoning objectives in Aughrim</i></p> <p><i>(iii) review the land use zoning strategy for Dunlavin and delete NR–New Residential lands that are not sequentially favourable and not required to satisfy its housing target</i></p> <p><i>(iv) delete the Tertiary Development Area zoning (RD4) in Roundwood which encroaches on the 200m buffer from the reservoir and adjoins a proposed Natural Heritage Area</i></p> <p>The CE recommended that these changes be made other than number (iii). The members resolved not to accept this recommendation.</p> <p>Therefore none of these zonings are the subject of a PMA and therefore cannot be further considered in this report.</p>
<p>Development Management Standards and Guidelines</p> <p>V1 - 16</p>	<p>The Office supports the proposed material amendment V1-16, in response to Observation 5 of the Office’s submission to the draft Plan, which the amendment omits from the draft Plan Policy CPO 6.2 and certain housing occupancy controls for scheme housing.</p>	<p>With respect to V1-16, please see Section 3.1 of this report that deals with this PMA.</p>
<p>Development Management Standards and Guidelines</p> <p>V1 - 17</p>	<p>The Office is concerned with Amendment V1 – 17 to the draft Plan, which provides a policy objective (CPO 6.X) prohibiting the sale of residential units to commercial institutional investment bodies. The proposed policy objective has no statutory national or regional policy framework support and would conflict with <i>Regulation of Commercial Institutional Investment in Housing Guidelines (2021)</i>, and create internal inconsistencies in the development plan resulting in an unsound basis for decision making by your authority in its statutory development management function.</p> <p>Legal advice should be sought in relation to the vires of the planning authority to include such an amendment as the Minister for Housing, Local Government and Heritage has already published specific guidance on this issue that planning authorities are obliged to have regard to.</p>	<p>With respect to V1-17, please see Section 3.1 of this report that deals with this PMA.</p>

	<p>However, in any event, your authority is recommended not to make the development plan with MA V1-17.</p> <p>MA Recommendation 4 – Development Management</p> <p>Material Amendment V1-17 proposes that the development plan will prohibit the sale of all residential developments to institutional investors, whether these are for houses, duplex units or apartments.</p> <p>In particular, the “blanket” type effect of the MA V1-17 would be at odds with the targeted approach outlined in the Minister’s guidelines.</p> <p>Therefore, having regard to the aforementioned statutory Ministerial planning guidelines on <i>Regulation of Commercial Institutional Investment in Housing Guidelines</i> (2021) published under Section 28 of the Planning Act, the planning authority is required to make the Plan without material amendment V1 – 17.</p>	
<p>Economic Development and Employment</p>	<ul style="list-style-type: none"> ▪ The Office’s submission to the draft Plan generally accepted the strong policy support for promoting the economic development of County Wicklow including supporting additional sources of local employment. The submission also highlighted some concerns about employment zoning objectives conflicting with policy for national roads set out in the <i>Spatial Planning and National Roads Guidelines for Planning Authorities</i> (2012). In particular, Recommendation 13 addressed the inclusion of four blocks of employment land in the Newtownmountkennedy and Kilpedder areas and sought a rationale for their inclusion. ▪ The Office notes the content of the CE Report in relation to Recommendation 13. While the background to the inclusion of the subject lands was outlined, this did not address how the strategic function of the adjacent N/M11 corridor was to be protected in light of the policy advice and evaluation approaches required under Section 2.8 of the <i>Spatial Planning and National Roads Guidelines for Planning Authorities</i> (2012). ▪ The failure to address this recommendation fully will have to be considered by the Office in the context of its final assessment of the Plan when made. 	<p>Recommendation 13 of the OPR’s submission on the Draft Plan set out the following:</p> <p><i>The planning authority is required to provide robust justification for the extent and location of employment zoned land and to demonstrate that the criteria of the aforementioned have been satisfied specifically in respect of the following employment zonings:</i></p> <p>(i) <i>Map 09.01 at Kilpedder with a zoning objective to provide for a data centre and the rationale for such a zoning in this location having regard to the need to rationalise the spatial location of such a use with energy consumption synergies;</i></p>

		<p>(ii) <i>Map 09.02 at Kilpedder Interchange with a zoning objective to provide for employment uses including industrial, transport, distribution and warehouse developments;</i></p> <p>(iii) <i>AA2 land at Newtownmountkennedy with an objective to encourage and support the development of a major mixed use employment, a new neighbourhood centre and a new link road from the Ballyronan Interchange;and</i></p> <p>(iv) <i>Northern Gateway, policy objective NK 1 to provide for high employment density uses, such as office based business and enterprise units.</i></p> <p>While the CE recommended some changes to the above zonings in light of the OPR recommendation, the members resolved not to accept these recommendations.</p> <p>Therefore none of these zonings are the subject of a PMA and therefore cannot be further considered in this report.</p>
<p>Economic Development and Employment</p>	<ul style="list-style-type: none"> ▪ Recommendation 14 (i) raised an issue in relation to the designation of a site for a discount supermarket store under an Action Area Plan (AAP) Objective, relating to an area on the southern approach to Baltinglass on the N81 outside the town centre. The Office notes and accepts the rationale offered by the members in not agreeing with this recommendation and retaining the AAP objective for mixed use development in this area, given the limitations on alternative sites for retail investment in Baltinglass given its physical configuration, topography and associated site limitations. ▪ However, Recommendation 14 (ii) raised a similar issue in relation to provision being made to enable retail development in an uncompleted industrial area on the edge of Rathdrum village, well outside the centre of this attractive and sensitive location. ▪ This recommendation was not implemented either but without an effective planning rationale contrasting the risks of the development of this site significantly damaging the integrity of the village form and shape of Rathdrum against the progression of alternative village centre options 	<p>Recommendation 14 of the OPR's submission on the Draft Plan set out the following:</p> <p><i>Having regard to the Retail Planning Guidelines for Planning Authorities (2012), the objectives for retail development in the draft Plan and the requirements of Section A1.6 and Section 4.4 specifically, the planning authority is required to remove the land use zonings and / or policy objectives for the following lands unless it can be demonstrated that the objectives set out, adhere to the guidelines in full and do not conflict with other policies of the draft Plan to support the</i></p>

	<p>to meet such retailing needs in Rathdrum.</p> <ul style="list-style-type: none"> ▪ If the plan was made with such provision, in the opinion of the Office, it would represent a significant breach of the <i>Retail Planning Guidelines</i> (2012) (particularly sections 1.6 and 4.4 – sequential approach) and such decision will have to be considered in the context of the final assessment of the Plan when made. 	<p><i>regeneration of the town centres:</i></p> <ul style="list-style-type: none"> i. <i>Lands zoned mixed use in Action Area 1 fronting the N81 in the Baltinglass Town Plan whereby Section 2.9 states that the mixed use zone lands shall be reserved for the development of a discount foodstore; and</i> ii. <i>Policy RT6 which states that lands zoned as employment at Corballis Upper may be considered for the development of a supermarket (Rathdrum Town Plan).</i> <p>While the CE recommended the deletion of the above zonings in light of the OPR recommendation, the members resolved not to accept these recommendations.</p> <p>Therefore none of these zonings are the subject of a PMA and therefore cannot be further considered in this report.</p>
<p>Economic Development and Employment V1-36</p>	<p>The Office acknowledges and welcomes the material amendment for the inclusion of a map illustrating the location of quarries and extractive industries across county Wicklow in line with the relevant planning guidelines.</p>	<p>With respect to V1-36, please see Section 3.1 of this report that deals with this PMA.</p>
<p>Economic Development and Employment V1-31</p>	<ul style="list-style-type: none"> ▪ Having reviewed the proposed material amendments in respect of the zoning objectives for economic and employment uses, the Office has identified one amendment where the evidence and rationale underpinning the zoning is not clear or strategic in nature as per section 6.2.5 of the <i>Development Plans - Guidelines for Planning Authorities - Draft for Consultation</i> (2021), and is located in a peripheral location and/ or would result in a piecemeal approach to development. ▪ Proposed Amendment V1 – 31 proposes to identify a new 'nursing home / residential care facility for the elderly at Kilmullen, Newcastle'. ▪ This location is beyond any defined town or village boundary. The planning rationale for this zoning objective is not clear and would run counter to the general sense that new care facilities for the most vulnerable in society, such as older persons, are located in such a way as to be highly accessible and connected to the towns and villages they serve, not cut off, rendering residents and visitors alike to be completely dependent solely on car based transport (that they may not 	<p>With respect to V1-31, please see Section 3.1 of this report that deals with this PMA.</p>

	<p>have access to), which would also be contrary with the implementation of objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act.</p> <ul style="list-style-type: none"> It is further considered that the location of MA V1-31 is not sequentially located to provide for compact growth, utilisation of existing infrastructure and town regeneration and that MA V1-31 would therefore be contrary to section 4.19 of the <i>Development Plans, Guidelines for Planning Authorities (2007)</i> and section 6.2.3 of the draft <i>Development Plans Guidelines (2021)</i>, including SPPR DPG 7, which states: “Planning authorities shall adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently”. <p>MA Recommendation 5 - Employment lands</p> <p>Having regard to section 6.2.5 of the <i>Development Plans, Guidelines for Planning Authorities - Draft for Consultation (2021)</i>, including SPPR DPG 7 and to the requirements to implement sequential zonings under the <i>Development Plans, Guidelines for Planning Authorities (2007)</i> and to the implementation of objectives to promote sustainable settlement and transport strategies under section 10(2)(n) of the Act.</p> <p>The planning authority is required to make the Plan without the following amendment:</p> <ul style="list-style-type: none"> Amendment V1 – 31 To provide for a new nursing home / residential care facility for the elderly at location shown on Map 7.01 (Kilmullen, Newcastle (c. 2 ha)) 	
<p>Rural Housing</p>	<ul style="list-style-type: none"> Wicklow has a strong rural-based population and it is important that the countryside continues to be a living and lived-in landscape, focusing on the requirements of rural economies and rural communities as recognised by the NPF. At the same time, it is imperative that development plan policy protects against ribbon and over-spill development from urban areas, and supports the National Strategic Outcomes of the National Planning Framework in terms of compact growth, sustainable mobility and transition to a low carbon and climate resilient society and sustainable management of environmental resources. Subject to a small number of recommendations, the policy framework to protect against urban generated housing was generally considered to be evidence-based, reasonable and generally consistent with the legislative and policy context, including NPO 15 and 19 and the <i>Sustainable</i> 	<p>Recommendation 10 of the OPR submission on the Draft Plan set out the following:</p> <p><i>Having regard to NPO 52, table 8.3 of the Strategic Environmental Assessment and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), the planning authority is required to remove the following text from CPO 6.41:</i></p>

Rural Housing Guidelines for Planning Authorities (2005).

- However Recommendation 10 requested an amendment to CPO 6.41 removing a sweeping provision in relation to rural housing policy, that the housing needs of rural applicants would overtake most wider planning considerations such as location or design, except traffic safety and public health.
- The Office notes that neither this recommendation, nor the related Recommendation 11 in relation to rural area typologies were implemented.
- The failure to implement such recommendations, if the plan was made as is, would result in planning policies for rural areas being adopted which are not evidence based and would set one aim (provision of housing for certain persons in rural areas) ahead of other planning considerations that both the legislation and settled national planning policies signal are all part of a balanced approach to making planning decisions in the interests of the proper planning and sustainable development.
- The decision of the members not to address Recommendation 10 and 11 of the Office's submission to the draft Plan will have to be considered by the Office in the context of its final assessment of the Plan when made.

"In the event of conflict of any other settlement strategy objective / Landscape Zones and categories, a person who qualifies under policy CPO 6.41 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

With regard to the preservation of views and prospects, due consideration shall be given to those listed within the area of the National Park; and with respect to all other areas, to generally regard the amenity matters, but not to the exclusion of social and economic matters. The protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact".

While the CE recommended the deletion of the above text in light of the OPR recommendation, the members resolved not to accept this recommendation.

Therefore this issue is not the subject of a PMA and therefore cannot be further considered in this report.

Recommendation 11 of the OPR submission on the Draft Plan set out the following:

Having regard to section 10(2A)(f)(ix) of the Planning and Development Act 2000 (as amended) and National Policy Objective 19, the planning authority is required to include a map which details the rural area typologies including rural areas under urban influence and rural

		<p><i>areas elsewhere.</i></p> <p>While the CE recommended the addition of a rural typologies map and associated explanatory text in light of the OPR recommendation, the members resolved not to accept this recommendation.</p> <p>Therefore this issue is not the subject of a PMA and therefore cannot be further considered in this report.</p>
<p>Rural Housing</p> <p>V1-21</p>	<ul style="list-style-type: none"> ▪ Material Alteration V1-21 seeks to further widen the qualifying criteria for approval of rural housing to include persons with access to an affordable site, who are carers and those working in healthcare settings. The inclusion of these references in this amendment are very loosely defined and would be likely to further ease the measures of the plan to properly manage the very significant level of pressure for development of the Wicklow countryside. ▪ If included in the plan, Material Alteration V1-21 would have the effect of undermining the rural living and development strategy of the Council in relation to reinforcing the vitality and future of rural villages. Failure to address recommendation 10 and 11 and including Material Alteration V1-21 would also cumulatively undermine the achievement of NPO15 and NPO16 to reverse rural decline in small towns and villages and support their regeneration and renewal. ▪ In addition, the planning authority is required to make the Plan without Material Amendment V1-21. <div style="background-color: #0070C0; color: white; padding: 5px; margin-top: 10px;"> <p>MA Recommendation 6 – Rural Housing Criteria</p> </div> <p>Having regard to:</p> <ol style="list-style-type: none"> 1. National and regional policy objectives to support sustainable development in rural areas by managing growth of areas that are under strong urban influence while reversing rural decline of small towns and villages (NPO 15, 16 and 19); 2. The <i>Sustainable Rural Housing Guidelines</i> (2005) in respect of managing urban generated housing and ribbon development; and 3. National Strategic Outcomes for sustainable mobility, transition to a low carbon and climate 	<p>With respect to V1-21, please see Section 3.1 of this report that deals with this PMA.</p>

	<p>resilience society, and sustainable management of environmental resources; the planning authority is required to make the plan without Proposed Amendment V1 – 21.</p>	
<p>Renewable Energy V1-64</p>	<ul style="list-style-type: none"> ▪ The Office welcomes the response of the planning authority to Recommendation 17 of its submission to the draft Plan. In particular, the Office commends the planning authority for including proposed amendment, Amendment V1 – 64, which includes a realistic and quantitative target that includes for renewable energy from off shore wind resources. ▪ The Office also acknowledges and welcomes the clarifications and commitments from the planning authority, to provide variations to the Plan, and to review the 2016 <i>Wicklow Wind Energy Strategy</i> upon the publication of the new <i>Wind Energy Guidelines</i>, to ensure consistency with the <i>Climate Action and Low Carbon Development Act 2021</i>, the <i>Climate Action Plan 2021</i> and the <i>Development Plans, Guidelines for Planning Authorities, Consultation Draft (2021)</i>. 	<p>With respect to V1-64, please see Section 3.1 of this report that deals with this PMA.</p>
<p>Flood Risk Management V2-82 V2-97</p>	<ul style="list-style-type: none"> ▪ The Office welcomes the planning authority's approach to updating the Strategic Flood Risk Assessment (SFRA), including the addition of Plan Making Justification Tests. ▪ The Office also welcomes Amendments V2 – 82 and V2 – 97, providing for an objective for Level 4 and 5 Plans ensuring where existing development is located in Flood Zones A and B, will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings. ▪ With respect to the specific lands identified in Recommendation 18 (iii), the Office notes that whilst it is indicated in the CE Report that the SFRA Addendum will revisit the flood risk issue on these lands, the report assesses additional land use zonings only and no further flood risk assessment has been set out. Accordingly, omission of these material amendments is therefore required in accordance with NPO 57 and <i>The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 – Flooding Guidelines</i>. <div data-bbox="367 1015 1565 1123" style="background-color: #00AEEF; color: white; padding: 5px; margin-top: 10px;"> <p>MA Recommendation 7 – Flood Risk Management</p> </div> <div data-bbox="367 1129 1565 1375" style="background-color: #D9EAD3; padding: 5px; margin-top: 5px;"> <p>Having regard to NPO 57 of the NPF, and to the provisions of <i>The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009)</i>, as amended, the planning authority is required to include a minor modification as necessary to the lands identified in Recommendation No 18 (iii) of the Office's submission to the draft Plan to clearly indicate that the sequential approach will be applied in the site planning, to ensure no encroachment onto or loss of the flood plain shall occur or that only water compatible development such as Open Space would be permitted for the lands, which are identified as being at risk of flooding within that site.</p> </div>	<p>V2-82 and V2-97: see Section 3.2 of this report that deals with these PMAs.</p> <p>Recommendation 18(iii) of the OPR's submission on the Draft Plan set out the following:</p> <p><i>Having regard to the detailed requirements of The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DECLG and DECHLG, 2009), section 28 guidelines, the planning authority is required to update the settlement plan maps to ensure the following:</i></p> <p><i>(ii) the land use zonings at the following specific locations should be reviewed and revised where consistency with guidelines cannot be demonstrated:</i></p> <ol style="list-style-type: none"> <i>a. Ashford - areas of Community & Educational, Employment and Public Utility lands in Flood Zones A and B;</i> <i>b. Aughrim employment zoning in Flood Zone A; and area zoned mixed use to the east of the settlement at the confluence of</i>

		<p><i>the Aughrim and Aughrim Lower rivers;</i></p> <ul style="list-style-type: none"><i>c. Carnew - area of Existing Residential in Flood Zones A and B to the north of the settlement; and</i><i>d. Tinahely - area of Public Utility which can allow highly vulnerable uses in the centre of the settlement in Flood Zones A and B.</i> <p>The 2nd CE Report of December 2021 included an Addendum to the SFRA (Addendum II) which reviewed the land use zonings identified by the OPR in light of possible flood risk and to ensure consistency with the guidelines. This Addendum II was published with the CE Report and forms part of the SFRA process. It was not included in the published PMA document in April 2021 as this contained a further Addendum (Addendum II.2) which built on and expanded on the assessment in Addendum II.</p> <p>It is clearly set out in the introduction to Addendum II.2 that it should be considered in conjunction with Addendum II. It would appear that this was not picked up by the OPR in their assessment of the PMA documentation.</p> <p>As this assessment / review previously requested has already been carried out, no further assessment / review is required in relation to this recommendation.</p>
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PMA No.	Issue raised	CE response
N/A	<p>The NTA welcome the amendments to the draft County Development Plan which take into account the recommendations made at the previous stage. These recommendations were based on ensuring that the Development Plan is consistent with the Transport Strategy, as is required under Section 9 (6A) of the Planning and Development Act (as amended), as well as ensuring that it frames the future growth of the County in a manner which facilitates and promotes sustainable transport; reduces car dependency; and leads to reduced emissions from transport.</p> <p>In advance of making any further recommendations, the NTA notes the following:</p> <ul style="list-style-type: none"> - The retention of some employment zonings based on previous decisions; - The retention of an objective related to a Luas to Blessington; and - The retention of objectives for significant investment in road infrastructure schemes. <p>The NTA is of the view that the current draft Development Plan contains a degree of risk in terms of fostering sustainable development by failing to adequately prioritise development in locations that can be served by public transport, walking and cycling, and by placing an overemphasis on the provision of additional road capacity.</p>	<p>While the contents of this part of the submission are noted, as they do not relate to matters that are the subject of a Proposed Material Amendment, no further assessment / commentary is necessary.</p>
N/A	<p>In the submission on the Draft Development Plan, the NTA stated the following in relation to the above: <i>"The NTA does not foresee the extension of Luas to Blessington occurring for a range of transport planning and feasibility reasons, including:</i></p> <ul style="list-style-type: none"> - <i>Extremely low demand for travel from Blessington which can be comfortably accommodated by an improved bus service;</i> - <i>Absence of any significant centres of population or other activity between the existing Red Line termini and Blessington;</i> - <i>The requirement for the N81 to carry general traffic, including a significant proportion of HGVs; and</i> - <i>The cost of such a scheme."</i> <p>The NTA recommended that this scheme should be deleted but notes that reference to it was retained in the Development Plan.</p> <p>NTA Recommendation: The NTA reiterates its recommendation that reference to the Luas being extended to Blessington is removed from the Development Plan as its inclusion would render the Development Plan inconsistent with the Transport Strategy.</p>	<p>While the contents of this part of the submission are noted, it raises a matter that is not the subject of a PMA and therefore no further assessment / commentary is necessary and no new amendment (such as the deletion of this objection) can be recommended by the CE in relation to this issue.</p>

<p>Various</p>	<p>The NTA notes a number of amendments in Newtownmountkennedy, Rathdrum and Ashford which seek to expand the urban footprint by zoning additional lands for a range of uses including a nursing home, new residential, and employment. It is not clear how such amendments could be considered consistent with the overarching requirement to promote compact growth.</p> <p>NTA Recommendation The NTA recommends that the local authority reconsiders the extent and location of lands proposed for rezoning in the above settlements, with a view to accommodating growth in lands already zoned and / or within the existing urban footprint of these settlements.</p>	<p>This point relates to a number of PMAs and the issue raised is individually considered under that amendment number as follows:</p> <p>Newtownmountkennedy V2-89 V2-90 V2-92</p> <p>Rathdrum V2-94 V2-95 V2-96</p> <p>Ashford V2-99 V2-100</p> <p>See Section 3.2 of this report that deals individually with each of these PMAs.</p>
<p>V1-33</p>	<p>The NTA notes the inclusion of the above amendment and the planning history associated with this site and is concerned that any development of this nature at this location would comprise an extension of an existing commercial activity at the motorway interchange rather than fulfilling any identified strategic need for an off-line motorway service station. As such, and in particular in the absence of a clear plan-led rationale, this zoning as presented would not be consistent with the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) and would not align with the principles of the Transport Strategy.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders this zoning and takes full account of the views of TII in this regard.</p>	<p>See Section 3.1 of this report that deals with this PMA.</p>
<p>V1-51</p>	<p>The NTA notes the inclusion of the above amendment and, in a similar manner to Amendment V1-33 above, is concerned that any development of this nature at this location would comprise significant commercial activity at the motorway interchange. The lack of clarity provided in the amendment as to the scale and intensity of proposed uses at this site adds to this concern. As such, and in particular in the</p>	<p>See Section 3.1 of this report that deals with this PMA.</p>

	<p>absence of a clear plan-led rationale, this zoning as presented would not be consistent with the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) and would not align with the principles of the Transport Strategy.</p> <p>NTA Recommendation: The NTA recommends that the local authority reconsiders this zoning and takes full account of the views of TII in this regard.</p>	
<p>V1-56</p>	<p>The NTA notes and welcomes the commitment of the local authority in relation to improving public transport in West Wicklow, including the provision of bus priority on the N81. Such measures are required to be agreed with the NTA and TII as part of an agreed package of sustainable transport measures for this corridor.</p> <p>In relation to Park and Ride, the local authority should be aware that a Park and Ride Office has been established within the NTA and that a Park and Ride Strategy formed part of the Draft Transport Strategy published in 2021. While the traffic analysis undertaken as part of that strategy indicated that future demand from the West Wicklow corridor would not necessitate additional strategic Park and Ride facilities, the NTA would welcome the exploration of local facilities which meet the objectives of the NTA to intercept car traffic outside the Metropolitan Area of Dublin and transfer city-bound motorists to public transport services.</p> <p>NTA Recommendation: The NTA recommends that Amendment V1-56 is retained in the finalisation of the Development Plan.</p>	<p>See Section 3.1 of this report that deals with this PMA.</p>

GROUP 2

C3-1 ENVIRONMENTAL PROTECTION AGENCY (EPA)

PMA No.	Issue raised	CE response
Environmental Assessments	<p>Proposed SEA Determination We note your proposed determination regarding the need for SEA of the Amendments 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 guidance document '<i>SEA of Local Authority Land Use Plans – EPA Recommendations and Resources</i>'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land-use plans. These should be considered, as appropriate and relevant to the Amendments.</p>	<p>See Section 3.3 of this report that deals with the SEA and AA.</p>
	<p>Sustainable Development In proposing the Amendments, Wicklow County Council should ensure that the Plan, <i>as amended</i>, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan. In considering the Amendments, Wicklow County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans. Wicklow County Council should also ensure that the Plan is consistent with key relevant higher-level plans and programmes.</p>	<p>Noted. No comments are made on any particular PMA so no further assessment / commentary is necessary.</p>
	<p>Specific Comments to be considered We note that the SEA has identified proposed alterations as having potential for likely significant environmental effects or which conflict with national environmental or planning policy, as set out in <i>Section 9.2 – Additional Mitigation for Proposed Material Alterations</i>. Clear justification should be given for proceeding with those alterations as proposed. The Plan, prior to its adoption, should also fully take into account and integrate the recommendations of the SEA. It should also remain aligned with the environmental commitments and objectives of the National Planning Framework and Southern Regional Spatial and Economic Strategy.</p>	<p>Noted. Wherever the SEA has identified a PMA with the potential for likely significant environmental effects or which conflict with national environmental or planning policy, these are flagged in this report under each PMA.</p>
	<p>Future Modifications to the Draft Plan Where further changes to the Draft Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the "environmental assessment" of the Draft Plan.</p>	<p>Noted</p>
	<p>SEA Statement – "Information on the Decision"</p>	<p>Noted</p>

<p>Once the Plan is adopted, you should prepare a SEA Statement that summarises the following:</p> <ul style="list-style-type: none">• How environmental considerations have been integrated into the Plan;• How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;• The reasons for choosing the Plan adopted in light of other reasonable alternatives dealt with; and,• The measures decided upon to monitor the significant environmental effects following implementation of the Plan. <p>A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.</p>	
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PMA No.	Issue raised	CE response
V1-64	<p>We note the Plan supports the construction of offshore windfarms. In the event that offshore energy installations (including offshore windfarms, tidal and wave generators) are proposed, the evaluation and consideration of potential impacts on any commercial sea-fishing activities needs to be given consideration. Commercial sea fishing is a long standing, pre-existing and traditional activity in the marine environment. It is essential that any negative impacts of fisheries are avoided. The evaluation of potential impacts on any commercial sea fishing activities needs to be given consideration as part of any planning/proposal process and during the development process itself. It is imperative that engagement should be sought with the fishing industry and other relevant stakeholders at as early a stage as possible to discuss any changes that may affect them to afford a chance for their input. Fishers' interests and livelihoods must be fully recognised, supported and taken into account.</p>	<p>While this submission purports to be in relation to PMA V1-64, it is not in fact and therefore must be considered an invalid submission.</p> <p>PMA V1-64 sets out the Council's target with regard to the delivery of on-shore renewable energy. The Development Plan does not set out objectives or standards with relation to the location, design or assessment criteria for off-shore energy developments, as this is a matter at this time for the submitter's own department, the Department of Agriculture, Food and the Marine in their consent / licencing process for such developments, which presumably includes consideration of impacts on fisheries.</p>

PMA No.	Issue raised	CE response
<p>Various</p>	<p>Since the previous development plan was published, there have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed Plan.</p> <p>1. Accessible Public transport for All, and especially for Persons with Disabilities, Reduced Mobility and Older People:</p> <ul style="list-style-type: none"> • the “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the ‘dishing’ of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The DoT requests that these NDIS actions be included in Amendment V1-56, CPO 12.21 (12.8, Sustainable Transport Objectives). • the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas. The DoT requests that obligation is to be included in Amendment V1-56, CPO 12.21 (12.8 Sustainable Transport Objectives). • the DMURS Interim Advice Note – Covid-19 Pandemic Response published in 2020. It includes guidance that designers should ensure that: <ul style="list-style-type: none"> - measures align with the principles of universal design; - consider Government policy on accessibility for people with disabilities; and - consult people with disabilities to further appraise measures. • References in the draft Plan to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response. • To make public transport fully accessible to people with disabilities requires a ‘whole journey approach’. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment’. This including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters. The DoT request that this material be included in Amendment V1-55, CPO 12-20 (Section 12.8, Sustainable Transport Objectives). • Public transport in rural areas: the publication by the National Transport Authority (NTA) of its ‘<i>TFI Local Link Rural Transport Programme Strategic Plan 2018 to 2022</i>’. Its mission statement is 	<p>Those elements of this submission that relate directly to any of the Proposed Material Amendments will be considered under that amendment number of Section 3.1 of this report, which includes, V1-55, V1-56 and V1-60.</p> <p>Other, new suggestions, cannot be considered at this stage of plan making.</p>

"to provide a quality nationwide community based public transport system in rural Ireland which responds to local needs." Its key priorities include the reduction of social exclusion and the integration of rural transport services with other public transport services. In addition, one of its key objectives is greater interaction/co-ordination with Local Authorities regarding the assessment of strategic transport needs and in the development of proposed transport plans for local areas. The DoT requests that this material be inserted in to Amendment **V1-60**, CPO 12.27 (Section 12.8, Sustainable Transportation Objectives).

The Department of Transport wish to advise that reference should be made to the proposed National Cycle Network and the recently published *National Sustainable Mobility Policy* (April 2022) and CAP 21 (actions) where relevant in Chapter 12.

PMA No.	Issue raised	CE response
V1-33	<p>In relation to Proposed Material Amendment ref. V1 – 33 and a new Objective to provide for a Motorway Service Area at ‘The Beehive’, Coolbeg Cross (M11 Junction 18), TII is aware of the planning history of the subject site (Wicklow County Council planning file ref. 16/55) and it is unclear that the proposed Objective addresses the reasons for refusal outlined by An Bord Pleanála in their decision on the subject application.</p> <p>In addition, the proposed Objective is included on lands adjoining M11 Junction 18; Section 2.7 of the Section 28 Ministerial Guidelines <i>‘Spatial Planning and National Roads Guidelines for Planning Authorities’</i> (DoECLG, 2012) requires planning authorities to exercise particular care in the assessment of development/local area plan proposals relating to the development objectives and/or zoning of locations at or close to interchanges where such development could generate significant additional traffic with potential to impact the national road.</p> <p>TII is not aware of any plan-led evidence base prepared to demonstrate that the proposed Objective adheres to the provisions of Section 2.7 of the <i>Spatial Planning and National Roads Guidelines</i> (DoECLG, 2012). Given the nature of development proposed, Section 2.8 <i>‘Service Areas’</i> of the Guidelines also applies.</p> <p>TII considers that there is an absence of evidence to address the requirements of both Section 2.7 and Section 2.8 of the <i>DoECLG Spatial Planning and National Roads Guidelines</i> (2012) and to demonstrate how the reasons for refusal included by An Bord Pleanála in relation to Wicklow County Council planning application ref. 16/55 are addressed.</p> <p>Accordingly, TII considers the proposal to include a new Objective <i>‘to provide a Motorway Service Area at ‘the Beehive’, Coolbeg Cross’</i>, as proposed in this subject Material Amendment conflicts with the provisions of official policy included in the Section 28 Ministerial Guidelines <i>‘Spatial Planning and National Roads Guidelines for Planning Authorities’</i> (DoECLG, 2012) and TII recommends against its inclusion in the adopted Development Plan.</p>	See Section 3.1 of this report that deals with this PMA.
V1-51	<p>Proposed Material Amendment ref. V1 – 51 proposes the introduction of a new Tourism Objective <i>‘to provide for tourism development at Jack Whites’</i>.</p> <p>Having regard to the provisions of the DoECLG <i>Spatial Planning and National Roads Guidelines</i></p>	See Section 3.1 of this report that deals with this PMA.

	<p>(2012), TII is concerned with the proposed new Objective relating to lands in such close proximity to a junction of the M11.</p> <p>The Authority considers that it is premature to include such an Objective in the Development Plan in the absence of the required plan-led evidence-base in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012) and having regard to the potential impact the development of such lands could have on the safety and efficiency of the strategic national road network in the area.</p> <p>TII is aware that similar proposals were addressed in the Chief Executives Report on Submissions received in relation to the Draft County Development Plan 2016 – 2022. The Chief Executives recommendation was that such a proposal should not be included in the Development Plan in advance of the required plan-led and evidence based data, in accordance with the provisions of <i>the DoECLG Spatial Planning and National Roads Guidelines (2012)</i> and having regard to the potential impact the development of such lands could have on the safety and efficiency of the strategic national road network in the area.</p> <p>TII supports the recommendation of the Chief Executive outlined in the Chief Executives Report of May 2016. TII is also unaware of the development of any plan-led evidence base in the interim. In addition, the proposal does not appear to support compact growth and the subject site does not appear well served by active travel and public transport, and as such, appears to be inconsistent with the NTA Transport Strategy for the Greater Dublin Area, 2016 – 2035.</p> <p>Accordingly, TII considers that the proposal to include a new Objective ‘to provide for tourism development at Jack Whites’ in this Material Amendment, to conflict with the provisions of official policy, included in the Section 28 Ministerial Guidelines ‘<i>Spatial Planning and National Roads Guidelines for Planning Authorities</i>’ (DoECLG, 2012) and TII recommends against its inclusion in the adopted Development Plan.</p>	
<p>V1-56</p>	<p>Proposed Material Amendment ref. V1 – 56 includes the objective to support the enhancement of public transport services and infrastructure in West Wicklow and in particular to support the improvement of bus services / bus priority on the N81, bus linkages to rail stations and the development of park and ride facilities at strategic locations.</p> <p>TII advises that any proposals for improved bus services / bus priority on the N81 should be developed complementary to safeguarding the strategic function of the national road network. In</p>	<p>See Section 3.1 of this report that deals with this PMA.</p>

	<p>addition, the Council will be aware that any works to national roads are required to adhere to TII Publications (Standards). Any proposals impacting on the national road network should be developed in consultation with and subject to the agreement of TII.</p> <p>TII also notes the proposal to develop park and ride facilities at strategic locations and considers that such proposals should be advanced in consultation with the NTA and in accordance with the Transport Strategy for the Greater Dublin Area. TII would welcome consultation on such proposals where there may be implications for the strategic national road network.</p>	
V1-61	<p>TII notes Proposed Material Amendment ref. V1 – 61 concerning CPO 12.36 and Objectives related to the M/M11. In relation to the proposed objectives related to the M/N11, TII confirms that the observations made in TII’s initial submission on the Draft Plan, remains TII’s position.</p>	<p>See Section 3.1 of this report that deals with this PMA.</p>
Other Development Plan Policies and Objectives	<p>In addition to the above Proposed Material Amendments, there are other provisions included in the Draft Plan that TII had identified as being at variance with the provisions of the Section 28 Ministerial Guidelines ‘<i>Spatial Planning and National Roads Guidelines for Planning Authorities</i>’ (DoECLG, 2012), in particular, Objective CPO 9.15 which provides for employment development at specific locations identified at national road junctions.</p> <p>In relation to the designation of such sites at Kilpedder Interchange, at Mountkennedy Demesne, Kilpedder and at Inchanappa South and Ballyhenry, Ashford, TII advises, notwithstanding the Chief Executives assessment and response to TII’s submission, that the observations made in TII’s initial submission on the Draft Plan remain the position of the Authority. TII had recommended that an exercise be undertaken to evaluate and amend Employment Development Zonings Map ref. 09.01 (Mountkennedy Demesne, Kilpedder), Map ref. 09.02 (Kilpedder Interchange) and Map Ref. 09.03 (Ashford) to demonstrate that the zoning proposals are consistent with the requirements of the DoECLG Guidelines and the N11/M11 Junction 4 to Junction 14 Improvement Scheme currently been progressed prior to adoption into the new Development Plan.</p> <p>The Council will be aware of the critical need to manage national road assets and associated junction in accordance with official Government policy as outlined not only in the DoECLG Spatial Planning and National Road Guidelines for Planning Authorities, but also the TEN – T Regulation (EU) No 1315/2013, the National Planning Framework, the National Development Plan and the National Investment Framework for Transport in Ireland.</p> <p>Government has set out the key sectoral priority, included in the National Development Plan,</p>	<p>While the contents of this part of the submission are noted, as they do not relate to matters that are the subject of a Proposed Material Amendment, no further assessment / commentary is necessary.</p>

	<p>2021 – 2030, of maintaining Irelands existing national road network to a robust and safe standard for users. This priority is reflected in the National Investment Framework for Transport in Ireland (NIFTI) which outlines the investment hierarchy of maintaining and optimising transport assets before investment in improvements or new infrastructure is considered. NIFTI also acknowledges that preserving key strategic links will help deliver the necessary capacity on surface access routes to ports and airports and promote balanced regional development.</p> <p>Further, the Eastern and Midland Regional Authority Regional Spatial and Economic Strategy, 2019 – 2031, includes the objective of maintaining and protecting the strategic transport function of national roads and associated junctions as a guiding principle for the integration of land use and transport planning.</p> <p>The subject sites do not appear to support compact growth and do not appear well served by active travel and public transport, as such, they also appear to be inconsistent with the NTA Transport Strategy for the Greater Dublin Area, 2016 – 2035.</p> <p>Accordingly, TII remains of the opinion that the proposals included in Objective CPO 9.15 providing for employment development at locations at national road junctions conflict with the provisions of official policy, as outlined above, including the Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012) and the NTA Transport Strategy for the Greater Dublin area, 2016 – 2035.</p>	
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C3-12 IRISH AVIATION AUTHORITY (IAA)

PMA No.	Issue raised	CE response
n/a	Indicate that they have no observations	n/a

C3-13 OFFICE OF PUBLIC WORKS (OPW)

PMA No.	Issue raised	CE response
<p>V1-63 V2-82 V2-97</p>	<p>The Office of Public Works (OPW), as lead agency for flood risk management in Ireland, welcomes the opportunity to comment on the Proposed Amendments to the Draft Wicklow County Development Plan 2022-2028.</p> <p>This submission is made specifically concerning flood risk and the application of the Guidelines on the Planning System and Flood Risk Management (DECLG/OPW, 2009), hereafter referred to as the 'Guidelines'. Further submissions on the draft Plan may be made by the OPW concerning the estate portfolio, heritage and other areas of responsibility.</p> <p>The OPW welcomes the following:</p> <ul style="list-style-type: none"> • Amendment V1 – 63 Policy Objective CPO 14.05, that developments do not impede or prevent flood relief schemes; • Amendments V2 – 82 and V2-97, that Level 4 and 5 Plans will be limited to minor development for existing developed zonings and accompanied by an appropriately detailed FRA for new development zonings; and • The inclusion of additional Plan-making Justification Tests. 	<p>V1-63: See Section 3.1 of this report that deals with this PMA.</p> <p>V2-82: See Section 3.2 of this report that deals with this PMA.</p> <p>V2-97: See Section 3.2 of this report that deals with this PMA.</p>
<p>V1-63</p>	<p>The OPW welcomes Amendment V1 – 63 to Policy Objective CPO 14.05, to <i>“ensure that development proposals support, and do not impede or prevent, progression of such schemes”</i>.</p>	<p>V1-63: See Section 3.1 of this report that deals with this PMA.</p>
<p>V2-82 V2-97</p>	<p>Amendment V2 – 82 in relation to Level 4 Plans, and Amendment V2 – 97 in relation to Level 5 Plans are welcomed by the OPW. These amendments will ensure lands in Flood Zone A and B will be limited to minor development for existing developed zonings and be accompanied by an appropriately detailed FRA for new development zonings. The OPW further welcomes the inclusion of, <i>“where the lands at risk of flooding form part of a larger development site, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as Open Space will be permitted for the lands which are identified as being at risk of flooding within the site”</i>.</p>	<p>V2-82: See Section 3.2 of this report that deals with this PMA.</p> <p>V2-97: See Section 3.2 of this report that deals with this PMA.</p>
<p>V2-116</p>	<p>A similar amendment, Amendment V2 – 116, for Laragh – Glendalough is also welcomed.</p>	<p>V2-116: See Section 3.2 of this report that deals with this PMA.</p>
<p>V2-87</p>	<p>Amendment V2 – 87, proposes Specific Local Objective SLO – 3, to rezone lands east of the River Slaney from <i>Open Space</i> and <i>Town Centre</i> zonings to <i>Tourism</i> zoning. The OPW welcomes that the Objective allows only water compatible development for lands in Flood Zone A, and only water compatible or less vulnerable development with an FRA in Flood Zone B.</p>	<p>V2-87: See Section 3.2 of this report that deals with this PMA.</p>
<p>V2-87</p>	<p>The OPW welcomes the additional Plan-making Justification Tests supplied in Addendum II to the</p>	<p>V2-87: See Section 3.2 of this report that</p>

<p>V2-99 V2-100 V2-112</p>	<p>Strategic Flood Risk Assessment document, as well as the required Plan-making Justification Tests supplied for Amendments V2-87, V2-99, V2-100 and V2-112.</p>	<p>deals with this PMA. V2-99: See Section 3.2 of this report that deals with this PMA. V2-100: See Section 3.2 of this report that deals with this PMA. V2-112: See Section 3.2 of this report that deals with this PMA.</p>
<p>n/a</p>	<p>The OPW acknowledge that the National Coastal Flood Hazard Mapping outputs were not available at the time of development of this Plan. The outputs are now available to Local Authorities. The flood maps, including those for potential future scenarios taking account of the possible impacts of climate change, may be obtained in GIS format from the OPW Data Management Section via email (flood_data@opw.ie).</p>	<p>While the contents of this part of the submission are noted, as they do not relate to matters that are the subject of a Proposed Material Amendment, no further assessment / commentary is necessary.</p>

PMA No.	Issue raised	CE response
V1-76	<p>The Department notes the material amendment to Objective CPO 18.11 <i>'to support the development of existing and examine the feasibility of the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road'</i>.</p> <p>Existing natural ecological corridors and natural habitats such as coastal habitats are often considered the most obvious location for greenways, blueways and other access routes, but in some cases the environmental constraints make these locations unsuitable. For all proposed access routes the first step should be the 'Corridor and Route Selection Process', similar to that conducted for road developments. This process is outlined in the Transport Infrastructure Ireland (2021) Code of Best Practice National and Regional Greenways.</p> <p>The Regional Spatial & Economic Strategy (RSES) for the Eastern and Midland Region (EMRA) notes, <i>'Careful routing and design is needed to ensure that greenways do not impact negatively on ... the biodiversity value of natural ecological corridors such as rivers and canals or on coastal habitats'</i>. The Strategy for the Future Development of National and Regional Greenways (the Strategy), published by the Department of Transport, Tourism and Sport (DoTTS) in July 2018 states that <i>'Greenways should be designed to take into account, and avoid where necessary, the sensitivities of the natural heritage.'</i></p> <p>The Department notes that Buckronev – Brittas Dune and Fen Special Area of Conservation (SAC) 000729 and Magherabeg Dunes SAC 001766 lie along the coastal strip between Wicklow and Arklow. The Department recommends that these international important conservation sites should be avoided in any route selection process.</p>	<p>See Section 3.1 of this report that deals with this PMA.</p>

PMA No.	Issue raised	CE response
V1-54	<p>ESB welcome the proposed amendments (V1-54 and V1-70) that aim to strengthen the existing Wicklow County Council policy of promoting electric vehicle charge points. ESB welcome the above initiatives to increase the rate of provision of charging points for electric cars.</p> <p>Through CPO 12.8 Wicklow County Council has incorporated the latest standards for the provision of EV Charge points as set out in S.I. No. 393/2021. The implementation of the latest standards will facilitate growth in charge point infrastructure, to ensure it becomes a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.</p> <p>The above standards or similar have been implemented in the latest review of development plans by planning authorities in Ireland. Promoting policies and objectives are facilitating growth in charge point infrastructure, to become a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.</p>	See Section 3.1 of this report that deals with this PMA.
V1-64	<p>Wicklow is already contributing to renewable wind energy generation, with installed and planned renewable energy projects throughout the county. We acknowledge that in line with the requirements of Section 28(1C) of the Planning and Development Act 2000 (as amended) the above amendment outlines that Wicklow County Council aims to put in place the appropriate supports that will allow the county to contribute its share of the additional onshore national renewable electricity target.</p> <p>In this regard, a renewable energy target estimate of 255MW is highlighted to cover the CDP period. The footnote on the amendment outlines how the above figure was calculated; based on the targets in the 2019 Climate Action Plan. ESB welcome the ambition of this amendment, however we request that the target is reviewed in the context of the updated Climate Action Plan 2021 and its associated revised targets.</p>	See Section 3.1 of this report that deals with this PMA.
V1-65	<p>The final plan should maintain the planning policies which protect the county's future capacity for the development of energy infrastructure whilst encouraging the sustainable development of renewable energy resources.</p> <p>In reviewing Chapter 16, Information, Communications and Energy, ESB acknowledge the overall consistency and alignment with the objectives of the NPF, RSES and national guidelines and the ambition of Wicklow County Council to contribute to achieving national targets in consultation with local communities and businesses.</p> <p>Therefore, we welcome the proposed inclusion of an additional objective (CPO 16.xx) that reinforces support for the development of alternative and renewable sources of energy.</p>	See Section 3.1 of this report that deals with this PMA.
V1-66	As highlighted in our earlier submissions, hybrid renewables consist of two or more renewable energy sources used together to provide increased system efficiency as well as greater balance in energy supply,	See Section 3.1 of this report that deals with this PMA.

	<p>whilst optimising use of existing infrastructure. By developing hybrid renewable, plant consisting of wind, solar and battery exporting from common point of connection, but at different times, the need for transmission infrastructure associated with new generation is minimised and grid stability can be improved on.</p> <p>As recognised in the Draft Plan, County Wicklow is well served by the grid with an existing 220kV and 110kV transmission line in addition to an extensive 38kV network. In this regard we welcome the proposal to insert a new objective into section 16.3.</p>	
V1-68	<p>Hydrogen, which is produced from renewable energy sources, offers potential for large scale zero carbon backup to the power system when intermittent renewables such as wind and solar are not available. Large scale Green Hydrogen production and storage could leverage the continental scale of Ireland's renewable energy potential to enhance Ireland's energy security and to make Ireland a net exporter of energy.</p> <p>Proposed Amendment V1-68 highlights that hydrogen energy is becoming a major part of the clean energy mix in Europe and will be key to the decarbonisation of our economy. The above amendment recognises the opportunity to develop the technology and ESB welcomes the inclusion of this Objective.</p>	See Section 3.1 of this report that deals with this PMA.
V1-70	<p>ESB welcome the proposed amendments (V1-54 and V1-70) that aim to strengthen the existing Wicklow County Council policy of promoting electric vehicle charge points. ESB welcome the above initiatives to increase the rate of provision of charging points for electric cars.</p> <p>Through CPO 12.8 Wicklow County Council has incorporated the latest standards for the provision of EV Charge points as set out in S.I. No. 393/2021. The implementation of the latest standards will facilitate growth in charge point infrastructure, to ensure it becomes a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.</p> <p>The above standards or similar have been implemented in the latest review of development plans by planning authorities in Ireland. Promoting policies and objectives are facilitating growth in charge point infrastructure, to become a comprehensive network of public and domestic charge points with open systems and platforms accessible to all supply companies and all types of electric cars.</p>	See Section 3.1 of this report that deals with this PMA.

C3-47 IRISH WATER (IW)

PMA No.	Issue raised	CE response
All	Irish Water has no objection to the proposed Material Alterations to the Draft County Development Plan. We note there are no amendments to Chapter 13 – Water Services.	Noted
V3-132	In Appendix 9 Infrastructural Assessments, Section 2.1.1 and the Table in Section 4, there are references to the Varty Water Supply Scheme which are now out of date. Construction is now complete, and commissioning is ongoing.	See Section 3.3 of this report that deals with this PMA.

C3-58 DUBLIN AIRPORT AUTHORITY (DAA)

PMA No.	Issue raised	CE response
V1-9	DAA welcomes the publication of the proposed amendments to the Draft Wicklow County Development Plan 2022 – 2028, with specific reference to the strengthening of inter-regional connectivity between Wicklow and the Dublin Metropolitan area and access to Ireland’s ports and airports, as outlined in Amendment V1-9.	See Section 3.1 of this report that deals with this PMA.
n/a	In addition, DAA recommends consultation with the IAA and the IAA-ANSP.	IAA is not a prescribed body under Article 13 of the P&D Regulation; however the IAA was notified at all stages of plan making.

C3-65 DEPARTMENT OF THE ENVIRONMENT, CLIMATE & COMMUNICATIONS (DECC)

PMA No.	Issue raised	CE response
Various	We would note that the revised Climate Action Plan 2021 has been published and request that the Draft Plan be updated to reflect same where possible (and the revised ambition and targets therein), having regard to the material alterations being proposed (noting that some of the proposed material alterations directly reference the Climate Action Plan 2019).	Any reference throughout the plan to the ‘Climate Action Plan 2019’ will be changed to ‘Climate Action Plan 2021’ when the final, adopted plan is being drawn up. This is not deemed to be a modification that needs to be detailed any further. Please see Section 3.1 of this report that deals with V1-64 which sets out renewable energy targets.
V1-1	The rationale for the omission of the proposed text should be clarified and whether the originally intended audit has been completed or not, or whether the intention of same has otherwise been	Please see Section 3.1 of this report that deals with this PMA.

	incorporated into the Draft Plan.	
V1-34	The additional references to the principles of circularity and the transition from a linear to a circular model to keep resources in use as long as possible are noted and welcomed. In particular, proposed material amendment V1-34 is noted and supported. The Council is commended for its approach to addressing the Circular Economy in the proposed material amendments.	Please see Section 3.1 of this report that deals with this PMA.
V1-64	<p>With respect to proposed material amendment V1-64, there are a number of matters that the Council is requested to consider in the adoption or otherwise of this amendment:</p> <ul style="list-style-type: none"> ▪ The Draft Plan should be updated to reflect the increased ambition as per Climate Action Plan 2021 (the proposed amendment refers to the 2019 Climate Action Plan) and, in particular the increase from a 70% to an 80% share of electricity from renewable sources by 2030. ▪ The stated national renewable electricity target should be updated to reflect targets under Climate Action Plan 2021 and the indicative electricity capacity targets of up to 8 GW of onshore wind, at least 5GW of offshore wind and between 1.5 – 2.5 solar PV capacity by 2030 (Climate Action Plan 2021, Table 11.5). ▪ The methodology for the determination of the 255MW local renewable electricity target is stated in the proposed footnote, which is based on the land area of County Wicklow as a percentage of the national total. This land area-based approach does not reflect or consider other important influencing factors such as maximum potential local renewable energy resources or, indeed, environmental or other constraints. ▪ To achieve our national climate objective it is essential that, in the determination and review of local renewable energy targets, Local Authorities look beyond their land mass and local population and pursue a course that maximises their contribution to the national (and, when determined, regional) renewable energy target as determined by available land, energy generation potential and environmental designations. ▪ It is important that the figures listed in the proposed material amendment align with the scale of the ambition under the Climate Action Plan 2021, and facilitate and promote investment in renewable energy. In that regard, it is important that the targets set out therein are not inadvertently interpreted as maximums and the Council is invited to review same in the finalisation of the County Development Plan. In the absence of same, the Council is invited to commit to reviewing these targets in line with emerging national and regional policy. 	Please see Section 3.1 of this report that deals with this PMA.
V1-65 to 70	The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021.	Please see Section 3.1 of this report that deals with this PMA.

C3-65 **GEOLOGICAL SURVEY IRELAND (GSI)**

PMA No.	Issue raised	CE response
V1-36	In Section 9.5 'Objectives for Economic Development', Amendment V1 – 36, we are pleased to see the inclusion of our 'Aggregates Potential' map.	Please see Section 3.1 of this report that deals with this PMA

CONSULTATION REPORT
ON THE PROPOSED MATERIAL AMENDMENTS
TO THE
DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2022 -2028

RESPONSE TO RELEVANT SUBMISSIONS
ON THE SEA AND AA

July 2022

Appendix C



List of submissions for which response requested:

1. WW-C3_1 Environmental Protection Agency
2. WW-C3_2 DAFM
3. WW-C3_65 DECC
4. WW-C3_36 DHLGH
5. WW-C3_16 Wicklow Planning Alliance
6. WW-C3_29 Delgany Tidy Towns
7. WW-C3_39 Carina Harte Holmes
8. WW-C3_75 Shane & Anne Stokes
9. WW-C3-31 Patricia Ryan
10. WW-C3-35 Annette Vauconson Kelly
11. WW-C3-40 John Hall
12. WW-C3-41 Zoe Woodward
13. WW-C3-42 John Hallinan

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
1. Environmental Protection Agency			
1a	<p>We acknowledge your notice, dated 26th April 2022, in relation to the proposed Material Amendments ('the Amendments') to the Draft Wicklow County Development Plan 2022-2028 (the 'Plan').</p> <p>The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as a SEA environmental authority do not include approving or enforcing SEAs or plans.</p> <p>Proposed SEA Determination</p> <p>We note your proposed determination regarding the need for SEA of the Amendments.</p> <p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land-use plans at county and local level, we provide a 'self-service approach' via 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. These should be considered, as appropriate and relevant to the Amendments.</p>	<p>Noted.</p> <p>The EPA's 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been and will be taken into account in undertaking the SEA and preparing the Plan.</p>	None.
1b	<p>Sustainable Development</p> <p>In proposing the Amendments, Wicklow County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.</p> <p>In considering the Amendments, Wicklow County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.</p> <p>Wicklow County Council should also ensure that the Plan is consistent with key relevant higher-level plans and programmes.</p>	<p>The Plan and associated Proposed Material Alterations generally provide for proper planning and sustainable development and align with key relevant higher-level legislation, plans, programmes, etc., including climate action commitments and the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.</p> <p>The SEA ER for the Proposed Material Alterations identifies a number of alterations which "would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in</p>	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
		<p>their current state in order to provide the most evidence-based framework for development and ensure sustainable development and proper planning.” These alterations are V1-10, V1-11, V1-12, V1-13, V1-31, V1-33, V1-51, V2-87, V2-88, V2-90, V2-92, V2-94, V2-95, V2-96, V2-99, V2-100, V2-101, V2-102, V2-103, V2-104, V2-105, V2-106, V2-108, V2-109, V2-110, V2-113, V2-114, V2-115 and V3-133.</p>	
1c	<p>Specific Comments to be considered We note that the SEA has identified proposed alterations as having potential for likely significant environmental effects or which conflict with national environmental or planning policy, as set out in Section 9.2 – Additional Mitigation for Proposed Material Alterations. Clear justification should be given for proceeding with those alterations as proposed. The Plan, prior to its adoption, should also fully take into account and integrate the recommendations of the SEA. It should also remain aligned with the environmental commitments and objectives of the National Planning Framework and Southern Regional Spatial and Economic Strategy.</p>	Noted.	None.
1d	<p>Future Modifications to the Draft Plan Where further changes to the Draft Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the “environmental assessment” of the Draft Plan.</p>	Further modifications will be screened using a method similar to that used for the Plan.	None.
1e	<p>SEA Statement – “Information on the Decision” Once the Plan is adopted, you should prepare a SEA Statement that summarises the following: <ul style="list-style-type: none"> • How environmental considerations have been integrated into the Plan; • How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; • The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and, • The measures decided upon to monitor the significant environmental effects of implementation of the Plan. A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process. Guidance on preparing SEA Statements is available on the EPA website at the following link: https://www.epa.ie/publications/monitoring--assessment/assessment/EPA_Guidance_web.pdf</p>	An SEA Statement containing the required information will be prepared at the end of the process. The cited guidance will be taken into account in preparing the SEA Statement.	None.
1f	<p>Environmental Authorities Under the SEA Regulations, you should consult with: <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Environment, Climate and Communications; and • Minister for Agriculture, Food and the Marine. • 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.</p>	Noted. Relevant environmental authorities are being consulted with as part of the SEA/Plan preparation process.	None.
2. DAFM			
	<p>We note the Plan supports the construction of offshore windfarms. In the event that offshore energy installations (including offshore windfarms, tidal and wave generators) are proposed, the evaluation and consideration of potential impacts on any commercial sea-fishing activities needs to be given consideration. Commercial sea fishing is a long standing, pre-existing and traditional activity in the marine environment. It is essential that any negative impacts of fisheries are avoided. The evaluation of potential impacts on any commercial sea fishing activities needs to be given consideration as part of any planning/proposal process and during the development process itself. It is imperative that engagement should be sought with the fishing industry</p>	Noted. CPO 9.49 of the Draft Plan is as follows “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	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
	and other relevant stakeholders at as early a stage as possible to discuss any changes that may affect them to afford a chance for their input. Fishers' interests and livelihoods must be fully recognised, supported and taken into account.	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."	
3. DECC			
3a	The Department of the Environment, Climate and Communications' vision of a climate neutral, sustainable, and digitally connected Ireland will be achieved by collaboratively delivering policies and programmes to empower people, communities, and businesses to continue the transition to a better quality of life for current and future generations. The step change in our ambition from a low carbon to climate neutral Ireland requires strong leadership across Government and the wider public sector. This Department will drive the climate agenda by engaging with local authorities to build resilience in citizens, communities, and business to overcome climate adaptation challenges, and maximising climate mitigation and adaptation opportunities.	Noted.	None.
3b	Climate Action We would note that the revised Climate Action Plan 2021 has been published and request that the Draft Plan be updated to reflect same where possible (and the revised ambition and targets therein), having regard to the material alterations being proposed (noting that some of the proposed material alterations directly reference the Climate Action Plan 2019). With respect to proposed amendment V1-1, the rationale for the omission of the proposed text should be clarified and whether the originally intended audit has been completed or not, or whether the intention of same has otherwise been incorporated into the Draft Plan.	WCC has responded to this comment on proposed amendment V1-1.	To refer to the most recent Climate Action Plan in the SEA ER.
3c	Renewable Energy The proposed material alterations contain some significant and positive references to renewable energy and the Department particularly welcomes the proposed material amendments V1 - 65 to 70. The promotion and encouragement of the use of alternative energy sources and the integration of a range of technologies. is considered highly appropriate and supportive of the actions set out in the Climate Action Plan 2021. With respect to proposed material amendment V1-64, there are a number of matters that the Council is requested to consider in the adoption or otherwise of this amendment: Amendment V1 – 64 • The Draft Plan should be updated to reflect the increased ambition as per Climate Action Plan 2021 (the proposed amendment refers to the 2019 Climate Action Plan) and, in particular the increase from a 70% to an 80% share of electricity from renewable sources by 2030. • The stated national renewable electricity target should to be updated to reflect targets under Climate Action Plan 2021 and the indicative electricity capacity targets of up to 8 GW of onshore wind, at least 5GW of offshore wind and between 1.5 – 2.5 solar PV capacity by 2030 (Climate Action Plan 2021, Table 11.5). • The methodology for the determination of the 255MW local renewable electricity target is stated in the proposed footnote to be based on the land area of County Wicklow as a percentage of the national total. This land area-based approach does not reflect or consider other important influencing factors such as maximum potential local renewable energy resources or, indeed, environmental or other constraints. • To achieve our national climate objective it is essential that, in the determination and review of local renewable energy targets, Local Authorities look beyond their land mass and local population and pursue a course that maximises their contribution to the national (and, when determined, regional) renewable energy target as determined by available land, energy generation potential and environmental designations. • It is important that the figures listed in the proposed material amendment align with the scale of the ambition under the Climate Action Plan 2021, and facilitate and promote investment in renewable energy. In that regard, it is important that the targets set out therein are not inadvertently interpreted as maximums and the Council is invited to review same in the finalisation of the County Development Plan. In the absence of same, the Council is invited to commit to reviewing these targets	WCC has responded to this comment on proposed amendment V1-64.	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
	in line with emerging national and regional policy.		
3d	<p>Circular Economy The additional references to the principles of circularity and the transition from a linear to a circular model to keep resources in use as long as possible are noted and welcomed. In particular, proposed material amendment V1-34 is noted and supported. The Council is commended for its approach to addressing the Circular Economy in the proposed material amendments.</p>	Noted.	None.
3e	<p>Geological Survey Ireland Additional observations from Geological Survey Ireland are attached to this submission.</p> <p>[Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and advice and gather various data for that purpose. Please see our website for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'. With reference to your email received on the 27 April 2022, concerning the Proposed Material Amendments to the Draft Wicklow County Development Plan 2022-2028, Geological Survey Ireland would like to acknowledge our previous submissions, (21/205, 19/249), in relation to the new draft CDP, and have the following additional comments to make. Natural Resources (Minerals/Aggregates) In Section 9.5 'Objectives for Economic Development', Amendment V1 – 36, we are pleased to see the inclusion of our 'Aggregates Potential' map.]</p>	Noted.	None.
3f	<p>Conclusion We would be grateful if Wicklow County Council would take these matters under consideration in the finalisation of the County Development Plan. Department officials can make themselves available for a discussion on any matters raised in this submission or any other matters within the remit of the Department of the Environment, Climate and Communications relevant to the preparation of this plan. Officials can provide support to the County Council in the following areas:</p> <ul style="list-style-type: none"> • Climate Action, Engagement and Adaptation • The Circular Economy • Energy Generation and Networks • Energy Use / Demand in the Built Environment • Communications • Environmental Policy and Governance • Waste and Natural Resources 	Noted.	None.
4. DHLGH			
4a	<p>Nature Conservation Chapter 18 Green infrastructure (AMENDMENT V1 – 74) '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. <i>Wicklow County Council prioritises environmental protection in our design and construction of routes and surface selection.</i> In particular, to support the development of existing and examine the feasibility of new walking, and cycling, <i>horse riding and water based routes and trails</i> along the following routes: <i>The development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road;</i> With regard to the amendment of Objective CPO 18.11 (highlighted in Italics above), the Department has the following comments to make:</p> <p>The Department notes the material amendment to Objective CPO 18.11 'to support the development of existing and examine the feasibility of the development of a coastal route from Bray to Arklow as well as links between this potential route and the coast road'. Existing natural ecological corridors and natural habitats such as coastal habitats are often considered the most obvious location for greenways, blueways and other access routes, but in some cases the environmental constraints make these</p>	<p>The comments on the material alteration are noted. The Draft Plan already includes a provision addressing these concerns that must be complied with by any relevant future green infrastructure:</p> <p>"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</p>	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
	<p>locations unsuitable. For all proposed access routes the first step should be the 'Corridor and Route Selection Process', similar to that conducted for road developments. This process is outlined in the Transport Infrastructure Ireland (2021) Code of Best Practice National and Regional Greenways. The Regional Spatial & Economic Strategy (RSES) for the Eastern and Midland Region (EMRA) notes, 'Careful routing and design is needed to ensure that greenways do not impact negatively on ... the biodiversity value of natural ecological corridors such as rivers and canals or on coastal habitats'. The Strategy for the Future Development of National and Regional Greenways (the Strategy), published by the Department of Transport, Tourism and Sport (DoTTS) in July 2018 states that 'Greenways should be designed to take into account, and avoid where necessary, the sensitivities of the natural heritage.' The Department notes that Buckronee – Brittas Dune and Fen Special Area of Conservation (SAC) 000729 and Magherabeg Dunes SAC 001766 lie along the coastal strip between Wicklow and Arklow. The Department recommends that these international important conservation sites should be avoided in any route selection process.</p>	<p>infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection."</p>	
5. Wicklow Planning Alliance			
5a	<p>At section 9 of the Strategic Environmental Assessment, prepared by consultants commissioned by the council to consider the proposed amendments, it lists those amendments that require additional mitigation. It states. These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence based framework for development and ensure sustainable development and proper planning. Of course these are all the amendments that propose additional zoning for residential and employment uses outside of the land determined by our planners to meet current needs. V1-10, V1-11, V1-12, V1-13, Small additional zones for a few houses in rural areas V1-31, Nursing Home in Kilmullen V1-33, Beehive Motorway Service Station V1-51, Jack Whites Tourism V2-87, V2-88, Baltinglass (including a flood zone) V2-90,V2-92, Newtownmountkenedy V2-94, V2-95, V2-96, Rathdrum V2-99, Ballinalea Ashford V2-100, Inchanappa Ashford V2-101, Aughrim V2- 102, V2-103, V2-104, V2-105, Carnew V2-106, Dunlavin V2- 108, V2-109, V2-110, Tinahely V2-113, V2-114, V2- 115 Roundwood and V3-133 Bray (return open space to agriculture) Wicklow Planning Alliance members concur with this analysis and believe that we are best served by following plans designed to meet the common good.</p>	Noted.	None.
6. Delgany Tidy Towns			
6a	<p>I agree fully with the submission of Wicklow Planning Alliance requesting to adhere to sustainable planning guidelines and reject all the amendments that break these, as listed by WPA.</p>	Noted.	None.
7. C3_39			
7a	<p>I fully agree with the submission of Wicklow Planning Alliance (WPA) requesting to adhere to sustainable planning guidelines and reject all the amendments that break these guidelines (these are listed in the submission from WPA).</p> <p>In addition, I fully agree with the Environmental Protection Agency's (EPA) submission on the current amendments to the CDP, and in particular, the following text:</p> <p>Sustainable Development In proposing the Amendments, Wicklow County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan. In considering the Amendments, Wicklow County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans Wicklow County Council should also ensure that the Plan is consistent with key relevant higher -level plans and programmes. Specific Comments to be considered: We note that the SEA has identified proposed alterations as having potential for likely significant environmental effects or which conflict with national environmental or</p>	<p>Noted. EPA submission responded to at No. 1 above.</p>	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
	<p>planning policy, as set out in Section 9.2 - Additional Mitigation for Proposed Material Alterations. Clear justification should be given for proceeding with those alterations as proposed.</p> <p>The Plan, prior to its adoption, should also fully take into account and integrate the recommendations of the SEA. It should also remain aligned with the environmental commitments and objectives of the National Planning Framework and Southern Regional Spatial and Economic Strategy</p> <p>Future Modifications to the Draft Plan:</p> <p>Where further changes to the Draft Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the "environmental assessment" of the Draft Plan SEA Statement</p> <p>"Information on the Decision"</p> <p>Once the Plan is adopted, you should prepare a SEA Statement that summarises the following:</p> <ul style="list-style-type: none"> o How environmental considerations have been integrated into the Plan o How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan o The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; o and the measures decided upon to monitor the significant environmental effects of implementation of the Plan <p>A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process. Guidance on preparing SEA Statements is available on the EPA website at the following link: https://www.epa.ie/publications/monitoringassessment/assessment/EPA_Guidance_web.pdf</p> <p>Environmental Authorities</p> <p>Under the SEA Regulations, you should consult with:</p> <p>Environmental Protection Agency; Minister for Housing, Local Government and Heritage; Minister for Environment, Climate and Communications; and Minister for Agriculture, Food and the Marine.</p> <p>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.</p>		
8. C3_75			
8a	<p>Amendment V2 – 92</p> <p>I note that the SEA Screening Report for Proposed Material Alterations refers to Amendment V2 – 92. This is referenced in the document under point 11, which states: "This alteration 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. Taking this into account, SEA is required."</p> <p>We agree with this request and ask that a Strategic Environmental Assessment is indeed carried out.</p>	<p>SEA has already been carried out on this proposed material alteration, the findings of which were placed on public display alongside the alterations. The SEA Environmental Report identified the following in relation to alteration V2 – 92:</p> <p>This Proposed Amendment (relating to Newtownmountkennedy) is not consistent with established planning policy and the proper planning and sustainable development of the County. This proposal would both individually and cumulatively reduce the extent to which sustainable development is provided for by the Plan.</p> <p>This proposal would present additional, unnecessary and potentially significant adverse effects on various environmental components, including soil, water, biodiversity, the landscape, air and climatic factors and material assets. The zoning proposed is considered to be premature in the context of current population targets.</p> <p>Potentially significant adverse unnecessary effects would be likely to include:</p> <ul style="list-style-type: none"> • Occurrence of adverse visual impacts (including impacts on an Area of High Amenity) • Effects on an aquifer of High vulnerability • Effects on non-designated habitats and species • Loss of soil function arising from the replacement of semi-natural land covers with artificial surfaces • Increased loadings on water bodies and associated interactions with quality and status • Conflict with efforts to maximise sustainable compact growth and sustainable mobility 	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
		<p>These greenfield lands are not part of the established built development envelope of this settlement. Consequently, potentially significant unnecessary adverse effects would be likely to include:</p> <ul style="list-style-type: none"> • Greater difficulty in providing adequate and appropriate water services • Adverse impacts upon the economic viability of providing for public assets, infrastructure and community/social services • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives • Conflicts between transport emissions, including those from cars, and air quality • Conflicts between increased frequency of noise emissions and protection of sensitive receptors • Potential effects on human health as a result of potential interactions with environmental vectors <p>The available reasonable alternative to adopting this proposal as part of the Plan is not to adopt this proposal. As this amendment would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning, there is a need to reject this proposal in its current state in order to provide the most evidence-based framework for development and ensure sustainable development and proper planning.</p> <p>Furthermore, the SEA Environmental Report recommended the following in relation to a group of alterations including V2 – 92:</p> <p>These amendments would not provide the most evidence-based framework for development and each has the potential to undermine sustainable development and proper planning. As a result, there is a need to reject these amendments in their current state in order to provide the most evidence-based framework for development and ensure sustainable development and proper planning.</p> <p>The site specific ecological sensitivities identified in the submission are noted and should be communicated to the Members, in addition to the assessment provided above, in advance of any decision on this matter. Any development at this site would need to comply with the provisions of the County Plan, including those in relation to listed species.</p>	
8b	Support for SEA Screening Report concerns relation to increase in zoning in other areas of Wicklow	Noted.	None.
9. WW-C3-31			
9a	I agree fully with the submission of Wicklow Planning Alliance requesting to adhere to sustainable planning guidelines and reject all the amendments that break these, as listed by WPA.	Noted.	None.

No.	Issue of Relevance to SEA/AA Raised	SEA/AA Response	SEA/AA Update to Documents
10. WW-C3-35			
10a	I am a member of Wicklow Planning Alliance, former PPN rep on the CABA SPC, Cool Planet Champion for Wicklow, climate activist in Greystones, co-organiser of 4 climate strikes in 2019 and co-author of a petition demanding the creation of a public nature reserve all around Greystones and Delgany. I agree fully with the submission of Wicklow Planning Alliance requesting to adhere to sustainable planning guidelines and reject all the amendments that break these, as listed by WPA.	Noted.	None.
11. WW-C3-40			
11a	I agree fully with the submission of Wicklow Planning Alliance requesting to adhere to sustainable planning guidelines and reject all the amendments that break these, as listed by WPA.	Noted.	None.
12. WW-C3-41			
12a	I strongly believe that the council needs to plan more sustainably for our county's present and future. They need to lead the country with forward thinking policies that properly address the Climate & Biodiversity Emergency declared in 2019. I agree fully with the submission of Wicklow Planning Alliance requesting to adhere to sustainable planning guidelines and reject all the amendments that break these, as listed by WPA.	Noted.	None.
13. WW-C3-42			
13a	We are a group of local residents, farmers, market gardeners etc. in the Templecarrig area, and we are very concerned about the unsustainable housing growth in the Delgany-Greystones area in recent years. We agree fully with the submission of Wicklow Planning Alliance requesting to adhere to sustainable planning guidelines and reject all the amendments that break these, as listed by WPA.	Noted.	None.