



Comhairle Contae Chill Mhantáin Wicklow County Council

Strategic Environmental Assessment (SEA) Screening Determination under European Union (Land Use Planning – SEA) Regulations 2025 (S.I. No. 456 of 2025) relating to Proposed Variation No. 7 of the Wicklow County Development Plan 2022-2028

Wicklow County Council (WCC) is preparing a Variation to the Wicklow County Development Plan (WCDP) 2022-2028, in accordance with the Section 58 of the Planning and Development Act 2024 (as amended) (herein referred to as 'the Act').

An SEA Screening Determination as to whether the Emerging Proposed Variation No. 7 to the WCDP is likely to have significant effects on the environment is being made under the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 (S.I. No. 456 of 2025) (herein referred to as 'SEA Regulations').

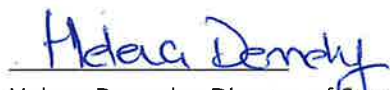
The purpose of the Emerging Proposed Variation is to take account of '*NPF Implementation: Housing Growth Requirements*' - Guidelines for Planning Authorities, issued under Section 28 of the Planning & Development Act 2000 (as amended) (July 2025). The Guidelines provide for an increased annual housing growth requirement for Wicklow County Council, and an 'additional provision' mechanism to support the zoning of additional lands in areas where it can be justified. The Emerging Proposed Variation will consider zoning of lands for additional residential development in settlements in the County.

An SEA Screening Assessment for the Emerging Proposed Variation has been carried out, having regard to the criteria defined in Schedule 2 of the SEA Regulations. Following this assessment, WCC has determined that SEA is required for Emerging Proposed Variation No. 7 to the Wicklow County Development Plan 2022-2028. The principal reasons for this determination are as follows:

- The zoning of lands for residential use has the potential to result in likely, significant effects, including cumulative effects, on environmental components, including biodiversity, flora and fauna, population and human health water, soils, air quality, landscape and visual amenity, material assets, traffic and transport.
- The Emerging Proposed Variation will provide a framework for land use and has the potential to drive significant land use change in the form of residential and associated infrastructural development.
- WCC has determined that Appropriate Assessment is required for the Emerging Proposed Variation under the Part 6 Chapter 2 of the Act.

Considering the above, it is necessary for WCC to undertake SEA of the Emerging Proposed Variation and integrate environmental considerations into the Emerging Proposed Variation where necessary.

Signed:


Helena Dennehy, Director of Services
Planning, Economic & Rural Development

Dated:

14/7/26.