

# APPROPRIATE ASSESSMENT CONCLUSION STATEMENT

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## FOR THE WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028

**for: Wicklow County Council**

County Buildings  
Whitegates  
Wicklow Town



**by: CAAS Ltd.**

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**OCTOBER 2022**

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# Section 1 Introduction and Background

## 1.1 Introduction

This is the Appropriate Assessment (AA) Conclusion Statement for the Wicklow County Development Plan. The obligation to undertake AA derives from Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC as transposed into Irish legislation by, inter alia, the Planning and Development Act 2000, as amended. AA is a focused and detailed impact assessment of the implications of a strategic action (such as a plan or programme) or project, alone and in combination with other strategic actions and projects, on the integrity of any European Site in view of its conservation objectives. This AA Conclusion Statement should be read in conjunction with the Plan and associated documents including the AA Natura Impact Report (NIR).

## 1.2 Legislative Requirements in relation to AA

In carrying out the AA for the Plan, Planning and Development Act 2000, as amended, requires, inter alia, that the Council considers the matters arrayed in the first column on Table 1.1 below. The second column identifies how these issues have been addressed.

**Table 1.1 Matters taken into account by the AA**

Matter specified by the Regulations	How addressed by AA
(a) the Natura Impact Report	An AA NIR accompanies this AA Conclusion Statement and the Plan.
(b) any supplemental information furnished in relation to any such report	This AA Conclusion Statement accompanies the NIR that provides additional detail on European Sites.
(c) if appropriate, any additional information sought by the authority and furnished by the applicant in relation to a Natura Impact Report	Submissions made during the Plan preparation/AA process that were relevant to the AA resulted in updates being made to the AA NIR.
(d) any information or advice obtained by the public authority	
(e) if appropriate, any written submissions or observations made to the public authority in relation to the application for consent for proposed plan or project	Proposed Material Alterations were screened for the need to undertake Stage 2 AA (Stage 2 AA was undertaken on certain alterations).
(f) any other relevant information	

In addition to the above, the Regulations require that the Council makes available for inspection a determination regarding the outcome of the assessment with respect to whether or not the Plan would adversely affect the integrity of a European site (a copy of this determination is provided at Section 4).

## 1.3 AA Conclusion Statement

Non-Statutory AA guidance (Department of Environment, Heritage and Local Government, 2009) states that (Section 4.14) it *"is recommended that planning authorities include a clear and discrete AA Conclusion Statement as a distinct section in the written statement of the plan separate to the SEA statement."* This guidance recommends that the following issues are addressed by the AA Conclusion Statement:

- Summary of how the findings of the AA were factored into the Plan (see Section 2);
- Reasons for choosing the Plan as adopted, in the light of other reasonable alternatives considered as part of the AA process (see Section 3);
- A declaration that the Plan as adopted will not have an adverse effect on the integrity of European Sites (provided at Section 4); and
- The NIR (the AA NIR is accompanied by this AA Conclusion Statement and has informed the AA Determination – see Section 4).

As recommended, this AA Conclusion Statement addresses the above issues.

## Section 2 How the findings of the AA were factored into the Plan

The SEA and AA team worked with the Plan-preparation team at the Council in order to integrate requirements for environmental protection and management into the Plan.

The Plan was prepared in an iterative manner whereby the Plan and AA documents have informed subsequent versions of the other. The findings of the AA were integrated into the Plan through mitigation measures. These mitigation measures ensure that there will be no significant effects to the ecological integrity of any European site from implementation of the Plan. The mitigation measures most relevant to the protection of European sites are identified in Table 2.1 below.

Furthermore, the detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SEA and AA process facilitated zoning that avoids inappropriate development being permitted in areas of high ecological sensitivity.

**Table 2.1 Mitigation relating to AA**

Topic	Plan measures, including:
<b>Biodiversity and flora and fauna</b>	<p>Also refer to detailed measures for settlements contained in Volume 2 of the Plan.</p> <p><b>SCO6 Natural Heritage &amp; Biodiversity</b>                      Natural heritage and biodiversity is the cornerstone of Wicklow’s identity – ‘The Garden of Ireland’. It is essential that we conserve and enhance the County’s rich natural heritage and biodiversity for the benefit of current and future generations.                      CPO 4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.                      CPO 9.36 To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.</p> <p><b>Tourism and Recreation</b>                      CPO11.1 To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.                      CPO 11.4 To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.                      CPO 11.47 Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate.</p> <p><b>Environmental Protection</b>                      CPO 11.48 Ensure the potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.                      CPO 11.49 Where projects for new tourism projects identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development.</p> <p><b>Corridor and Route Selection</b>                      CPO 12.10 Where projects for new infrastructure identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.                      CPO 18.17 Where projects for significant green infrastructure identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new green infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection.</p> <p><b>Natural Heritage &amp; Biodiversity Objectives</b>  <b>General</b>                      CPO 17.1 To protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Wicklow in recognition of its importance for nature conservation and biodiversity and as a non renewable resource.                      CPO 17.2 Ensure the protection of ecosystems and ecosystem services by integrating full consideration of these into all decision making.                      CPO 17.3 To support and promote the implementation of the County Wicklow Heritage Plan and the County Wicklow Biodiversity Action Plan.</p>

Topic	Plan measures, including:
	<p><b>Protected sites and species</b></p> <p>CPO 17.4 To contribute, as appropriate, towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).</p> <p>To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including but not limited to the following and any updated/superseding documents:</p> <ul style="list-style-type: none"> <li>• EU Directives, including the Habitats Directive (92/43/EEC, as amended) , the Birds Directive (2009/147/EC) , the Environmental Liability Directive (2004/35/EC) , the Environmental Impact Assessment Directive (2011/92/EU, as amended), the Water Framework Directive (2000/60/EC), EU Groundwater Directive (2006/118/EC) and the Strategic Environmental Assessment Directive (2001/42/EC); EU 'Guidance on integrating ecosystems and their services into decision-making' (European Commission 2019)</li> <li>• National legislation, including the Wildlife Acts 1976 and 2010 (as amended) , European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, the Wildlife (Amendment) Act 2000, the European Union (Water Policy) Regulations 2003 (as amended), the Planning and Development Act 2000 (as amended), the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477 of 2011), the European Communities (Environmental Liability) Regulations 2008 (as amended) and the Flora Protection order 2015.</li> <li>• National policy guidelines (including any clarifying circulars or superseding versions of same), including 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (2018), 'Guidance for Consent Authorities regarding Sub-Threshold Development' (2003), 'Tree Preservation Guidelines', 'Landscape and Landscape Assessment' (draft 2000), 'Appropriate Assessment Guidance' (2010);</li> <li>• Catchment and water resource management plans, including the National River Basin Management Plan 2018-2021 (including any superseding versions of same),</li> <li>• Biodiversity plans and guidelines, including National Biodiversity Action Plan 2017-2021 (including any superseding versions of same) and the County Wicklow Biodiversity Action Plan;</li> <li>• Ireland's Environment – An Integrated Assessment 2020 (EPA), including any superseding versions of same), and to make provision where appropriate to address the report's goals and challenges.</li> </ul> <p>CPO 17.5 Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan .</p> <p>CPO 17.6 Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</p> <p>CPO 17.7 To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Wicklow.</p> <p>CPO 17.8 Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p> <p>CPO 17.9 The Council recognises the natural heritage and amenity value of the Wicklow Mountains National Park and shall consult at all times with National Park management regarding any developments likely to impact upon the conservation value of the park, or on issues regarding visitor areas.</p> <p>CPO 17.10 To support the Department of Housing, Local Government and Heritage and the National Parks and Wildlife Service in the development of site specific conservation objectives (SSCOs) for designated sites.</p> <p>CPO 17.11 To preserve lands at 'The Rocks', Kilcoole (as shown on Map 17.13) in its existing state; to allow no development of these lands; to protect the lands as a natural habitat and biodiversity area; to protect the open nature and landscape quality of the lands.</p> <p><b>Sites &amp; Corridors of ecological &amp; biodiversity value</b></p> <p>CPO 17.12 To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p> <p>CPO 17.13 To facilitate, in co-operation with relevant stakeholders, the ongoing identification and recording of locally important biodiversity areas and species in County Wicklow, not otherwise protected by legislation and ensure that consideration is given to these in the development management process.</p> <p>CPO 17.14 Ensure that development proposals support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses(rivers, streams, canals, ponds, drainage channels, etc), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stonewalls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.</p> <p>CPO 17.15 To protect and enhance wetland sites that are listed as being of C+ or higher importance in the County Wicklow wetlands survey and any subsequent updates or revisions thereof and to implement the recommendations of the County Wicklow wetlands survey.</p> <p>CPO 17.16 Require pollinator friendly landscape management and planting within new developments and on Council owned land .</p> <p>CPO 17.17 Work with statutory authorities to prevent and control the spread of invasive plant and animal species and require, where appropriate Invasive Species Management Plans to be prepared as part of the development management process where necessary.</p> <p><b>Woodlands, trees and hedgerows</b></p> <p>CPO 17.18 To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of long-term sustainability of a stable ecosystem amenity or the environmental, as set out in Schedule 10.08 and Map 10.08 A, B &amp; C of this plan.</p> <p>CPO 17.19 To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high amenity value generally and in particular where it appears that they are in danger of being felled and in response to requests from local communities.</p> <p>CPO 17.20 Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.</p>

Topic	Plan measures, including:
	<p>CPO 17.21 To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.</p> <p>CPO 17.22 To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.</p> <p>CPO 17.23 To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).</p> <p>CPO 18.3 New development and redevelopment proposals shall wherever possible, integrate nature based solutions to the design, layout and landscaping of development proposals, and in particular to the delivery of linear parks and connected open spaces along watercourses in order to enhance the existing green infrastructure of the local area. All such proposals will be subject to ecological impact assessment.</p> <p>CPO 18.4 To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p>CPO 18.5 To identify and facilitate the provision of linkages along and between green / river corridors within the county and adjoining counties to create inter connected routes and develop riverside parks and create linkages between them to form 'necklace' effect routes including development of walkways, cycleways, bridleways and wildlife corridors where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p>CPO 18.6 To promote and facilitate the development of coastal trails linking up with existing recreational trails, creating new linkages between coastal sites and inward linkages to settlements and green spaces in built up areas and extensions to existing facilities where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p>CPO 18.7 To facilitate the development of green bridges / wildlife crossings over existing physical transport barriers to repair fragmentation of the green infrastructure network caused by such grey infrastructure developments.</p> <p>CPO 18.11 To support the development of greenways, blueways and other access routes along natural corridors while ensuring that there is no adverse impact on the flora and fauna, biodiversity or water quality of natural assets. Wicklow County Council prioritises environmental protection in our design and construction of routes and surface selection.</p> <p>CPO 18.13 To facilitate greater public recreational access to the Wicklow coast and improved linkages between the coast and the coast road, subject to full ecological and heritage impact assessment and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>Recreation and Tourism</b></p> <p>CPO 11.4 To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.</p> <p>CPO 11.6 To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration' in all landscape areas:</p> <ul style="list-style-type: none"> <li>• The following tourist uses will not be permitted within the Area of Outstanding Natural Beauty (both the Mountain Uplands Area and the Coastal Area): Static caravans and mobile homes ;</li> <li>• Holiday homes will not be permitted in any landscape category other than urban zones except where they comply with objectives CPO 11.13, CPO 11.14, CPO 11.15 and CPO 11.16.</li> </ul> <p>CPO 11.29 To encourage eco-tourism projects or those tourism projects with a strong environmentally sustainable design and operational ethos.</p> <p>CPO 11.42 To promote and encourage the recreational use of coastline, rivers and lakes and the development of 'blueways' in the County subject to normal environmental protection and management criteria. Where such recreational uses involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.</p> <p>CPO 11.47 Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate.</p> <p>CPO 11.48 Ensure the potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.</p> <p>CPO 11.49 Where projects for new tourism projects identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development.</p> <p><b>Light Pollution Objectives</b></p> <p>CPO 15.17 To ensure that all external lighting whether free standing or attached to a building shall be designed and constructed so as not to cause excessive light spillage, glare, or dazzle motorists, and thereby limiting light pollution into the surrounding environment and protecting the amenities of nearby properties, traffic and wildlife.</p> <p>CPO 15.18 To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences to mitigate impacts, in accordance with the Development &amp; Design Standards set out in this plan.</p> <p>CPO 15.19 To promote the use of low energy LED (or equivalent) lighting.</p> <p>CPO 15.20 To require the design and implementation of a hierarchy of light intensity zones in development schemes to ensure that environmental impact is minimised as far as possible particularly in areas proximate to ecological corridors.</p> <p><b>Coastal Zone Management Objectives</b></p> <p>CPO 19.13 Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation</p>

Topic	Plan measures, including:
	<p>requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan<sup>1</sup>.</p> <p>Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</p> <p><b>Cell 2 Bray Head CPO 19.17</b></p> <ol style="list-style-type: none"> <li>1. To protect and enhance Bray Head, in accordance with the SAAO.</li> <li>2. To maintain and enhance amenity routes on Bray Head and in particular the cliff path from Bray to Greystones.</li> <li>3. To facilitate the development of services and facilities for visitors such as suitable signage, footpath surfaces, notice and maps, while preserving the rugged and natural character of the area and its paths</li> <li>4. To protect all listed views and prospects to or from Bray Head as set out in the Local Area Plan for Bray MD and County Development Plan.</li> <li>5. Development, which would reduce existing areas of heathland, maritime grassland and wooded areas, will not normally be permitted except for reasons of overriding public interest.</li> <li>6. To facilitate existing agricultural usage of Bray Head, in a sustainable and suitable manner which does not compromise either landscape quality or habitat diversity.</li> <li>7. To strictly regulate and manage development in this cell to protect its amenity and green break function between the built up area of Bray and Greystones. Within this area, the following restrictions apply:             <ol style="list-style-type: none"> <li>a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;</li> <li>b) The highest standards of siting and design will be rigorously enforced for any developments in this area;</li> <li>c) Commercial and industrial development will be prohibited in the cell.</li> </ol> </li> <li>8. To facilitate coastal protection works (natural, soft or hard engineered), to protect both the amenity value of the Cliff Walk and the significant economic and social value of the railway line.</li> </ol> <p><b>Cell 3 Bray Head to Greystones (Rathdown) CPO 19.18</b></p> <ol style="list-style-type: none"> <li>1. To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones. Within this area, the following restrictions apply:             <ol style="list-style-type: none"> <li>a) Residential development shall be strictly limited to those persons engaged in agriculture in this cell and who can demonstrate a definable economic need to live on the farm holding;</li> <li>b) The highest standards of siting and design will be rigorously enforced for any developments in this area;</li> <li>c) Commercial and industrial development will be prohibited in the cell.</li> </ol> </li> <li>2. To maintain and enhance the cliff path from Bray to Greystones, while preserving its rugged and natural character.</li> <li>3. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>4. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity value of the Cliff Walk and the significant economic and social value of the railway line.</li> </ol> <p><b>Cell 4 Greystones Town CPO 19.19</b></p> <ol style="list-style-type: none"> <li>1. To support the objectives of the relevant Local Area Plan for Greystones – Delgany and Kilcoole, in particular to provide for a high quality integrated harbour/marina mixed development linked to a linear coastal public park and any future heritage park. The development shall provide leisure, recreational, open space and marine facilities, and mixed form residential, commercial, civic and social amenities, centred around the harbour and marina. The development shall provide a link to the coastline with public access and coastal protection works provided to preserve the landscape from further erosion in the future.</li> <li>2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage and changing / toilet facilities.</li> </ol> <p><b>Cell 5 Greystones to Kilcoole (Ballynerrin) CPO 19.20</b></p> <ol style="list-style-type: none"> <li>1. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.</li> <li>2. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwellings and regard to environmental designations.</li> <li>3. To prohibit the development of new dwellings within 100m of the shoreline.</li> <li>4. To protect all listed views and prospects along the R761 and coast in this cell.</li> <li>5. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>6. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.</li> <li>7. To facilitate and support the upgrading of Kilcoole train station and associated facilities.</li> <li>8. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the ecological and amenity value of the coastline and the significant economic and social value of the railway line.</li> </ol> <p><b>Cell 6 Kilcoole - Wicklow Town (The Murrough) CPO 19.21</b></p> <ol style="list-style-type: none"> <li>1. No development will be permitted that has an adverse impact on the environmental and ecological quality of The Murrough cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon.</li> <li>2. To facilitate the development of visitor and interpretative facilities, particularly those relating to bird watching and beach usage, in a sustainable and suitable manner which does not compromise either landscape quality or habitats.</li> <li>3. To maintain and improve points of vehicular access to the coast at Six Mile Point, Five Mile Point and Ballybla.</li> <li>4. To strictly control the development of new entrances and access driveways on the R761, to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>5. To control and limit residential development to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design, which takes due cognisance of the historic settlement pattern in the area and to environmental designations.</li> <li>6. To prohibit the development of new dwellings within 100m of the shoreline.</li> <li>7. To facilitate the development of a coastal walk (having due regard to environmental designations and compliance with the EU Habitats Directive) and to restrict development that interferes with the achievement of this objective.</li> <li>8. To protect all listed views and prospects along the R761 and coast in this cell.</li> <li>9. To facilitate the provision of necessary infrastructure, include water infrastructure, to serve the local settlements/area.</li> <li>10. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity and ecological value of the coastline and the significant economic and social value of the railway line.</li> </ol>

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

Topic	Plan measures, including:
	<p><b>Cell 7 Wicklow Town and Environs CPO 19.22</b></p> <ol style="list-style-type: none"> <li>1. To support the coastal protection and development objectives of the relevant Local Area Plan/ for Wicklow Town – Rathnew.</li> <li>2. No development will be permitted that has the potential to adversely affect the conservation objectives of The Murrough Wetlands SAC, The Murrough SPA, Wicklow Head SAC, or Wicklow Reef SPA either directly, indirectly or cumulatively.</li> <li>3. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.</li> <li>4. To support investigations into alternatives for the development of Wicklow Port.</li> <li>5. To retain Wicklow Golf Club at its present location and to preserve the open character of this area, as it acts as an important buffer area between the town and recreation areas further to the south.</li> <li>6. To facilitate coastal protection works (natural, soft and hard engineered), to protect both the amenity and ecological value of the coastline and the significant economic and social value of the railway line.</li> </ol> <p><b>Cell 8 Wicklow Head / Kilpoole CPO 19.23</b></p> <ol style="list-style-type: none"> <li>1. To preserve the open character of Wicklow Head.</li> <li>2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the Magherabeg pNHA / cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a SAC, including development that is within a SAC and development that is not within a designated area, but which is likely to have an effect thereon.</li> <li>3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</li> <li>4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive.</li> <li>5. To facilitate the development of new tourist accommodation subject to the following controls:             <ol style="list-style-type: none"> <li>a) The development of new tourist accommodation shall be restricted to the existing development cluster at Blainroe or to existing developed sites;</li> <li>b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>c) the development of any further static or touring caravan parks shall be prohibited; and</li> <li>d) the development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>e) automated gates will not be permitted on any development.</li> </ol> </li> <li>6. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</li> <li>7. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</li> <li>8. To conserve the right of way from the Wicklow Town settlement boundary along the coastline to Brides Head and Lime Kiln Bay.</li> <li>9. To facilitate coastal protection works (natural, soft and hard engineered), to protect the amenity and ecological value of the coastline</li> </ol> <p><b>Cell 9 Brittas Bay CPO 19.24</b></p> <ol style="list-style-type: none"> <li>1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.</li> <li>2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon.</li> <li>3. To protect, conserve and encourage the recovery of the beach-dune system at Brittas Bay, in accordance with the conservation objectives for which the SAC is designated, and as per site specific conservation management prescriptions prepared in 2018. Development that results in the erosion of the beach-dune system will not be permitted. In this respect, the Council will particularly ensure protection against erosion caused by amenity and recreational use of the dunes.</li> <li>4. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</li> <li>5. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.</li> <li>6. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).</li> <li>7. All services and facilities to serve the local community and tourists shall be located within the boundaries of Ballynacarrig Village. Notwithstanding this, one small-scale local service type development shall be considered in proximity to the South Beach car park. The development may comprise a shop/service garage/pub/restaurant/café development. The maximum floor area of the development shall be 200m<sup>2</sup>.</li> <li>8. To facilitate the development of new tourist accommodation subject to the following controls:             <ol style="list-style-type: none"> <li>a) New tourist accommodation shall be directed into one of the three identified development clusters of Ballynacarrig Village, Brittas Bridge and Cornagower (as shown on Map XX.02), or to existing developed sites. Only in exceptional circumstances, and where the following criteria are complied with, will accommodation be considered on a greenfield site outside a cluster:                 <ol style="list-style-type: none"> <li>i. the development shall be located in close proximity to the identified clusters and shall have or be provided with direct and high quality connections to the clusters and to the coast;</li> <li>ii. the development shall be of an exceptionally high quality design.</li> </ol> </li> <li>b) Permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design;</li> <li>d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>e) Automated gates will not be permitted on any development.</li> </ol> </li> </ol>



Topic	Plan measures, including:
	<p>f) f) The development of temporary camping/glamping sites may be considered strictly on the basis of: the use being seasonal only (March - October) and the full removal of all temporary structure and facilities at the end of each season, the highest quality of design and layout being employed, including excellent screening, strict adherence to environmental controls especially with regard to waste/wastewater disposal.</p> <p>9. To limit the size of existing public car parks to the present levels and to support the development of additional car parking on the inland side of the road at Cornagower East.</p> <p>10. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</p> <p>11. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</p> <p>12. To facilitate coastal protection works (natural, soft and hard engineered), to protect the amenity and ecological value of the coastline</p> <p><b>Cell 10 Mizen Head to Arklow (Sallymount / Johnstown) CPO 19.25</b></p> <p>1. To facilitate the enhancement of recreational amenities and facilities in the cell to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.</p> <p>2. No development will be permitted that has an adverse impact on the environmental and ecological quality of the pNHA, cSAC or Vulnerable Aquifer designations in the area. The Planning Authority will have particular regard to the impact that all developments have on the integrity of a cSAC, including development that is within a cSAC and development that is not within a designated area, but which is likely to have an effect thereon.</p> <p>3. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</p> <p>4. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.</p> <p>5. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).</p> <p>6. To facilitate the development of new tourist accommodation subject to the following controls:</p> <ul style="list-style-type: none"> <li>a) New tourist accommodation shall be limited to suitable sites west of the coast road that are served by high quality road network and are or can be provided with direct and proximate access to the coast.</li> <li>b) Permission will only be considered for new tourist accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc).</li> <li>c) The development of any new static or touring caravan parks shall be prohibited; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design.</li> <li>d) The development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types.</li> <li>e) Automated gates will not be permitted on any development.</li> </ul> <p>7. To strictly control the development of new entrances and access driveways on the R750 to those which can be proven to be necessary for either traffic safety reasons or the normal functioning of the landholding.</p> <p>8. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking on the inland side of the coast road, proximate to existing access ways to the beach.</p> <p>9. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</p> <p>10. To facilitate the provision of necessary infrastructure, include water and energy infrastructure, to serve the local settlements/area.</p> <p><b>Cell 11 Arklow Environs CPO 19.26</b></p> <p>1. To enhance the visual, recreational and natural amenities of the Arklow coastal area, in accordance with the policies and objectives set out in the Arklow Town and Environs Local Area Plan.</p> <p>2. To facilitate the development and enhancement of visitor and recreational facilities along the coastal area, particularly walking routes, car parking areas, signage, changing / toilet facilities and water based clubs.</p> <p>3. To support and facilitate the development of marine and shipping activity in Arklow, particularly the recreational use of the existing harbour / marina and the development of a roll on-roll off port at the existing Roadstone jetty.</p> <p>4. To facilitate coastal protection works (natural, soft and hard engineered), to protect the economic, amenity and ecological value of the coastline</p> <p><b>Cell 12 Arklow Head / Clogga CPO 19.27</b></p> <p>1. To facilitate the enhancement of recreational amenities and facilities in the cell to cater for day visitors and long stay holiday makers to the extent that it is consistent with maintaining the capacity of the cell (including its beach and bathing water quality, sand dunes, car parks and road network) and in a manner that does not diminish its unique rural, scenic and recreational amenities.</p> <p>2. Development that is detrimental to the quality or amenity of heritage features will not be permitted, including views and prospects, archaeological features, protected trees/structures.</p> <p>3. To strictly control the further proliferation of sea outfalls for effluent discharge and in particular to prohibit short sea outfalls. All effluent discharges should be in compliance with the EU Bathing Water Directive. Any development that compromises the Blue Flag status of the beach will not be permitted.</p> <p>4. To facilitate the development of appropriate outdoor and indoor recreation in the cell by permitting the use of its rural hinterland for environmentally sensitive and sustainable recreational purposes, where buildings and structures have only a minor impact on the landscape and where the completion of landscaping schemes would assimilate such developments into the countryside (e.g. golf, pitch and putt, amenity forestry, paint ball games, adventure fun parks).</p> <p>5. To facilitate the development of new tourist accommodation subject to the following controls:</p> <p>6. New tourist accommodation shall be restricted to the existing developed cluster at Clogga or to existing developed sites;</p> <ul style="list-style-type: none"> <li>a) permission will only be considered for new accommodation where the development forms part of a well developed, integrated tourism and recreation development, which would add to the public amenity and enjoyment of the area and provides a significant public element (e.g. public car parking, playground / indoor playzone, swimming pool open to paying public etc);</li> <li>b) the development of any further holiday homes shall be prohibited, other than a small scale element of which may be allowable in an integrated development that provides a range of accommodation types;</li> <li>c) the development of any further static or touring caravan parks shall be prohibited;</li> <li>d) automated gates will not be permitted on any development; and</li> </ul>

Topic	Plan measures, including:
	<p>e) new development shall have or be provided with high quality direct access to the main traffic routes;</p> <p>f) development shall be of an exceptionally high quality design.</p> <p>7. To preserve existing access routes to the beach and to support and facilitate the development of additional car parking, proximate to existing access ways to the beach.</p> <p>8. To control and limit the development of permanent rural housing to that shown to be strictly necessary (in accordance with the County settlement and rural development strategies) and to require the highest standards of siting and design for any new dwelling and regard to environmental designations.</p> <p>9. To facilitate coastal protection works (natural, soft and hard engineered), to protect the economic, amenity and ecological value of the coastline.</p>
Soil	<p>CPO 17.33 To have regard to the National Peatlands Strategy (NPWS 2015) as may be applicable.</p> <p>CPO 17.34 Developments sited on peatlands have the potential to increase overall carbon losses, potentially undermining expected carbon savings (in the case of renewable energy developments) and damaging rare habitats of European importance. Project proposals for developments on peatlands shall ensure no adverse impacts arise in relation to: Peatland stability; Carbon emissions balance; and Hydrology and ecology.</p>
Water	<p>CPO 4.14 To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.</p> <p>CPO 9.39 To ensure that agricultural developments do not cause increased pollution to watercourses. Developments will be required to adhere to the Nitrates Directive (91/676/EC), the Nitrates National Action Programme and the EC (Good Agricultural Practice for Protection of Waters) Regulations 2009 (as amended), with regard to storage facilities, concerning the protection of waters against pollution caused or induced by nitrates from agricultural sources. Developments will be required to comply with relevant measures, which operate to protect water quality from pollution by agricultural sources. The disposal and storage of agricultural waste shall comply with the standards required by Council.</p> <p><b>Strategic Objective</b> To promote the development of the County's sea and river fishing industry, to a scale and in a manner, which maximises its contribution to the County's economic and social well-being on a sustainable basis and which is compatible with the protection of the environment.</p> <p>CPO 9.49 To support the sustainable development of the fisheries and aquaculture industry in co-operation with the Department of Agriculture, Food and the Marine and the Inland Fisheries Ireland. The Council will not permit development that has a detrimental impact on the environment. In particular, development that has a detrimental impact on the environmental/ ecological/ water quality of seas, rivers and streams, will not be permitted.</p> <p>CPO 9.50 To facilitate the provision of infrastructure, which is necessary for the development of the fishing and aquaculture industry. Infrastructure and buildings in coastal or riverbank locations should be located in proximity to existing landing facilities and shall be of a design that is compatible with the area. Any development, which by reason of its nature or scale is detrimental to the character or amenity of an area, will not be permitted. Any development in the coastal zone shall comply with the objectives of this plan, as set out in Chapter 19.</p> <p><b>Water Quality Objectives</b></p> <p>CPO 13.1 To ensure and support the implementation of the EU Groundwater Directive and the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>CPO13.2 To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.</p> <p>CPO13.3 To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 25m along watercourses should be provided (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban location) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible.</p> <p>CPO13.4 To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme (as shown on Map XX).</p> <p>CPO 13.5 To ensure compliance with and to implement the provisions of the Nitrates Directive in so far as it falls within the remit of the Council to do so.</p> <p>CPO 13.6 To encourage and promote the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the River Basin Management Plan.</p> <p>CPO13.7 To support and facilitate projects and programmes that aim to improve scientific knowledge and public awareness of the importance of natural water quality, and in particular to support the LAWPRO programme in County Wicklow and adjoining counties as appropriate.</p> <p><b>Water Supply Objectives</b></p> <p>CPO 13.9 To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plans, the Groundwater Protection Scheme and source protection plans for public water supplies.</p> <p>CPO 13.10 To require new developments to connect to public water supplies where services are adequate or where they will be provided in the near future, or where extension of an adjacent water supply system is technically and environmentally feasible.</p> <p>CPO 13.11 Where connection to an existing public water supply is not possible, or the existing supply system does not have sufficient capacity, the provision of a private water supply will be only permitted where it can be demonstrated that the proposed water supply meets the standards set out in EU and national legislation and guidance, would not be prejudicial to public health, would not impact on the source or yield of an existing supply, particularly a public supply or would not adversely affect the ability of water bodies to meet the objectives of the Water Framework Directive. Private water supplies for multi-house developments will not be permitted.</p> <p><b>Waste Water Objectives</b></p> <p>CPO 13.15 In order to fulfil the objectives of the Core Strategy, Wicklow County Council will work alongside and facilitate the delivery of Irish Water's Water Services Investment Programme, to ensure that all lands zoned or identified for development are serviced by an adequate wastewater collection and treatment system and in particular, to endeavour to secure the delivery of regional and strategic wastewater schemes.</p> <p>In particular, to support and facilitate the delivery of new / improved wastewater treatment plants in the following settlements:</p> <ul style="list-style-type: none"> <li>- Arklow - Blessington – Aughrim - Tinahely - Avoca</li> <li>- Laragh – Glendalough</li> </ul> <p>CPO 13.16 Permission will be considered for private wastewater treatment plants for single rural houses where:</p> <ul style="list-style-type: none"> <li>• the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;</li> </ul>

Topic	Plan measures, including:
	<ul style="list-style-type: none"> <li>the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);</li> <li>the proposed method of treatment and disposal complies with Wicklow County Council's Policy for Wastewater Treatment &amp; Disposal Systems for Single Houses (PE ≤ 10) and the Environmental Protection Agency "Waste Water Treatment Manuals"; and</li> <li>in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.</li> </ul> <p>CPO 13.17 Private wastewater treatment plants for multi-house developments will not be permitted.</p> <p>CPO 13.18 Private wastewater treatment plants for commercial / employment generating development will only be considered where: Irish Water has confirmed the site is due to be connected to a future public system in the area or Irish Water has confirmed there are no plans for a public system in the area; It can clearly demonstrated that the proposed system can meet all EPA / Local Authority environmental criteria; and An annually renewed contract for the management and maintenance of the system is contracted with a reputable company / person, details of which shall be provided to the Local Authority.</p> <p>CPO 13.19 Where any application for a private treatment plant would require a discharge licence under the Water Pollution Acts, a simultaneous application for same shall be required to be made when submitting the planning application.</p> <p><b>Storm &amp; Surface Water Infrastructure Objectives</b></p> <p>CPO 13.20 Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.</p> <p>CPO 13.21 Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design; <b>Water Quality, Water Quantity, Amenity and Biodiversity.</b></p> <p>CPO 13.22 To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.</p> <p><b>Flood Risk Management Objectives</b></p> <p>CPO 14.14 Underground tanks and storage systems shall be permitted as a last resort only where it can be demonstrated the other more sustainable SuDS infrastructure measures are not feasible. In any case underground tanks and storage systems shall not be permitted under public open space, unless there is no other feasible alternative.</p> <p>CPO 14.15 To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.</p> <p>CPO 14.16 For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse in accordance with the guidelines in 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland.</p> <p><b>Water Systems</b></p> <p>CPO 17.24 To ensure and support the implementation of the EU Groundwater Directive and the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>CPO 17.25 Ensure that floodplains and wetlands are retained for their biodiversity and ecosystems services value and resist development and activities that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of these natural habitats.</p> <p>CPO 17.26 Protect rivers, streams and other water courses by avoiding interference with river / stream beds, banks and channels and maintaining a core riparian buffer zone of generally 25m along watercourses (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban location) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. Structures such as bridges should be clear span, and designed and built in accordance with Inland Fisheries Ireland guidance.</p> <p>CPO 18.16 To protect the quality of bathing waters and to endeavour to ensure that bathing waters achieve "sufficient or better status" and increase the number of bathing waters classified as "good" or "excellent", in accordance with the Bathing Water Directive (Directive 2006/7/EC).</p> <p>CPO 19.5 To work with the OPW and any other relevant bodies to address the effects of sea level changes, coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas</p>
<p><b>Air and Climatic Factors</b></p>	<p>Also refer to detailed measures for settlements contained in Volume 2 of the Plan.</p> <p><b>Air Pollution Objectives</b></p> <p>CPO 15.9 To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).</p> <p>CPO 15.10 To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have approved by the Local Authority construction and/or operation management plans to control such emissions.</p> <p>CPO 15.11 To require activities likely to give rise to air emissions to implement measures to control such emissions, to undertake air quality monitoring and to provide an annual air quality audit.</p> <p><b>Noise Pollution Objectives</b></p> <p>CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure</p> <p>CPO 15.13 To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 2006.</p> <p>CPO 15.14 To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulated by the EPA).</p> <p>CPO 15.15 To require proposals for new developments with the potential to create excessive noise to prepare a construction and/or operation management plans to control such emissions.</p> <p>CPO 15.16 To require activities likely to give rise to excessive noise to install noise mitigation measures to undertake noise monitoring and to provide an annual monitoring audit.</p> <p><b>Climatic Factors</b></p> <p>CPO 12.7 To facilitate the development of services and utilities for electric vehicles and alternative fuel vehicles types, including the roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations.</p>

Topic	Plan measures, including:
<b>Landscape</b>	<p>CPO 12.9 To seek to ensure all new or upgraded transport infrastructure is climate resilient.</p> <p>Also refer to measures under Biodiversity and Flora and Fauna, Cultural Heritage and detailed measures for settlements contained in Volume 2 of the Plan.</p> <p>CPO 4.15 To protect and promote the quality, character and distinctiveness of the rural landscape.</p> <p><b>Landscape, Views &amp; Prospects</b></p> <p>CPO 17.35 All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of the 2016 County Development Plan ) and the 'Key Development Considerations' set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment</p> <p>CPO 17.36 Any application for permission in the AONB which may have the potential to significantly adversely impact the landscape area shall be accompanied by a Landscape / Visual Impact Assessment, which shall include, inter alia, an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape, a series of photos or photomontages of the site / development from clearly identified vantage points, an evaluation of impacts on any listed views / prospects and an assessment of vegetation / land cover type in the area (with particular regard to commercial forestry plantations which may be felled thus altering character / visibility). The Assessment shall demonstrate that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape and the nature of the designation.</p> <p>CPO 17.37 To resist development that would significantly or unnecessarily alter the natural landscape and topography, including land infilling / reclamation projects or projects involving significant landscape remodelling, unless it can be demonstrated that the development would enhance the landscape and / or not give rise to adverse impacts</p> <p>CPO 17.38 To protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect. Due regard will be paid in assessing development applications to the span and scope of the view / prospect and the location of the development within that view / prospect.</p> <p>PO 18.15 To implement the measures set out in the Bray Head SAAO (Special Amenity Area Order) (See Map 10.11).</p> <p>CPO 19.8 To protect the character and visual potential of the coast and conserve the character and quality of seascapes.</p>
<b>More detailed provisions from Settlement and Town Plans</b>	<p><b>Level 4 – Introduction</b> To protect Natura 2000 sites and a suitable buffer area from inappropriate development.</p> <p><b>European Sites Objectives</b></p> <p>To protect European Sites and a suitable buffer area from inappropriate development.</p> <p>Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan<sup>2</sup>.</p> <p>Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</p> <p>In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.</p> <p><b>Level 4 - Rathdrum</b></p> <p>RT13 Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan.</p> <p><b>Level 4 - Baltinglass</b></p> <p><b>BALT11</b> To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>Level 4 - Newtownmountkennedy</b></p> <p><b>NK14</b> To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>NK22</b> To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p> <p><b>Level 5 Introduction: European Sites Objectives</b></p> <p>To protect European Sites and a suitable buffer area from inappropriate development.</p> <p>Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan<sup>3</sup>.</p> <p>Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.</p> <p>In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.</p> <p><b>Level 5 - Carnew</b></p> <p>CAR1 New residential development shall comply with the principles, objectives and standards set out in the Wicklow County Development Plan.</p> <p><b>Level 5 -Tinahely:</b></p> <p>AA1 Objectives: Any proposal shall have regard for the Slaney River Valley SAC which is in close proximity to this site.</p> <p>SLO 1 Integrated Employment — Churchland: Any proposal shall have regard for the Slaney River Valley SAC.</p> <p>TIN18 To protect the integrity of the Slaney River Valley SAC, in light of the sites conservation objectives</p>

<sup>2</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

<sup>3</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

Topic	Plan measures, including:
	<p>TIN1 New residential development shall comply with the principles, objectives and standards set out in the Wicklow County Development Plan.</p> <p><b>Level 5 -Ashford</b>                      ASH12 To safeguard the integrity of streams and rivers in the plan area, in particular all watercourses that are hydrologically linked to The Murrough Natura 2000 site, including the use of adequate buffer zones between watercourses and proposed developments.</p> <p><b>Level 6 Introduction: European Sites Objectives</b>  <b>European Sites Objectives</b>                      To protect European Sites and a suitable buffer area from inappropriate development.                      Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan<sup>4</sup>. 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.                      In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.</p> <p><b>Level 6 – Donard</b>                      Specific Development Objectives                      1. To protect and enhance the natural heritage of the town and in particular to have regard to the Slaney River Valley SAC, which is hydrologically linked to the settlement via the Browns Beck Brook</p> <p><b>Level 6 – Shillelagh</b>                      1. To safeguard the integrity of the Derry River, which forms part of the River Slaney Valley SAC, including the use of adequate buffer zones between the river and proposed development.</p> <p><b>Laragh-Glendalough Tourism Plan</b>                      LG19 To have regard to the 'Management Plan for Wicklow Mountains National Park' regarding any developments likely to impact upon the conservation objectives of the park, or on issues regarding visitor access.                      LG20 No development will be permitted that adversely affects the integrity of a Natura 2000 site. All development proposals shall comply with the following objectives:                      (i) On lands designated a 'Natura 2000 Site' it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of the Natura 2000 site, in light of the site's conservation objectives. Land designated a 'Natura 2000 Site' comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).                      (ii) Any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive 1992 and 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).                      (iii) Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following consultation with NPWS or other relevant body.                      (iv) Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site, in accordance with the Wicklow Mountains National Park Management Plan and in consultation with National Parks and Wildlife Service (NPWS).                      In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.</p> <p>LG31 Development will be controlled to ensure that the overall landscape character of this area, and the ability to enjoy and experience same particularly on the route from Laragh to Glendalough is not diminished, and in particular vistas of Glendalough and the surrounding mountains and valley from the road shall be maintained and protected.</p>

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

## Section 3 Consideration of Alternatives

This section summarises the alternatives considered for the Plan during the preparation process. These alternatives have been incorporated into the Plan having regard to both:

1. The environmental effects (including those related to ecology and European sites) which are identified by the SEA (informed by the AA) and are detailed below; and
2. Planning - including social and economic - effects that also were considered by the Members.

### 3.1 Tier 1: Alternatives for Population Allocations

#### Tier 1 (i) Alternatives for Allocation of population Growth between the Settlements

- A. Concentrate growth (60% of the overall population target) to the key towns Bray and Wicklow-Rathnew and the three self-sustaining growth towns Arklow, Greystones and Blessington.
- B. Allocate the growth evenly between the 21 settlements.

#### **Selected Alternative for the Plan: Alternative A.**

**Alternative A** is consistent with the NPF and RSES as it would support focussing the greatest amount of development into the key settlements and self-sustaining growth towns, which would strengthen these settlements and support infrastructure delivery including public transport.

The concentration of growth into Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington would ensure more sustainable growth, where there are greater opportunities to consolidate development in the existing urban footprint through infill and brownfield development. These settlements have a number of positive attributes including a greater range of services, transport links, a stronger employment base, and a greater capacity to facilitate population and economic growth. By concentrating in the larger settlements in the County, Alternative A would result in lower levels of commuting, benefiting efforts to improve sustainable mobility and meet greenhouse gas emission reduction targets. Development in these centres would be better serviced (including with transport and water services) and there would be a reduced need for greenfield development (and associated adverse environmental effects) in less well-served, less-well connected and more sensitive locations in the County, including various smaller settlements.

**Alternative B** involves a dispersed population approach which has the potential to undermine the role of the larger settlements as key towns and self-sustaining growth towns and make it more difficult to deliver key infrastructure projects including public transport.

This approach would result in a greater expansion of the County's smaller towns and villages. Development would be more likely to occur on greenfield lands as there are less infill and brownfield sites available in smaller settlements. Services and public transport are more limited and there would be a greater dependence on commuting for employment and accessing services. Alternative B would result in higher levels of commuting, conflicting with efforts to improve sustainable mobility and meet greenhouse gas emission reduction targets. Alternative B would provide for higher levels of greenfield development (and associated adverse environmental effects) in less well-served, less-well connected and more sensitive locations in the County, including smaller settlements. This type of development would result in a higher adverse environmental impact, including effects on water, drinking water, human health, ecology and landscape designations. Alternative B would not be sustainable and would conflict with environmental protection and management.

### **Tier 1 (ii) Alternatives for Population Growth between the Municipal Districts**

- A.** Provide for Municipal District Parity – this would require that the population target is distributed evenly between the five Municipal Districts – Arklow, Baltinglass, Wicklow, Greystones and Bray.
- B.** Do not provide for Regional Parity – allocate growth based on settlement function and capacity rather than its location within a particular municipal district.

#### **Selected Alternative for the Plan: Alternative B.**

**Alternative A** fails to take into account the capacity and function of settlements. It involves a dispersed population approach based on political boundaries.

This approach would provide growth to areas that would not be commensurate with the area or settlement's capacity to accommodate this growth. Growth where capacity is available would be stymied. Development would be more likely to occur on greenfield lands as there are less infill and brownfield sites available in certain MDs. Services and public transport are more limited in certain MDs and there would be a greater dependence on commuting for employment and accessing services overall as a result. Alternative A would result in higher levels of commuting, conflicting with efforts to improve sustainable mobility and meet greenhouse gas emission reduction targets. Alternative A would provide for higher levels of greenfield development (and associated adverse environmental effects) in less well-served, less-well connected and more sensitive locations in the County, including smaller settlements. This type of development would result in a higher adverse environmental impact, including effects on water, drinking water, human health, ecology and landscape designations. Alternative A would not be sustainable and would conflict with environmental protection and management.

**Alternative B** is consistent with the NPF and RSES as it supports focussing the greatest amount of development into the key settlements and self-sustaining growth towns which will strengthen these settlements and support infrastructure delivery including public transport.

This approach would provide growth to areas that would be commensurate with the area's capacity to accommodate this growth. The concentration of growth into Bray, Wicklow-Rathnew, Arklow, Greystones and Blessington would ensure more sustainable growth, where there are greater opportunities to consolidate development in the existing urban footprint through infill and brownfield development. These settlements have a number of positive attributes including a greater range of services, transport links, a stronger employment base, and a greater capacity to facilitate population and economic growth. By allocating growth based on settlement function and capacity rather than location within a particular MD, Alternative A would result in lower levels of commuting, benefiting efforts to improve sustainable mobility and meet greenhouse gas emission reduction targets. Development would be better serviced (including with transport and water services) and there would be a reduced need for greenfield development (and associated adverse environmental effects) in less well-served, less-well connected and more sensitive locations in the County, including various smaller settlements.

## **3.2 Tier 2: Alternatives for Settlement Function**

The regional settlement hierarchy identifies two types of settlement that sit below key towns on the hierarchy. These are 'Self-Sustaining Growth Towns' or 'Self-Sustaining Towns'. Self-Sustaining Growth Towns are settlements with a moderate level of jobs and services include sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining. Self-Sustaining Towns include towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.

- A.** Identify Arklow, Greystones and Blessington as Self-Sustaining Growth Towns.
- B.** Identify Arklow, Greystones and Blessington as Self-Sustaining Towns.

### **Selected Alternative for the Plan: Alternative A.**

Arklow is the main centre located in the south of the County and one of seven market towns in the core region that has a good level of local employment, services and amenities, which serve not just their resident populations but a wider catchment area. The centre has a large catchment and provides for the service needs of its residents and large geographical area. With completed and planned infrastructure improvements including the new Arklow Wastewater Treatment Plant and an Area Based Transport Plan, the town is poised for development and has the potential to significantly increase and strengthen its employment base.

Greystones-Delgany is served by high quality transport links to Dublin and the surrounding towns. The town is located on the DART/rail line, has good quality bus links and easy access onto the M/N11. Significant housing growth has already occurred in the 2016-2020 period and is likely to occur in 2020-2022. Future opportunities exist for infill development and consolidation of the built-up area. Access to coastal facilities, an attractive town centre and a broad range of social and recreational facilities enhance its overall appeal. The RSES identifies the redevelopment of the IDA 'strategic site' at Greystones as an objective in order to strengthen the employment base for North Wicklow and the Greystones Media Centre has recently been granted permission at this long time vacant strategic site. The capacity and frequency of the rail service between Greystones and Dublin City is to be improved, benefitting the town in terms of attracting investment.

Blessington acts as the service centre for a wide rural catchment. The town is served by a reasonable quality bus service including Dublin Bus and Bus Eireann services. The future re-alignment of the N81 to the west of the town provides a significant opportunity arises to regenerate the historic town centre, create a stronger urban structure, and strengthen the town's identity and sense of place. The town has the potential to provide for local growth in residential, employment and service functions.

**Alternative A** takes into account the function of the three settlements in terms of their wider context as services providers to a large hinterland and takes into account their capacity to accommodate additional development including housing, employment and services. Alternative A also facilitates distinguishing these three settlements from smaller settlements with more limited functions. By facilitating population and employment growth commensurate to the attributes of these settlements, Alternative A would provide for a more sustainable Settlement Hierarchy and a greater level of sustainable development at a County level. Alternative A would help to facilitate a more compact form of development at these settlements that would help to maximise benefits from infrastructural investment. Alternative A would not increase pressure in lower-level settlements, which are generally less well-served and less-well connected, and the open countryside – and would, as a result, avoid potential adverse significant effects on various environmental components.

**Alternative B** is a conservative approach which focuses on the limited employment opportunities in all the settlements but fails to factor in the wider role these settlements play and the broad range of services provided in these settlements. By limiting population and economic growth in the three towns, Alternative B would not provide an alternative to the same extent as Alternative A would to the Key Towns of Bray and Wicklow-Rathnew as places to live and work and would result in increased pressure in the other settlements with less capacity to accommodate growth and the open countryside. It would also hinder the future compact growth of the settlements. As a result, Alternative B would be likely to result in a greater extent of significant effects on various environmental components and would not be as sustainable as Alternative A.



### 3.3 Tier 3: Alternatives for Rural Areas

#### Tier 3 (i): Alternatives for Rural Areas under Strong Urban Influence/Pressure

- A. Designate Rural Areas under Strong Urban Influence/Pressure that require various criteria to be demonstrated in advance of planning permission being granted for a single dwelling for permanent occupation.
- B. Do not designate Rural Areas under Strong Urban Influence/Pressure and assess each planning application on its merits.

#### **Selected Alternative for the Plan: Alternative A.**

**Alternative A** provides for a robust and transparent policy approach to manage rural housing.

Restricting the development of single dwellings in rural areas that are under strong urban influence/pressure would positively impact upon the protection and management of the environment and sustainable development. The restrictions would help to both reduce levels of greenfield development in areas immediately surrounding existing centres and encourage brownfield development within existing centres.

Single dwellings in rural areas would be facilitated as appropriate and urban development would be directed towards established settlements. This alternative would help to prevent low density urban sprawl and associated adverse effects upon sustainable mobility, climate emission reduction targets and various environmental components.

**Alternative B** Provides a vague and unclear policy approach to rural housing and risks facilitating a significant increase in urban-generated one-off housing in the open countryside which will undermine the role of small towns and villages and have consequences for the environment.

Not restricting the development of single dwellings in rural areas that are under strong urban influence/pressure would adversely impact upon the protection and management of the environment and sustainable development. The absence of restrictions would result in increased levels of greenfield development in areas immediately surrounding existing centres and less demand for brownfield development within existing centres.

Urban generated housing development would occur within rural areas outside of established settlements. This alternative would result in low density urban sprawl and associated adverse effects upon sustainable mobility, climate emission reduction targets and various environmental components.

#### Tier 3 (ii): Alternatives for Villages and Serviced Sites

- A. Provide focus to and targeted policies/objectives for Villages and Serviced Sites to act as a viable alternative to one-off housing in the open countryside.
- B. Villages are included but there is no focus or no targeted provisions for these locations to act as a viable alternative to one-off housing in the open countryside.

#### **Selected Alternative for the Plan: Alternative A.**

**Alternative A** recognises the important role that villages play in sustaining rural communities and in providing a proactive approach to the sustainable development of rural areas. Providing focus to and targeted policies/objectives for Villages and Serviced Sites would help to provide a viable alternative to one-off housing in the open countryside. Development within Villages would be more efficiently and more likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to protect the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Development would be required to be subject to siting, design, protection of residential amenities and normal

development management criteria, subject to the satisfactory provision of infrastructure and services and in keeping with the character of the settlement.

**Alternative B** has the potential to undermine the role rural villages play in sustaining rural communities and providing a viable alternative to one off housing. Not providing a focus to and targeted policies/objectives for Villages and Serviced Sites would be less likely to provide a viable alternative to one-off housing in the open countryside. Development within the open countryside would be less likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and less likely to protect the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape.

### **Tier 3 (iii): Alternatives for Rural Clusters**

- A. Identify unserviced Rural Clusters as a type of settlement with capacity for growth.
- B. Do not identify unserviced Rural Clusters as a type of settlement with capacity for growth.

**Selected Alternative for the Plan: Alternative B was originally chosen for the Chief Executive's Draft Plan but Alternative A was chosen by the Members for the Draft Plan for public display and is reflected in the final adopted Plan.**

**Alternative A** has the potential to undermine the important role rural villages play in sustaining rural communities and has the potential to exacerbate one-off housing on unserviced sites in the countryside.

One-off housing on unserviced sites would be less likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to damage the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Undermining the important role that rural villages and towns play in sustaining rural communities would hinder efforts to make development more sustainable at a County level and would result in an increased level of travel related greenhouse gas emissions from developments in rural clusters.

**Alternative B** will provide greater protection for the countryside and support the role of small towns and villages as the appropriate location for new housing in rural areas.

Development within small towns and villages would be more efficiently and more likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to protect the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Supporting the role that small towns and villages play in sustaining rural communities would help to make development more sustainable at a County level and would benefit efforts to reduce travel related greenhouse gas emissions.

### **Tier 3 (iv): Alternatives for Employment Zonings in Rural Areas**

- A. Provide Employment Zonings in Rural Areas.
- B. Do not provide Employment Zonings in Rural Areas.

**Selected Alternative for the Plan: Alternative A.**

**Alternative A** has the potential to undermine the important role that towns and villages play as the main locations for employment development on serviced lands proximate to residential areas (potential employees).

Employment development at these locations beyond the development envelope of existing settlements would undermine the important role that rural villages and towns play as the main locations for employment development on serviced lands proximate to residential areas and would be less likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities). Alternative A would be against the principles of sustainable

development and would have the potential to result in significant adverse effects on the environment, including those on:

- Sustainable mobility, with increases in car usage, and associated adverse effects with respect to energy usage and travel related greenhouse gas and other emissions to air;
- Biodiversity and flora and fauna;
- Views and the landscape;
- Flood risk management that complies with the Flood Risk Management Guidelines (note elevated flood risk at Inchanappa South/Ballyhenry and Kilpedder Interchange); and
- Ground and surface water bodies.

**Alternative B** would strengthen the role of towns and villages as the appropriate location for employment development on serviced land.

Employment development within the County's towns and villages would be more efficiently and more likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to protect the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Supporting the role that small towns and villages play as the main locations for employment development on serviced lands proximate to residential areas would be consistent with the principles of sustainable development and would benefit efforts to reduce travel related greenhouse gas emissions.

### **Tier 3 (v): Alternatives for Tourism Zonings in Rural Areas**

- A. Provide Tourism Zonings in Rural Areas.
- B. Do not provide Tourism Zonings in Rural Areas.

**Selected Alternative for the Plan: Alternative A.**

**Alternative A** has the potential to undermine the important role that towns and villages play as the main service providers. Tourism in rural areas outside of settlements can be facilitated by objectives that provide greater flexibility, rather than land use zonings. Tourism development in these rural areas would be less likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to damage the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Undermining the important role that villages and towns play as the main service providers would hinder efforts to make development more sustainable and would result in an increased level of travel related greenhouse gas emissions from such developments.

**Alternative B** would support the important role that towns and villages play as the main service providers. Tourism in rural areas outside of settlements can be facilitated by objectives that provide greater flexibility, rather than land use zonings. Tourism development within the County's towns and villages would be more efficiently and more likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to protect the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Supporting the role that small towns and villages play as the main service providers would be consistent with the principles of sustainable development and would benefit efforts to reduce travel related greenhouse gas emissions.

### **Tier 3 (vi): Alternatives for Community Zonings in Rural Areas**

- A. Provide Community Zonings in Rural Areas.
- B. Do not provide Community Zonings in Rural Areas.

#### **Selected Alternative for the Plan: Alternative B.**

Community facilities should be provided on serviced land in settlements where it is proximate to residential communities that will be availing of such facilities. It is difficult and inefficient to service sites in rural areas particularly in terms of safe walking and cycling facilities.

**Alternative A** has the potential to undermine the important role that towns and villages play as the main providers of community facilities, proximate to the residential communities that will be availing of such facilities. Development in rural areas would be less likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to damage the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Undermining the important role that villages and towns play as the main service providers of community facilities would hinder efforts to make development more sustainable and would result in an increased level of travel related greenhouse gas emissions to and from these sites, which are inefficient to service in terms of safe walking and cycling facilities.

**Alternative B** would support the important role that towns and villages play as the main providers of community facilities, proximate to the residential communities that will be availing of such facilities. Development within the County's towns and villages would be more efficiently and more likely to be served by infrastructure (including water services infrastructure and safe walking and cycling facilities) and more likely to protect the environment including the status of ground and surface waters, water used for drinking water, human health, biodiversity and flora and fauna and the landscape. Supporting the role that small towns and villages play as the main service providers of community facilities would be consistent with the principles of sustainable development and would benefit efforts to reduce travel related greenhouse gas emissions.

## **3.4 Assessment of Tier 4: Land Use Zoning**

Reasonable alternatives for land use zoning were identified as being available for the following settlements: Baltinglass; Newtownmountkennedy; Rathdrum; Ashford; Aughrim; Carnew; Dunlavin; and Tinahely. The consideration of reasonable alternatives for relevant land use zonings that was undertaken as part of the iterative Plan-preparation/SEA process took into account issues including:

- Environmental sensitivities – these are summarised under Section 3 of this Non-Technical Summary and include ecological designations, cultural heritage, riverine ecology, the status of water bodies, landscape/views and flood risk.
- Consolidation of land use zoning, which would provide for a more compact form of development that would help to maximise benefits from infrastructural investment. Consolidation would help to avoid premature development, increase the likelihood of brownfield development and contribute towards efforts to improve sustainable mobility (with associated effects on energy, air, noise and human health).
- Reducing greenfield development, which would avoid potential adverse environmental effects that would otherwise occur - this would benefit the protection of multiple environmental components.
- Whether water services infrastructure is already provided for or, if not, whether it could be more easily provided for;
- Access to transport infrastructure.
- Proximity to the existing development envelope and town centre.
- The need to facilitate services at settlement centres.
- Population and housing targets.
- The need to provide for compact growth.
- Lack of planning needs for potential infrastructure and associated unnecessary environmental effects.

Further detail is provided in the main SEA Environmental Report

## **Section 4 AA Determination**

## Appropriate Assessment Determination

under Section 177V of the Planning and Development Act 2000, as amended,  
for the

### Wicklow County Development Plan 2022-2028

In order to comply with the requirements of Section 177V of the Planning and Development Act 2000, as amended, and pursuant to Article 6(3) of the Habitats Directive as to whether or not a plan or project would affect the integrity of any European site(s), this Appropriate Assessment determination is being made by Wicklow County Council relating to the potential for the Wicklow County Development Plan 2022-2028 that is being adopted to have effects on the integrity of European sites.

In carrying out this Appropriate Assessment (AA), the Council is taking into account the matters specified under Part XAB of the Planning and Development Act 2000 (as amended), including the following<sup>1</sup>:

- The Natura Impact Report for the Proposed Material Alterations;
- The Natura Impact Report prepared for the Draft Plan;
- Written submissions made during the Plan preparation process; and
- Ongoing advice on AA from the Council's agents.

As part of the AA, it was identified that the Plan may, if unmitigated, have significant effects on 23 (no.) European sites. Factors 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.

The undersigned, having carefully considered the information referred to above agrees with and adopts the reasoning and conclusions presented and determines that:

- Implementation of the Plan would have had the potential to result in effects to the integrity of European sites, if unmitigated.
- The risks to the safeguarding and integrity of the qualifying interests, special conservation interests and conservation objectives of the European sites have been addressed by the inclusion of mitigation measures that will prioritise the avoidance of effects in the first place and reliably mitigate effects where these cannot be avoided. In addition, any lower-level plans and projects arising through the implementation of the Plan will themselves be subject to AA when further details of design and location are known.
- In-combination effects from interactions with other plans and projects have been considered in this assessment and the mitigation measures have been incorporated into the Plan – these measures are robust and will ensure there will be no effects on the integrity of European sites as a result of the implementation of the Plan either alone or in-combination with other plans/projects.
- Having incorporated mitigation measures, the Plan is not foreseen to give rise to any effect on the integrity of any European site, alone or in combination with other plans or projects<sup>2</sup>. This evaluation is made in view of the conservation objectives of the habitats or species, for which these sites have been designated.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

<sup>1</sup> A consolidated Natura Impact Report has also been made available, integrating relevant elements of these matters into one document.

<sup>2</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.