

PROPOSED VARIATION NO. 7 TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028 (AS VARIED)

Draft Strategic Environmental Assessment Environmental Report

Prepared for:
Wicklow County Council



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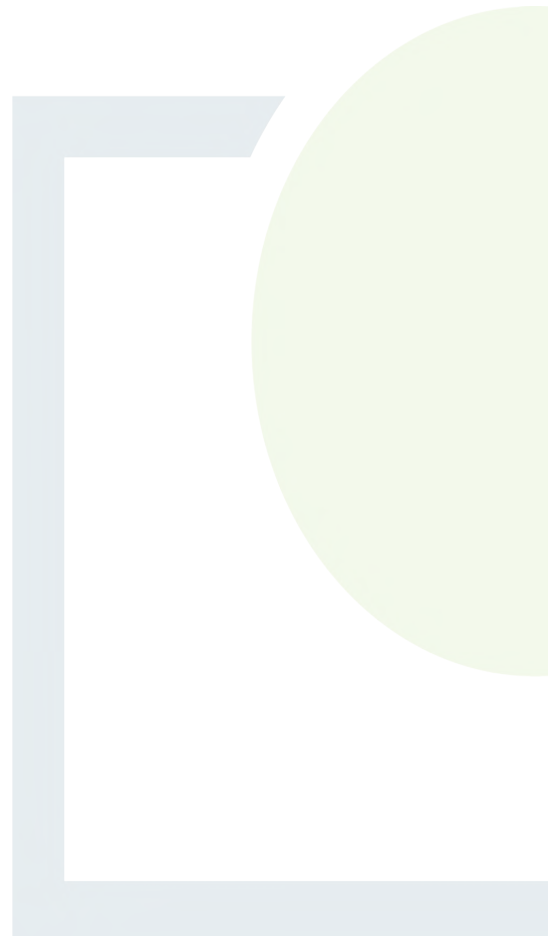
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DRAFT STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

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Abstract: Fehily Timoney and Company is pleased to submit this Draft Strategic Environmental Assessment Environmental Report to Wicklow County Council for Proposed Variation No. 7 to the Wicklow County Development Plan 2022-2028 (as Varied).

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NON-TECHNICAL SUMMARY

Introduction

This is the Non-Technical Summary of the Draft SEA Environmental Report for Proposed Variation No. 7 to the Wicklow County Development Plan (referred to as either the 'WCDP' or the 'Plan' from herein) 2022-2028 (as Varied).

The purpose of this SEA was to identify and evaluate the likely significant environmental effects of implementation of the Proposed Variation.

Background

Wicklow County Council (WCC) has prepared Proposed Variation No. 7 to WCDP. The purpose of the Proposed Variation is to take account of NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities, issued under Section 28 of the Planning & Development Act 2000 (as amended) (July 2025). The Guidelines provide for an increased annual housing growth requirement for WCC, and an 'additional provision' mechanism to support the zoning of additional lands in areas where it can be justified. The Proposed Variation will consider zoning of lands for additional residential development in settlements in the County.

WCC has prepared the Proposed Variation in accordance with the Section 58 of the Planning and Development Act 2024 (as amended) (herein referred to as 'the Act').

Approach to SEA

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public. These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

The SEA process ran in parallel with the Appropriate Assessment (AA) process, which is an assessment process focusing on the potential effects of a plan or project on sites designated for nature protection known as 'European Sites.'

The Environmental Baseline

An evaluation and characterisation of the current state of the environment likely to be affected by the Proposed Variation has been undertaken to inform the SEA process. A non-technical summary of the baseline environment for each environmental component is provided in the table below.



Environmental Component	Summary of the Baseline Environmental Characteristics
Population and Human Health	- In the 2022 Census, the total population of County Wicklow was 155,851¹ persons. - Wicklow is identified by the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 as being part of the Eastern Region.
Biodiversity, Flora and Fauna	- There are currently no UNESCO World Heritage and Biosphere sites in Wicklow. - There are 15 no. designated SACs within Wicklow, including: Wicklow Mountains SAC (002122), Wicklow Reef SAC (002274), Buckroneys–Brittas Dunes and Fen SAC (000729), Carriggower Bog SAC (000716), Deputy's Pass Nature Reserve SAC (000717), Glen of the Downs SAC (000719), Knocksink Wood SAC (000725), Murrough Wetlands SAC (002249), and Magherabeg Dunes SAC (001766). - There are 4 SPAs within the County: Wicklow Mountains SPA (004040), The Murrough SPA (004186), Wicklow Head SPA (004127), and Poulaphouca Reservoir SPA (004063). - There are no Ramsar sites in Wicklow. - There are currently no NHAs within Wicklow. - There are 35 pNHAs within the County, including: Bray Head (000714), The Murrough (000730), Powerscourt Waterfall (001767), and Avoca River Valley (001748). - Existing TPOs within the County have been identified within the WCDP. - There are 19 designated Flora Protection Order sites in the County, across: Lough Bray, Glendalough, NW of Sally Gap, Glendasan, Tigroney West, Enniskerry, Yellowford Cross Roads, Luggala, Lugnaquilla, Rathduffmore, and Baravore. - There are 2 Wildfowl Sanctuary within or partially within the County: Broad Lough (WFS-58) and Poulaphouca (WFS-59). - Sections of the Dargle, Vartry and Slaney Rivers are listed under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). - The nearest MPA to Wicklow among the list of sites is North Dublin Bay MPA. - The most dominant land cover types are pastures, forestry and upland semi-natural habitats. There are extensive peatlands and heath in the Wicklow Mountains and urban development concentrated in the north-east. Coastal wetlands and dunes are seen along the eastern coastline. - There is one National Park in Wicklow, Wicklow Mountains National Park. - There are six Nature Reserves located within the County; Deputy's Pass Nature Reserve, Glen of the Downs Nature Reserve, Glendalough Nature Reserve, Glenealo Valley Nature Reserve, Knocksink Wood Nature Reserve, and the Vale of Clara Nature Reserve

¹ Central Statistics Office. 2022. F9011 - Population (cso.ie) <https://data.cso.ie/>; Accessed 07/08/2026.



Environmental Component	Summary of the Baseline Environmental Characteristics
Landscape and Visual Amenity	- The eastern boundary of Wicklow runs along the coastline which includes beaches, cliffs and marshes whilst the south and west of Wicklow gives way to agricultural lands. The Wicklow Mountains include extensive areas of peatlands, heath and forestry. - The current Landscape Character Assessment for Wicklow divides the rural parts of the County into 15 No. Landscape Character Areas (LCAs). In addition to this, Areas of Outstanding Natural Beauty (AONB) and Special Amenity Areas have been identified in the County.
Cultural Heritage – Archaeological and Architectural	- There are hundreds of Recorded Monuments within the County area. Clusters of archaeological heritage are identified; along river valleys and water bodies, particularly the Avoca River system, as well as glacial valleys and lakes such as Glendalough; surrounding settlements and historic towns, including Bray, Greystones, Wicklow Town, Arklow, Baltinglass and Enniskerry; and within lowland rural areas, especially in the east and south of the County, where agricultural landscapes contain dispersed archaeological features such as ringforts, fulachtaí fiadh and burial sites. - Significant concentrations of archaeological monuments also occur in upland areas of west Wicklow, notably in the Baltinglass hillfort complex. - There are close to 820² entries to the RPS within the Proposed Variation area, which includes many notable buildings in the County such as: Russborough House, Killruddery House and Estate, Powerscourt House and Gardens, Wicklow Gaol, The Courthouse and Town Hall in Wicklow Town, Avondale House, the Vartry Reservoir structures, former Railway Stations and associated bridges along the Dublin-Rosslare line. - There are 18 ACAs³ designated within the County including those in; Blessington, Enniskerry, Tinahely, Dunlavin, Rathdrum, Delgany, Greystones, Wicklow Town and Donard.
Soils	- The dominant soil types within the Proposed Variation area are Peat Soils and Podzols. - Other soil types found within the Proposed Variation area are Brown earths, Surface Water Gleys, Groundwater Gleys, Alluvial Soils and Lithosols. - Peat soils are found mainly within the upland areas of the Wicklow Mountains, particularly across the central and western areas of the County. - There are 65 No. County Geological Sites⁴ within the County.
Land Use	Land use mapping for the Proposed Variation area is shown in Figure 4-9 in the body of the main report. This mapping shows the extent of all land-use present in the Area.

²Data available at [Historic Environment Viewer](https://historicenvironmentviewers.org/)

³Data available at [Architectural Conservation Areas \(CDP 2022 - 2028\) - Dataset - data.gov.uk](https://data.gov.uk/dataset/architectural-conservation-areas-cdp-2022-2028)

⁴ Geological Survey of Ireland (2014) *The Geological Heritage of Wicklow*



Environmental Component	Summary of the Baseline Environmental Characteristics
Air Quality and Noise	- The Air Quality in Ireland 2024 report prepared by the EPA⁵ identifies that air quality in Ireland is generally meeting the legal limits set by the EU. - Bray and Greystones are considered 'Zone C' and the remainder of Wicklow is in 'Zone D'. The current air quality in Wicklow is identified by the EPA as being of Good⁶ status. - Existing noise-related impacts can be viewed in Figure 4-10 of the main body of the report.
Water	- The County is spilt across Water Framework Directive Catchments Liffey and Dublin Bay, Ovoca-Vartry, Slaney & Wexford Harbour, Barrow and partially in Owenavorrach. It is comprised of 17 sub-catchments. - The main rivers within County Wicklow include the Avoca, Vartry, Dargle, Slaney and Liffey river systems, which drain much of the Wicklow Mountains and surrounding lowlands. - The county contains several important lakes and reservoirs, including Poulaphouca Reservoir (Blessington Lakes), Vartry Reservoir, Lough Dan and the Upper and Lower Lakes at Glendalough. - The Southwestern Irish Sea - Killiney Bay lies along the eastern coast of the County, while Southwestern Irish Sea - Brittas Bay lies along the south-eastern coastline. The WFD status of coastal water bodies (2019-2024) for the Southwestern Irish Sea - Killiney Bay, and Southwestern Irish Sea - Brittas Bay are currently identified as being of 'Good' status. - The WFD groundwater status (2019-2024) underlying the majority of Wicklow is generally identified as being of Good status. However, the Historic Mine (Glendalough)(IE_EA_G_076), Historic Mine (Glenmalure)(IE_EA_G_079), Historic Mine (Avoca)(IE_EA_G_080), and Inch (IE_SE_G_075) are identified as being of Poor status. - The WFD status of rivers and streams (2019-2024) draining Wicklow ranges from 'High' to 'Good' 'Moderate' to 'Poor'. There is one watercourse GLENEALO_020 which is 'Bad' status. - The Lake Waterbody WFD Status (2019-2024) ranges from high, to good, to moderate. - There is historic evidence of flooding in various locations across the County, including Avoca River and its tributaries, the Vartry River, the Dargle River, and the Slaney River catchment, and at various locations along the coastline.

⁵ Available at: <https://www.epa.ie/publications/monitoring--assessment/air/EPA-Air-Quality-in-Ireland-Report-2024-INTERACTIVE.pdf> (Accessed August 2026)

⁶ [EPA AirQuality.ie](https://www.epa.ie/airquality/) (Accessed August 2026)



Environmental Component	Summary of the Baseline Environmental Characteristics
Material Assets	- Kilcoole and Kilpedder in Wicklow are listed as a priority areas under the latest EPA report⁷ '<i>Urban Wastewater Treatment in 2024</i>'. - County Wicklow is served by a strategic transport network centered on the M11/N11 national primary route, which provides the principal connection between Dublin and the south-east of the country. Other key transport corridors include the N81, linking west Wicklow with Dublin and the Midlands. - The county is served by Iarnród Éireann's Dublin-Rosslare rail line, with stations located at Bray, Greystones, Kilcoole, Wicklow, Rathdrum and Arklow. DART services operate to Greystones, providing high-frequency public transport connections to Dublin and the wider Greater Dublin Area. Further to this, TFI Bus Éireann, TFI Local Link Wicklow, Dublin Bus, Go-Ahead Ireland and a number of private operators provide public transport services throughout the county and its rural areas. - Key transport projects include the N11/M11 Junction 4 to Junction 14 Improvement Scheme and the N11/M11 Bus Priority Interim Scheme. - County Wicklow possesses an extensive network of green and blue infrastructure assets, including the Wicklow Mountains National Park, the county's rivers and streams (including the Vartry, Avonmore, Avonbeg, Dargle and Slaney catchments), Blessington Lakes, extensive forestry and woodland areas, and a diverse coastline extending from Bray to Arklow. - The Wicklow coastline extends for a distance of approximately 60 km and is amongst the most sensitive and valuable resources in the County, in terms of natural and cultural heritage, scenic beauty and recreation.
Tourism and Recreation	- Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased and remained relatively steady since the COVID-19 pandemic. Fáilte Ireland's four brand strategies define the spatial scope and spread of future tourism developments within Ireland. - Wicklow hosts 'Ireland's Ancient East' and the success of the brand strategy will result in infrastructure demands to previously less trafficked areas. - Key tourism attractions include the Wicklow Mountains National Park, Glendalough, Powerscourt Estate and Waterfall, Avondale Forest Park, Blessington Lakes, and numerous historic houses, gardens and coastal destinations. Outdoor recreation is a key feature of the county, with opportunities for walking, hiking, cycling, mountain biking, and water-based activities. The county is also home to the Wicklow Way, Ireland's first long-distance waymarked trail, as well as an extensive network of forest, mountain and coastal recreation routes.

⁷ Available at: <https://www.epa.ie/publications/monitoring--assessment/waste-water/urban-wastewater-treatment-in-2024.php> (Accessed August 2026)



Environmental Component	Summary of the Baseline Environmental Characteristics
Climate Change	- The Proposed Variation area is affected by climate change policy and issues broadly. - The Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plan 2025 set out Ireland's national and sectoral targets in this regard. - Climate action within the Proposed Variation will permeate across all objectives to ensure the transition and delivery of a client-resilient, low-carbon community.

Evolution of the Environmental Baseline

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Proposed Variation is not adopted and implemented. It is predicted that the following would occur in the event the Proposed Variation to the CPD is not made:

- There would be absence of an appropriately focused strategy for developing additional housing and supporting infrastructure to meet housing targets for the County.
- There would be less lands zoned for residential use, resulting in greater constraints on housing development in the County. This would increase the likelihood that housing targets for the County would not be achieved.
- Planning and environmental protection requirements defined in legislation, the current WCDP and higher order plans would still apply to Wicklow.
- There would not be a strong planning framework for delivering additional housing in line with housing targets, however.
- The baseline environment would still be strongly influenced by the current WCDP, the Wicklow Biodiversity Action Plan 2026 - 2031, the Wicklow Local Authority Climate Action Plan 2024 - 2029 and Local Area Plans (LAPs)/Local Planning Frameworks (LPFs) for the County.
- The development of additional housing and supporting infrastructure in Wicklow would not be as strategically guided. There would be a slightly greater risk of improper planning and unsustainable development occurring in the County. This scenario has slightly greater potential to result in adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including adverse effects on:
 - Population and Human Health – e.g., through reductions in residential amenity or the generation of noise and dust.
 - Biodiversity – e.g., loss of valuable habitat, habitat fragmentation, impacts on protected species.
 - Landscape Character and Visual Amenity – e.g., loss of scenic value and visual amenity in the area.
 - Cultural Heritage – e.g., diminishment of built heritage including protected structures and historic fabric.
 - Soils – e.g., ground contamination, impacts on soil structure and function.



- o Land use – e.g., unsustainable and incoherent land use, urban sprawl.
- o Air Quality and Noise – e.g., generation of air and noise emissions resulting in significant negative effects on people.
- o Water – e.g., the carrying out development that contributes to polluting emissions to waters or increased flood risk.
- o Material Assets – e.g., the failure to provide appropriate services to the development carried out in the area (e.g., water supply, wastewater services).
- o Tourism and recreation – e.g., the diminishment of recreation assets in the area.
- o Climate Change – e.g., failure to provide a suitable framework for compact growth and sustainable transport – resulting in a failure to contribute to the reduction of Energy and Residential sector GHG emissions.

The potential positive effects of the Proposed Variation on environmental components will not be realised, including potential positive effects on:

- Population and Human Health – e.g., through the delivery of additional sustainable, plan-led, environmentally responsible housing and supporting infrastructure.
- Biodiversity – e.g., through the implementation of measures that afford focussed protection to biodiversity in and surrounding areas likely to be subject to future housing development.
- Landscape Character and Visual Amenity – e.g., through the implementation of measures that control the scale and appearance of built development and serve to protect and enhance landscape character and visual amenity.
- Cultural Heritage – e.g., through appropriately focussed measures that ensure adequate consideration is given to potential effects on built and archaeological heritage during the carrying out of additional housing development.
- Land use – e.g., through the promotion of plan-led, strategic and environmental responsible housing development.
- Water – e.g., through the adoption of appropriately focussed pollution prevention measures and the application of good and proper flood risk management under the land use planning process.
- Material Assets – e.g., through the appropriately phased delivery of supporting infrastructure and services in the County (e.g., water supply, wastewater services) in line with housing development.

Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of a plan or programme can be assessed. They are based on wider environmental protection objectives on a local, regional, national, European and international level. They are high-level in nature and set strategic goals for improvement. SEOs have already been developed for the current WCDP. It has been assessed that these SEOs can be used to measure the environmental effects of the Proposed Variation.

Additional SEOs to support the measurement of the effects of the Proposed Variation and to ensure alignment with the higher-order and inter-related plans which have been created since adoption of the WCDP have also been defined. These are as follows:



- Population and Human Health: Delivery of new housing in line with Housing Growth Requirements for the County.
- Biodiversity, Flora and Fauna: Aim to deliver biodiversity enhancement in line with the objectives of the Wicklow Biodiversity Action Plan 2026 - 2031 and the National Biodiversity Action Plan 2023 - 2029.
- Climate: Support the achievement of the Wicklow Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.
- Air Quality (and Noise): Support the achievement of Actions for Wicklow defined in the Wicklow Noise Action Plan 2024 - 2029.

Reasonable Alternatives

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Proposed Variation (taking into account the objectives and the geographical scope of a plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation. Reasonable alternatives were assessed against the SEOs established for the aspects of the baseline environment which are likely to be significantly affected by the Proposed Variation.

The underpinning goal of the reasonable alternative evaluation process was to ensure that the selection of preferred alternatives by the local authority is informed by environmental considerations.

Reasonable alternatives to the Proposed Variation were identified as the Proposed Variation-making process evolved. Details on all Reasonable Alternatives considered during Variation-making and a brief summary of reasoning for selecting preferred alternatives are presented in the table below.



Theme	Description of Reasonable Alternatives	Preferred Alternatives	Reasons for Selecting Preferred Alternative
Environmental Ambitions	Alternative 1: Aim to deliver environmental protection in line with current legislative and higher-order policy requirements.	Alternative 2	Aiming to deliver both environmental protection and enhancement whilst going beyond current legislative and higher-order policy requirements was determined to be the preferred alternative.
	Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current legislative and higher-order policy requirements.		Adopting Alternative 1 would lead to appropriate alignment with the current environmental protection-related legislative and policy framework and is likely to lead to positive effects on all environmental components. Adopting a more ambitious approach to environmental management, however, would increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation. It was therefore decided to incorporate ambitious environmental enhancement related measures into the Proposed Variation, in line with both current legislation and policy and emerging policy, relating to areas such as climate and biodiversity. The environmental measures the Proposed Variation through in the form of amendments to WCDP Specific Local Objectives (SLOs) ectives have the potential to generate interacting environmental co-benefits across multiple environmental components.



Theme	Description of Reasonable Alternatives	Preferred Alternatives	Reasons for Selecting Preferred Alternative
Environmental Commitments	Alternative 1: Relying on the existing strong framework of environmental mitigation defined in the current Wicklow County Development Plan 2022 - 2028 Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation.	Alternative 2	A framework of existing environmental mitigation has been defined for the current WCDP. It was assessed that adherence to the robust framework of mitigatory Development Plan Policies and Objectives in the current WCDP would suitably prevent and reduce potential significant adverse effects that may occur due to implementing the Proposed Variation. In line with the environmental ambitions for the Proposed Variation however, it was decided to adopt a 'belt and braces' approach and define more focused environmental mitigation relevant to objectives and lands subject to zoning changes under the Proposed Variation. Rather than relying on 'general' and cross-cutting overarching mitigation defined in the current WCDP, additional, more locally focused mitigation was integrated the Proposed Variation through Specific Local Objectives to support the delivery of environmental protection and enhancement in line with the overall ambitions for the Proposed Variation. This has the potential to increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation.
Approach to Environmental Protection - Avoidance or Mitigation	Alternative 1: Place greater emphasis on using avoidance measures to avoid conflicts and potential adverse effects on important/sensitive environmental features. Alternative 2: Place an emphasis on using Plan-level mitigation measures to prevent potential adverse effects on important/sensitive environmental features.	Alternative 1	A 'long-list' of sites were considered for zoning objective change early on in the Proposed Variation development process. These sites were subject to Preliminary Environmental Appraisal. Discussions were held between the Proposed Variation Development Team and SEA/AA Team on how best to ensure suitable protection of the receiving environments at these sites. One alternative was to place a stronger emphasis on avoiding zoning for development at or near important/sensitive environmental features.



Theme	Description of Reasonable Alternatives	Preferred Alternatives	Reasons for Selecting Preferred Alternative
			Another option was to place a stronger emphasis on zoning for development at such sites but providing a strong policy framework/Plan-level mitigation to govern development at these sites and ensure appropriate protection. A strategic decision was made to avoid development at or near to important important/sensitive environmental features, (such as surface water bodies, wetlands of importance, groundwater features, designated sites, locally important ecological features etc.). It was determined that this would provide maximal environmental protection and better support the SEOs defined for the WCDP and the Proposed Variation.
Future of Site 157 / 190 (Charlesland, Greystones). - This site was given careful consideration during the SEA and AA process due to the size of the site and the potential for interaction with a range of sensitive environmental receptors.	Alternative 1: Rely on the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 to guide and control development at these lands. Alternative 2: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 and 2) additional environmental mitigation measures to guide and control development at these lands.	Alternative 3	The project team considered whether to rely on the existing framework of environmental mitigation in the WCDP to guide and control development at the site from an environmental protection perspective; define additional, locally focused and more specific mitigation to management development at the lands; and/or introduce avoidance measures to avoid potential environmental effects. A combined approach was adopted to ensure maximal environmental protection. The layout of zoning proposals at these lands were re-adjusted for the purpose of avoiding adverse effects on biodiversity and better facilitating biodiversity enhancement.



Theme	Description of Reasonable Alternatives	Preferred Alternatives	Reasons for Selecting Preferred Alternative
	Alternative 3: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028, 2) additional environmental mitigation measures, and 3) adoption of avoidance measures to avoid potential environmental effects and guide and control development at these lands.		At the same time, locally focused specific environmental mitigation was defined to drive and enable adherence to biodiversity and heritage protection requirements at the lands. This additional layer of site-specific mitigation would act in tandem with cross-cutting, general environmental protection Policies and Objectives already defined in the WCDP (e.g., CPO 17.1, CPO 17.14 etc.). This combined approach delivers maximal environmental protection and ensures greatest alignment with SEOs for the WCDP (as being Varied).



Evaluation of the Environmental Effects of Proposed Variation Implementation

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A concise and non-technical summary of the key environmental effects associated with implementing the Proposed Variation implementation is presented below.

Potential Negative Environmental Effects (In the absence of environmental mitigation)

- The Proposed Variation supports the carrying out of housing and infrastructural development. The construction phases of such development have the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development have the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Proposed Variation provides a land use framework for development that has the potential to generate environmental impacts (e.g., habitat loss) that directly or indirectly cause adverse effects on European sites, such as disturbance to key species, reduction in species density, impact on non-designated sites or habitat that support European sites, or changes in indicators of conservation value.
- Development may lead to adverse effects on biodiversity, including loss, disturbance or damage to biodiversity, flora and fauna; effects on important sites and their ecological features/qualifying interests (e.g., Ballyman Glen SAC) effects on ecological connectivity; and effects on locally important biodiversity (e.g., wildlife corridors).
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species (e.g., the Whiskered Bat, Daubenton's Bat).
- The Proposed Variation supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.
- Greenfield development may damage known heritage features or unknown archaeological remains.
- The Proposed Variation is supportive of the carrying out of development at sensitive locations (e.g., near Vartry River, Charlesland, near Powerscourt Demesne etc.) which could potentially affect sensitive aspects of the environment, including biodiversity (habitats and species), water quality, landscape character and visual amenity, and built and archaeological heritage.
- Development, including large-scale development of a sizeable mass and form, may generate negative impacts on built heritage (e.g., protected structures, Vevay House) and historic fabric (e.g., Dunlavin Architectural Conservation Area). Development supported by the Proposed Variation may negatively effect on the setting of heritage assets and sense of place, generally.
- Significantly scaled residential development may adversely affect visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.



- Development may generate adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development arising due to the Proposed Variation may generate an increase in traffic levels resulting in effects on existing traffic and transportation conditions and dynamics.
- Development related excavation has the potential to result in the generation of substantial levels of material and waste, that will need to be appropriately and sustainably managed in accordance with 'Waste Hierarchy' principles.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).

Potential Positive Environmental Effects

- Proposed Variation measures, as defined, have the potential to contribute to the provision of additional housing, and sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Proposed Variation has the potential to support strategic, plan-led, balanced, integrated and socially beneficial development and environmental protection and enhancement in the County.
- The Proposed Variation will support compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable residential development in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (promotion of compact development and prevention of sprawl) and air and climate (by promoting compact and connected development, reducing the need to travel by private car).
- The delivery of housing and community infrastructure has the potential to generate positive effects on population and human health (people and communities).
- The promotion of sustainable land use, sustainable transportation and public transport may support modal shift and the use of public transportation, resulting in potential positive effects on population and human health, local air quality and climate.
- The Proposed Variation is supportive of the minimisation of flood risk in the County area. This will generate positive environmental effects on water quality, hydrology and biodiversity. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events, including human receptors, material assets, ecological receptors and cultural heritage assets.
- The framework of locally focused, environmental protection and enhancement measures integrated the Proposed Variation through Specific Local Objectives support the carrying out of considered, appropriate development sensitive to the receiving environment at areas subject to rezoning (e.g., Wicklow, Greystones, Baltinglass etc.). Generally, this has the potential to generate positive effects on all environmental components.



Transboundary Environmental Effects

The Proposed Variation does not have the potential to introduce sources of impact that may be transmitted outside of Ireland, considering the nature of the proposed changes to the current WCDP and the location of the County.

Mitigation Measures

The SEA Directive requires that mitigation measures to prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of a plan are defined.

The following forms of mitigation have been adopted to mitigate the negative environments of the Proposed Variation and maximise its potential positive effects:

- Mitigation through consideration of alternatives.
- Mitigation through avoidance.
- Mitigation through environmental mitigation defined in the current WCDP, and through integrating environmental considerations into the Proposed Variation.

A number of alternatives were considered at an early stage in the Proposed Variation development process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Variation was chosen over other alternative options having due regard to the potential environmental effects (positive and negative) associated with the alternatives considered.

The Proposed Variation development process was carried out in parallel with the SEA, AA and SFRA processes. Regular communication and interaction took place between the environmental assessment team and the plan development team. Environmental considerations that came to light during the SEA, AA and SFRA processes, including consultation processes, were regularly communicated to WCC

Environmental assessment was undertaken early on in the process and in an iterative manner. Environmental considerations shaped the refinement of land use zoning proposals throughout the process. A wide range of avoidance measures were recommended and taken to avoid conflicts between land use zoning proposals and sensitive environmental features. Zoning proposals at sites were avoided or suitably refined, depending on the presence of sensitive environmental features.

Environmental mitigation applicable to the County are already defined in the current WCDP. These mitigation measures will apply to the Proposed Variation. A strong level of embedded environmental mitigation was also present in early drafts of the emerging Proposed Variation. The 'embedded' mitigation in the Proposed Variation, and the relevant mitigatory Policies and Objectives already defined in the WCDP serve to prevent and minimize potential significant adverse effects that may occur during the implementation of the Proposed Variation. These measures may also maximise potential environmental benefits and co-benefits associated with the Proposed Variation.

Where necessary, additional, more focussed environmental mitigation, in the form of amendments to WCDP Specific Local Objectives for relevant lands were integrated into the Proposed Variation to mitigate the potential negative environmental effects of implementing the Proposed Variation. This process was carried out in an iterative manner to ensure optimal environmental outcomes. Environmental considerations were also integrated into the process so as to facilitate maximising identified positive environmental effects of the Proposed Variation.



Conclusions

The reasonable alternatives presented in Section 6 of this Draft SEA Environmental Report has resulted in the development of a Proposed Variation that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

Appropriate avoidance measures have been taken to avoid conflicts between zoning proposals and sensitive environmental features.

Environmental protection-related Policies and Objectives defined within the current WCDP, which apply to the Proposed Variation, will mitigate potential significant negative effects associated with the Proposed Variation.

The implementation of the focussed environmental mitigation measures integrated the Proposed Variation through Specific Local Objectives will also serve to prevent and reduce potential significant negative environmental effects due to the implementation of the Proposed Variation.

No further mitigation measures are required for the Proposed Variation.

Monitoring Measures

The SEA Directive requires that the environmental effects of the implementation of a plan or programme (or Proposed Variation in this case) are monitored in order 'to identify at an early-stage unforeseen effects, and to be able to undertake appropriate remedial action'.

It is proposed that existing monitoring measures and associated indicators and targets defined in the current WCDP are used to monitor the environmental effects of the implementation of the Proposed Variation. The monitoring measures, indicators and targets defined are deemed appropriate for measuring the full range of potential environmental effects that may occur due to the implementation of the Proposed Variation. Using these existing measures will also avoid the unnecessary duplication of environmental monitoring processes.

Where monitoring identifies that the implementation of the Proposed Variation is having a significant negative environmental effect, an in-depth review of the WCDP should take place and the WCDP should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures). Similarly, where monitoring indicates that potential positive environmental effects associated with Variation implementation are not being adequately realised, the Proposed Variation should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the ambitions and goals of the WCDP and the Proposed Variation.

Additional SEOs and monitoring measures have been defined for the WCDP/Proposed Variation. Details on these SEOs, including their Monitoring Indicators and Targets are presented in the table below. These have been included to ensure alignment with the latest wider environmental protection objectives.



Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Population and Human Health	Delivery of new housing in line with Housing Growth Requirements for the County.	Housing Delivery Figures.	Percentage of Housing Delivery aligns with Housing Growth Targets.	DHLGH Housing Delivery Tracker.
Biodiversity, Flora and Fauna	Aim to deliver biodiversity enhancement in line with the objectives of the Wicklow Biodiversity Action Plan 2026 - 2031 and the National Biodiversity Action Plan 2023 - 2029.	Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Wicklow Biodiversity Action Plan 2026 - 2031	No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Wicklow Biodiversity Action Plan 2026 - 2031	Internal monitoring of proposed developments. Internal Reporting for County Biodiversity Action Plan.
		Number of developments consented that deliver biodiversity measures.	Increase number of developments consented to deliver biodiversity measures.	Internal monitoring of proposed developments.
Climate	Support the achievement of the Wicklow Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions, and the Climate Objectives defined in the Climate Action and Low Carbon Development Act 2015 (as amended)	Status of Objectives and Actions for the LACAP.	Achievement of Objectives and Actions for the LACAP.	Internal Reporting on Key Performance Indicators under the Wicklow Local Authority Climate Action Plan 2024 - 2029.
Air Quality (and Noise)	Support the achievement of Actions for Wicklow defined in the Wicklow Noise Action Plan 2024-2029	Status of Actions for the Wicklow Noise Action Plan 2024-2029	Achievement of Actions for the Wicklow Noise Action Plan 2024-2029	Internal monitoring of performance under the Wicklow Noise Action Plan 2024-2029



1. INTRODUCTION

1.1 Background

Wicklow County Council (WCC) intends to make Variation No. 7 to their County Development Plan 2022-2028 (herein referred to as the 'WCDP' or the 'Plan'). The purpose of Proposed Variation No. 7 (herein referred to as 'Proposed Variation') is to take account of NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities, issued under Section 28 of the Planning & Development Act 2000 (as amended) (July 2025). The Guidelines provide for an increased annual housing growth requirement for WCC, and an 'additional provision' mechanism to support the zoning of additional lands in areas where it can be justified. The Proposed Variation will consider zoning of lands for additional residential development in settlements in the County.

WCC is preparing the Proposed Variation in accordance with the Section 58 of the Planning and Development Act 2024 (as amended) (herein referred to as 'the Act').

Variations to a City or County Development Plan are required to be compliant with the requirements of the Strategic Environmental Assessment (SEA) Directive (Directive 2001/42/EC) and the Habitats Directive (Directive 92/43/EEC). SEA Screening for the Proposed Variation has been carried out by WCC and it has been determined that the Proposed Variation to the WCDP should be subject to full SEA under the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 ([S.I. No. 456 of 2025](#)) given the potential for the implementation of the land use framework defined in the Proposed Variation to result in likely, significant environmental effects.

1.2 SEA Environmental Report

This document has been produced by FT and is the Draft SEA Environmental Report for the Proposed Variation. It forms the main written output of the SEA process and as such presents information on the environmental assessment and likely environmental issues related to the implementation of the Proposed Variation. The broad purpose of this Draft SEA Environmental Report was as follows:

1. Identify, evaluate and describe the likely significant effects on the environment of the Proposed Variation and reasonable alternatives.
2. Inform the preparation of the Proposed Variation.
3. Provide environmental authorities and the public with an early opportunity to make submissions on a draft version of the Proposed Variation and its potential environmental effects - and incorporate changes where necessary to the development and SEA processes.

1.3 Background to SEA and Legislative Context

SEA is required under the EU Council Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive). The SEA Directive requires that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.

The overarching objective of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development'*.



SEA is a process for evaluating, at the earliest appropriate stage, the environmental consequences of implementing Plan or Programme (P/P) (Plan Variation, in this case) initiatives prepared by authorities at a national, regional or local level or which have been prepared for adoption through legislative means. SEA is described within the Department of the Environment, Community and Local Government's (2004) Guidelines for Regional Authorities and Planning Authorities on the Implementation of SEA Directive (2001/42/EC) as the '*formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme*'.

1.3.1.1 National SEA Legislation

The requirements for SEA of statutory land use plans in Ireland are set out in S.I. No. 456 of 2025 (European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025). These regulations were signed on the 2nd of October 2025 by Minister James Browne T.D., Minister for Housing, Local Government and Heritage. These Regulations revoked S.I. No. 436 of 2004, as amended, upon commencement of Part 3 of the Planning and Development Act 2024, as amended. Part 3 of the Planning and Development Act 2024, as amended, was fully commenced on 31/12/2025. S.I. No. 436 of 2004, as amended, was therefore in force up until this time.

Regulation 16 of S.I. No. 456 of 2025 made provisions for a transitional period to ensure continuity and the prevention of disruptions where if a screening for environmental assessment or the assessment itself was initiated under S.I. No. 436 of 2004, or if it was required by a specific section of the Planning and Development Act 2000, as amended, then, despite the revocation, the process should be completed under S.I. No. 436 of 2004 or the specific section of the PDA 2000.

WCC made an SEA Screening Determination for the Proposed Variation after the introduction of the new Regulations. As a result, this SEA process is being completed under S.I. No. 456 of 2025 (European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025).

In the case of the preparation of the Proposed Variation, Schedule 2 of S.I. No. 456 of 2025, requires that Screening for SEA be carried out for Variations, amendments or modifications of City and County Development Plans. SEA Screening of the Proposed Variation was carried out, and it was determined that the emerging Proposed Variation, if unmitigated, can result in likely significant environmental effects, and therefore it must be subject to SEA.

SEA is intended to provide the framework for influencing decision-making at an earlier stage when P/Ps - which give rise to individual projects - are being developed. It is noted that SEA should result in more sustainable development through the systematic appraisal of policy options.

1.4 Purpose of this SEA

The purpose of SEA in this particular case was to enable WCC to incorporate environmental considerations into decision-making at an early stage and in an integrated way throughout the Proposed Variation development process and to:

1. Identify, evaluate and describe the likely significant effects on the environment of implementing the Proposed Variation.
2. Ensure that identified adverse effects are communicated, mitigated and that the effectiveness of mitigation is monitored.
3. Identify beneficial (and neutral) effects, and to ensure these are communicated.
4. Provide an opportunity for stakeholder and public involvement.



1.5 Appropriate Assessment

Appropriate Assessment (AA) is an assessment process focusing on potential effects related to European Sites - which form the Natura 2000 network - these sites have been designated or proposed for designation by virtue of their ecological importance. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The Habitats Directive⁸ requires, inter alia, that Plans (or Variations to Plans) undergo Screening for AA (Stage 1), and if necessary, the preparation of a Natura Impact Report (Stage 2), to establish the likely or potential effects on European Sites arising from Plan implementation.

This first stage of the AA process is referred to as 'Screening for AA' and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a European Site in view of the site's conservation objectives.

AA Screening concluded that there are likely significant effects to European sites - if unmitigated - from the implementation of the Proposed Variation. Therefore, the Proposed Variation was subject to stage 2 of the AA process, and a Natura Impact Report (NIR) was prepared alongside the SEA - the details of which were integrated into the SEA process.

⁸ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora



2. THE PROPOSED VARIATION

2.1 Background

The National Planning Framework - First Revision ('Revised NPF') was approved in April 2025. Section 2.7 of the Revised NPF 'Translating the NPF to City and County Levels' states that 'revised (housing) targets will support a plan-led approach to NPF implementation at regional and local level, allowing NPF growth objectives to be incorporated into city and county development plans as they are reviewed. In this regard, matters related to the targeted population and housing numbers and the estimated capacity of each settlement for growth is determined at the plan-making stage, in accordance with the hierarchy of plans prescribed under the Planning and Development Act.' The Revised NPF identifies the need to need to plan for approximately 50,000 additional households per annum to 2040.

The NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities ('the Guidelines') constitute Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended). These Guidelines, implemented in July 2025, require that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the Proposed Variation of the current adopted development plan. The Guidelines set out the housing demand scenario to 2040 for each Local Authority by translating the NPF requirements into estimated average annual figures by drawing on the range of scenarios based on ESRI research and modelling on population growth and structural housing demand, and assumptions relating to unmet demand.

The Guidelines set out housing growth requirement figures for each local authority in the form of an annualised estimated housing figure for two time periods (2025 to 2034 and 2034 to 2040). These figures, included in Appendix 1 of the Guidelines, are representative of the long-term growth requirements to 2040 and have been presented in an annualised form to account for the different stages that various local authorities may be at in their six-year cycle of their land use plans. Figures for County Wicklow are presented in Table 2-1.

Table 2-1: Housing Growth Requirements for Wicklow (DHLGH)

Local Authority	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan - Annual Housing Requirement (Housing Supply Target)	New Annual New Housing Growth Requirement to 2034 (2025 to 2034)	New Annual New Housing Growth Requirement 2035 to 2040 (2035 to 2040)
Wicklow County Council	745	1,411	2,068	931

2.2 Purpose of the Proposed Variation

The overall aim of the Proposed Variation is to zone additional lands in County Wicklow for residential use and supporting land uses, to align the WCDP with the Revised NPF and the Guidelines, and to accelerate housing delivery.

The Guidelines have the aim of updating development plans to reflect the requirements of the Revised National Planning Framework (NPF) and achieving a significant acceleration in housing delivery.



The Guidelines provide for an increased annual housing growth requirement for WCC, and an 'additional provision' mechanism to support the zoning of additional lands in areas where it can be justified.

In response to these new Guidelines, WCC undertook a non-statutory 'Call for Sites' consultation inviting landowners, homebuilders and other interested parties (including members of the public) to make a submission, identifying possible sites that they suggest could be considered for zoning for new housing development and could meet the objectives of the Guidelines in terms of contributing to the acceleration of housing delivery over the next 15 years.

WCC have now defined zoning proposals across the following settlements listed in order of the County Development Plan settlement hierarchy in the County under the Proposed Variation to accelerate housing development.

- Level 1: Bray
- Level 2: Wicklow-Rathnew
- Level 3: Greystones-Delgany
- Level 3: Blessington
- Level 4: Baltinglass
- Level 4: Enniskerry
- Level 4: Kilcoole
- Level 4: Newtownmountkennedy
- Level 4: Rathdrum
- Level 5: Ashford
- Level 5: Aughrim
- Level 5: Carnew
- Level 5: Dunlavin
- Level 5: Tinahely
- Level 6: Donard
- Level 6: Roundwood

WCC have also proposed new and amended SLOs to guide and control development at lands that are subject to zoning objective changes.

2.3 Relationship of the Proposed Variation with other Relevant Plans and Programmes

An examination of how the Proposed Variation interrelates with other legislation and plans/programmes is presented in Appendix 1 of this Draft SEA Environmental Report. This examination was undertaken to develop an understanding of inter-relationships with other plans, programmes and legislation and to assist in the process of assessing the environmental effects of the Proposed Variation relative to wider environmental protection objectives, with a view to ensuring the adopted Variation is harmonious and integrated with these wider objectives.



3. SEA METHODOLOGY

3.1 The SEA Process

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public (Figure 3-1). These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

The SEA process runs in parallel with the AA process, which is briefly discussed in Section 1.5.

This Draft SEA Environmental Report documents the outcomes of Stage 3.

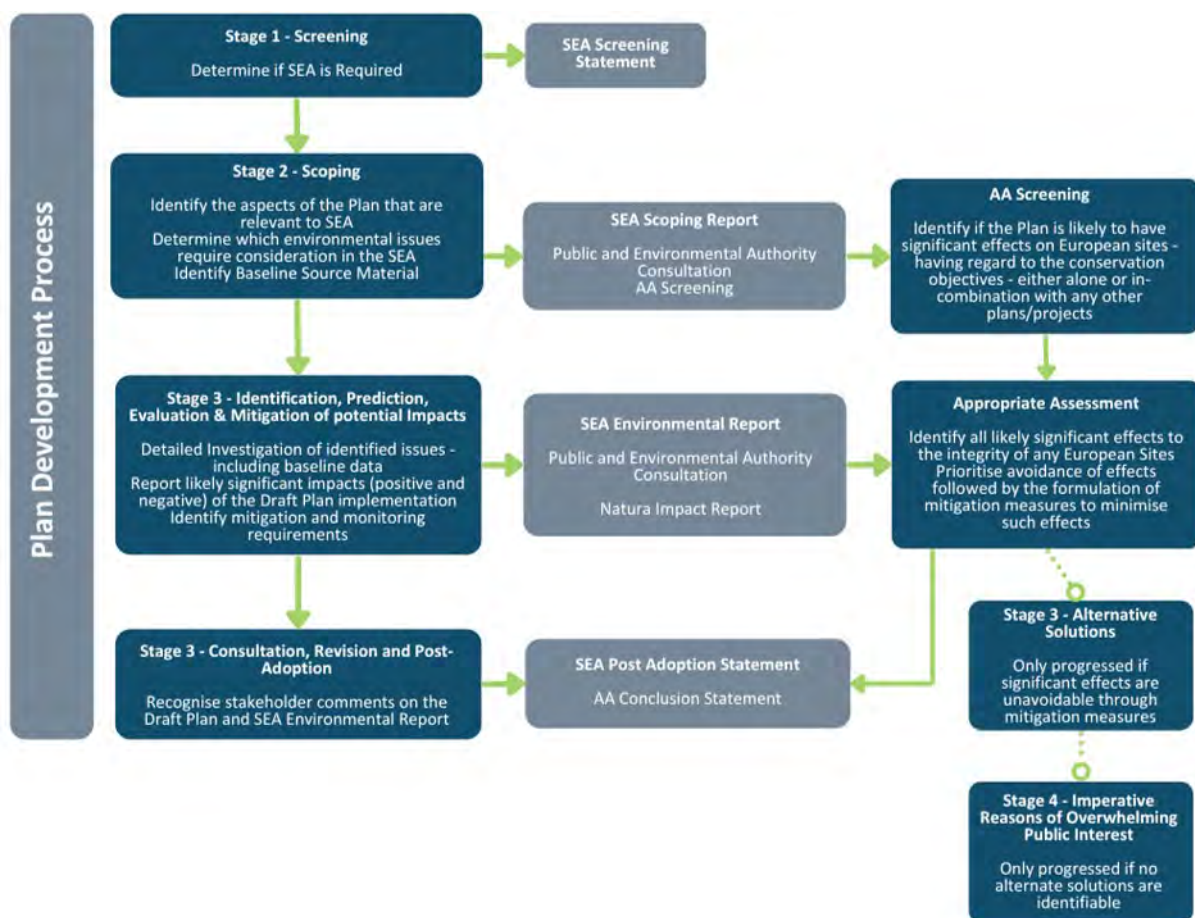


Figure 3-1: SEA and AA Stages and Key Deliverables



3.2 Overview of the Proposed Variation, SEA and AA Processes

Given the scale and nature of the Proposed Variation, environmental effects were likely, and therefore SEA was 'screened in' in this instance.

An SEA Scoping Report was produced for a draft version of the Proposed Variation. This SEA Scoping Report, along with SEA Scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues that were dealt with by the SEA, as per the SEA Guidelines⁹.

The preparation of the Proposed Variation took place concurrently with the SEA, AA and Strategic Flood Risk Assessment (SFRA) for the Proposed Variation, and the findings of the SEA, AA and SFRA informed the Proposed Variation. The finding of the AA and SFRA also informed SEA processes, and vice versa.

Taking into account the scope detailed in the SEA Scoping Report, the environmental effects associated with the implementation of the Proposed Variation have been identified, evaluated and described in this Draft SEA Environmental Report. This report also defines measures to avoid, prevent and reduce significant adverse environmental effects due to the implementation of the Proposed Variation.

This Draft SEA Environmental Report, the Draft NIR, and a Draft SFRA will now be published for public consultation alongside the Proposed Variation. Where necessary, updates to SEA, AA, and SFRA documentation will be made following the consultation process and receipt and consideration of submissions. Consultation submissions relating to the Proposed Variation and environmental documentation will be responded to through a Local Authority Chief Executive Report. WCC may propose to and ultimately make alterations to the Proposed Variation following the consultation.

Any alterations to the Proposed Variation will be examined to ensure that they will not generate additional, likely significant effects on the receiving environment or European sites that have not been considered by the SEA and AA processes.

The Draft SEA Environmental Report and Draft NIR will then be finalised in advance of the adoption of the Proposed Variation, and an SEA Statement and AA Conclusion Statement will be prepared in advance of the publication of the Proposed Variation. The SEA Statement and AA Conclusion Statement will document how environmental considerations and European site protection obligations were integrated into the Proposed Variation.

The Proposed Variation will then be implemented, and SEA Monitoring will be undertaken, in line with the defined SEA Monitoring Framework, to measure the environmental effects of its implementation.

⁹ Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities (DEHLG, 2004), Page 18: *"It is recommended that at the end of the scoping procedure, the plan-making authority should prepare a brief scoping report of its conclusions as to what information is to be included in the environmental report, taking account of any recommendations from the environmental authorities"*.



3.3 SEA Processes Undertaken

3.3.1 SEA Screening

The first stage of the SEA process was to carry out SEA Screening to determine the requirement for SEA of a P/P.

SEA Screening for the Proposed Variation has been carried out by WCC and it has been determined that the Proposed Variation to the WCDP should be subject to full SEA under S.I. No. 456 of 2025 (European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025) given the potential for the implementation of the land use framework defined in the Proposed Variation to result in likely, significant environmental effects.

The principal reasons for this are as follows:

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

3.3.2 SEA Scoping

The second stage of the SEA process is carrying out SEA Scoping. The purpose of SEA Scoping is to establish the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts. An SEA Scoping Report is produced to document the scoping process.

WCC produced an SEA Scoping Report for the Proposed Variation, which was shared with statutory Environmental Authorities. The SEA Scoping Report outlined information on the Proposed Variation, including the need for it, its temporal and geographical area and overall objectives. It facilitated scoping the environmental components and understanding the environmental issues to be considered under the SEA process. The Scoping Report was also required to facilitate statutory consultation to ensure that the approach proposed for the SEA is appropriate.

The SEA Scoping Report, along with SEA scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues which are to be dealt with by the SEA, the methods which will be used to address these issues, and the level of detail required to address these issues.

The following statutory Environmental Authorities and interested stakeholders were consulted on the scope and level of detail of the information to be included in the Draft SEA Environmental Report:

- Environmental Protection Agency (EPA).
- Minister for Housing, Local Government and Heritage.
- Development Applications Unit (Minister for Housing, Local Government and Heritage).
- Minister for Climate, Energy and the Environment.



- Minister for Agriculture, Food and the Marine.
- All adjoining planning authorities whose area is contiguous to the area of the planning authority in this case:
 - Wexford County Council.
 - Carlow County Council.
 - Kildare County Council.
 - South Dublin County Council.
 - Dún Laoghaire-Rathdown County Council.

All SEA Scoping submissions received have been included in Appendix 2 of this Draft SEA Environmental Report.

The following Environmental Components were 'scoped in' for the SEA:

- Population and Human Health.
- Biodiversity, Flora and Fauna.
- Landscape and Visual Amenity.
- Cultural Heritage - Archaeological and Architectural.
- Soils.
- Land Use.
- Air Quality and Noise.
- Water.
- Material Assets.
- Tourism and Recreation.
- Climate Change.

3.3.3 SEA Consultation

WCC must now undertake the SEA Consultation stage of the process.

Draft versions of the Proposed Variation, the SEA Environmental Report, the NIR and the SFRA are now being placed on public display and statutory Environmental Authorities, members of the public and interested stakeholders will be given an opportunity to make submissions on the documentation.

Consultation submissions received from the statutory Environmental Authorities, members of the public and interested stakeholders will be carefully reviewed and considered during the post-consultation Variation development and SEA/AA processes. These submissions will influence and inform the final content of the Final Variation.

In addition to the above statutory Environmental Authorities, the following interested stakeholders are also being consulted as part of the public consultation carried out for the Draft SEA Environmental Report:

- An Taisce
- Bat Conservation Ireland
- Birdwatch Ireland



- Climate Change Advisory Council
- Coillte
- Department of Enterprise, Trade and Employment (DETE)
- Department of Public Expenditure, National Development Plan (NDP) Delivery and Reform
- Department of Rural and Community Development
- Department of Transport (DoT)
- EirGrid
- Electricity Supply Board (ESB)
- Fáilte Ireland
- Gas Networks Ireland
- Geological Survey of Ireland (GSI)
- Industrial Development Authority (IDA)
- Inland Fisheries Ireland (IFI)
- Inland Waterways Association of Ireland (IWAI)
- Irish Wildlife Trust
- Landscape Alliance Ireland
- National Transport Authority (NTA)
- Office of Public Works (OPW)
- Office of the Planning Regulator
- Eastern and Midland Regional Assembly
- Sustainable Energy Authority of Ireland (SEAI)
- Teagasc
- The Heritage Council
- Tourism Ireland
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- Wind Energy Ireland
- Zero Emission Vehicles Ireland (ZEVl)

3.4 SEA Environmental Report

3.4.1 Environmental Assessment Approach and Methodology

The third stage involves the strategic level identification, prediction, evaluation and mitigation of potential environmental impacts associated with the Proposed Variation. A Draft SEA Environmental Report is produced to document this process. The Draft SEA Environmental Report is integral to the SEA process and is compiled during the Proposed Variation development process to allow for adequate consideration of the likely, significant environmental effects of the Proposed Variation and the incorporation of appropriate environmental mitigation measures into the Proposed Variation. It should serve to guide the Proposed Variation development process and ensure optimal environmental outcomes.



The SEA Environmental Report forms the main written output of SEA process. It serves to document the evaluation of the likely, significant environmental effects of implementing the Proposed Variation on the relevant Environmental Components defined in the SEA Directive. It defines Strategic Environmental Objectives (SEOs) and associated targets and indicators relating to each Environmental Component. It defines environmental mitigation measures to prevent and reduce the likely, significant environmental effects of implementing the Proposed Variation and monitoring measures to measure the environmental effects of the Proposed Variation. It provides the competent authority, statutory Environmental Authorities, interested stakeholders and the general public with a clear understanding of likely, significant environmental effects associated with implementing a P/P (or Variation, in this case).

A summary of the information contained in an SEA Environmental Report is presented below:

- A non-technical summary of the environmental assessment carried out to inform the Draft SEA Environmental Report.
- A description of the P/P (Plan Variation, in this case) under consideration, including detail on the main objectives of the P/P, the contents of the P/P, anticipated P/P outcomes, and how the P/P relates to other P/Ps.
- A description and characterisation of the baseline environment that has the potential to be affected by the implementation of the P/P, including the evolution of the baseline environment without the implementation of the P/P (i.e., under a 'do-nothing' or 'do-minimum' scenario).
- A description of any existing environmental problems relevant to the P/P.
- Environmental protection objectives (including indicators and targets) relevant to the P/P and the way these objectives and environmental considerations have been taken into during the process.
- A description of reasonable alternatives identified, the reasons for considering these alternatives within the scope of the environmental assessment, and an evaluation of their likely significant effect on the environment.
- An evaluation of the likely significant effects of the implementation of the P/P (including reasonable alternatives) on the environment, and in particular on the following environmental components: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- A description of environmental mitigation measures proposed to prevent and reduce likely significant environmental effects that may occur during the implementation of the P/P.
- A description of the monitoring measures to be implemented to monitor the likely, significant effects of implementing a P/P.

This Draft SEA Environmental Report was produced for the Proposed Variation and will be issued to the statutory Environmental Authorities and identified interested stakeholders to allow them to make submissions on the Proposed Variation, the environmental assessments undertaken, and the environmental mitigation and monitoring measures proposed. It will also be published for public display to allow for members of the public to make submissions on the environmental assessment.



3.4.2 SEA Environmental Report Authors

FT is a consultancy based in Cork, Carlow and Dublin, specialising in civil and environmental engineering, planning and environmental assessment. The company has established an experienced, professional team specialising in all forms of statutory environmental assessment, including and SEA, AA and EIA. This team has the support of many in-house engineers, scientists, planners and subject specialists.

FT was retained by WCC to undertake SEA of the Proposed Variation and are responsible for the completion of this Draft SEA Environmental Report. The competent experts involved in the preparation of this Draft SEA Environmental Report are outlined in Table 3-1.

Table 3-1: SEA Environmental Report Authors

Name and Qualifications	Project Role	Relevant Experience
Bernie Guinan MSc, BSc. (Envi. Sci & Tech) Dip. Pollution Assessment Control Dip. Business Development	Project Director	Bernie is Director with FT. She is responsible for managing the Circular Economy and Environment group in FT. She has over 25 years' experience in delivering and managing projects in the environmental sector. Bernie has extensive experience coordinating SEA, AA and EIA projects, including large-scale and complex projects. She has in-depth knowledge of all environmental and planning policy, legislation and guidance.
Richard Deeney Advanced Diploma in Planning and Environmental Law, Kings Inns, Ireland 2017 B.Sc. First Class Honours Degree, Environmental Management, Dublin Institute of Technology, 2012 Chartered Environmentalist, The Society for the Environment	Project Manager & SEA Team Lead	Richard is Principal Environmental Scientist at FT. Richard holds a B.Sc. First-Class Honours degree in Environmental Management from Dublin Institute of Technology and has 13 years' experience providing environmental assessment consultancy services. Richard works in the Circular Economy and Environment group at FT and is highly experienced in project managing, coordinating and delivering SEA, AA and EIA. He has excellent experience in planning and environmental assessment for various types of plans and projects. He has been responsible for project managing and coordinating the completion of suite of SEA and AA deliverables for 25 No. Local Authority Climate Action Plans, and multiple land use and non-land use plans.
Eimear Daly M.Sc. Global Change: Ecosystem Science and Policy, University College Dublin & Justus Liebig Universität, Gießen, 2025 B.Sc. (Hons.) Zoology and Earth & Ocean Science, University of Galway (then National University of Ireland, Galway), 2023	SEA Support	Eimear is a Project Scientist within the Circular Economy and Environment group at FT. Eimear holds a joint-international M.Sc. in Global Change: Ecosystem Science and Policy from University College Dublin and Justus Liebig Universität, Gießen. She has 1.5 years of professional experience providing environmental assessment consultancy services.



Name and Qualifications	Project Role	Relevant Experience
Associate Member, The Institution of Environmental Sciences (AMIEEnvSc) Qualifying Member, CIEEM		Eimear is experienced in completing SEA and AA of Local Authority Development Plans, Variations to Development Plans and multiple other land use and non-land use plans. She has been responsible for supporting the delivery of all aspects of SEA since joining FT in February 2025.

3.4.3 Difficulties Encountered

No significant difficulties were encountered during the undertaking of the assessment.

3.4.4 SEA Environmental Report Checklist

A checklist of information has been included in this Draft SEA Environmental Report under the SEA Directive and transposing national legislation¹⁰ is provided in Table 3-2 This checklist cross-references the sections in the report where information can be found.

Table 3-2: SEA Environmental Report Checklist

Information Required	Relevant Section of the Draft SEA Environmental Report
An outline of the contents and main objectives of the Plan ¹¹ and relationship with other relevant plans.	Section 2.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan.	Section 4.
The environmental characteristics of areas likely to be significantly affected.	Section 4.
Any existing environmental problems which are relevant to the Plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive.	Section 4.
The environmental protection objectives, established at international, European Union or national level, which are relevant to the Plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 6.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air,	Section 7 and Appendix 3.

¹⁰ The Environmental Report is required to contain the information specified in Annex 1 of the SEA Directive and Schedule 1 of S.I 456 of 2025.

¹¹ Variation, in this instance.



Information Required	Relevant Section of the Draft SEA Environmental Report
climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	
Interrelationships between each Environmental Component.	Section 7.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Proposed Variation.	Section 8.
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the Proposed Variation.	Section 9.
A non-technical summary of the information provided under the above headings.	Front Section.

3.5 SEA Statement

Once the Proposed Variation is adopted, WCC must publish a post-adoption SEA Statement alongside the final Variation. The post-adoption SEA Statement is another integral component of the SEA process.

The SEA Statement provides detail on how the environmental assessment and considerations detailed in the SEA Environmental Report and SEA-related consultation responses throughout the process have influenced the Proposed Variation development process. It summarises the reasoning for choosing the adopted, final Variation in light of other reasonable alternatives. The SEA Statement contains detail of environmental mitigation and monitoring measures to be implemented over the lifetime of the Proposed Variation.

The main purpose of the SEA Statement is to provide interested parties with a good and clear understanding of how the SEA process was carried out during the Proposed Variation development process and how SEA informed and supported the process.

3.6 Integrated Biodiversity Impact Assessment

The environmental assessment undertaken was carried out in accordance with an Integrated Biodiversity Impact Assessment based methodology in accordance with the EPA's guidance document entitled '*Final Report: Integrated Biodiversity Impact Assessment, Streamlining AA, SEA and EIA Processes. Best Practice Guidance.*' (2012).

The methodology employed facilitated the integration of SEA and AA processes relating to biodiversity impact assessment to ensure the effective and streamlined assessment of biodiversity impacts. The Proposed Variation development, SEA and AA processes - including scoping, baseline evaluation, impact assessment and mitigation/monitoring measure development processes - were carried out concurrently to facilitate holistic and complete assessment of biodiversity impacts. The effective communication and integration of scientific knowledge and analysis between assessments took place. The SEA was suitably informed by the analysis and conclusions in AA.



3.7 Outcomes of the Proposed Variation, SEA, AA and SFRA Process

The SEA, AA and SFRA processes facilitated the integration of environmental considerations into the earlier iterations of the Proposed Variation, including environmental mitigation measures contributing towards environmental protection and management and sustainable development.



4. THE ENVIRONMENTAL BASELINE

4.1 Introduction

An evaluation and characterisation of the current state of the environment likely to be affected by the Proposed Variation was undertaken to inform the SEA process. This section of the Draft SEA Environmental Report documents this evaluation. The following Environmental Components were considered during this evaluation:

- Population and Human Health.
- Biodiversity, Flora and Fauna.
- Landscape and Visual Amenity.
- Cultural Heritage - Archaeological and Architectural.
- Soils.
- Land Use.
- Air Quality & Noise.
- Water.
- Material Assets.
- Tourism and Recreation.
- Climate Change.

Baseline environmental information for the County was gathered using available environmental datasets. The evaluation of the baseline environment was informed by the SEA Scoping Report produced and the consultation responses received during the SEA Scoping process. It was also guided and informed by the in-depth experience and expert judgement of the Draft SEA Environmental Report Authors.

This section of the Draft SEA Environmental Report includes information on the state of the environment within the County area (Figure 4-1), including baseline environment mapping, and a description of the baseline environment under the Environmental Component headings (as identified by the SEA Directive (i.e. population and human health, biodiversity, flora and fauna, soil, water, air and climatic factors, material assets, cultural heritage, and landscape). The lands that are proposed for new zoning/zoning changes under the Proposed Variation have been included in the baseline mapping to allow for an understanding of potential interaction between zoning objectives changes and the baseline environment. Existing environmental problems which are relevant to the Proposed Variation were also identified and examined under each Environmental Component heading.

This Draft SEA Environmental Report also considered the zone of influence for the Proposed Variation and includes baseline information beyond the County boundary for certain environmental components (e.g., the status of shared water bodies, landscape etc.). The Zone of Influence includes the following:

- The County area.
- All areas within 25 km of the County boundary.
- All other areas hydrologically or ecologically connected to the County area.

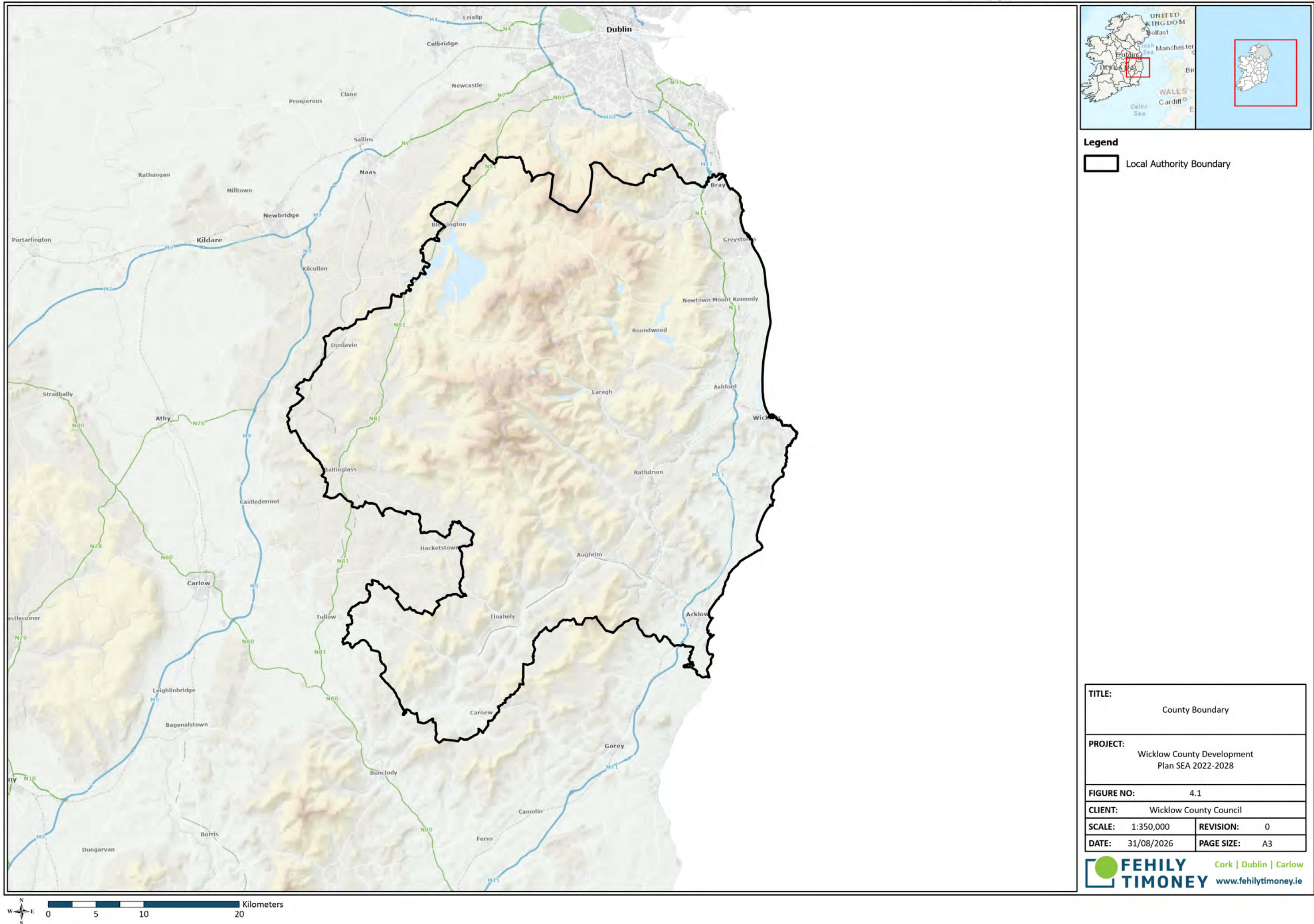


Information provided in this section is based on readily available baseline data from web-based searches and Geographic Information Systems (GIS) information. A key resource that has been used throughout the SEA process is the EPA's SEA Spatial Information Sources Inventory¹². The data presented in this section of the Draft SEA Environmental Report is as up-to-date and as accurate as possible and is presented in a readily accessible format, where possible.

The interrelationships between Environmental Components are addressed throughout this section, as appropriate, under each Environmental Component heading.

This section of the Draft SEA Environmental Report also examines the likely evolution of the baseline environment in the absence of the Proposed Variation being implemented (i.e., in the 'do nothing' or 'do minimum' scenario).

¹² Environmental Protection Agency. 2024. SEA Spatial Information Sources Inventory. Available at: [Strategic Environmental Assessment | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/publications/SEA_Spatial_Information_Sources_Inventory); Accessed 07/08/2026.





4.2 Population and Human Health

4.2.1 Characterisation of the Environmental Baseline

In the 2022 Census, the total population of County Wicklow was 155,851¹³ persons, showing the trend of an increase in total population in the County by ca. 9% ¹⁴(13,426 persons) since the previous Census (2016).

Wicklow is identified by the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 as being part of the Eastern Region. The transitional population projection until 2031 for Wicklow was between 160,500 and 164,000 persons¹⁵.

Updated population projections for the Eastern and Midlands Region (EMR) overall - which County Wicklow forms part of - were presented in the Revised National Planning Framework (NPF) 2025¹⁶. The Revised NPF predicts and provides for an additional 470,000 persons in the EMR between 2022 and 2040.

The Revised NPF and the Section 28 'NPF Implementation: Housing Growth Requirements' Guidelines (2025)¹⁷ establish updated housing growth requirements for Wicklow of approximately 2,068 dwellings per annum for the period 2025-2034 and 931 dwellings per annum for the period 2035-2040.

In relation to human health, impacts relevant to the SEA are those that arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses, for example.

4.2.2 Key Environmental Issues Relating to the Proposed Variation

The key environmental issues in relation to Population and Human Health are as follows:

- Developing residential units may cause temporary outages and disruption in services and utilities such as water supply and road closures or diversions.
- Temporary nuisance effects from noise and dust emissions from construction activity and changes in local traffic and transport dynamics
- Increased car dependencies during the operational phase of such development and localised air quality impacts from increased traffic emissions
- Exposure to road noise from potential residential development in proximity to major roads
- Increased demands on utilities and services, including water supply, electricity grid and wastewater treatment capacities.
- Increased traffic congestion due to intensified land use affecting road users.

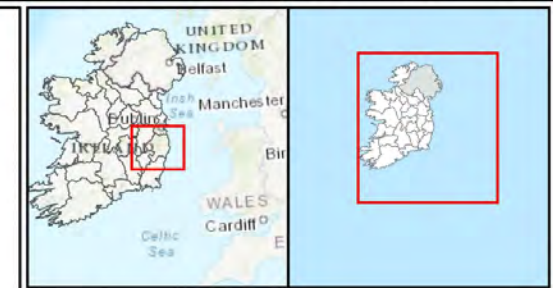
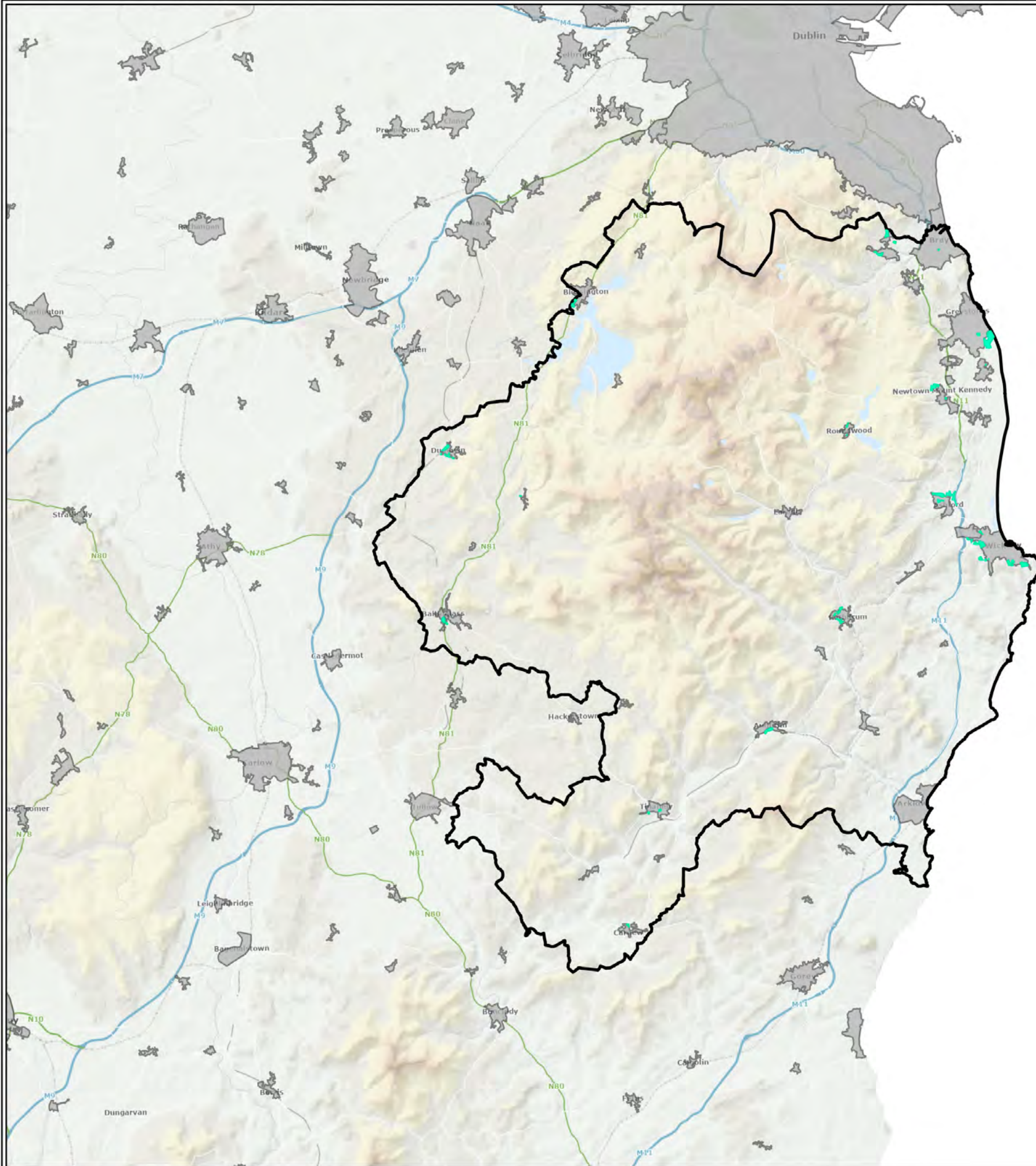
¹³ Central Statistics Office. 2022. F9011 - Population (cso.ie) <https://data.cso.ie/>; Accessed 07/08/2026.

¹⁴ Central Statistic s Office. 2022. Census of Population 2022 - Summary Results Wicklow. [Press Statement Census of Population 2022 - Summary Results Wicklow - CSO - Central Statistics Office](#); Accessed 07/08/2026.

¹⁵ Regional Spatial and Economic Strategy for the Eastern & Midland Region 2019-2031, available at: <https://www.emra.ie/rses-download/EMRA-RSES.pdf>

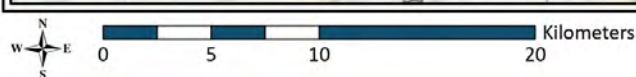
¹⁶ Government of Ireland. 2025. National Planning Framework First Revision. [National-Planning-Framework-First-Revision-April-2025-1.pdf](#)

¹⁷ Department of Housing, Local Government and Heritage. 2025. NPF Implementation: Housing Growth Requirements. [S.28 Guidelines - NPF Implementation - Housing Growth Requirements-1.pdf](#)



- Legend**
- Local Authority Boundary
 - Settlements
 - Zoning Proposals

TITLE:		Major Settlement Patterns	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.2	
CLIENT:		Wicklow County Council	
SCALE:	1:350,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3





4.3 Biodiversity, Flora and Fauna

4.3.1 Characterisation of the Environmental Baseline

The SEA considered available information on designated sites of conservation interest as well as protected species, ecological connectivity and non-designated habitats which have high ecological value. The SEA also identified data sources which may be appropriate to local, project level developments and assessments.

Nature conservation designations in Wicklow that were considered in the SEA are outlined in Table 4-1.

Table 4-1: Designated Ecological Sites and Protected Species

Environmental Features	Description
UNESCO ¹⁸ (United Nations Educational, Scientific and Cultural Organisation) World Heritage and Biosphere sites	There are currently no UNESCO World Heritage and Biosphere sites in Wicklow. The Dublin Bay United Nations Educational, Scientific and Cultural Organisation (UNESCO) Biosphere Reserve in North Bull Island is located near the border of County Wicklow. It was designated as a Biosphere Reserve in 1981 because of its rare and internationally important habitats and wildlife and the designation was extended to the wider Dublin Bay in 2015, reflecting the Bay's significant environmental, economic, cultural and tourism importance, and extends to over 300 km ² .
Special Areas of Conservation ¹⁹ (SACs) ²⁰	Designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). There are 15 no. designated SACs within Wicklow, including: Wicklow Mountains SAC (002122), Wicklow Reef SAC (002274), Buckroney–Brittas Dunes and Fen SAC (000729), Carriggower Bog SAC (000716), Deputy's Pass Nature Reserve SAC (000717), Glen of the Downs SAC (000719), Knocksink Wood SAC (000725), Murrough Wetlands SAC (002249), and Magherabeg Dunes SAC (001766). These and other sites beyond the County border that could be affected by the Proposed Variation have been considered by the assessments.
Special Protection Areas ²¹ (SPAs) ²²	Designated under the Birds Directive (EC Directive 200/147/EC on the conservation of wild birds). There are 4 SPAs within the County: Wicklow Mountains SPA (004040), The Murrough SPA (004186), Wicklow Head SPA (004127), and Poulaphouca Reservoir SPA (004063). These and other sites beyond the County border that could be affected by the Proposed Variation have been considered by the assessments.

¹⁸ [UNESCO Sites in Ireland - HeritageMaps.ie - data.gov.ie](https://www.heritageMaps.ie/data.gov.ie)

¹⁹ [Designated site data | National Parks and Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data)

²⁰ [Habitats Directive \(1992/43/EEC\) - habitats and species listed in Annex I and II](https://www.npws.ie/habitats-directive)

²¹ [Designated site data | National Parks and Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data)

²² [Birds Directive \(2009/147/EEC\)](https://www.npws.ie/birds-directive)



Environmental Features	Description
RAMSAR sites ²³	The Convention of Wetlands of International Importance, especially as Water Fowl Habitat, was established at Ramsar in 1971 and ratified by Ireland in 1984. The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory. Ireland presently has 45 sites designated as Wetlands of International Importance, with surface areas of 66,994 hectares. There are no Ramsar sites in Wicklow.
Natural Heritage Areas ²⁴ (NHAs)	NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. There are currently no NHAs within Wicklow. These and other sites within and beyond the County border that could be affected by the Proposed Variation have been considered by the assessments.
Proposed Natural Heritage Areas (pNHAs) ²⁵	pNHAs were published on a non-statutory basis in 1995 but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. There are 35 pNHAs within the County, including: Bray Head (000714), The Murrough (000730), Powerscourt Waterfall (001767), and Avoca River Valley (001748). These and other sites within and beyond the County border that could be affected by the Proposed Variation have been considered by the assessments.
Tree Preservation Order (TPO)	Tree Preservation Orders may be made under Section 45 of the Local Government (Planning and Development) Act, 1963 and subsequent acts. Part XIII of the Planning and Development Act, 2000 sets out the provisions for TPOs. TPOs can be made in the interest of amenity or the environment and allow for the protection of individual or groups of trees. Existing TPOs within the County have been identified within the WCDP.
Flora Protection Order Sites ²⁶	The Flora (Protection) Order, 2015 (S.I. No. 356 of 2015) gives legal protection to 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Acts is set out in the Flora (Protection) Order, 1999. There are 19 designated Flora Protection Order sites in the County, across: Lough Bray, Glendalough, NW of Sally Gap, Glendasan, Tigrone West, Enniskerry, Yellowford Cross Roads, Luggala, Lugnaquilla, Rathduffmore, and Baravore.

²³ [Ramsar Sites - Datasets - data.gov.ie](https://data.gov.ie/datasets/ramsar-sites)

²⁴ [Natural Heritage Areas \(NHA\) | National Parks and Wildlife Service \(npws.ie\)](https://npws.ie/natural-heritage-areas)

²⁵ [EPA Maps](https://maps.epa.ie/)

²⁶ [Flora Protection Order Map Viewer \(npws.ie\)](https://npws.ie/flora-protection-order-map-viewer)



Environmental Features	Description
Wildfowl Sanctuaries ²⁷ (see S.I. 192 of 1979)	Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries. There are 2 Wildfowl Sanctuary within or partially within the County: Broad Lough (WFS-58) and Poulaphouca (WFS-59).
Salmonid Waters ²⁸	Salmonid waters are designated and protected as under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon (<i>Salmo salar</i>), trout (<i>Salmo trutta</i>), char (<i>Salvelinus</i>) and whitefish (<i>Coregonus</i>). Sections of the Dargle, Vartry and Slaney Rivers are listed under the Regulations.
OSPAR Marine Protected Areas ²⁹ (MPA)	Under the OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity (i.e., OSPAR MPAs). There are currently 19 OSPAR sites proposed in the State. The nearest MPA to Wicklow among the list of sites is North Dublin Bay MPA.
CORINE Landcover ³⁰	Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. The most dominant land cover types are pastures, forestry and upland semi-natural habitats. There are extensive peatlands and heath in the Wicklow Mountains and urban development concentrated in the north-east. Coastal wetlands and dunes are seen along the eastern coastline.
National Parks	National Parks are specially designated protected areas of unspoilt beauty and there are six located in Ireland. The primary purpose of the National Parks is the conservation of biodiversity and landscape; however, they also provide recreational space for locals and visitors. There is one National Park in Wicklow, Wicklow Mountains National Park.
Nature Reserves ³¹	A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State but some are owned by organisations or private landowners. There are six Nature Reserves located within the County; Deputy's Pass Nature Reserve, Glen of the Downs Nature Reserve, Glendalough Nature Reserve, Glenealo Valley Nature Reserve, Knocksink Wood Nature Reserve, and the Vale of Clara Nature Reserve.

Additionally, the SEA considered non-designated sites for impacts with regard to aspects such as:

²⁷ [Wildfowl Sanctuaries | National Parks and Wildlife Service \(npws.ie\)](https://npws.ie/nature/nature-parks-and-wildlife-service)

²⁸ [Register of Protected Areas - Salmonid Water Regs Table - Datasets - data.gov.uk](https://data.gov.uk/dataset/register-of-protected-areas-salmonid-water-regs-table)

²⁹ [OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity](https://ospar.europa.eu/en/areas-of-protection/marine-protected-areas)

³⁰ [EPA Maps](https://maps.epa.ie/)

³¹ [Nature Reserves in Ireland | National Parks and Wildlife Service \(npws.ie\)](https://npws.ie/nature/nature-reserves)



Table 4-2: Ecological Connectivity and Non-designated Habitats

	Description
Ecological connectivity and networks (including stepping stones and corridors)	Coastal systems, riparian habitats, hedgerow and other blue and green infrastructure networks. Ecological connectivity and networks will be a key consideration along with invasive species - particularly those listed on the Third Schedule to the European Communities (Birds and Natural Habitats) Regulations 2011 [S.I.477/2011].
Other sites of high biodiversity value or ecological importance	Many ecological receptors of high biodiversity value occur outside formally designated conservation sites, including: • Annex I habitats. • Non-designated habitats, including species-rich grasslands, wetlands, scrub, native woodland, riparian habitats and traditional hedgerow networks. • Semi-natural habitats in National Parks and Wildlife Service (NPWS) national surveys (native woodlands, reef systems, tidal habitats, grasslands, peatlands etc.). • Habitats that contribute to ecological resilience and provide supporting habitat for species associated with nearby designated sites. • Locally important ecological communities, including protected species that may occur outside designated sites, including bats, otter, breeding birds and other fauna dependent on connected habitat networks. • Semi-natural habitats in National Parks and Wildlife Service (NPWS) national surveys (native woodlands, reef systems, tidal habitats, grasslands, peatlands etc.).

The SEA should consider opportunities for biodiversity enhancement through the Development Management process, including habitat creation, native planting, ecological corridor strengthening and restoration of degraded habitats.

The SEA made use of available data sources including those from the NPWS, the EPA's Framework National Ecological Network for Ireland and CORINE land cover mapping.

The SEA was informed by the findings of the AA and follows elements of Integrated Biodiversity Assessment with reference made to the EPA's 2013 Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual.

The SEA was also informed by an SEA Scoping Submission from DHLGH. DHLGH asked that the following be considered:

- Non-designated habitats
- Peatlands and habitat restoration
- Invasive alien species
- Dark ecological corridors
- Biodiversity enhancement and monitoring

The above features were considered when assessing effects on attributes listed in Table 4-2.



As well as considerations related to European sites - a focus was placed on protected species outside of these designations such as bats³², breeding birds³³, badgers³⁴ etc. as well as all related species listed within the Flora (Protection) Order, 2022 (S.I. No. 235 of 2022)³⁵.

4.3.2 Environmental Baseline for Areas subject to Zoning Objective Changes

The areas that may be subject to zoning changes are sited in proximity to a number of European Sites, reflecting the county's extensive network of protected habitats and species. Particular consideration was given to potential effects on the integrity of these sites, including impacts on habitats, species, ecological connectivity, surface water quality, groundwater quality and hydrological regimes through the SEA and AA processes.

Key European Sites relevant to the main areas that are subject to zoning include:

- The Murrough SPA (004186) and The Murrough Wetlands SAC (002249), which are designated for coastal, wetland and bird habitats and are particularly relevant to development proposals within the eastern coastal parts of County Wicklow. These sites support internationally important wetland habitats and significant wintering and breeding bird populations.
- Powerscourt Woodland pNHA (001768) and Vale of Clara (Rathdrum Wood) SAC/pNHA (000733) are also of relevance to the zoning proposals. These designated sites support important native woodland habitats, associated flora and fauna, and groundwater-dependent ecosystems within the county.
- The Slaney River Valley SAC (000781) is of particular ecological significance within the southern and western parts of the county and supports a range of protected riverine habitats and species, including salmonid populations, lamprey species and otter.
- Poulaphouca Reservoir SPA (0040630) is of particular relevance to zoning proposals in western County Wicklow. The site is designated for its importance to wintering Greylag Goose and breeding Lesser Black-backed Gull populations and supports important wetland and waterbird habitats.
- Knocksink Wood SAC (000725) and Ballyman Glen SAC (000713) are of particular relevance to zoning proposals in north-eastern County Wicklow. These designated sites support important groundwater-dependent habitats, including petrifying springs, alkaline fens, and native woodland communities such as old sessile oak woodland and alluvial woodland, together with a diverse range of associated flora and fauna.

³² The Habitats Directive (1992/43/EEC) and Birds Directive (2009/147/EEC) provides legal protection for habitats and species of European importance. The overall aim of the Habitat and Birds Directives are to maintain or restore the "favourable conservation status" of habitats and species of European Community Interest. These habitats and species are listed in the Habitats and Birds Directives (Habitats Directive as above and Directive 2009/147/EC on the conservation of wild birds) with Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated to afford protection to the most vulnerable among them. These two designations are collectively known and referred to as European sites. Further to the requirements of considerations related to European sites protected Annex IV of the Habitats Directive identifies priority species which are afforded protection in their own right - these include all Irish species of bats. Bats are also protected under the Irish Wildlife Acts, 1976 and 2000.

³³ Irish Wildlife Acts, 1976 (as amended)

³⁴ Irish Wildlife Act 1976 (as amended) and Bern Convention Appendix III

³⁵ Which gives legal protection to 68 species of vascular plants 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Acts is set out in the Flora (Protection) Order, 1999 (as amended).



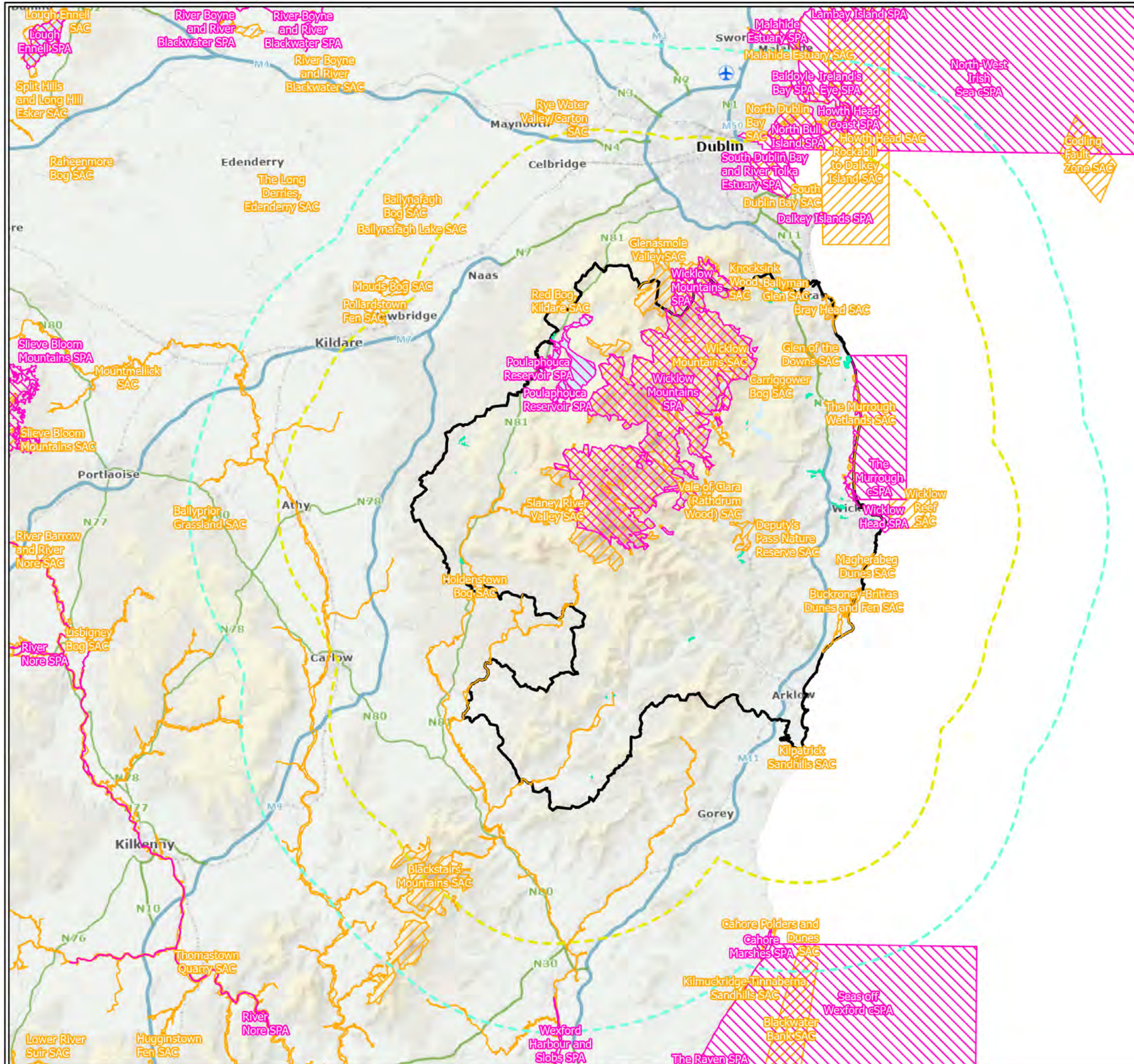
In addition, many of the zoning proposals are sited adjacent to locally important habitats including rivers, streams, wetlands, hedgerows, woodland, parkland, coastal habitats and agricultural field boundaries. These features provide important ecological corridors that facilitate the movement of flora and fauna throughout the county and contribute to wider green infrastructure networks.

Aquatic and riverine ecology associated with the Dargle, Vartry, Avonmore, Avonbeg, Avoca, Aughrim, Liffey and Slaney River catchments, together with their tributaries and riparian corridors, is also of ecological significance. These watercourses provide important habitat connections across the county and support a range of protected species and habitats.

4.3.3 Key Environmental Issues Relating to the Proposed Variation

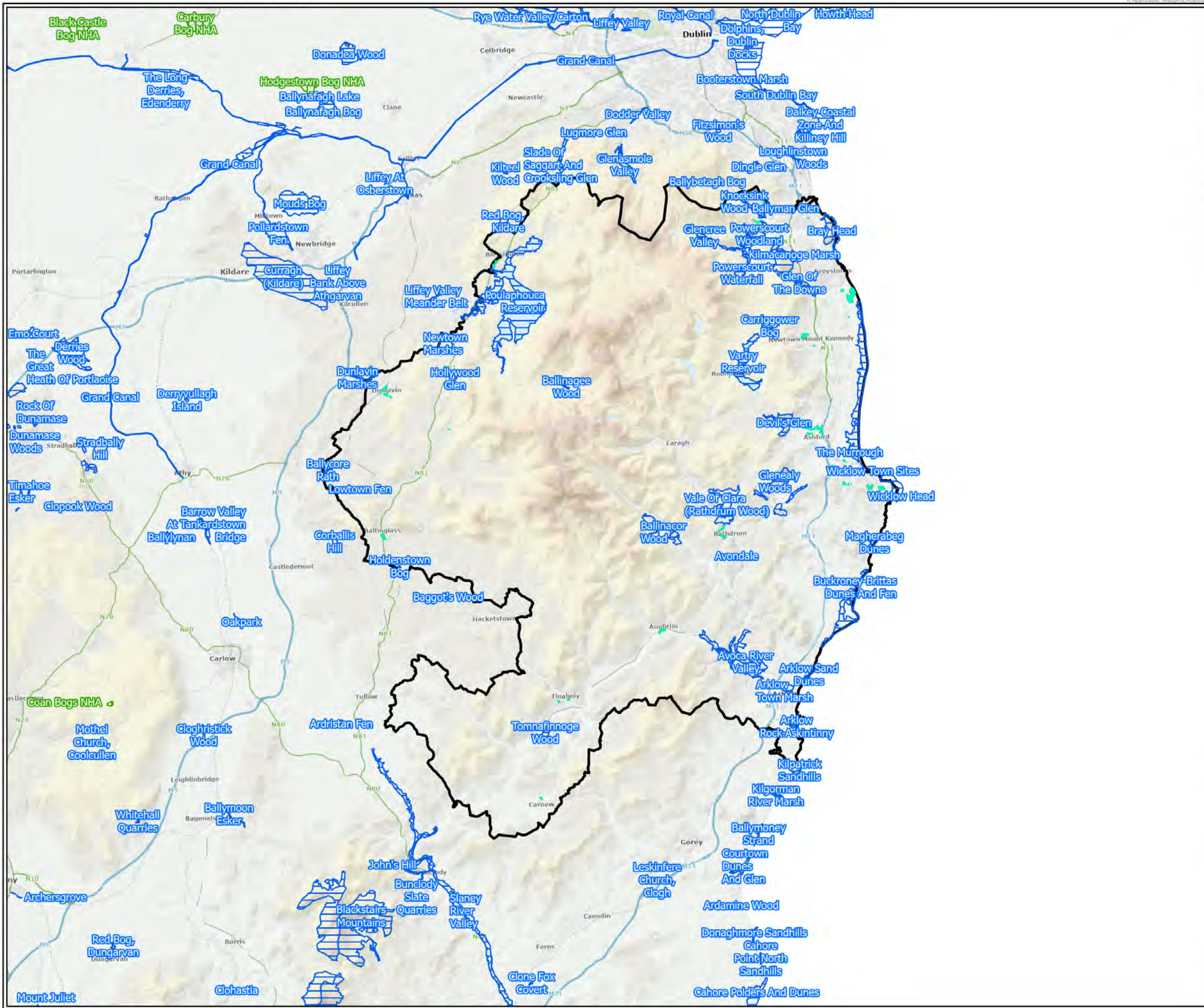
The key considerations in relation to Biodiversity, Flora and Fauna are as follows:

- Impacts on designated (European Sites such as SPAs and SACs and nationally protected sites such as NHAs and PNHAs) and non-designated sites and species.
- Potential for impacts on protected flora and fauna through habitat loss and fragmentation.
- Potential for the spread of invasive species.
- Loss of agricultural/greenfield land supporting biodiversity habitats such as hedgerows and treelines, scrub and woodland, resulting in the loss of foraging and shelter habitats for bird and bat species.
- Increased vulnerability and sensitivity of light-sensitive species.
- Potential opportunities for biodiversity enhancement.



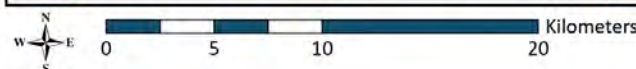
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- Local Authority Boundary
 - Zoning Proposals
 - 15km
 - 25km
 - Special Area of Conservation
 - Special Protection Areas

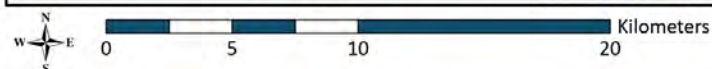
TITLE:		Special Areas of Conservation and Special Protection Areas	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.3	
CLIENT:		Wicklow County Council	
SCALE:	1:450,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - Natural Heritage Areas
 - Proposed Natural Heritage Areas

TITLE:		Natural Heritage Areas and Proposed Natural Heritage Area	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.4	
CLIENT:		Wicklow County Council	
SCALE:	1:350,000	REVISION:	0
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4.4 Landscape and Visual Amenity

4.4.1 Characterisation of the Environmental Baseline

The eastern boundary of Wicklow runs along the coastline which includes beaches, cliffs and marshes whilst the south and west of Wicklow gives way to agricultural lands. The Wicklow Mountains include extensive areas of peatlands, heath and forestry.

The current Landscape Character Assessment for Wicklow divides the rural parts of the County into 15 No. Landscape Character Areas (LCAs), as outlined in Table 4-3. In addition to this, Areas of Outstanding Natural Beauty (AONB) and Special Amenity Areas have been identified in the County, as outlined in Table 4-4.

Table 4-3: Landscape Character Areas

Hierarchy	Landscape Category	Landscape Area
1	Mountain and Lakeshore AONB	The Mountain Uplands
		The Blessington Lakes Area
		The Bray Mountains Group
		The North Eastern Valley
2	Coastal Areas AONB	Northern Coastal Area
		Southern Coastal Area
3	Areas of High Amenity	North East Mountain Lowlands
		South East Mountain Lowlands
		Southern Hills
		Baltinglass Hills
		Transitional Hills
4	Corridor Area	The N11
		The N81
5	Lowlands	Rolling Lowland Areas 1-6
6	Urban Area	All towns ranging from Levels 1-6 of the Wicklow Settlement Hierarchy

Table 4-4: Areas of Outstanding Natural Beauty and Special Amenity Areas

Environmental Features	Description
Areas of Outstanding Natural Beauty (AONB)	- The central mountain area including the Wicklow Mountains National Park - The Great and Little Sugarloaf Mountains and Bray Head in north-east Wicklow - The Glencree and Glencullen river valleys in north-east Wicklow.
Special Amenity Area Order (SAAO)	Bray Head, between Bray and Greystones



The above and any other or emerging landscape designations have been considered by the assessment.

The SEA assessment of effects on landscape and visual amenity utilised information from the following sources:

- Wicklow environmental sensitivity mapping.
- The National Landscape Strategy for Ireland.
- Tree Preservation Orders.
- Forest cover/Indicative Forest Strategies³⁶.
- Wicklow County Development Plan 2022-2028.
- County Landscape Character Assessment.

4.4.2 Environmental Baseline for Areas subject to Zoning Objective Changes

4.4.2.1 *Arklow MD*

The locations that were subject to zoning objective changes in the Arklow Municipal District (MD) include a range of landscape categories, including the Southern Coastal Area, South East Mountain Lowlands, Southern Hills and Rolling Lowlands. These areas encompass a variety of landscape features including the Avoca River Valley, Croghan Mountain, the Coolattin Estate, Tomnafinnogue Wood and the coastal landscapes around Arklow and Clogga Beach. There are a number of protected views and prospects, heritage features and high-amenity landscapes within the MD, including the Avoca Valley, Avondale House, former mining landscapes at Avoca, and the Wicklow coastline south of Wicklow Town.

4.4.2.2 *Baltinglass MD*

The locations that were subject to zoning objective changes in the Baltinglass MD include a range of landscape categories including the Baltinglass Hills, Poulaphouca Reservoir (Blessington Lakes), Transitional Lands, Mountain Uplands, N81 Corridor Area and Rolling Lowlands. These areas contain some of the county's most sensitive upland landscapes and are characterised by extensive views, archaeological heritage, rolling hill landscapes and recreational resources. Key landscape features include the Blessington Lakes, the Baltinglass Hills, Hollywood Glen, Donard and the Glen of Imaal. There are numerous scenic routes, protected prospects and heritage landscapes throughout the MD, particularly around Blessington, Valleymount, Hollywood and Baltinglass.

4.4.2.3 *Bray MD*

The locations that were subject to zoning objective changes in the Bray MD include urban, coastal and upland landscape categories, including the Northern Hills, Glencree/Glencullen Area, Northern Coastal Area and the N11 Corridor Area. The landscape character of the MD is strongly influenced by Bray Head, the Great and Little Sugar Loaf mountains, the Dargle and Glencree Valleys and the coastal setting of Bray. There are significant scenic views, recreational assets, geological features and cultural heritage resources within the MD. Bray Head Special Amenity Area Order lands and the Sugar Loaf mountain complex form some of the most visually sensitive landscapes in the county.

³⁶ Department of Agriculture, Food and the Marine



4.4.2.4 Greystones MD

The locations that were subject to zoning objective changes in the Greystones MD include the Northern Coastal Area, North East Mountain Lowlands, Northern Hills and sections of the N11 Corridor Area. The landscape is characterised by a transition between coastal and upland environments, incorporating Kilcoole Beach, the Murrough SAC/SPA, Kindlestown Hill and part of Bray Head.

4.4.2.5 Wicklow MD

The locations that were subject to zoning objective changes in the Wicklow MD include the Northern Coastal Area, Southern Coastal Area, North East Mountain Lowlands, South East Mountain Lowlands, Mountain Uplands and sections of the N11 Corridor Area. These areas encompass a wide variety of landscape features including the Murrough, Wicklow Head, the Vartry catchment, the Wicklow Mountains foothills, and Glendalough hinterland landscapes. There are numerous scenic routes, protected views and heritage landscapes within the MD, including areas around Wicklow Town, Rathnew, Ashford, Roundwood, Laragh and Glendalough.

4.4.3 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Landscape and Visual Amenity are as follows:

- Preventing impacts on visually sensitive and high amenity landscape features.
- Impacts of significantly scaled residential development and supporting infrastructure on the general visual amenity in the vicinity of such development, including the streetscape character and wider landscape character.
- Sensitivity of the landscape to change from development of greenfield land.
- Building heights and densities in proximity to areas of visual amenity or important landscapes.



4.5 Cultural Heritage - Archaeological and Architectural

4.5.1 Characterisation of the Environmental Baseline

Archaeological sites are legally protected³⁷. This section of the Draft SEA Environmental Report includes information on the archaeological heritage of Wicklow. One of the primary sources of information for known archaeological features is the Record of Monuments and Places (RMP)³⁸. The RMP is an inventory of sites and areas of archaeological significance.

There are hundreds of Recorded Monuments within the County area, including graveyards, castles, forts and tombs. Clusters of archaeological heritage are identified: along river valleys and water bodies, particularly the Avoca River system, as well as glacial valleys and lakes such as Glendalough, which has been a major centre of settlement and religious activity since the early medieval period; surrounding settlements and historic towns, including Bray, Greystones, Wicklow Town, Arklow, Baltinglass and Enniskerry, where archaeological remains reflect continuous occupation from prehistoric through medieval periods; and within lowland rural areas, especially in the east and south of the County, where agricultural landscapes contain dispersed archaeological features such as ringforts, fulachta fiadh and burial sites.

Significant concentrations of archaeological monuments also occur in upland areas of west Wicklow, notably in the Baltinglass hillfort complex, which represents one of the most extensive prehistoric monument clusters in Ireland. While upland areas contain important prehistoric and early historic sites, including mountain-top cairns and passage tombs, there are generally lower densities of recorded monuments in the more remote and elevated parts of the Wicklow Mountains compared to the lowland and coastal zones.

The locations of the known archaeological sites (based on the Sites and Monuments Record) are presented in Figure 4-6a.

This section also includes information on the architectural heritage of Wicklow, including information relating to designations such as the Record of Protected Structures (RPS). Local authorities compile and maintain the RPSs³⁹; these RPSs are listed in CSPs but are not available in digital map format for some County Councils. There are close to 820⁴⁰ entries to the RPS within the Proposed Variation area, which includes many notable buildings in the County such as: Russborough House, Killruddery House and Estate, Powerscourt House and Gardens, Wicklow Gaol, The Courthouse and Town Hall in Wicklow Town, Avondale House, the Vartry Reservoir structures, former Railway Stations and associated bridges along the Dublin-Rosslare line.

The location of RPS features in the Country are presented in Figure 4-6b.

³⁷ National Monuments Acts 1930 (as amended), the National Cultural Institutions Act 1997 (as amended) and the Planning and Development Act 2000 (as amended)

³⁸ Data available at [National Monuments Service - Archaeological Survey of Ireland - Datasets - data.gov.ie](https://data.gov.ie/datasets/national-monuments-service-archaeological-survey-of-ireland)

³⁹ Under Section 51 of the Planning and Development Act 2000 (as amended).

⁴⁰ Data available at [Historic Environment Viewer](https://historicenvironmentviewers.ie/)



It is acknowledged that the register of protected structures documented in CDPs may not represent all Ministerial recommended sites/structures which are included in the National Inventory of Architectural Heritage (NIAH)⁴¹. The purpose of the NIAH is to identify, record, and evaluate the post-1700 heritage of Ireland and there are over 50,000 listings on the NIAH in Ireland (DAHRRG, 2022). These provisions include historic gardens, designed landscapes and underwater archaeological heritage⁴².

The location of NIAH features in the County are presented in Figure 4-6c.

The Department of Housing, Local Government and Heritage has developed the Heritage Ireland 2030⁴³ plan, published in February 2022, serving the purpose of informing decision-making process.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape designated for its special characteristics and distinctive features. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. There are 18 ACAs⁴⁴ designated within the County including those in; Blessington, Enniskerry, Tinahely, Dunlavin, Rathdrum, Delgany, Greystones, Wicklow Town and Donard.

The SEA of Cultural Heritage - Archaeological and Architectural utilised information from the following sources:

- The Department of Arts, Heritage Regional, Rural and Gaeltacht Affairs⁴⁵ (including underwater archaeology such as wreck data⁴⁶).
- National Monuments Service (including the Underwater Unit).
- Built Heritage and Architectural Policy Section (the NIAH)⁴⁷.
- Wicklow County Development Plan, and Local Area Plans/Local Planning Frameworks in effect in the County.
- Heritage Council.
- United Nations Educational, Scientific, and Cultural Organisation (UNESCO).

4.5.2 Environmental Baseline for Areas subject to Zoning Objective Changes

4.5.2.1 *Arklow MD*

The Rathdrum Main Street ACA and Rathdrum Low Town ACA are sited in the Arklow MD. There are also numerous National Monuments Service and National Inventory of Architectural Heritage assets within the Arklow MD and close to the areas subject to zoning objective changed, including mining heritage associated with the Avoca Valley, historic town centres, churches, bridges, mills and vernacular buildings.

⁴¹ Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 (as amended)
Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://data.gov.ie/datasets/niah-national-dataset)

⁴² Department of Housing, Local Government and Heritage. 2015. Advice to the Public on Ireland's Underwater Archaeological Heritage

⁴³ Available at [Heritage Ireland 2030 | gov.ie/housing \(www.gov.ie\)](https://www.gov.ie/housing)

⁴⁴ Data available at [Architectural Conservation Areas \(CDP 2022 - 2028\) - Dataset - data.gov.ie](https://data.gov.ie/datasets/architectural-conservation-areas-cdp-2022-2028)

⁴⁵ Department of Arts, Heritage and the Gaeltacht

⁴⁶ Available at [Wreck Viewer | National Monuments Service \(archaeology.ie\)](https://archaeology.ie/wreck-viewer)

⁴⁷ Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://data.gov.ie/datasets/niah-national-dataset)



4.5.2.2 *Baltinglass MD*

The Donard ACA, Dunlavin ACA, and Blessington ACA are in Baltinglass MD. There are also numerous National Monuments Service and NIAH assets within the Baltinglass MD and close to the areas subject to zoning objective changes, including prehistoric monuments, ecclesiastical sites, ringforts and historic settlement cores.

4.5.2.3 *Bray MD*

The Enniskerry ACA is located in the Bray MD. There are numerous National Monuments Service and NIAH assets within the Bray MD and close to the areas subject to zoning objective changes, including historic estate landscapes, country houses, and ecclesiastical sites.

4.5.2.4 *Greystones MD*

The Church Road ACA, Killincarrig village ACA, The Burnaby ACA, Blacklion ACA, Greystones Harbour ACA, and Delgany Village centre ACA are sited in the Greystones MD. There are also numerous National Monuments Service and NIAH assets within the Greystones MD and close to the areas subject to zoning objective changes, including churches, bridges and vernacular structures.

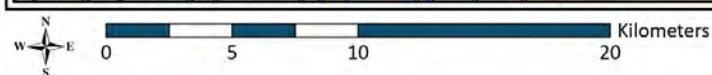
4.5.2.5 *Wicklow MD*

There are several ACAs located within Wicklow town; Town centre ACA, Leirim Place ACA, Bachelors Walk and Church Street ACA, Bay View Road ACA, and Brickfield Lane ACA. There are numerous National Monuments Service and NIAH assets within the Wicklow MD and close to the areas subject to zoning objective changes, including medieval and post-medieval settlement features, ecclesiastical sites, industrial heritage, estate landscapes and protected structures.

4.5.3 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Cultural Heritage - Archaeological and Architectural are as follows:

- Potential impact on known and unknown archaeological features.
- Potential impact on architectural heritage features, including character of structures, the historic landscape character of their curtilages and the cumulative character of areas.
- Potential impact of development occurring in proximity to ACAs.
- The need to identify interaction between zoning proposals and archaeological and heritage features and define more specific policy measures relating to heritage conservation, in conjunction with the Architectural Conservation Officer, where required; to avoid increases the potential for conflicts and difficulties within the development management process and in the effective delivery of appropriate residential developments, and to ensure alignment with heritage-related policy.
- Potential impact of development on demesne settings.



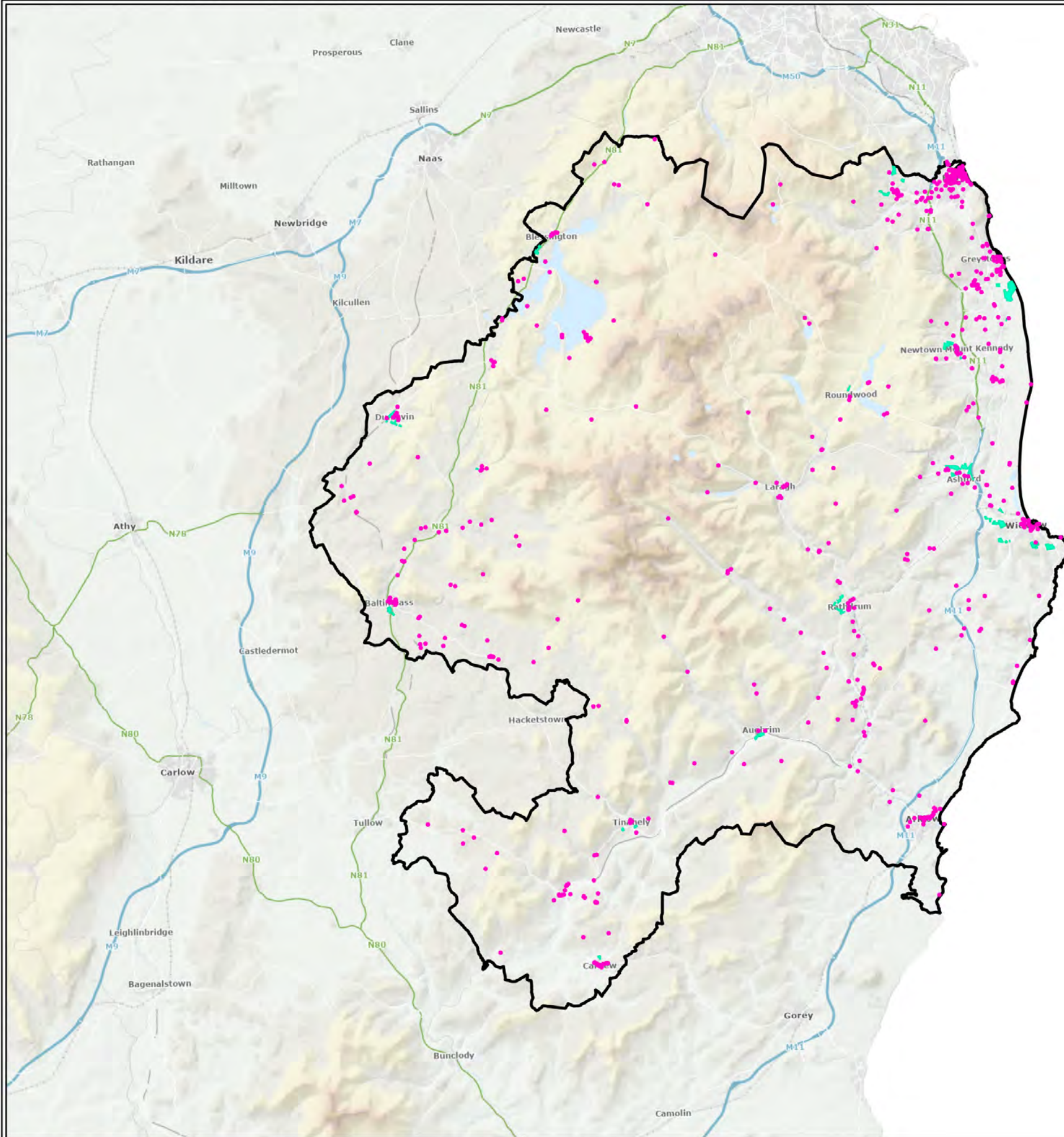
 Local Authority Boundary

Zoning Proposals

- Sites and Monuments Record (SMR)

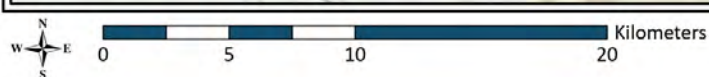
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FIGURE NO:		4.6.a	
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SCALE:	1:300,000	REVISION:	0
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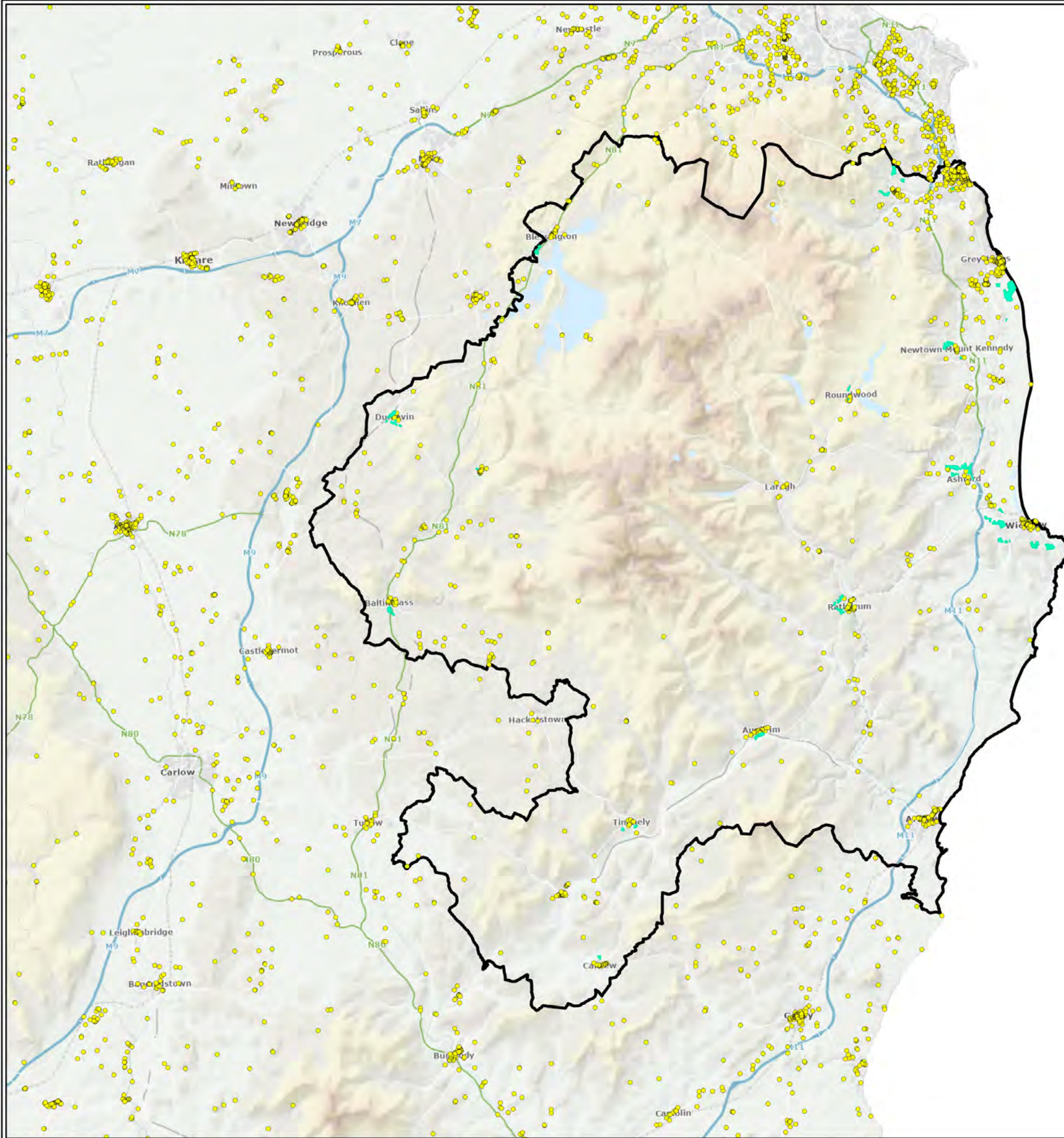




- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - Record of Protected Structures

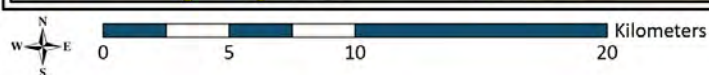
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FIGURE NO:		4.6.b	
CLIENT:		Wicklow County Council	
SCALE:	1:300,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3





- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - National Inventory of Architectural Heritage (NIAH)

TITLE: National Inventory of Architectural Heritage (NIAH) Features for County Wicklow	
PROJECT: Wicklow County Development Plan SEA 2022-2028	
FIGURE NO: 4.6.c	
CLIENT: Wicklow County Council	
SCALE: 1:300,000	REVISION: 0
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4.6 Soils

4.6.1 Characterisation of the Environmental Baseline

The types of soils found covering the County⁴⁸ are described in Table 4-5:

Table 4-5: Soil Types Covering the County

Soil Type	Description
Dominant Soils	
Peat Soils	Peat soils are formed by the natural accumulation of partially decayed biomass and are the largest reserves of terrestrial organic carbon. These soils dominate the upland areas of the Wicklow Mountains, particularly across the central and western parts of the County, where blanket bog is extensive.
Podzols	Podzols are generally associated with acid parent material and semi-natural heath or coarse grassland vegetation and coniferous woodland. They are widespread throughout the upland and mountainous areas, often occurring in association with peat soils.
Other Soils	
Brown earths	Brown earths are well drained mineral soils, associated with high levels of natural fertility. These occur mainly in the eastern and southern lowlands, supporting pasture and tillage farming.
Surface Water Gleys	Surface water gleys are poorly drained, with a slowly permeable sub-surface horizon. The water source for this type of wet soil is predominantly surface water. These are found in lowland areas, particularly in the east and along poorly drained fields adjacent to uplands.
Groundwater Gleys	Groundwater gleys are poorly drained soils that, unless drained, are saturated with groundwater for long enough to develop a characteristic gleyic colour pattern. They are typically found in flat, low-lying areas and valley bottoms, including parts of the Avoca and Slaney River catchments.
Alluvial Soils	Alluvial soils are associated with river floodplains and are composed of deposited sand, silt and clay. These occur along the floodplains of rivers such as the Avoca, Vartry and Slaney, and are often relatively fertile but subject to flooding.
Lithosols	Lithosols are shallow non-calcareous soils, commonly overlying hard rock or skeletal and gravelly material. They tend to be stony soils, or with shattered bedrock and are associated with frequent rock outcrops. These are common in the upland and mountainous areas, where soil depth is limited and land use is generally restricted to rough grazing or forestry.

Peatlands are unique systems comprising of peat soil providing as significant carbon stores and supporting a range of unique species. Active blanket bogs and active raised bogs are considered to be priority habitats, listed on Annex I of the EU Habitats Directive. Peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues.

⁴⁸ Teagasc.ie. General Soil Map.



The SEA examines issues including the loss of soils/soil sealing, as a result of greenfield development, and interactions with biodiversity and carbon storage, such as those that can occur as a result of development in peatland areas. Ombrotrophic (rain-fed) and minerotrophic (groundwater fed) peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues. Many of these peat areas are also subject to ecological designations. Peat soils are found mainly within the upland areas of the Wicklow Mountains, particularly across the central and western areas of the County.

The audit of County Geological Sites in Wicklow was completed in 2014 and identified 65 No. County Geological Sites⁴⁹. Previous Landslide Events and Landslide Susceptibility Mapping sources have been considered by the SEA.

The SEA of Soils utilised information from the following sources:

- Geological Survey Ireland (GSI).
- Teagasc.
- Infomar⁵⁰.
- EPA.

There is no legislation solely directed to soil protection in Ireland. In 2006, the European Commission (EC) developed a Soil Thematic Strategy that aims to protect soils and ensure the sustainable use of soils across Europe. Although a proposal for a Soil Framework Directive was withdrawn in 2014, the importance of sustainable soil management was recognised in the Seventh Environment Action Programme and the Eighth Environment Action Programme.

4.6.2 Environmental Baseline for Areas subject to Zoning Objective Changes

4.6.2.1 *Arklow MD*

The soil types found within areas subject to zoning objective changes in the Arklow MD include predominantly Brown Earths, in addition to areas of Podzols, Peat soils, Lithosols and Urban soils.

4.6.2.2 *Baltinglass MD*

The soil types found within areas subject to zoning objective changes in the Baltinglass MD include Brown Earths, Lithosols, Podzols and extensive areas of Peat soils, with Urban soils occurring within settlements.

4.6.2.3 *Bray MD*

The soil types found within areas subject to zoning objective changes in the Bray MD include predominantly Urban soils, in addition to Brown Earths and Lithosols.

⁴⁹ Geological Survey of Ireland (2014) *The Geological Heritage of Wicklow*

⁵⁰ [Seabed and Sediment Data | Infomar](#)



4.6.2.4 *Greystones MD*

The soil types found within areas subject to zoning objective changes in the Greystones MD include predominantly Brown Earths, with localised areas of Lithosols, Podzols and Urban soils.

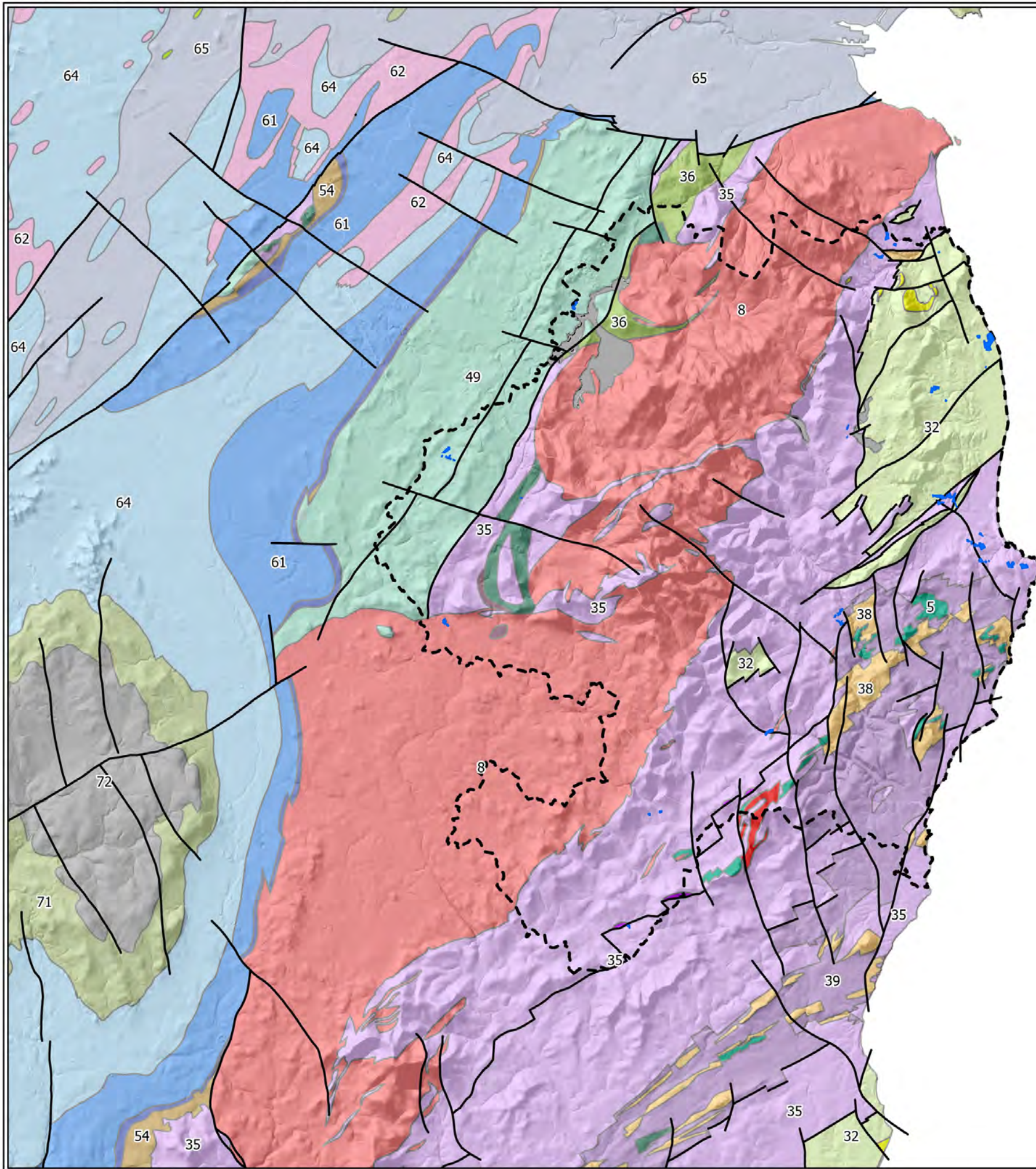
4.6.2.5 *Wicklow MD*

The soil types found within areas subject to zoning objective changes in the Wicklow MD include Brown Earths, Podzols, Peat soils, Lithosols and Urban soils.

4.6.3 Key Environmental Issues Relating to the Proposed Variation

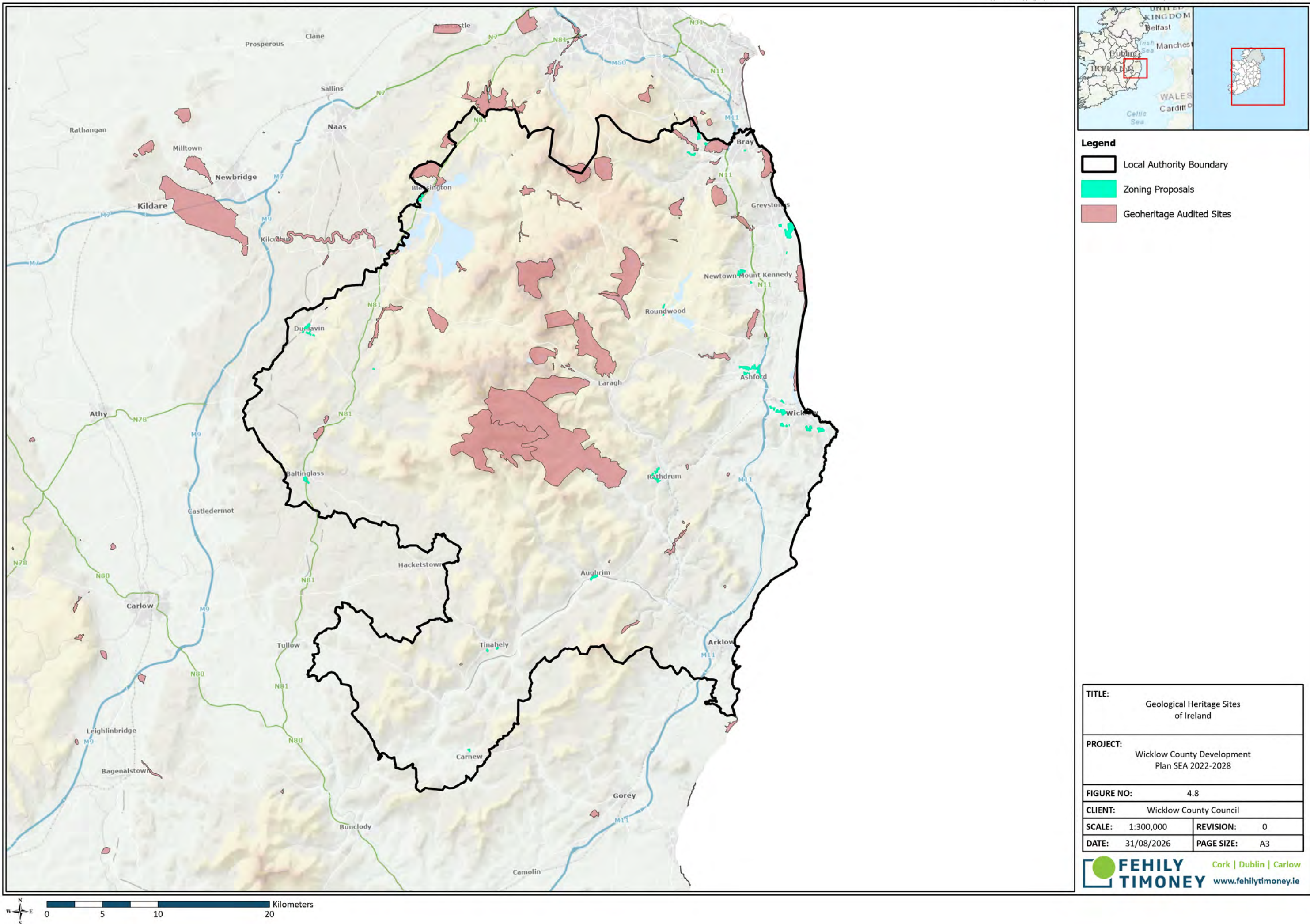
The key issues in relation to Soils are as follows:

- Loss of permeable soil surface and soil sealing.
- Reduction in carbon sequestration capabilities from a change in land-use.
- Potential for impacts on soil resources.
- Potential impacts to soils (land) vulnerable to erosion and geotechnical stability issues.
- Effects on flood plains and areas prone to flooding.



- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - 2, Serpentine, Neoproterozoic (NE Ox Mts) & Lower Ordovician (Clew Bay, Carnew)
 - 4, Granodiorite, tonalite, dacite, granite
 - 5, Gabbro, dolerite & diorite
 - 7, Appinite Suite
 - 8, Granite, granodiorite
 - 30, Marine; Quartzite & minor slate
 - 32, Marine; Greywacke & shale
 - 33, Basalt - andesite, tuff & shale
 - 34, Rhyolite and rhyolitic tuff
 - 35, Deep marine; Slate, schist & minor greywacke
 - 36, Deep marine; Greywacke, shale, sandstone & conglomerate
 - 37, Basalt - andesite, tuff, slate & mudstone
 - 38, Rhyolite, rhyolitic tuff & slate
 - 39, Deep marine; Slate, shale, minor sandstone & siltstone
 - 49, Deep marine turbidite sequence; Mudstone, greywacke & conglomerate
 - 54, Continental redbed facies; Sandstone, conglomerate & siltstone (in places extends into the Carboniferous)
 - 56, Basalt, trachyte, syenite & tuff
 - 58, Shallow marine ("Lower Limestone Shale"); Shale, sandstone & thin limestone
 - 61, Marine shelf & ramp facies; Argillaceous dark-grey bioclastic limestone, subsidiary shale
 - 62, Waulsortian mudbank; Pale-grey massive limestone
 - 64, Marine shelf facies; Limestone & calcareous shale
 - 65, Marine basinal facies (Tobercolleen & Lucan Fms - "Calp"); Dark-grey argillaceous & cherty limestone & shale
 - 71, Fluvio-deltaic & basinal marine (Turbiditic); Shale, sandstone, siltstone & coal
 - 72, Fluvio-deltaic & shallow marine; Shale, sandstone & siltstone with coal
 - Faults

TITLE:		Bedrock Geology	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.7	
CLIENT:		Wicklow County Council	
SCALE:	1:350,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3





4.7 Land Use

4.7.1 Characterisation of the Environmental Baseline

Information on land use in Wicklow has been obtained from the CORINE Land Cover (CLC) inventory and Ireland's Marine Atlas⁵¹. These data sources have archives which document land use change as well as existing land use.

The CORINE database is the dominant land use database; however, some sectors have additional spatial data resources such as forestry. The Forestry Service have produced a GIS based Forest Inventory Planning System (FIPS) to act as an aid in the long-term spatial planning of national forest, and to provide guidance to forestry grants. Additional sources of further land use data include the NPWS⁵².

The SEA has considered land use impacts - utilising data from sources such as:

- National Land Cover Map (Tailte Éireann).
- CORINE Land Cover Database.
- Teagasc.
- EPA.
- NPWS.
- Forest Service.
- Bord na Móna.
- GSI data.

4.7.2 Environmental Baseline for Areas subject to Zoning Objective Changes

4.7.2.1 *Arklow MD*

The predominant land uses within areas subject to zoning objective changes in the Arklow MD area include Agricultural Areas (pastures and heterogeneous agricultural areas), Forest and Semi-natural Areas (forestry and transitional woodland), and Artificial Surfaces, according to Corine data.

4.7.2.2 *Baltinglass MD*

The predominant land uses within areas subject to zoning objective changes in the Baltinglass MD area include Agricultural Areas (pastures and mixed agricultural lands), Forest and Semi-natural Areas (upland heath, peatlands and forestry), and Artificial Surfaces within the main settlements, according to Corine data.

⁵¹ Available at <https://atlas.marine.ie/#?c=53.9043:-15.8862:6>

⁵² Sources such as the Lesser Horseshoe Bat Species Action Plan 2022-2026, Draft National Peatland Strategy, Draft Raised Bog SAC Management Plan, and Draft Raised Bog NHAs Review.



4.7.2.3 *Bray MD*

The predominant land uses within areas subject to zoning objective changes in the Bray MD area include Artificial Surfaces (urban fabric and transport infrastructure), Agricultural Areas (pastures), and Forest and Semi-natural Areas associated with the Bray Head and Sugarloaf uplands, according to Corine data.

4.7.2.4 *Greystones MD*

The predominant land uses within areas subject to zoning objective changes in the Greystones MD area include Agricultural Areas (pastures and heterogeneous agricultural lands), Artificial Surfaces (urban fabric and associated development), and Coastal and Semi-natural Areas associated with the Murrough and Kilcoole coast, according to Corine data.

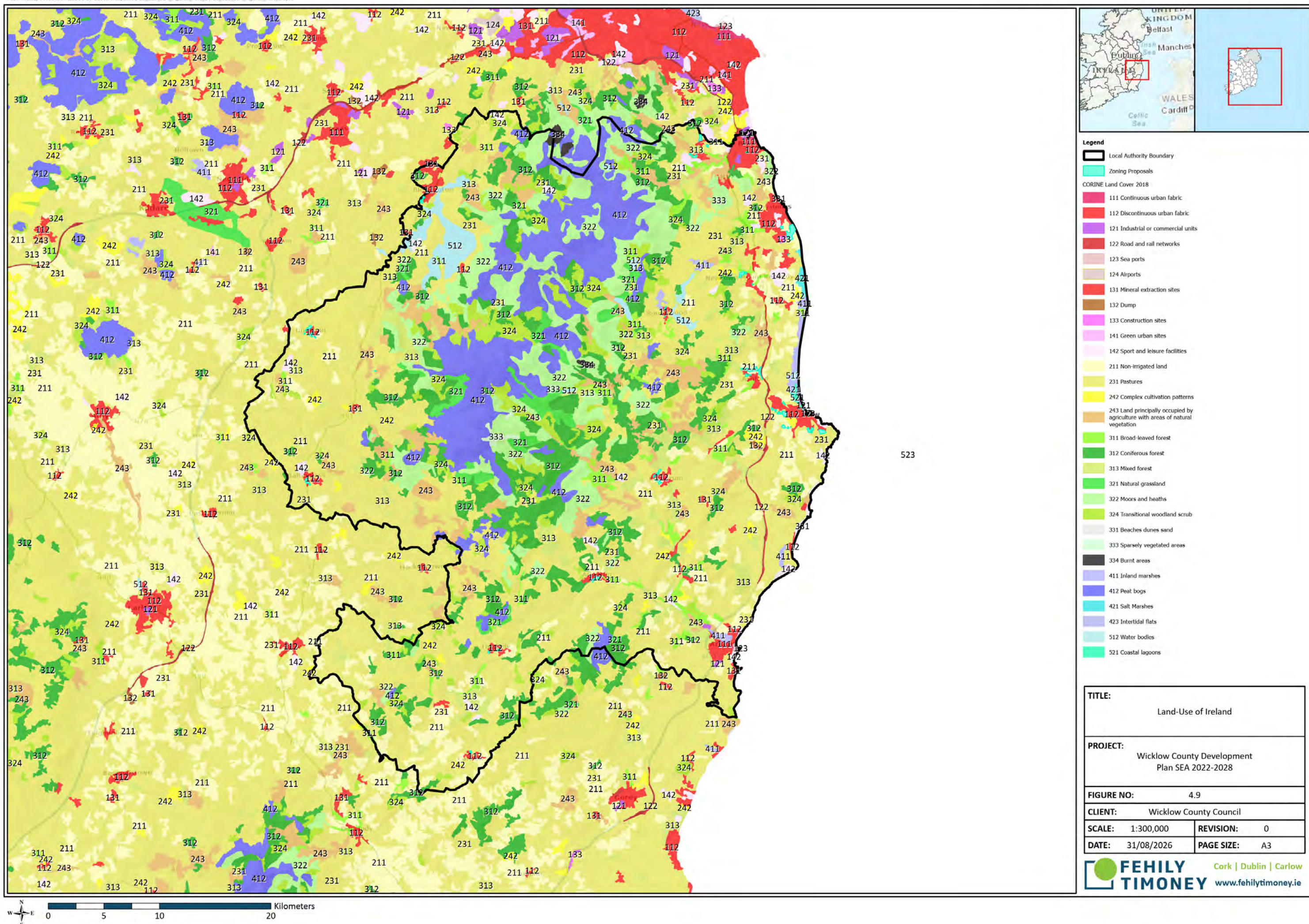
4.7.2.5 *Wicklow MD*

The predominant land uses within areas subject to zoning objective changes in the Wicklow MD area include Agricultural Areas (pastures and mixed farmland), Forest and Semi-natural Areas (forestry, uplands and river valleys), Coastal Areas, and Artificial Surfaces associated with Wicklow-Rathnew and other settlements, according to Corine data.

4.7.3 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Land Use are as follows:

- Potential constraints and impacts on existing residential development, during the construction and operational phases of any significantly scaled development.
- Potential for contributing to urban sprawl and unsustainable land use patterns in conflict with higher order planning policy.
- Creation of land use conflicts between land zoned for residential use and lands zoned for environmentally impactful development.





4.8 Air Quality and Noise

4.8.1 Characterisation of the Environmental Baseline

The Air Quality in Ireland 2024 report prepared by the EPA⁵³ identifies that:

- Air quality measurements in 2024 are generally meeting the legal limits set by the EU. However, stricter health guidelines from the World Health Organization (WHO) and targets set in Ireland's Clean Air Strategy for 2026 are not being met.
- New limits will be more stringent from 2030 since the adoption of the revised Air Quality Directive (Directive (EU) 2024/2881).

Under the Clean Air for Europe Directive [Directive 2008/50/EC], EU member states must designate "Zones" for the purpose of managing air quality. For Ireland, four zones were defined in the Air Quality Standards Regulations (2011). Bray and Greystones are considered 'Zone C' and the remainder of Wicklow is in 'Zone D'. The current air quality in Wicklow is identified by the EPA as being of Good⁵⁴ status.

The EEA⁵⁵ states that "environmental noise can be defined as unwanted or harmful outdoor sound". The EU Noise Directive (2002/49/EC) relates to the assessment and management of environmental noise⁵⁶. This Directive called for the development of strategic noise maps and action plans for major roads, railways, airports and cities. Existing noise related impacts can be seen in Figure 4-10. This has been considered throughout the SEA processes in the development of the Proposed Variation.

The SEA has considered Air Quality and Noise using data from the following sources:

- EPA.
- WHO.

4.8.2 Environmental Baseline for Areas subject to Zoning Objective Changes

4.8.2.1 *Arklow MD*

The areas subject to zoning objective changes in the Arklow MD area are within the Air Quality Zone D conurbation, with an AQIH index of 1 and 'Good' status, and include areas exposed to noise levels above the Environmental Noise Directive (END)⁵⁷ mandatory noise level reporting thresholds of 55dB (Lden) and 50dB (Lnight) due to road traffic noise.

⁵³ Available at: <https://www.epa.ie/publications/monitoring--assessment/air/EPA-Air-Quality-in-Ireland-Report-2024-INTERACTIVE.pdf> (Accessed August 2026)

⁵⁴ [EPA AirQuality.ie](https://www.epa.ie/airquality/) (Accessed August 2026)

⁵⁵ EEA. 2022. Noise Data Briefing. Available at: [Noise — European Environment Agency \(europa.eu\)](https://www.eea.europa.eu/en/noise-data-briefing).

⁵⁶ This was transposed into Irish national legislation via the Environmental Noise Regulations (S. I. No. 140 of 2006).

⁵⁷ Directive 2002/49/EC



4.8.2.2 *Baltinglass MD*

The areas subject to zoning objective changes in the Baltinglass MD area are within the Air Quality Zone D conurbation, with an AQIH index of 1 and 'Good' status.

4.8.2.3 *Bray MD*

The areas subject to zoning objective changes in the Bray MD area are within the Air Quality Zone C conurbation, with an AQIH index of 1 and 'Good' status, and include areas exposed to noise levels above the END mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

4.8.2.4 *Greystones MD*

The areas subject to zoning objective changes in the Greystones MD area are within the Air Quality Zone C conurbation, with an AQIH index of 1 and 'Good' status, and include areas exposed to noise levels above the END mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

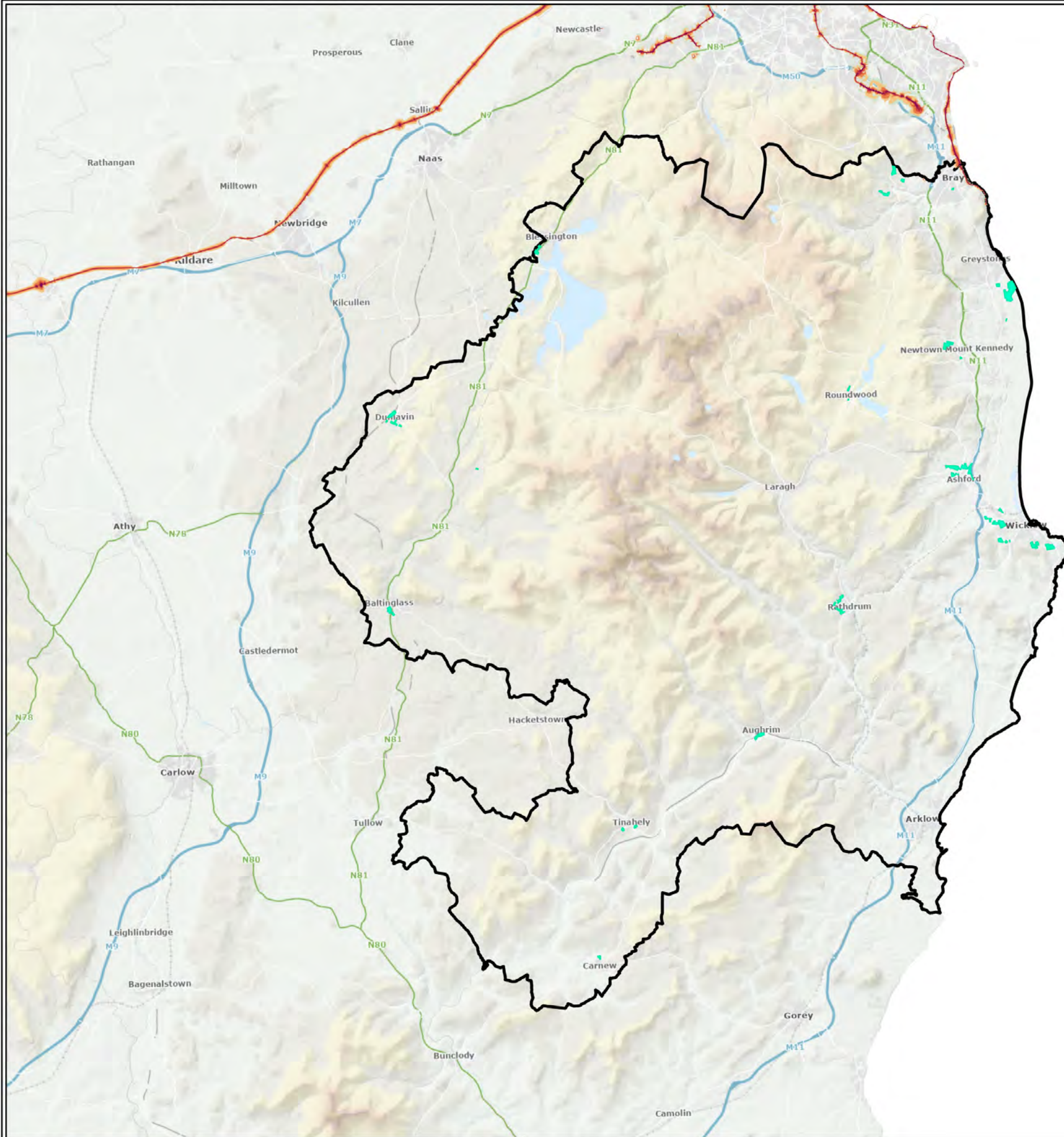
4.8.2.5 *Wicklow MD*

The areas subject to zoning objective changes in the Wicklow MD area are within the Air Quality Zone D conurbation, with an AQIH index of 1 and 'Good' status, and include areas exposed to noise levels above the END mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

4.8.3 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Air Quality and Noise are as follows:

- Impacts of construction of residential and ancillary infrastructure may have impacts on local air quality and the receiving noise environment.
- Potential for road or rail noise resulting in impacts on future residential development.
- Failure to contribute toward sustainable transport and associated impacts, including fossil fuel-related emissions.
- Increased emissions from residential heating and energy use.



Legend

Local Authority Boundary

Zoning Proposals

DbValue

- 45-49
- 50-54
- 55-59
- 60-64
- 65-69
- 70-74
- 75-99

TITLE:		Noise Mapping (Lden)	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.10	
CLIENT:		Wicklow County Council	
SCALE:	1:300,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



4.9 Water

4.9.1 Characterisation of the Environmental Baseline

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface and groundwater. Transposing legislation outlines the water protection and water management measures required in Ireland to maintain high status of waters where it exists and to prevent any deterioration in existing water status. The second cycle of the River Basin Management Plan (RBMP) ran from 2018-2021, where separate plans were devised for all eight River Basin Districts (RBDs) with the objective of achieving at least 'good' status for all waters by 2027. The third cycle of the River Basin Management Plan was published in 2024 and covers the period from 2022 to 2027.

Water quality data is collected by the EPA⁵⁸. The County is spilt across Water Framework Directive Catchments Liffey and Dublin Bay, Ovoca-Vartry, Slaney & Wexford Harbour, Barrow and partially in Owenavorrigh. It is comprised of 17 sub-catchments.

The main rivers within County Wicklow include the Avoca, Vartry, Dargle, Slaney and Liffey river systems, which drain much of the Wicklow Mountains and surrounding lowlands. The county contains several important lakes and reservoirs, including Poulaphuca Reservoir (Blessington Lakes), Vartry Reservoir, Lough Dan and the Upper and Lower Lakes at Glendalough.

A Zone of Contribution (ZOC) is the land area contributing water to a well or spring. The county has 4 identified ZOC.

The Southwestern Irish Sea - Killiney Bay lies along the eastern coast of the County, while Southwestern Irish Sea - Brittas Bay lies along the south-eastern coastline. The WFD status of coastal water bodies (2019-2024) for the Southwestern Irish Sea - Killiney Bay, and Southwestern Irish Sea - Brittas Bay are currently identified as being of 'Good' status.

The EU Groundwater Directive (2006/118/EC) uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. Groundwater is considered by its ecological status, which is based on two assessments: chemical and quantitative status. Both of these need to be in good condition for the overall water body to be classified as good. The WFD groundwater status (2019-2024) underlying the majority of Wicklow is generally identified as being of Good status. However, the Historic Mine (Glendalough)(IE_EA_G_076), Historic Mine (Glenmalure)(IE_EA_G_079), Historic Mine (Avoca)(IE_EA_G_080), and Inch (IE_SE_G_075) are identified as being of Poor status.

The WFD status of rivers and streams (2019-2024) draining Wicklow ranges from 'High' such as VARTRY_010, KNICKEEN_010, and AVONMORE_040 to 'Good' such as RATHNEW STREAM_010, DOUGLAS (KILTEGAN)_010, KING'S (LIFFEY)_020 and DARGLE_020 to 'Moderate' such as AVONBEG_030, OW_020, AVOCA_030, and SLANEY_030 to 'Poor' such as KING'S (LIFFEY)_010, AVOCA_010, and BALLYDUFF STREAM (WICKLOW)_010. There is one watercourse GLENEALO_020 which is 'Bad' status.

The Lake Waterbody WFD Status (2019-2024) ranges from high (Lough Ouler, Lough Nahanagan, and Sevenchurches), to good (Pollaphuca Reservoir, and Vartry Upper and Lower Reservoirs), to moderate (Lough Tay, Lough Dan, and Upper and Lower Glendalough Lakes).

⁵⁸ [EPA Maps](#). Water.



Certain areas across the County are at risk of flooding from various sources including sources including groundwater, pluvial, fluvial, estuarial and coastal. Wicklow is located on the east coast of Ireland, and some of the areas subject to zoning objective changes via the Proposed Variation along the eastern side of the County may be subject to flood risk from the Irish Sea. There is historic evidence of flooding in various locations across the County, including Avoca River and its tributaries, the Vartry River, the Dargle River, and the Slaney River catchment, and at various locations along the coastline. Predictive OPW Preliminary Flood Risk Assessment mapping for the County has been considered in this Draft SEA Environmental Report.

The OPW is the lead agency tasked with the management of flood risk in the Republic of Ireland. In 2022, the OPW reviewed their 2016 Flood Risk Management Plans (FRMP). The purpose of each FRMP is to outline the long-term strategy to manage flood risk in Ireland. Several settlements were identified by the OPW in 2012 as requiring detailed assessment of flood risk (Areas for Further Assessment)⁵⁹. These settlements are: Arklow, Ashford & Rathnew, Aughrim, Avoca, Baltinglass, Enniskerry, Greystones/Charlesland, and Wicklow.

A SFRA, as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Circular PL 2/2014 (Department of Environment, Community and Local Government), has been undertaken alongside the preparation of the SEA and the Proposed Variation. The SFRA focusses on land use zoning provided for by the Proposed Variation as well as County-wide flood risk management policy. The SFRA has considered available and emerging information on flood risk indicators, including the OPW's Flood Hazard and Risk Mapping and any flood defences and inter-County interactions.

The GSI rates aquifers based on the hydrogeological characteristics and on the value of the groundwater resource. This is referred to as aquifer productivity and is mapped in Figure 4-13. The GSI also rates groundwaters according to both their productivity and vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. The vulnerability of aquifers underlying the County are mapped in Figure 4-15.

The Water assessment has utilised information from the following sources:

- EPA - WFD Data.
- GSI data on groundwaters, aquifers and bedrock information.
- Catchment Flood Risk Assessment and Management (CFRAM) Study and associated FRMPs (OPW, as reviewed 2022).
- Flood Risk Assessment (FRA) Mapping⁶⁰ (OPW).

4.9.2 Environmental Baseline for Areas subject to Zoning Objective Changes

4.9.2.1 *Arklow MD*

The lands in the Arklow MD area that are subject to zoning objective changes are generally underlain by locally important bedrock aquifers, with groundwater vulnerability ranging from moderate to high. The district is strongly influenced by the Avoca River catchment and its tributaries, together with a number of smaller river systems draining towards the coast. Surface water quality and flood risk are important considerations due to the presence of river valleys, estuarine environments and coastal waterbodies.

⁵⁹ The National Preliminary Flood Risk Assessment (PFRA): Overview Report (March 2012); Available at: https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/floodinfo_docs/PFRA/PFRA_Main_Report.pdf (Accessed August 2026)

⁶⁰ OPW (2022) Flood risk maps and data platform - Available at <https://www.floodinfo.ie/map/floodmaps/>



4.9.2.2 *Baltinglass MD*

The lands in the Baltinglass MD area that are subject to zoning objective changes are generally underlain by a mix of locally important bedrock aquifers and locally important sand and gravel aquifers, particularly in the Blessington and Baltinglass areas. Groundwater vulnerability ranges from moderate to high, with locally extreme vulnerability where bedrock is close to the surface. Key hydrological features include the River Slaney catchment, River Liffey headwaters, and the Blessington Lakes, all of which represent important environmental and water resource assets.

4.9.2.3 *Bray MD*

The lands in the Bray MD area that are subject to zoning objective changes are generally underlain by poor and locally important bedrock aquifers, with groundwater vulnerability ranging from moderate to high and locally extreme where bedrock is close to the surface. The district contains important surface water features including the River Dargle catchment, its tributaries, and coastal waterbodies along the Irish Sea. Flooding and water quality considerations are particularly relevant in low-lying urban and river corridor locations.

4.9.2.4 *Greystones MD*

The lands in the Greystones MD area that are subject to zoning objective changes are generally underlain by poor and locally important bedrock aquifers, with groundwater vulnerability ranging from moderate to high. Groundwater vulnerability generally ranges from moderate to high. Key hydrological features include the Kilcoole Stream, Three Trout Stream, the Vartry catchment, and coastal waterbodies. Several watercourses and coastal habitats within the district are environmentally sensitive and require protection from adverse impacts arising from development.

4.9.2.5 *Wicklow MD*

The lands in the Wicklow MD area that are subject to zoning objective changes are generally underlain by locally important and poor bedrock aquifers, with groundwater vulnerability ranging from moderate to high. The district contains significant water resources associated with the Vartry, Avonmore, Avonbeg and Glendasan catchments, together with a number of reservoirs, lakes and coastal waterbodies. These water resources are important ecological and drinking water assets and are sensitive to changes in land use.

4.9.3 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Water are as follows:

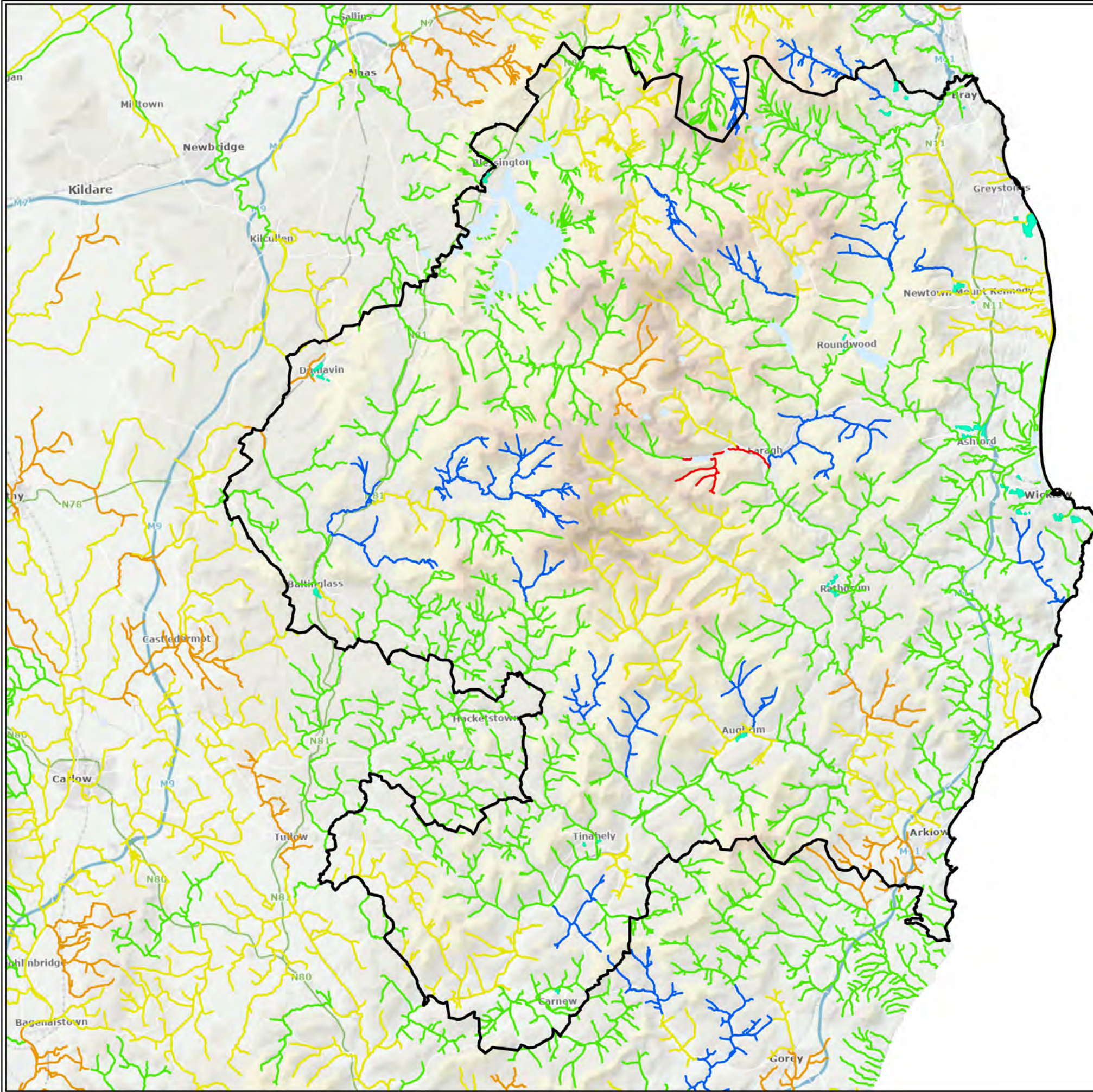
- Adverse impacts upon the status of water bodies arising from changes in quality, flow and/or hydromorphology due to development.
- Significantly scaled development requiring groundworks may impact on hydrological and hydrogeological regimes.
- Increase in flood risk from greenfield development.
- Potential discharge of polluting runoff to receiving watercourses.
- Potential spread of invasive species in aquatic ecosystems.
- Compliance with Water Framework Directive Objectives.



 Local Authority Boundary
 Zoning Proposals
 Special Area of Conservation
 Special Protection Areas

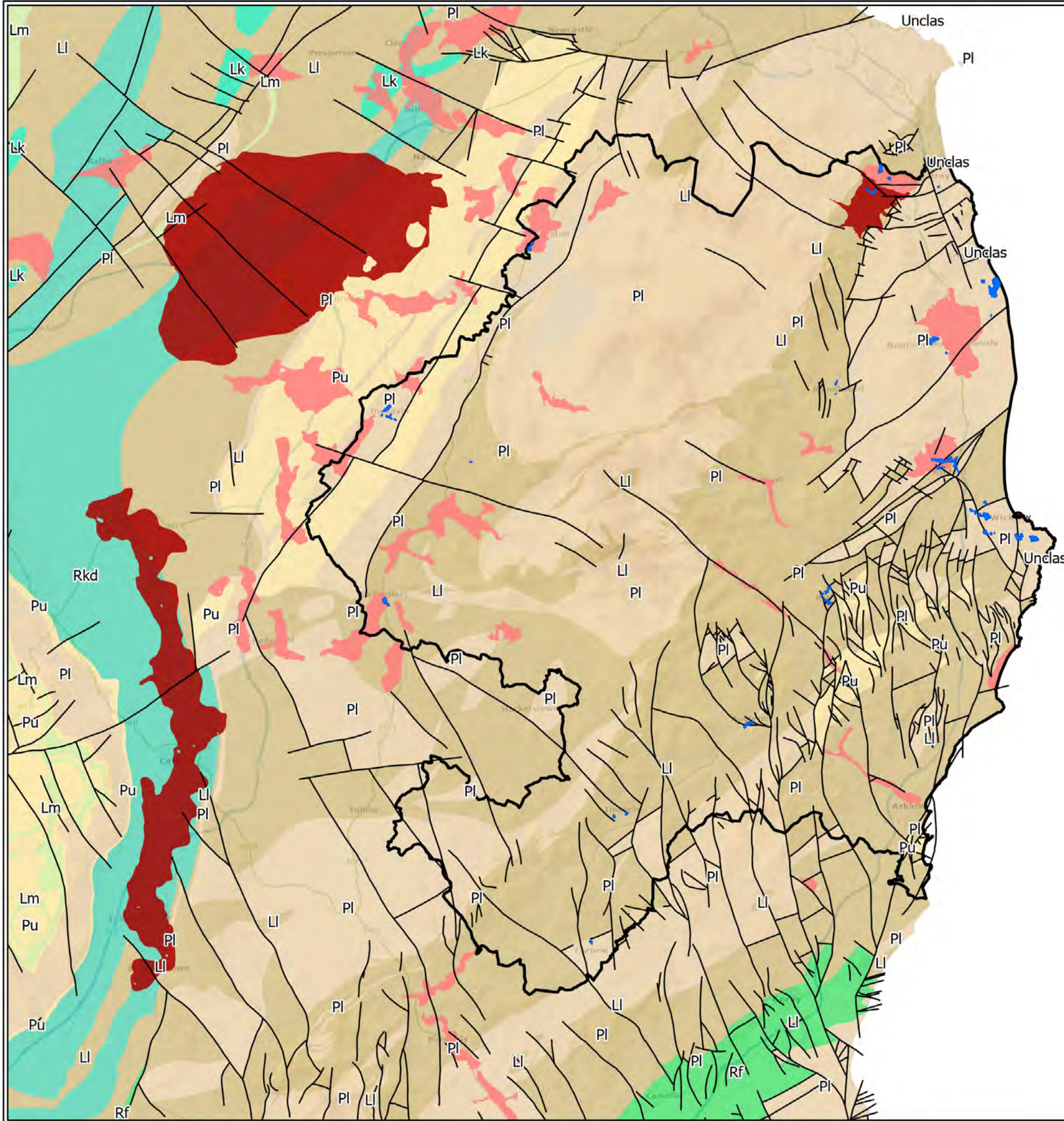
-  Barrow
-  Boyne
-  Liffey and Dublin Bay
-  Nore
-  Ovoca-Vartry
-  Owenavorrhagh
-  Slaney & Wexford Harbour
-  Watercourses

TITLE:	
Hydrological Connectivity to European Sites	
PROJECT:	
Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:	
4.11	
CLIENT:	
Wicklow County Council	
SCALE:	REVISION:
1:300,000	0
DATE:	PAGE SIZE:
31/08/2026	A3



- Legend**
- Local Authority Boundary
 - Zoning Proposals
- EPA Rivers - WFD Status 2019-2024
- High
 - Good
 - Moderate
 - Poor
 - Bad

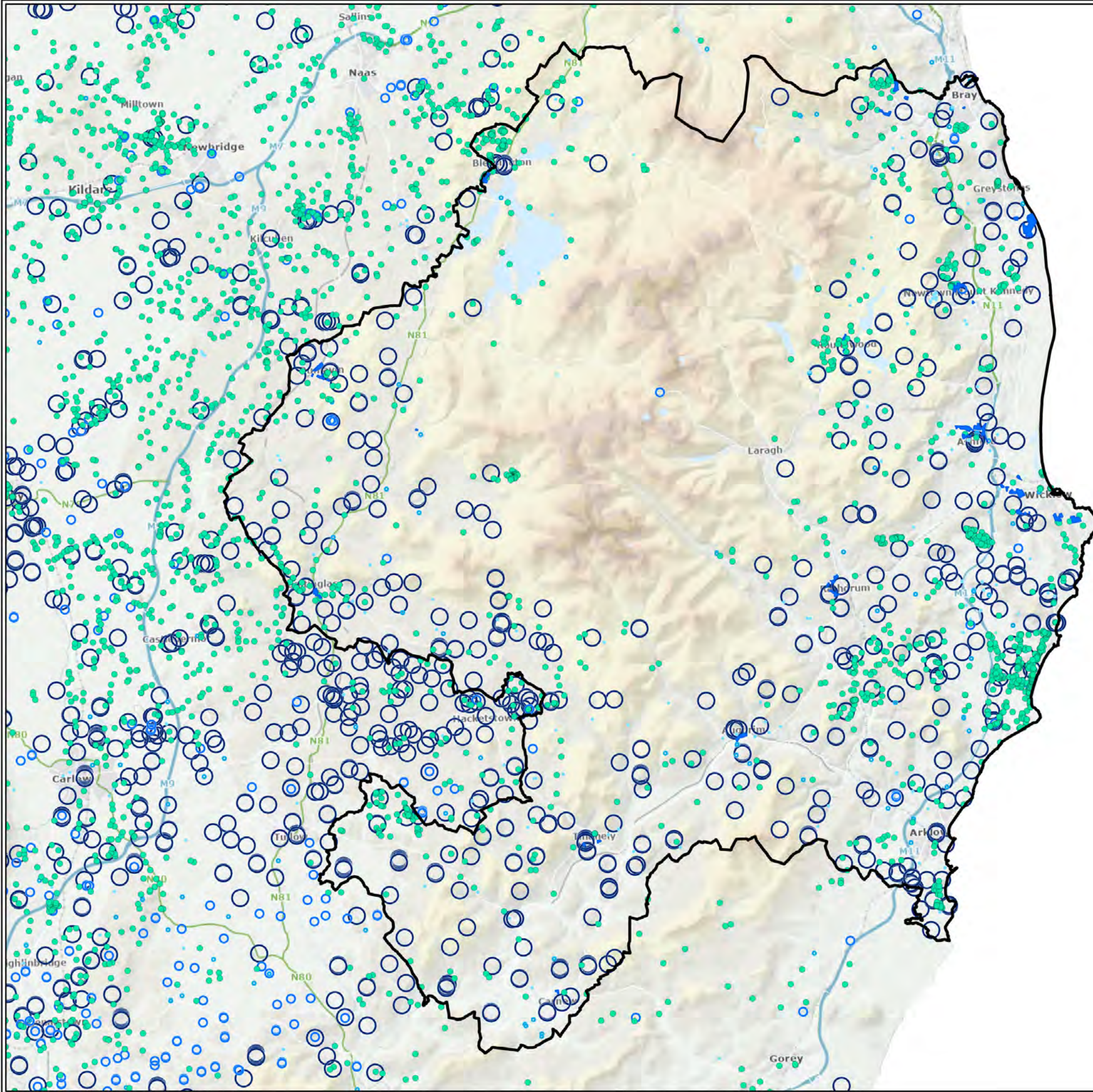
TITLE:		WFD Surface Water Status	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.12	
CLIENT:		Wicklow County Council	
SCALE:	1:250,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



Legend

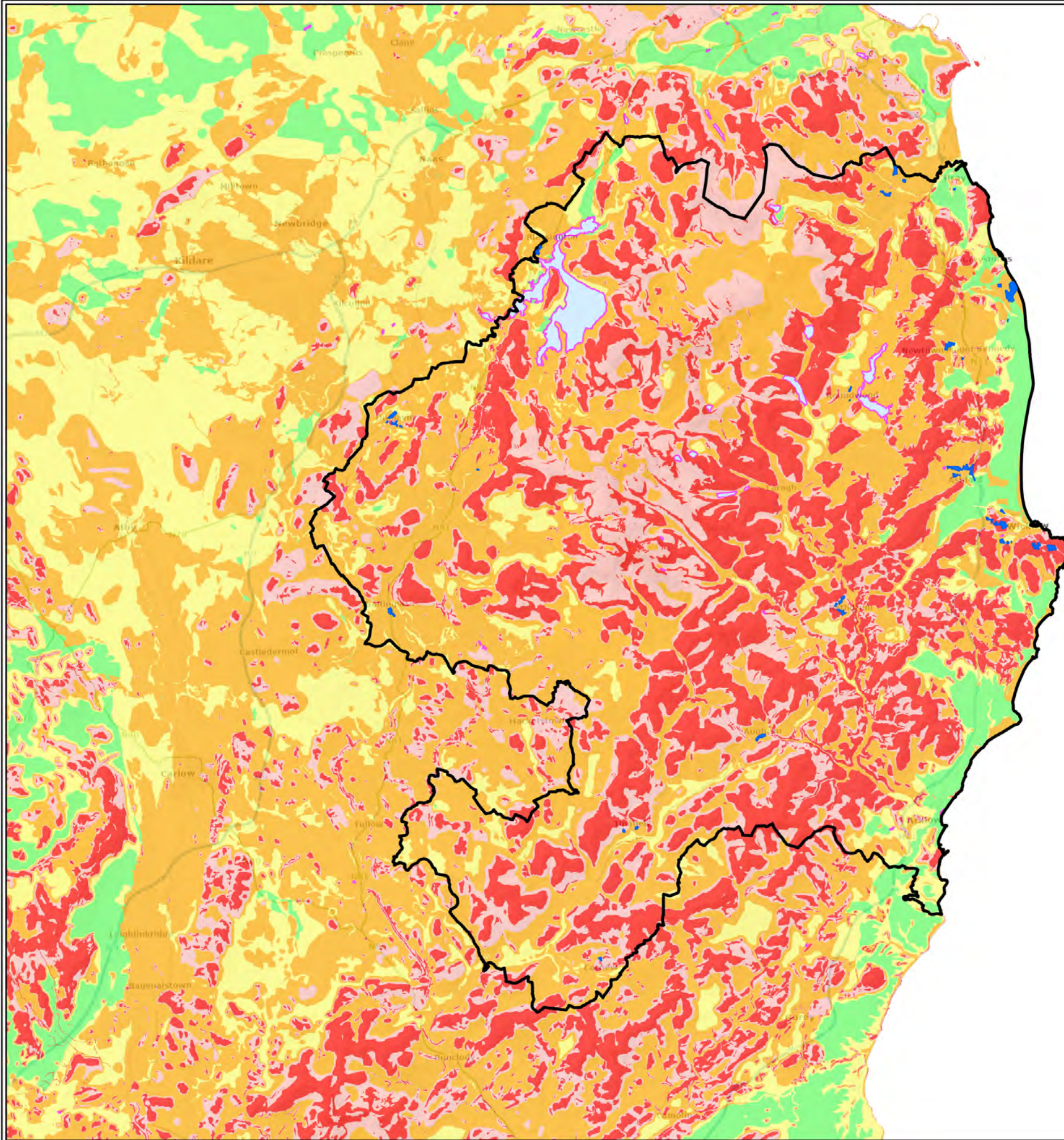
- Local Authority Boundary
- Zoning Proposals
- Sand and Gravel Aquifers**
 - Regionally important gravel aquifer
 - Locally important gravel aquifer
- Bedrock Aquifers**
 - Rkd - Regionally Important Aquifer - Karstified (diffuse)
 - Rf - Regionally Important Aquifer - Fissured bedrock
 - Lm - Locally Important Aquifer - Bedrock which is Generally Moderately Productive
 - Lk - Locally Important Aquifer - Karstified
 - Ll - Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones
 - Pl - Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones
 - Pu - Poor Aquifer - Bedrock which is Generally Unproductive
 - Unclassified
 - Aquifer Geological Lines

TITLE:	Aquifer Classification /Groundwater Productivity		
PROJECT:	Wicklow County Development Plan SEA 2022-2028		
FIGURE NO:	4.13		
CLIENT:	Wicklow County Council		
SCALE:	1:300,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



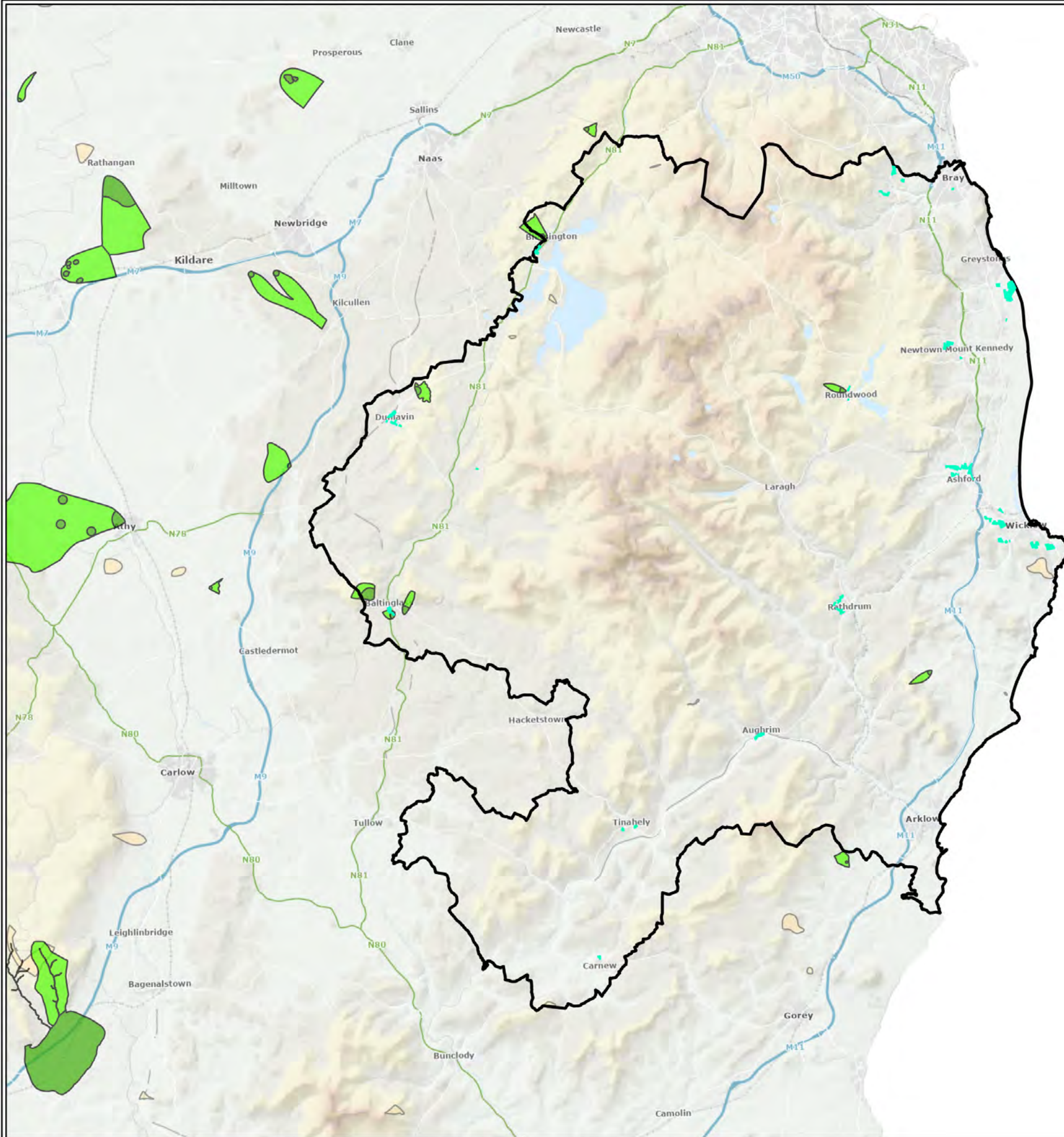
- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - Wells and Springs (500m-1km Accuracy)
 - Wells and Springs (200-500m Accuracy)
 - Wells and Springs (100-200m Accuracy)
 - Wells and Springs (50-100m Accuracy)
 - Wells and Springs (10-50m Accuracy)

TITLE:		Wells and Springs	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.14	
CLIENT:		Wicklow County Council	
SCALE:	1:250,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - Groundwater Vulnerability
 - Rock at or near Surface or Karst
 - Extreme
 - High
 - Moderate
 - Low
 - Water

TITLE:		Groundwater Vulnerability	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.15	
CLIENT:		Wicklow County Council	
SCALE:	1:300,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



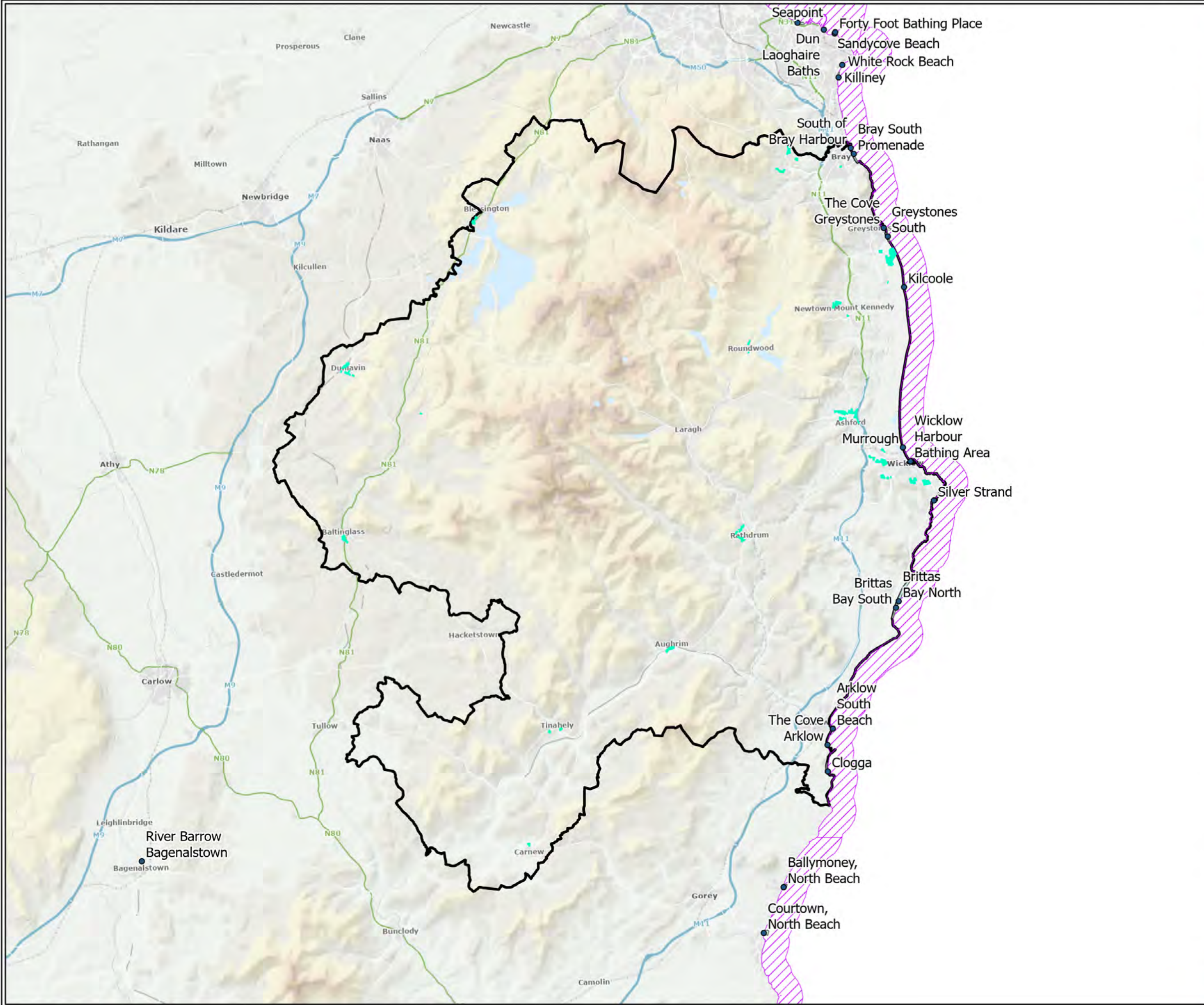
Legend

- Local Authority Boundary
- Zoning Proposals
- Group Water Scheme Preliminary Source Protection Areas Zones of Contribution

Public Water Supply Source Protection Areas

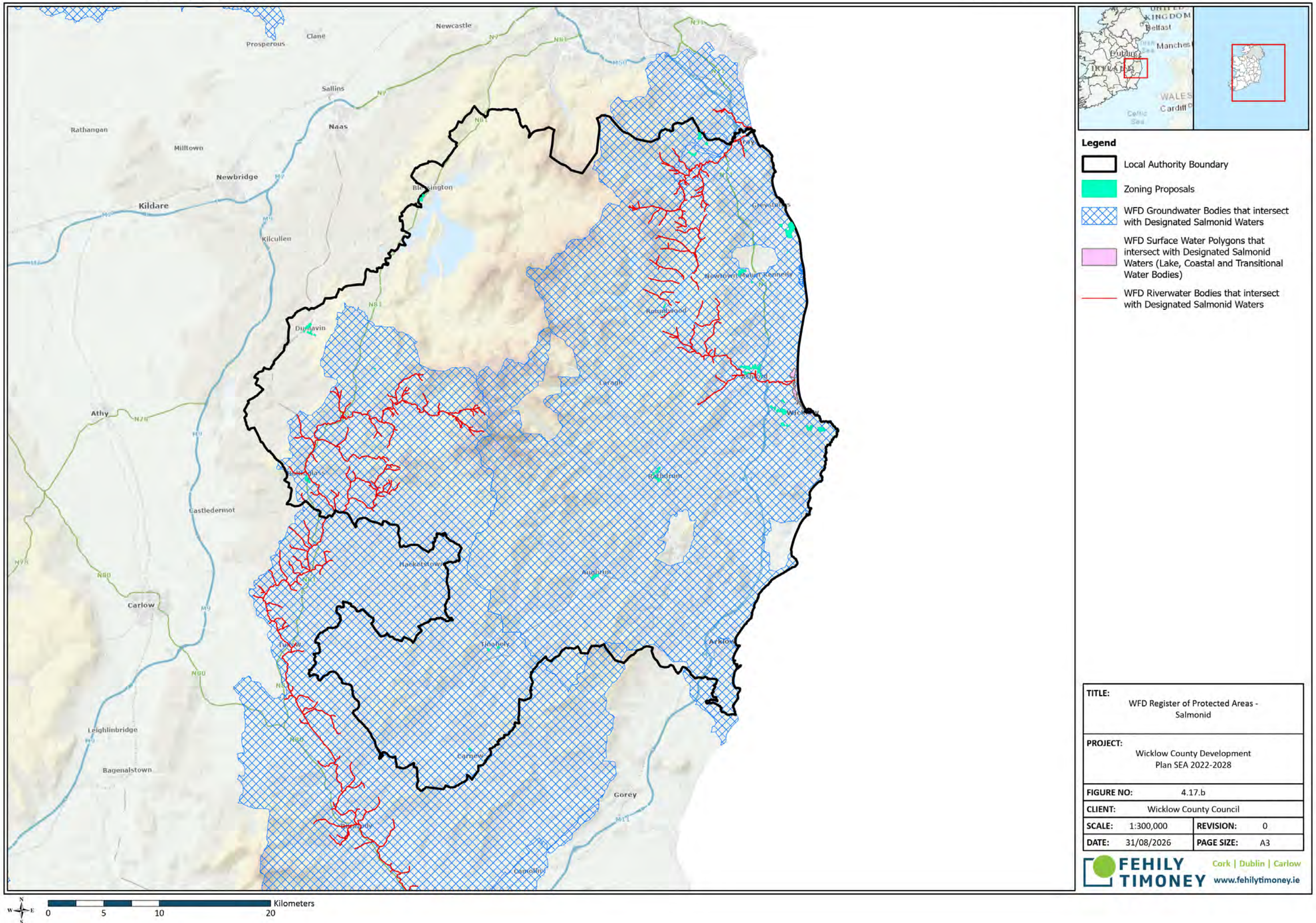
- SI-Inner Protection Area
- SO-Outer Protection Area

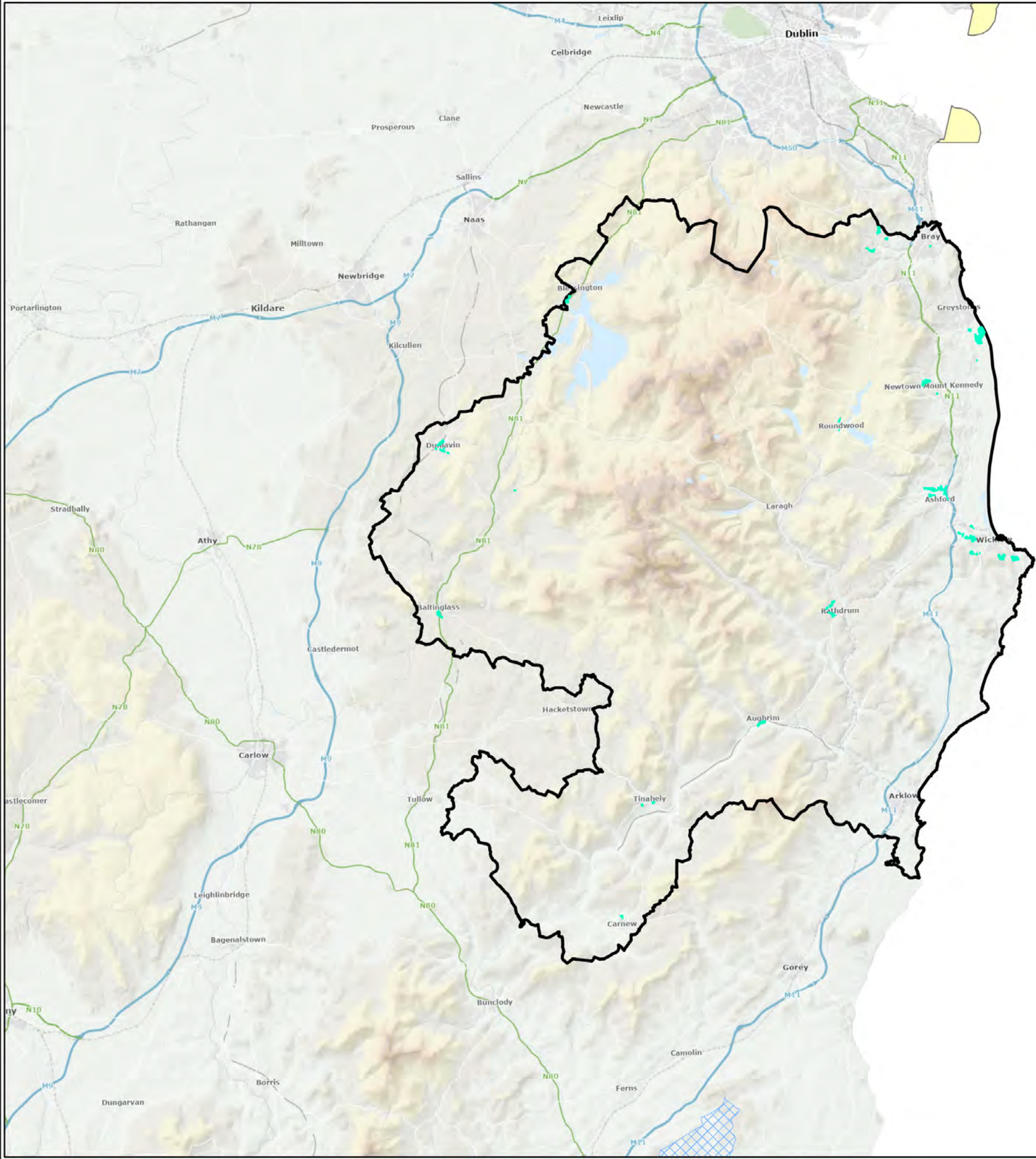
TITLE:		Drinking Water Source Protection Zones	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.16	
CLIENT:		Wicklow County Council	
SCALE:	1:300,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - WFD Surface Water Polygons that intersect with BATH_BathingLocations Point Feature dataset
 - WFD Bathing Water Areas Polygon Features - graphic representation of beach only
 - Designated Bathing Water Locations Point Features (Officially Designated Beach)

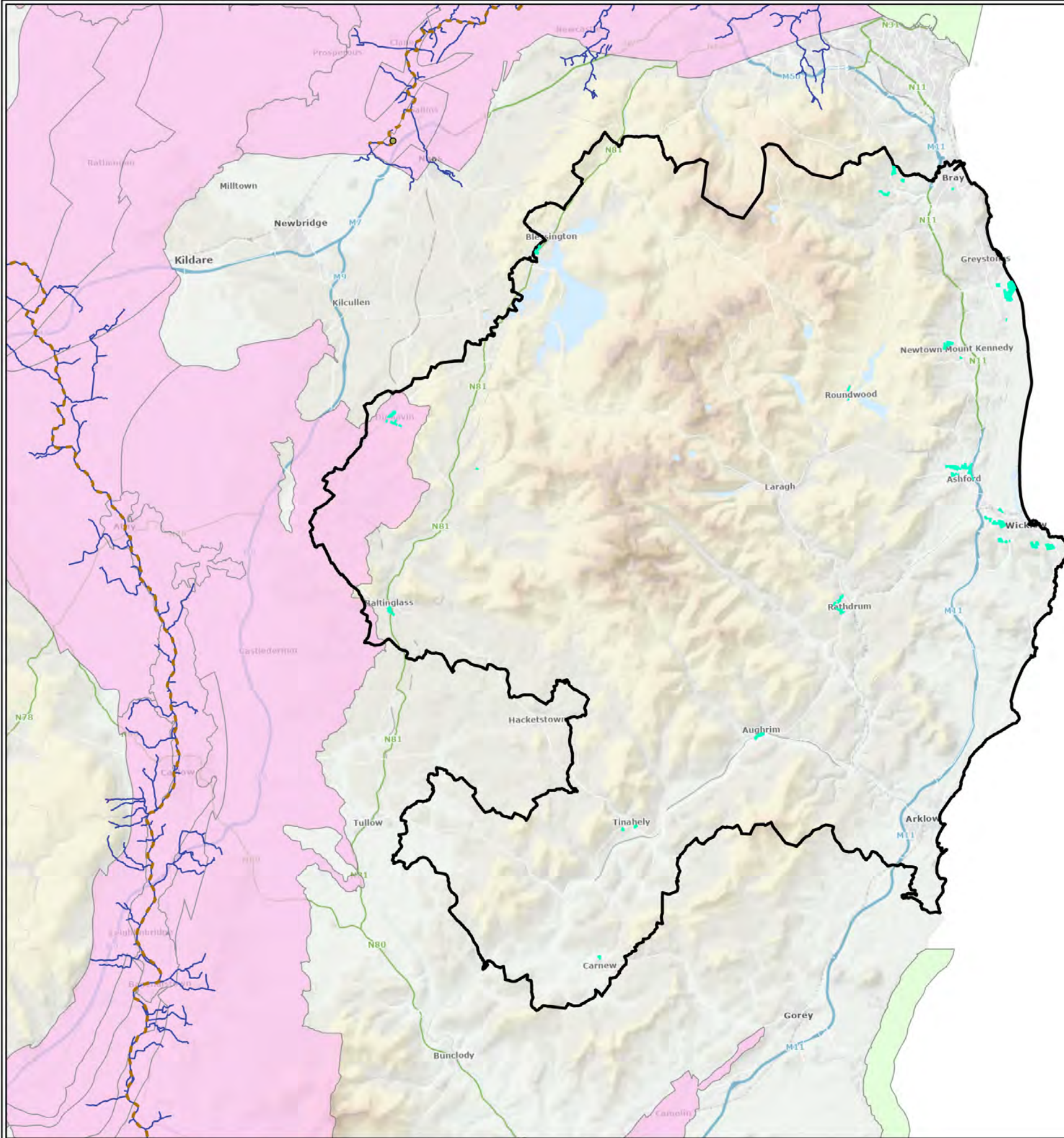
TITLE:		WFD Register of Protected Areas - Bathing Water Areas	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.17.a	
CLIENT:		Wicklow County Council	
SCALE:	1:300,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3





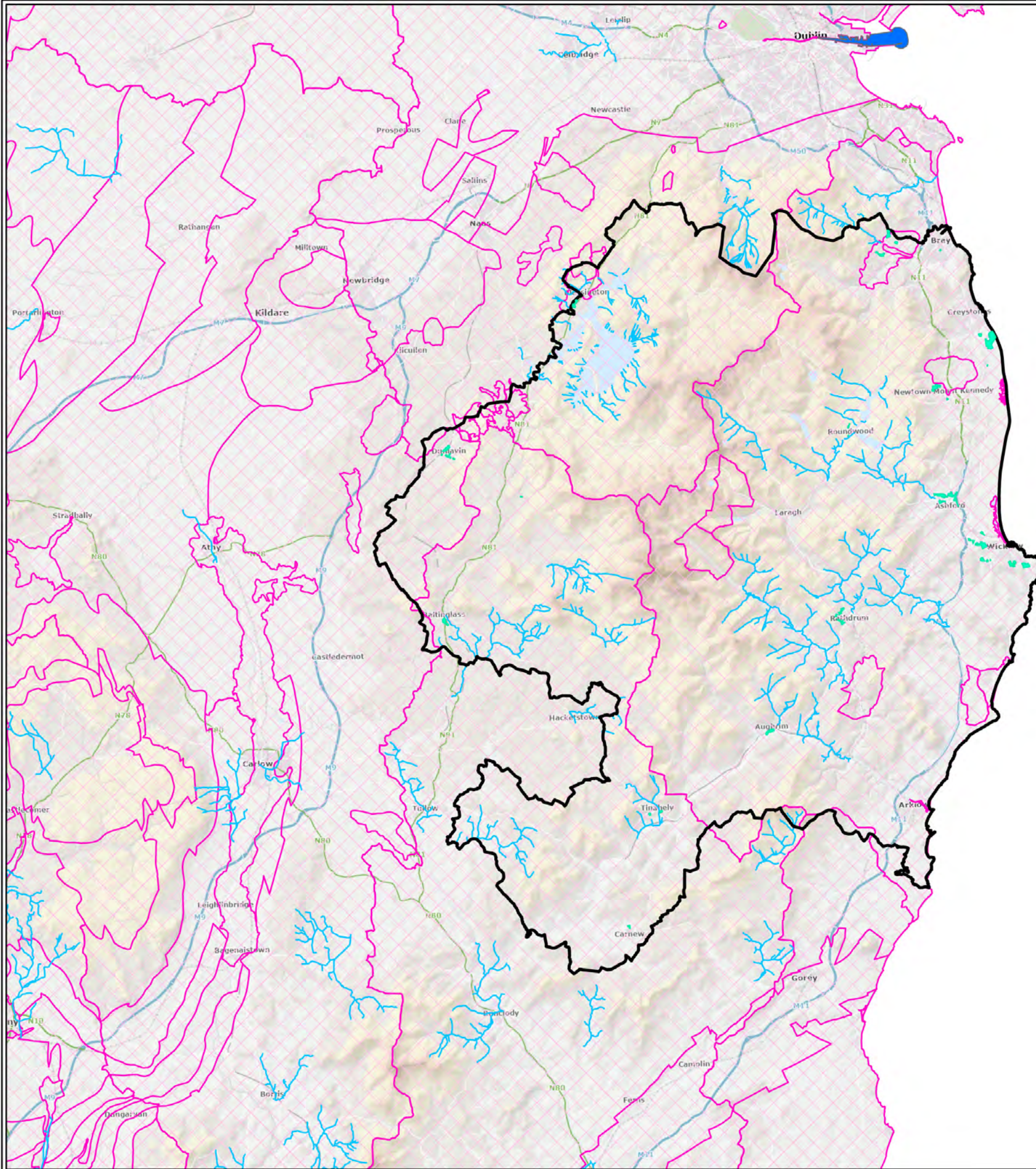
- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - WFD Groundwater Bodies that intersect with Designated Shellfish Waters
 - WFD Surface Water Bodies that intersect with Designated Shellfish Waters

TITLE:		WFD Register of Protected Areas - Shellfish Areas	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.17.c	
CLIENT:		Wicklow County Council	
SCALE:	1:350,000	REVISION:	0
DATE:	31/08/2026	PAGE SIZE:	A3



- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - WFD Groundwater Bodies that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons)
 - WFD Surface Water Polygons that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons) (Lake, Coastal and Transitional Water Bodies)
 - WFD Riverwater Bodies that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons)
 - Designated Nutrient Sensitive WFD_RiverwaterBodies
 - Designated Nutrient Sensitive Points

TITLE: WFD Register of Protected Areas - Nutrient Sensitive Areas	
PROJECT: Wicklow County Development Plan SEA 2022-2028	
FIGURE NO: 4.17.d	
CLIENT: Wicklow County Council	
SCALE: 1:300,000	REVISION: 0
DATE: 31/08/2026	PAGE SIZE: A3



- Legend**
- Local Authority Boundary
 - Zoning Proposals
 - WFD Groundwaters that are Protected for Drinking Water
 - WFD Lakewater Bodies that are Protected for Drinking Water
 - WFD Riverwater Bodies that are Protected for Drinking Water

TITLE:		WFD Register of Protected Areas - Drinking Water	
PROJECT:		Wicklow County Development Plan SEA 2022-2028	
FIGURE NO:		4.17.e	
CLIENT:		Wicklow County Council	
SCALE:	1:350,000	REVISION:	0
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4.10 Material Assets

4.10.1 Characterisation of the Environmental Baseline

Key material assets covered by the SEA include archaeological and architectural heritage, and natural resources of economic value, such as soil⁶¹, air and water.

Other material assets include transport infrastructure, power generation plants and supply networks, water supply, wastewater treatment infrastructure and waste disposal sites among others. Potential opportunities and conflicts associated with these assets have been considered in the SEA.

4.10.2 Water Services

4.10.2.1 *Wastewater*

Wastewater demand and capacity information at settlements that have been considered by the SEA, where available, includes⁶²:

- Population served.
- Loading.
- Capacity.
- Level of treatment.
- Spare capacity or shortfall.
- Compliance with the Urban Waste Water Treatment Directive.
- Wastewater infrastructure investment needs.

The EPA produces annual reports on the treatment of urban wastewater from cities, towns and urban communities. The latest EPA report⁶³ '*Urban Wastewater Treatment in 2024*' identifies the priority areas where resources must be targeted, in order to protect the environment from the harmful effects of wastewater and deliver environmental improvements where they are most needed.

Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, the report identifies urban areas with the most important environmental issues that must be addressed. Such areas are prioritised as waste water discharges from these areas have been identified as the main source of pollution affecting local waterbodies. Kilcoole and Kilpedder in Wicklow are listed as a priority areas. The '*Urban Wastewater Treatment in 2024*' report (Appendix A: EU Treatment Standards) also lists Arklow as not having met the mandatory standards in the Urban Wastewater Treatment Directive in 2024. It is noted however that a new Wastewater treatment plant was commissioned in 2025 in Arklow which provides substantial additional wastewater treatment capacity for the area.

⁶¹ Soil and geological resources will be considered under this topic including with respect to mineral locations and aggregate potential.

⁶² Detailed water services information will inform the preparation of the SEA Environmental Report.

⁶³ Available at: <https://www.epa.ie/publications/monitoring--assessment/waste-water/urban-wastewater-treatment-in-2024.php> (Accessed August 2026)



At the time of the preparation of the Proposed Variation, Uisce Éireann's Wastewater Treatment Capacity Register noted the following settlements in the County as being affected by wastewater treatment capacity constraints:

- Aughrim - No available capacity at Aughrim WWTP
- Kilpedder - No available capacity at Kilpedder WWTP
- Carnew - Limited available capacity at Carnew WWTP
- Newcastle - No available capacity at Newcastle (Wicklow) WWTP
- Laragh - Limited available capacity at Laragh WWTP
- Ballintesteen - No available capacity at Ballintesteen WWTP

4.10.2.2 Surface Water Drainage

Sustainable Drainage systems (SuDS) can minimise the quantity and increase the quality of surface water runoff as well as mitigating adverse impacts of climate change. SuDS can also provide amenity and biodiversity benefits.

4.10.3 Waste Management

The Waste Management Act 1996, as amended, requires local authorities to prepare waste management plans either individually or collectively for their functional areas. In 2015, Wicklow was guided by the *Eastern-Midlands Waste Management Plan 2015-2021* which provided the framework for solid waste management in the region. Post 2021, waste management in Ireland is guided by the first *National Waste Management Plan for a Circular Economy*, which replaces the existing regional plans.

The Circular Economy and Miscellaneous Provisions Act 2022 provides a legal basis to support the circular transition by: 1) incentivising the use of reusable and recyclable alternatives to a range of wasteful single-use disposable packaging and other items, 2) re-designating Ireland's existing Environment Fund as a Circular Economy Fund, 3) requiring mandatory segregation and incentivised charging for commercial waste, similarly to the system that already exists for the household market, and 4) improving our national regulatory processes, to encourage the safe and sustainable re-use of materials instead of treating them as wastes.

4.10.4 Transport

County Wicklow is served by a strategic transport network centered on the M11/N11 national primary route, which provides the principal connection between Dublin and the south-east of the country. Other key transport corridors include the N81, linking west Wicklow with Dublin and the Midlands.

The county is served by Iarnród Éireann's Dublin-Rosslare rail line, with stations located at Bray, Greystones, Kilcoole, Wicklow, Rathdrum and Arklow. DART services operate to Greystones, providing high-frequency public transport connections to Dublin and the wider Greater Dublin Area. Further to this, TFI Bus Éireann, TFI Local Link Wicklow, Dublin Bus, Go-Ahead Ireland and a number of private operators provide public transport services throughout the county and its rural areas. Key transport projects include the N11/M11 Junction 4 to Junction 14 Improvement Scheme and the N11/M11 Bus Priority Interim Scheme.

While County Wicklow does not contain a commercial airport, it benefits from its proximity to Dublin Airport, Ireland's largest airport providing domestic and international air travel.



4.10.5 Green and Blue Infrastructure

Green infrastructure (GI) and Blue Infrastructure (BI) are crucial components in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality. The WCDP includes objectives to protect, enhance and expand the county's green infrastructure network and to improve connectivity between natural and recreational assets.

County Wicklow possesses an extensive network of green and blue infrastructure assets, including the Wicklow Mountains National Park, the county's rivers and streams (including the Vartry, Avonmore, Avonbeg, Dargle and Slaney catchments), Blessington Lakes, extensive forestry and woodland areas, and a diverse coastline extending from Bray to Arklow. These assets provide important ecological, recreational and landscape functions and contribute significantly to the county's environmental quality and climate resilience.

4.10.6 Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Proposed Variation, in the absence of appropriate avoidance or mitigation measures, include settlements; resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); forestry; and natural resources that are covered under other topics such as water and soil.

4.10.7 Renewable Energy Potential

Under EU Directive 2001/77/EC Renewable Energy, renewable energy sources are defined as renewable non-fossil energy sources such as, but not limited to wind, solar, geothermal⁶⁴, wave, tidal, hydropower, biomass, landfill gas, sewage treatment plant gas, biogases and biochar (i.e., the thermal treatment of natural organic materials in an oxygen-limited environment). Available information on renewable energy potential within and adjacent to the County – and any associated Plan provisions – have been considered by the SEA.

4.10.8 Land

The Proposed Variation has the potential to assist with the reuse and regeneration of brownfield sites thereby contributing towards sustainable mobility and reducing the need to develop greenfield lands and associated adverse environmental effects. Brownfield lands are generally located within urban/suburban areas.

4.10.9 Coastline

The Wicklow coastline extends for a distance of approximately 60 km and is amongst the most sensitive and valuable resources in the County, in terms of natural and cultural heritage, scenic beauty and recreation.

⁶⁴ The GSI's Geothermal mapping was cited in a submission by GSI made on the initial public consultation on the Council's Issues Paper, available to prospective developers of domestic and commercial geothermal energy generation, identifies that much of the County is "possibly unsuitable" for such generation, with some areas in the south east of the County being "highly suitable" both domestically and commercially. Patches of "generally unsuitable" areas are located in the east and north west of the county.



Coastal waters are important for tourism, for bathing waters and for supporting marine wildlife. In accordance with Directive 2014/89/EC (Establishing a framework for maritime spatial planning), the Department of Housing, Local Government and Heritage, published the National Marine Planning Framework in July 2021. This Framework establishes a national strategy for the strategic planning and sustainable development in the maritime area for the purpose of achieving ecological, economic and social priorities (managing marine assets). Common terrestrial/marine policy areas include renewable energy, electricity networks, coastal and flood defences, fishing and aquaculture, ports and harbours, public access, tourism and recreation, protected sites and species, seascape and landscape.

The SEA of Material Assets has utilised information from the following sources:

- Department of Defence.
- Department of Housing, Local Government, and Heritage (DHLGH)⁶⁵.
- Electricity Supply Board (ESB).
- EPA - marine disposal sites.
- Iarnród Éireann.
- Irish Bioenergy Association (IrBEA).
- Irish Solar Energy Association (ISEA).
- Irish Wind Energy Association (IWEA).
- SEAI.
- SFPA.
- Transport Infrastructure Ireland (TII).
- Uisce Éireann.
- Waterways Ireland.

4.10.10 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Material Assets are as follows:

- Failure to provide adequate and appropriate wastewater treatment - water services infrastructure and capacity is required for additional development.
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is of sufficient standards.
- Increase in domestic waste generation from the increased quantum of residential households.
- Demands for linear infrastructure development and improved transport connectivity to services and amenities, education and employment.
- The need to appropriately and sustainably manage additional traffic associated with residential development and reduce car dependency across the settlements.
- The need to manage development interactions with existing and planned energy, water supply and wastewater networks.

⁶⁵ [Energy Offshore Renewable - Datasets - data.gov.ie](https://data.gov.ie)



4.11 Tourism and Recreation

4.11.1 Characterisation of the Environmental Baseline

Tourism and recreation are important components of County Wicklow's economy and quality of life. Fáilte Ireland's brand strategies⁶⁶ define the spatial scope and spread of future tourism developments within Ireland. Wicklow hosts 'Ireland's Ancient East' which aims to result in infrastructure demands to previously less trafficked areas. At a county level, WCC had developed a number of local strategies, such as the Wicklow Tourism Strategy & Marketing Plan 2018–2023, County Wicklow Statement of Tourism Strategy 2017 – 2026, and County Wicklow Outdoor Recreation Strategy 2020 - 2025. The county also benefits from its proximity to Dublin, its rich cultural heritage and its reputation as the "Garden of Ireland".

Key tourism attractions include the Wicklow Mountains National Park, Glendalough, Powerscourt Estate and Waterfall, Avondale Forest Park, Blessington Lakes, and numerous historic houses, gardens and coastal destinations. Outdoor recreation is a key feature of the county, with opportunities for walking, hiking, cycling, mountain biking, and water-based activities. The county is also home to the Wicklow Way, Ireland's first long-distance waymarked trail, as well as an extensive network of forest, mountain and coastal recreation routes.

Tourism development is guided at county-level by the County Wicklow Tourism Strategy & Marketing Plan 2018-2023, which promotes sustainable tourism growth, enhanced visitor experiences and increased overnight stays. Continued implementation of sustainable tourism and visitor management initiatives, including the Glendalough and Wicklow Mountains National Park Visitor Experience and Management Masterplan, will be important in balancing tourism growth with environmental protection.

The assessment of Tourism and Recreation has utilised the following information sources:

- Department of Transport, Tourism and Sport.
- Central Statistics Office (CSO).
- Recreational sailing groups and ferry operators.
- Fáilte Ireland.
- National Trails Office.

4.11.2 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Tourism and Recreation are as follows:

- Development occurring on foot of changes to zoning due to the Proposed Variation may affect local heritage, archaeology or visual amenity and, in turn, local tourism or recreational features and activity in the area.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism including heritage features, character and setting, landscape character, and wildlife and nature.

⁶⁶ Wild Atlantic Way, Dublin's a Breath of Fresh Air, Ireland's Ancient East and Ireland's Hidden Heartlands



4.12 Climate Change

4.12.1 Characterisation of the Environmental Baseline

The Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plan 2025 sets out Ireland's national and sectoral targets in this regard.

The Wicklow County Council Climate Action Plan 2024 - 2029⁶⁷ (WCAP) defines community/local level actions for climate mitigation and adaptation in the County. A Baseline Emission Inventory completed to inform the WCAP provides a breakdown of sectoral Greenhouse Gas (GHG) emissions in the County:

- Municipal - 1%
- Residential - 25%
- Commercial & Public Sector - 9%
- Transport - 24%
- Waste - 1%
- Agriculture - 40%

Total GHG emissions in the County for the year 2018 (baseline year) were estimated to be 1,101 ktonnes CO₂-eq.

Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with Regional Spatial and Economic Strategies are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland. The OPW has undertaken a number of Flood Risk Management Studies for different RBDs in Ireland. These studies have identified the areas which are most at risk and future management plans have been advised; these are adopted by the OPW. In some cases, mitigation measures will involve the construction of physical flood defences.

The SEA has considered data related to climate from the following sources:

- Department of Environment, Climate and Communications.
- EPA.
- CFRAM Studies⁶⁸.

⁶⁷ Wicklow County Council (2024) Wicklow County Council Climate Action Plan 2024-2029;
<https://www.wicklow.ie/Portals/0/Documents/Environment/Climate%20Action%20Plan/Wicklow%20County%20Council%20Climate%20Action%20Plan%2015-01-24%20Adopted.pdf> Accessed August 2026

⁶⁸ Office of Public Works (2021) Catchment-based Flood Risk Assessment and Management (CFRAM) Programme;
<https://www.gov.ie/en/office-of-public-works/policy-information/cfram-programme/>; Accessed August 2026



4.12.2 Key Environmental Issues Relating to the Proposed Variation

The key issues in relation to Climate Change are as follows:

- The SEA process can be utilised to maximise potential positive climate effects and benefits associated with the Proposed Variation.
- The potential impacts of climate change on land-use, including climate-related flood risk.
- The climate impacts of development (construction phase embodied carbon, operational phase greenhouse gas emissions).
- Opportunities to promote green/net zero buildings and developments.
- Opportunities to promote carbon sequestration.
- Opportunities to promote sustainable land use and travel and transport, including link residential development with public transport infrastructure and services and active travel infrastructure.

4.13 Evolution of the Baseline Environment without the Implementation of the Proposed Variation

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Proposed Variation is not adopted and implemented. It is predicted that the following would occur in the event the Proposed Variation to the CPD is not made:

- There would be absence of an appropriately focused strategy for developing additional housing and supporting infrastructure to meet housing targets for the County.
- There would be less lands zoned for residential use, resulting in greater constraints on housing development in the County. This would increase the likelihood that housing targets for the County would not be achieved.
- Planning and environmental protection requirements defined in legislation, the current WCDP and higher order plans would still apply to Wicklow.
- There would not be a strong planning framework for delivering additional housing in line with housing targets, however.
- The baseline environment would still be strongly influenced by the current WCDP, the Wicklow Biodiversity Action Plan 2026 - 2031, the Wicklow Local Authority Climate Action Plan 2024 - 2029 and Local Area Plans (LAPs)/Local Planning Frameworks (LPFs) for the County.
- The development of additional housing and supporting infrastructure in Wicklow would not be as strategically guided. There would be a slightly greater risk of improper planning and unsustainable development occurring in the County. This scenario has slightly greater potential to result in adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including adverse effects on:
 - Population and Human Health – e.g., through reductions in residential amenity or the generation of noise and dust.
 - Biodiversity – e.g., loss of valuable habitat, habitat fragmentation, impacts on protected species.
 - Landscape Character and Visual Amenity – e.g., loss of scenic value and visual amenity in the area.
 - Cultural Heritage – e.g., diminishment of built heritage including protected structures and historic fabric.



- o Soils – e.g., ground contamination, impacts on soil structure and function.
- o Land use – e.g., unsustainable and incoherent land use, urban sprawl.
- o Air Quality and Noise – e.g., generation of air and noise emissions resulting in significant negative effects on people.
- o Water – e.g., the carrying out development that contributes to polluting emissions to waters or increased flood risk.
 - Material Assets – e.g., the failure to provide appropriate services to the development carried out in the area (e.g., water supply, wastewater services).
- o Tourism and recreation – e.g., the diminishment of recreation assets in the area.
- o Climate Change – e.g., failure to provide a suitable framework for compact growth and sustainable transport – resulting in a failure to contribute to the reduction of Energy and Residential sector GHG emissions.

The potential positive effects of the Proposed Variation on environmental components will not be realised, including potential positive effects on:

- Population and Human Health – e.g., through the delivery of additional sustainable, plan-led, environmentally responsible housing and supporting infrastructure.
- Biodiversity – e.g., through the implementation of measures that afford focussed protection to biodiversity in and surrounding areas likely to be subject to future housing development.
- Landscape Character and Visual Amenity – e.g., through the implementation of measures that control the scale and appearance of built development and serve to protect and enhance landscape character and visual amenity.
- Cultural Heritage – e.g., through appropriately focussed measures that ensure adequate consideration is given to potential effects on built and archaeological heritage during the carrying out of additional housing development.
- Land use – e.g., through the promotion of plan-led, strategic and environmental responsible housing development.
- Water – e.g., through the adoption of appropriately focussed pollution prevention measures and the application of good and proper flood risk management under the land use planning process.
- Material Assets – e.g., through the appropriately phased delivery of supporting infrastructure and services in the County (e.g., water supply, wastewater services) in line with housing development.



5. STRATEGIC ENVIRONMENTAL OBJECTIVES

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of a plan or programme can be assessed. They are based on wider environmental protection objectives on a local, regional, national, European and international level. They are high-level in nature and set strategic goals for improvement. SEOs have already been developed for the current WCDP. It has been assessed that these SEOs can be used to measure the environmental effects of the Proposed Variation.

Additional SEOs to support the measurement of the effects of the Proposed Variation and to ensure alignment with the higher-order and inter-related plans which have been created since adoption of the WCDP have also been defined. These are as follows:

- Population and Human Health: Delivery of new housing in line with Housing Growth Requirements for the County.
- Biodiversity, Flora and Fauna: Aim to deliver biodiversity enhancement in line with the objectives of the Wicklow Biodiversity Action Plan 2026 - 2031 and the National Biodiversity Action Plan 2023 - 2029.
- Climate: Support the achievement of the Wicklow Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.
- Air Quality (and Noise): Support the achievement of Actions for Wicklow defined in the Wicklow Noise Action Plan 2024 - 2029.



6. DESCRIPTION AND EVALUATION OF REASONABLE ALTERNATIVES

6.1 Introduction

Article 5(1) of the SEA Directive states that: *'Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.'*

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Proposed Variation (taking into account the objectives and the geographical scope of the Proposed Variation) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation.

An examination and evaluation of reasonable alternatives to the Proposed Variation is presented in this section of the Draft SEA Environmental Report.

Reasonable alternatives to the Proposed Variation were initially explored and examined during the SEA Scoping stage of the SEA process, having regard to the scope, function and strategic aims and main objectives of the Proposed Variation. This process facilitated the accurate identification of reasonable alternatives to the Proposed Variation and also suitably informed the Proposed Variation development process, ensuring optimal environmental outcomes.

The reason for considering identified reasonable alternatives within the scope of the environmental assessment was clearly described and documented. A description of how the assessment of alternatives was carried out is provided.

Reasonable alternatives were assessed against the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which are likely to be significantly affected by the Proposed Variation. The purpose of this was to determine if the reasonable alternative resulted in positive, negative, neutral or uncertain environmental outcomes.

The description and evaluation of reasonable alternatives in this report was undertaken in accordance with guidelines defined in the following two guidance documents primarily:

- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, DEHLG 2004.
- Developing and Assessing Alternatives in Strategic Environmental Assessment, EPA 2015.

6.2 Goal of the Reasonable Alternative Evaluation Process in SEA

The underpinning goal of the reasonable alternative evaluation process is to ensure that the selection of preferred alternatives by WCC is informed by environmental considerations, including:

- Which alternative best promotes and facilitates the proper planning and sustainable development in the County.
- Which alternative best supports the vision, strategic aims and objectives of the Proposed Variation.
- Which alternative best supports the SEOs defined for the Proposed Variation.



- Which alternative best supports the objectives of the of inter-related plans, programmes and policy, including their environmental protection objectives.
- The potential positive environmental effects associated with the alternative.
- The potential negative environmental effects associated with the alternative.

6.3 Approach to Developing Reasonable Alternatives

A range of alternatives to the Proposed Variation were considered during the development of the Proposed Variation.

Iterative communication was held between WCC and environmental assessment teams to identify the various alternative approaches and options being considered to achieve the objectives of the Proposed Variation.

Reasonable alternatives considered were identified. For an alternative to be considered reasonable, it must be practical/functional, realistic and implementable. An evaluation of whether each alternative met these criteria was undertaken, in consideration of the following factors:

- The strategic aim and objectives of the Proposed Variation.
- The geographic scope of the Proposed Variation.
- The actual powers and functions of WCC.
- The genuine ability of the alternative to achieve the Proposed Variation aims and objectives.
- The technical feasibility of the alternative.
- The availability of resources, including financial resources to deliver the Proposed Variation within the required timeframe.
- The policy hierarchy and the parameters placed around the Proposed Variation by higher-level policy.
- The legislative context and the parameters placed around the Proposed Variation by climate action and environmental related legislation.

The toolkit contained in the EPA's guidelines entitled '*Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance*' (2015) was utilised when identifying reasonable alternatives. The 'Why? What? Where? When?' Model defined in the guidelines were used when framing reasonable alternatives, as shown in Figure 6-1.

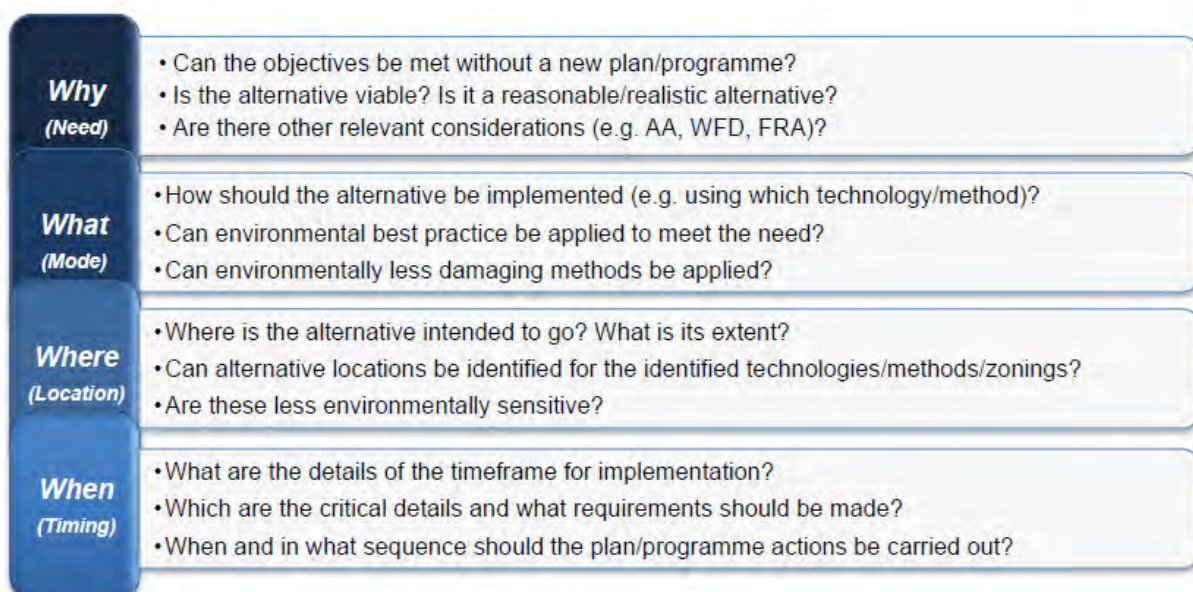


Figure 6-1: 'Why? What? Where? When?' Model for framing alternatives - Adapted from Figure 4.3 Developing and Assessing Alternatives in the Strategic Environmental Assessment Process (EPA, 2015).

6.4 Limitations in Assessing Reasonable Alternatives

The reasonable alternatives available for the Proposed Variation are significantly limited by the provisions high-level policy, including those of the NPF - First Revision and the Regional Spatial and Economic Strategy for the Eastern and Midland Region, Ministerial Guidelines; as well as planning policy already defined in the WCDP.

6.5 Identification and Description of Reasonable Alternatives

Reasonable alternatives to the Proposed Variation were identified as the development of the Proposed Variation evolved. Details on all reasonable alternative approaches considered during this process are presented in Table 6-1.



Table 6-1: Reasonable Alternatives to the Proposed Variation

Theme	Description of Reasonable Alternatives
Environmental Commitments	Alternative 1: Relying on the existing strong framework of environmental mitigation defined in the current Wicklow County Development Plan 2022 - 2028
	Alternative 2: Adopting a 'Belt and Braces' approach and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation.
Environmental Ambitions	Alternative 1: Aim to deliver environmental protection in line with current legislative and higher-order policy requirements.
	Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current legislative and higher-order policy requirements.
Approach to Environmental Protection - Avoidance or Mitigation	Alternative 1: Place an emphasis on taking avoidance measures to avoid conflicts with and potential adverse effects on important/sensitive environmental features.
	Alternative 2: Place an emphasis on using Plan-level mitigation measures to prevent potential adverse effects on important/sensitive environmental features.
Future of Site 157 / 190 (Charlesland, Greystones). - This site was given careful consideration during the SEA and AA process due to the size of the site and the potential for interaction with a range of sensitive environmental receptors.	Alternative 1: Rely on the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 to guide and control development at these lands.
	Alternative 2: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 and 2) additional environmental mitigation measures to guide and control development at these lands.
	Alternative 3: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028, 2) additional environmental mitigation measures, and 3) adoption of avoidance measures to avoid potential environmental effects and guide and control development at these lands.



6.6 Evaluating the Environmental Effects of Reasonable Alternatives

An evaluation of the potential effects of the reasonable alternatives on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the environmental effects of reasonable alternatives on SEOs relating to each Environmental Component.

Potential effects of the reasonable alternatives were categorised as follows in the matrix:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').
- Potential Negative Environmental Impact (indicated in the matrix by a '-').
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact (indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').
- Where positive effects are more likely or of a greater magnitude for a particular alternative, these effects are indicated in the matrix by a '++'.

The evaluation of all Reasonable Alternatives considered during the Proposed Variation development process and the reasons for selecting Preferred Alternatives are presented in Table 6-2 to Table 6-5.



Table 6-2: Reasonable Alternatives considered during Variation development – Environmental Commitments

Environmental Component	SEO Code	Alternative 1: Relying on the existing framework of environmental mitigation defined in the current Wicklow County Development Plan 2022 - 2028	Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation
Biodiversity, Flora & Fauna	BFF	+	++
Population and Human Health	PHH	+	++
Soils (and Land)	S	+	++
Water	W	+	++
Material Assets	MA	+	++
Air	A	+	++
Climatic Factors	C	+	++
Cultural Heritage	CH	+	++
Landscape	L	+	++
Preferred Alternative Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation. Reasons for Selecting the Preferred Alternative A framework of existing environmental mitigation has been defined for the current WCDP. It was assessed that adherence to the robust framework of mitigatory Development Plan Policies and Objectives in the current WCDP would suitably prevent and reduce potential significant adverse effects that may occur due to implementing the Proposed Variation. In line with the environmental ambitions for the Proposed Variation however, it was decided to adopt a 'belt and braces' approach and define more focused environmental mitigation relevant to objectives and lands subject to zoning changes under the Proposed Variation. Rather than relying on 'general' and cross-cutting overarching mitigation defined in the current WCDP, additional, more locally focused mitigation was integrated into the the Proposed Variation through Specific Local Objectives, where relevant, to support the delivery of environmental protection and enhancement in line with the overall ambitions for the Proposed Variation. This has the potential to increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation.			



Table 6-3: Reasonable Alternatives considered during Variation development – Environmental Ambitions

Environmental Component	SEO Code	Alternative 1: Aim to deliver environmental protection in line with current legislative and higher-order policy requirements	Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current legislative and higher-order policy requirements
Biodiversity, Flora & Fauna	BFF	+	++
Population and Human Health	PHH	+	++
Soils (and Land)	S	+	++
Water	W	+	++
Material Assets	MA	+	++
Air	A	+	++
Climatic Factors	C	+	++
Cultural Heritage	CH	+	++
Landscape	L	+	++
<u>Preferred Alternative</u> Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current and higher-order policy requirements. <u>Reasons for Selecting the Preferred Alternative</u> Aiming to deliver both environmental protection and enhancement whilst going beyond current legislative and higher-order policy requirements was determined to be the preferred alternative. Adopting Alternative 1 would lead to appropriate alignment with the current environmental protection-related legislative and policy framework, and is likely to lead to positive effects on all environmental components. Adopting a more ambitious approach to environmental management, however, would increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation. It was therefore decided to incorporate ambitious environmental enhancement related measures into the Proposed Variation, in line with both current legislation and integrated the Proposed Variation through Specific Local Objectives have the potential to generate interacting environmental co-benefits across multiple environmental components.			



Table 6-4: Reasonable Alternatives considered during Variation development – Approach to Environmental Protection - Avoidance or Mitigation

Environmental Component	SEO Code	Alternative 1: Place a stronger emphasis on taking avoidance measures to avoid conflicts with and potential adverse effects on important/sensitive environmental features	Alternative 2: Place a stronger emphasis on using Plan-level mitigation measures to prevent potential adverse effects on important/sensitive environmental features
Biodiversity, Flora & Fauna	BFF	++	+
Population and Human Health	PHH	++	+
Soils (and Land)	S	++	+
Water	W	++	+
Material Assets	MA	0	0
Air	A	0	0
Climatic Factors	C	0	0
Cultural Heritage	CH	++	+
Landscape	L	++	+

Preferred Alternative

Alternative 1: Place a stronger emphasis on taking avoidance measures to avoid conflicts with and potential adverse effects on important/sensitive environmental features.

Reasons for Selecting the Preferred Alternative

A 'long-list' of sites were considered for zoning objective change early on in the Proposed Variation development process. These sites were subject to Preliminary Environmental Appraisal. Discussions were held between the Proposed Variation Development Team and SEA/AA Team on how best to ensure suitable protection of the receiving environments at these sites. One alternative was to place a stronger emphasis on avoiding zoning for development at or near important/sensitive environmental features.

Another option was to place a stronger emphasis on zoning for development at such sites but providing a strong policy framework/Plan-level mitigation to govern development at these sites and ensure appropriate protection. A strategic decision was made to avoid development at or near to important important/sensitive environmental features, (such as surface water bodies, wetlands of importance, groundwater features, designated sites, locally important ecological features etc.). It was determined that this would provide maximal environmental protection and better support the SEOs defined for the WCDP and the Proposed Variation.



Table 6-5: Reasonable Alternatives considered during Variation development - Future of Site 157 / 190 (Charlesland, Greystones).

Environmental Component	SEO Code	Alternative 1: Rely on the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 to guide and control development at these lands.	Alternative 2: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 and 2) additional environmental mitigation measures to guide and control development at these lands.	Alternative 3: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028, 2) additional environmental mitigation measures, and 3) adoption of avoidance measures to avoid potential environmental effects and guide and control development at these lands.
Biodiversity, Flora & Fauna	BFF	+/-	+/-	++
Population and Human Health	PHH	+	+	+
Soils (and Land)	S	+	+	+
Water	W	+	+	+
Material Assets	MA	+	+	++
Air	A	+	+	+
Climatic Factors	C	+	+	++
Cultural Heritage	CH	+	+	+
Landscape	L	+	+	+

Preferred Alternative

Alternative 3: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028, 2) additional environmental mitigation measures, and 3) adoption of avoidance measures to avoid potential environmental effects and guide and control development at these lands.

Reasons for Selecting the Preferred Alternative

WCC defined zoning proposals for the Charlesland sites early on in the Proposed Variation development process, including proposals for Active Open Space near to the coastline, residential use, parkland and natural areas. The project team considered whether to rely on the existing framework of environmental mitigation in the WCDP to guide and control development at the site from an environmental protection perspective; define additional, locally focused and more specific mitigation to management development at the lands; and/or introduce avoidance measures to avoid potential environmental effects. A combined approach was adopted to ensure maximal environmental protection. The layout of zoning proposals at these lands were re-adjusted for the purpose of avoiding adverse effects on biodiversity and better facilitating biodiversity enhancement:

- A natural area buffer from the coastline was introduced.
- A further passive park buffer from the coastline was introduced
- Active Open Space Lands were located away from the coastline to reduce potential for environmental impacts due to sport and recreation development and activity.



Environmental Component	SEO Code	Alternative 1: Rely on the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 to guide and control development at these lands.	Alternative 2: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028 and 2) additional environmental mitigation measures to guide and control development at these lands.	Alternative 3: Rely on 1) the framework of environmental mitigation in the current Wicklow County Development Plan 2022 - 2028, 2) additional environmental mitigation measures, and 3) adoption of avoidance measures to avoid potential environmental effects and guide and control development at these lands.
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- Natural areas were connected to ensure better ecological connectivity.

At the same time, locally focused specific environmental mitigation was defined to drive and enable adherence to biodiversity and heritage protection requirements at the lands. This additional layer of site-specific mitigation would act in tandem with cross-cutting, general environmental protection Policies and Objectives already defined in the WCDP (e.g., CPO 17.1, CPO 17.14 etc.). This combined approach delivers maximal environmental protection and ensures greatest alignment with SEOs for the WCDP (as being varied), including SEOs relating to the following environment components:

- Biodiversity, Flora & Fauna - The avoidance measures introduced allow for maximal biodiversity protection. The additional mitigation measures defined will promote the integration of biodiversity enhancement measures into proposed development during the Development Management process.
- Material Assets - The avoidance measures reduce conflicts between land use proposals at the lands and the future expansion of the Dublin to Rosslare Railway Line (i.e. the natural area buffer at the coastline precludes major development in the vicinity of the railway line).
- Climatic Factors - The development of a robust planning and environmental framework for the lands will best facilitate the planning and development of housing and supporting infrastructure lands close to key public transport infrastructure - the Greystones Dart station, which is included in the DART+ Coastal South Project. This will drive and promote delivery of sustainable and integrated land use and transport, in alignment with Climate SEOs for the WCDP.



7. EVALUATION OF THE ENVIRONMENTAL EFFECTS OF THE PROPOSED VARIATION

7.1 Introduction

An evaluation of the effects of the Proposed Variation on the baseline environment, as characterised and described in Section 4 of this report, was carried out and is documented in this section of the report. The evaluation was carried out against the relevant SEOs established for the various aspects of the baseline environment which are likely to be affected by the Proposed Variation.

7.2 Evaluation of the Environmental Effects of Proposed Variation Implementation

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the Proposed Variation on SEOs relevant to each environmental component. The approach and methodology for this evaluation, and detailed evaluation of the environmental effects of Proposed Variation objectives, using the evaluation matrix developed, are presented in Appendix 3 of this Draft SEA Environmental Report.

An overview of the key environmental effects of implementation of the Proposed Variation, in the absence of mitigation, is presented below:

Potential Negative Environmental Effects (In the absence of environmental mitigation)

- The Proposed Variation supports the carrying out of housing and infrastructural development. The construction phases of such development have the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development have the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Proposed Variation provides a land use framework for development that has the potential to generate environmental impacts (e.g., habitat loss) that directly or indirectly cause adverse effects on European sites, such as disturbance to key species, reduction in species density, impact on non-designated sites or habitat that support European sites, or changes in indicators of conservation value.
- Development may lead to adverse effects on biodiversity, including loss, disturbance or damage to biodiversity, flora and fauna; effects on important sites and their ecological features/qualifying interests (e.g., Ballyman Glen SAC) effects on ecological connectivity; and effects on locally important biodiversity (e.g., wildlife corridors).
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species (e.g., the Whiskered Bat, Daubenton's Bat).
- The Proposed Variation supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.



- Greenfield development may damage known heritage features or unknown archaeological remains.
- The Proposed Variation is supportive of the carrying out of development at sensitive locations (e.g., near Vartry River, Charlesland, near Powerscourt Demesne etc.) which could potentially affect sensitive aspects of the environment, including biodiversity (habitats and species), water quality, landscape character and visual amenity, and built and archaeological heritage.
- Development, including large-scale development of a sizeable mass and form, may generate negative impacts on built heritage (e.g., protected structures, Vevay House) and historic fabric (e.g., Dunlavin Architectural Conservation Area). Development supported by the Proposed Variation may negatively effect on the setting of heritage assets and sense of place, generally.
- Significantly scaled residential development may adversely affect visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.
- Development may generate adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development arising due to the Proposed Variation may generate an increase in traffic levels resulting in effects on existing traffic and transportation conditions and dynamics.
- Development related excavation has the potential to result in the generation of substantial levels of material and waste, that will need to be appropriately and sustainably managed in accordance with 'Waste Hierarchy' principles.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).

Potential Positive Environmental Effects

- Proposed Variation measures, as defined, have the potential to contribute to the provision of additional housing, and sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Proposed Variation has the potential to support strategic, plan-led, balanced, integrated and socially beneficial development and environmental protection and enhancement in the County.
- The Proposed Variation will support compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable residential development in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (promotion of compact development and prevention of sprawl) and air and climate (by promoting compact and connected development, reducing the need to travel by private car).
- The delivery of housing and community infrastructure has the potential to generate positive effects on population and human health (people and communities).



- The promotion of sustainable land use, sustainable transportation and public transport may support modal shift and the use of public transportation, resulting in potential positive effects on population and human health, local air quality and climate.
- The Proposed Variation is supportive of the minimisation of flood risk in the County area. This will generate positive environmental effects on water quality, hydrology and biodiversity. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events, including human receptors, material assets, ecological receptors and cultural heritage assets.
- The framework of locally focused, environmental protection and enhancement measures integrated the Proposed Variation through Specific Local Objectives support the carrying out of considered, appropriate development sensitive to the receiving environment at areas subject to rezoning (e.g., Wicklow, Greystones, Baltinglass etc.). Generally, this has the potential to generate positive effects on all environmental components.

7.3 Potential Cumulative Effects of the Proposed Variation in combination with other Plans and Projects

The cumulative effects of a Plan (or Plan Variation, in this case) is an important consideration in SEA given that a P/P may envisage the occurrence of many different actions and developments taking place in parallel with each other in a particular location/geographic area over a particular time period. One benefit of SEA is being able to evaluate the cumulative environmental effects of multiple plans and envisaged projects.

The following types of cumulative effects can occur due to the implementation of a plan:

- Intra-plan Cumulative Effects - Individual environmental effects associated with a single plan interacting and combining to create a larger environmental effect.
- Inter-plan Cumulative Effects - The environmental effects of a plan and the environmental effects of another plan interacting and combining to create a larger environmental effect.

7.3.1 Intra-plan Cumulative Effects

The evaluation of intra-plan cumulative effects was embedded into the detailed evaluation of environmental effects presented in Appendix 3 of this Draft SEA Environmental Report. Potential intra-plan cumulative effects - in the absence of environmental mitigation - are presented below:

- The Proposed Variation objectives may combine and collectively support extensive construction activity that contributes toward GHG emissions (i.e. embodied carbon).
- The Proposed Variation objectives will support extensive development in the County, including residential development and supporting infrastructure. The cumulative effects of this development may result in increased pressure on material assets (i.e. water supply, wastewater and energy infrastructure).
- The combination of development proposals supported by the Proposed Variation objectives may generate cumulative adverse effects on various environmental components, including water quality, soils, landscape character and visual amenity, biodiversity, European sites and other designated sites.
- The carrying out of extensive development supported by the Proposed Variation in the County may contribute to cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths.



- The Proposed Variation provides for measures which support the delivery of development and infrastructure projects which could contribute - if incorrectly managed - to cumulative impacts through construction related environmental effects (site run-off, dust, noise pollution etc.).
- The Proposed Variation objectives have the potential to combine and robustly support a shift to sustainable land use, and sustainable travel and transport. This has the potential to generate various of cumulative positive environmental effects, including positive effects on local air quality, human health and climate.
- The various positive effects associated with the implementation of Proposed Variation have the potential to combine and interact, and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, traffic and transport, material assets, cultural heritage and landscape and visual amenity.
- The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate, and environmental protection and enhancement-related Development plan Objectives in the current WCDP to generate positive cumulative environmental effects.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the County boundary.

Proposed Variation objectives and proposals that generate positive or negative environmental effects for one environmental component have the potential to indirectly generate positive or negative environmental effects for inter-related environmental components. For example, objectives supporting sustainable housing may result in negative effects on material assets such as through the utilisation of wastewater treatment capacity. Reductions in wastewater treatment capacity/efficiency, in turn, may exacerbate pressures on the aquatic environment.

A matrix showing the existence of potential inter-relationships between environmental components was developed and is presented in Table 7-1 to aid in the understanding of these relationships.



Table 7-1: Inter-relationships between Environmental Components

Inter- relationship Matrix	Population and Human Health	Biodiversity, Flora and Fauna	Water	Air Quality and Noise	Cultural Heritage	Geology and Soils	Landscape and Visual Amenity	Material Assets	Tourism and Recreation	Climate
Population and Human Health		✓	✓	✓	✓	✓	✓	✓	✓	✓
Biodiversity, Flora and Fauna	✓		✓	✓	✓	✓	✓	✓	✓	✓
Water	✓	✓			✓	✓		✓	✓	✓
Air Quality and Noise	✓	✓			✓				✓	✓
Cultural Heritage	✓	✓	✓	✓		✓	✓	✓	✓	✓
Geology and Soils	✓	✓	✓		✓			✓		✓
Landscape and Visual Amenity	✓	✓			✓				✓	
Material Assets	✓	✓	✓		✓	✓			✓	✓
Tourism and Recreation	✓	✓	✓	✓	✓		✓	✓		✓
Climate	✓	✓	✓	✓	✓	✓		✓	✓	



7.3.2 Inter-plan Cumulative Effects

Other plans and programmes that the Proposed Variation/WCDP has a relationship with are presented and discussed in Appendix 1 of this Draft SEA Environmental Report. Potential inter-plan cumulative effects are presented below:

- The Proposed Variation supports development that may generate positive and negative cumulative environmental effects in combination with development and activities supported already by the current WCDP, and by other plans and programmes, such as City/County Development Plans for neighbouring areas and other plans across all sectors of society, including renewable energy, transport and agricultural plans. The cumulative effects that may be generated by the Proposed Variation in combination with other plans and programmes is consistent with the types of effect identified in Section 7.2 of the main body of this Draft SEA Environmental Report.
- The Proposed Variation provides for measures which support the delivery of residential development and supporting infrastructure projects which could contribute - if incorrectly managed - to cumulative effects through construction related environmental effects (site run-off, dust, noise pollution etc.), in combination with development and activities supported by other plans.
- The variety of positive effects of associated with the implementation of Proposed Variation objectives have the potential to combine and interact with policy measures contained in other plans and programmes, including current LAPs/LPFs, and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, material assets, cultural heritage and landscape and visual amenity.
- The variety of measures defined in the Proposed Variation that may benefit climate (e.g., delivery of sustainable housing) have the potential to generative a cumulative positive effect on climate - in combination with climate policy measures defined in other plans, including the WCAP and the Climate Action Plan 2025.
- The variety of positive biodiversity related measures defined in the Proposed Variation have the potential to generative a cumulative positive effect on biodiversity - in combination with biodiversity policy measures defined in other plans, including the Wicklow County Biodiversity Action Plan 2026 - 2031 and the 4th National Biodiversity Action Plan 2023 – 2030.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the County area.



8. MITIGATION MEASURES

Potential negative environmental effects that may occur as a result of the implementation of the Proposed Variation (without considering any mitigation) have been identified in Section 7 of the main body of this Draft SEA Environmental Report. The SEA Directive requires that mitigation measures to prevent and reduce any potential significant negative environmental effects due to the implementation of the Proposed Variation are defined. This section of the report describes the measures to mitigate the potential negative environmental effects that may occur as a result of the implementation of the Proposed Variation.

The SEA Directive requires that mitigation measures to prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of a plan are defined.

The following forms of mitigation have been adopted to mitigate the negative environments of the Proposed Variation and maximise its potential positive effects:

- Mitigation through consideration of alternatives.
- Mitigation through avoidance.
- Mitigation through environmental mitigation defined in the current WCDP, and through integrating environmental considerations into the Proposed Variation.

A number of alternatives were considered at an early stage in the Proposed Variation development process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Variation was chosen over other alternative options having due regard to the potential environmental effects (positive and negative) associated with the alternatives considered.

The Proposed Variation development process was carried out in parallel with the SEA, AA and SFRA processes. Regular communication and interaction took place between the environmental assessment team and the plan development team. Environmental considerations that came to light during the SEA, AA and SFRA processes, including consultation processes, were regularly communicated to WCC.

Environmental assessment was undertaken early on in the process and in an iterative manner. Environmental considerations shaped the refinement of land use zoning proposals throughout the process. A wide range of avoidance measures were taken to avoid conflicts between land use zoning proposals and sensitive environmental features. Zoning proposals at sites were avoided or suitably refined, depending on the presence of sensitive environmental features.

An overview of principal avoidance measures adopted is provided in Table 8-1.

Environmental mitigation applicable to the County are already defined in the current WCDP. These mitigation measures will apply to the Proposed Variation. A strong level of embedded environmental mitigation was also present in early drafts of the emerging Proposed Variation (i.e. within the new and amended SLOs proposed by WCC). The 'embedded' mitigation in the Proposed Variation, and the relevant mitigatory Policies and Objectives already defined in the WCDP serve to prevent and minimize potential significant adverse effects that may occur during the implementation of the Proposed Variation. These measures may also maximise potential environmental benefits and co-benefits associated with the Proposed Variation.

An overview of existing environmental mitigation measures (in the form of Policies and Objectives) in the WCDP which will apply to the Proposed Variation is provided in Table 8-2.



Where necessary, additional, more focussed environmental mitigation, in the form of amendments to WCDP SLOs for relevant lands were integrated into the Proposed Variation to mitigate the potential negative environmental effects of implementing the Proposed Variation. This process was carried out in an iterative manner to ensure optimal environmental outcomes. Environmental considerations were also integrated into the process so as to facilitate maximising identified positive environmental effects of the Proposed Variation.

An overview of additional environmental mitigation measures integrated into the Proposed Variation is provided in Table 8-3.

Table 8-1: Avoidance Measures Adopted

Site/s	Avoidance Measure Adopted
All sites adjacent to or in close proximity to surface water bodies.	Setback buffers from surface water bodies were introduced - in line guidelines defined in Inland Fisheries Ireland Guidance for Urban Watercourses - for the purpose of avoiding adverse effects on surface water quality and hydrology and inter-related environmental components.
Site 157 / 190 (Charlesland, Greystones).	The layout of zoning proposals at these lands were re-adjusted for the purpose of avoiding adverse effects on biodiversity and better facilitating biodiversity enhancement: • A natural area buffer from the coastline was introduced. • A further passive park buffer from the coastline was introduced • Active Open Space Lands were located away from the coastline to reduce potential for environmental impacts due to sport and recreation development and activity. • Natural areas were connected to ensure better ecological connectivity.
Site 177 (Enniskerry)	An extended setback buffer from County Brook was introduced - to avoid hydrological effects on the surface water body, which runs into the Ballyman Glen SAC. The SAC contains Groundwater Dependent Terrestrial Ecosystems which are dependent on hydrological conditions.
Site 191 (Tinahley)	An extended setback buffer from Slaney River Valley SAC was introduced - to avoid adverse effects on the SAC and its Qualifying Interests.



Table 8-2: Environmental Mitigation Measures already defined in the WCDP 2022-2028

Policy / Objective Reference	Policy / Objective
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.
CPO 13.2	To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.
CPO 13.3	To minimise alterations or interference with river stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 25m along watercourses should be provided (or 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 locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible.
CPO 13.4	To ensure that any development or activity with the potential to impact on ground water has regard to the GSI Groundwater Protection Scheme (see Map 17.06 Groundwater Vulnerability).
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
CPO 13.20	Ensure the separation of foul and surface water discharges in new developments through the provision of separate networks.
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; Water Quality, Water Quantity, Amenity and Biodiversity.
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.
CPO 13.14	To require all new developments to integrate water demand reduction designs and technologies in all aspects of the development including but not limited to: § Installation of water efficient equipment; § Provision of dual flush toilets, cistern bags or other similar technologies; § Construction of grey water systems to allow for the re-use of wastewater from sinks, shower drains or washing machines; § Provision of rainwater harvesting equipment; § The use of low maintenance plants in the design of landscaping;
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.



Policy / Objective Reference	Policy / Objective
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.
CPO 14.01	To support the implementation of recommendations in the OPW Flood Risk Management Plans (FRMPs), including planned investment measures for managing and reducing flood risk.
CPO 14.10	To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Management Guidelines 'Justification Test'.
CPO 14.13	Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design; Water Quality, Water Quantity, Amenity and Biodiversity.
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.
CPO 14.16	For developments adjacent to all watercourses or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse in accordance with the guidelines in 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland.
CPO 15.1	To require all developments likely to give rise to significant quantities of waste, either by virtue of the scale of the development or the nature of the development (e.g. one that involves demolition) to submit a construction management plan, which will outline, amongst other things, the plan to minimise waste generation and the plan to protect the environment with the safe and efficient disposal of waste from the site.
CPO 15.2	To require all new developments, whether residential, community, agricultural or commercial to make provision for storage and recycling facilities (in accordance with the standards set out in Development & Design Standards of this plan).
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).
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.
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.
CPO 15.13	To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 2006.
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).
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.



Policy / Objective Reference	Policy / Objective
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.
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.
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 & Design Standards set out in this plan.
CPO 15.19	To promote the use of low energy LED (or equivalent) lighting.
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
CPO 17.4	To contribute, as appropriate, towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs). To contribute towards compliance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines, including but not limited to the following and any updated/superseding documents: - EU Directives, including the Habitats Directive (92/43/EEC, as amended)⁶, the Birds Directive (2009/147/EC)⁷, the Environmental Liability Directive (2004/35/EC)⁸, 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); - National legislation, including the Wildlife Acts 1976 and 2010 (as amended)⁹, 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)¹⁰ and the Flora Protection order 2015; - National policy guidelines (including any clarifying circulars or superseding versions of same), including 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (2018), 'Guidance for Consent Authorities regarding Sub-Threshold Development' (2003), 'Tree Preservation Guidelines', 'Landscape and Landscape Assessment' (draft 2000), 'Appropriate Assessment Guidance' (2010); - Catchment and water resource management plans, including the National River Basin Management Plan 2018-2021 (including any superseding versions of same); - Biodiversity plans and guidelines, including National Biodiversity Action Plan 2017-2021 (including any superseding versions of same) and the County Wicklow Biodiversity Action Plan;



Policy / Objective Reference	Policy / Objective
	- Ireland's Environment – An Integrated Assessment 2020 (EPA), including any superseding versions of same), and to make provision where appropriate to address the report's goals and challenges.
CPO 17.5	Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan.
CPO 17.6	Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.
CPO 17.7	To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Wicklow
CPO 17.8	Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.
CPO 17.12	To protect non-designated sites from inappropriate development, ensuring that ecological impact assessment is carried out for any proposed development likely to have a significant impact on locally important natural habitats, species or wildlife corridors. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.
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, stone walls, geological and geomorphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the European network in Wicklow.
CPO 17.16	Require pollinator friendly landscape management and planting within new developments and on Council owned land.
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.
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.



Policy / Objective Reference	Policy / Objective
	The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Documents No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.
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.
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 locations) 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.
CPO 17.28	Protect and enhance 'County Geological Sites' (Schedule 17.07 and Map 17.07 of this plan) from inappropriate development at or in the vicinity of a site, such that would adversely affect their existence, or value.
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.
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.
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
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.
CPO18.8	To require the integration of Green Infrastructure principles and inclusion of native planting schemes in all development proposals in landscaped areas, open spaces and areas of public space.



Policy / Objective Reference	Policy / Objective
CPO 19.4	To support the development of Marine Tourism, especially with regard to development of Wicklow's harbours, beaches, marine landscape, maritime cultural heritage and water related activities, including leisure and recreational tourism, subject to compliance with environmental requirements.
CPO 19.8	To protect the character and visual potential of the coast and conserve the character and quality of seascapes.
CPO 19.9	To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and or where the development is likely to result in undesirable patterns of erosion or deposition elsewhere along the coast.
CPO 19.11	To protect both public and private investment by prohibiting any new building or development (including caravans and temporary dwellings) within 100m of 'soft shorelines' i.e. shorelines that are prone to erosion, unless it can be objectively established based on the best scientific information at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts.
CPO 19.13	Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan. Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats Directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.
CPO 19.14	To ensure that there is no removal of sand dunes, beach sands or gravels through application of the provisions of the Foreshore (Amendment) Act (1992), in close co-operation with the Department of the Environment, Climate and Communications and the Department of Agriculture, Food and the Marine.
CPO 8.1	To secure the preservation of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In the development management process, there will be a presumption of favour of preservation in-situ or, as a minimum, preservation by record. In securing such preservation, the Planning Authority will have regard to the advice and recommendations of the National Monuments Service of the Department of Housing, Local Government and Heritage.
CPO 8.3	Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential significance as identified in Schedules 08.01 & 08.02 and Maps 8.01 & 8.02 of this plan) shall be subject to an archaeological assessment
CPO 8.4	To require archaeological assessment for all developments with the potential to impact on the archaeological heritage of riverine, intertidal or sub tidal environments.



Policy / Objective Reference	Policy / Objective
CPO 8.12	To have regard to 'Architectural Heritage Protection: Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.
CPO 8.10	To protect, conserve and manage the built heritage of Wicklow and to encourage sensitive and sustainable development to ensure its preservation for future generations.
CPO 8.13	To ensure the protection of all structures, items and features contained in the Record of Protected Structures.
CPO 8.14	To positively consider proposals to alter or change the use of protected structures so as to render them viable for modern use, subject to architectural heritage assessment and to demonstration by a suitably qualified Conservation Architect or other relevant expertise that the structure, character, appearance and setting will not be adversely affected and suitable design, materials and construction methods will be utilised.
CPO 8.15	All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures
CPO 8.25	To protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RPS.
CPO 12.9	To seek to ensure all new or upgraded transport infrastructure is climate resilient
CPO 12.12	To require all new or improved roads to include pedestrian facilities, cycle lanes / tracks (unless the scale / design of the road does not warrant such infrastructure having regard to the guidance set out in the National Cycle Manual and DMURS) and public lighting as deemed appropriate by the Local Authority.
CPO 12.30	Traffic Impact Assessments will be required for new developments in accordance with the thresholds set out in the 'Design Manual for Urban Roads and Streets' DMURS (DTTA-DHPLG) and the 'Traffic & Transport Assessment Guidelines' (TII).
CPO 12.31	Road Safety Audits, Road Safety Impact Assessments, Street Design Audits as per DMURS, or Accessibility Audits shall be required at the discretion of the Planning Authority, but shall generally be required where new road construction or a permanent change to the existing road / street layout is proposed.
CPO 12.34	The design of new roads or improvements to existing local roads and new means of access onto roads shall generally comply with the guidance set out in the 'Design Manual for Roads & Bridges' DMRB (TII), the 'Design Manual for Urban Roads and Streets' DMURS (DTTA-DHPLG), the 'Traffic Management Guidelines' (DoT-DoELG-DTO) and 'Recommendations for Site Development Works for Housing Areas' (DoELG) as appropriate. as may be amended and revised, unless local conditions determine otherwise.
CPO 12.37	To ensure that the N/M11 and N81 route improvement corridors as defined by TII are protected from inappropriate development and ensure that no development is permitted which would interfere with route options identified (as shown on Map 12.01).
CPO 12.41	To ensure that all new developments in proximity to National Routes provide suitable protection against traffic noise in compliance with S.I No. 140 of 2006 Environmental Noise Regulations and any subsequent amendments to these regulations.



Policy / Objective Reference	Policy / Objective
CPO 16.01	To support and facilitate to the highest degree possible the development of alternative and renewable sources of energy, particularly in the generation of electricity / heating and for use as transport fuel.
CPO 16.02	To support and facilitate the co-location of renewable energy developments and technologies to ensure the most efficient use of land identified as suitable for renewable energy generation.
CPO 16.09	To positively consider all applications for the installation of building mounted PV cells at all locations, having due regard to architectural amenity and heritage.
CPO 16.24	Proposals for the undergrounding of cables should demonstrate that environmental impacts including the following are minimised: § Habitat loss as a result of removal of field boundaries and hedgerows by topsoil stripping; § Short to medium term impacts on the landscape where, for example, hedgerows are encountered; § Impacts on underground archaeology; § Impacts on soil structure and drainage; and § Impacts on surface waters as a result of sedimentation.
CPO 16.27	Through coordinated land-use and transport planning, to reduce the demand for vehicular travel and journey lengths.
CPO 11.50	Where relevant, the Council and those receiving permission for development under the plan, shall manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities; visitor/habitat management plans will be required for proposed projects as relevant and appropriate.
CPO 11.51	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 11.52	Where projects for new tourism projects identified in this chapter are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development.
CPO 16.32	To require all new developments during the design process to incorporate sustainable heating technologies in accordance with Part L of the Buildings Regulations and as part of any application for permission, to demonstrate how these requirements will be met.
CPO 16.33	To facilitate retrofitting of existing building with heat saving devices and installations, where permission is required for such works.
CPO14.03	To recognise the concept of coastal evolution and fluvial flooding as part of our dynamic physical environment, and adopt an adaptive approach to working with these natural processes. The focus of a flood management strategy should not solely be driven by conservation of existing lands; it should recognise that marshes, mud flats and other associated eco-systems evolve and degenerate, and appropriate consideration should be given to the realignment of defenses and use of managed retreat and sacrificial flood protection lands to maintain such habitats as part of an overall strategy.



Table 8-3: Additional Environmental Mitigation Measures

Site/s	Type of Measure	Environmental Mitigation
13 & 154	Specific Local Objective	NEW SLO-6: BALLINAHINCH (NORTH): Development proposals at these lands shall be designed and mitigated so as to avoid and prevent significant adverse effects on surrounding wetland features of importance, including Ballycurry Ponds and Nuns Cross Pond.
59	Action Area Plan	ACTION AREA PLAN 2: KNOCKADOSAN: Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on Poundbrook Stream and its riparian zone which runs to the north of the lands.
62	Specific Local Objective	NEW SLO-7 BALLINAHINCH (SOUTH): Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on Vartry River which runs to the south of the lands. The natural condition of the river and its riparian zone shall be maintained. Development proposals shall be informed by detailed ecological surveying and Ecological Impact Assessment. Appropriate mitigation measures shall be integrated into development proposals to protect key ecological receptors. Development shall seek to achieve biodiversity enhancement and maintenance of ecological connectivity.
82	Specific Local Objective	New SLO 4: Bawnogue (West): Measures for the protection of Qualifying Interests of the nearby Slaney River SAC, shall be incorporated into development proposals, as necessary, depending on the outcomes of ecological surveying at these lands.
114	Action Area Plan	ACTION AREA PLAN 1: FASSAROE: All proposed projects in this AAP shall have full regard to the Habitats Directive (with particular regard for the Ballyman Glen SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant: • Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC. • Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems. • Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described



Site/s	Type of Measure	Environmental Mitigation
		above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted. To avoid the potential for impacts on the key components of nearby the European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognized that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.
137	Specific Local Objective	NEW SLO 13 – POWERSCOURT DEMESNE: All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Knocksink Wood SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant: • Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC. • Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems. • Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted. To avoid the potential for impacts on the key components of nearby the European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognized that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.



Site/s	Type of Measure	Environmental Mitigation
143	Specific Local Objective	NEW SLO 3 – DUNLAVIN WEST: Development proposals for these lands shall be informed by Archaeological Impact Assessment and Architectural Impact Assessment to ensure proposals are fully compliant with heritage conservation legislation and requirements and do not generate a significant adverse effect on Dunlavin ACA. Development proposals shall be sensitive to the existing historic character of the town.
157 / 190	Specific Local Objective	Add the following to AMEND SLO 3 - CHARLES LAND: Development proposals shall be suitably informed by an Ecological Impact Assessment and a Biodiversity Enhancement Management Plan (BEMP). Avoidance, mitigation and enhancement measures shall be incorporated into proposals, as needed, to achieve appropriate ecological protection and enhancement, in line with the wider Natural Heritage & Biodiversity Objectives of the County Development Plan.
177	Specific Local Objective	Add the following to NEW SLO 13 – MONASTERY, SCALP ROAD All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Ballyman Glen SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant: • Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC. • Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems. • Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted. To avoid the potential for impacts on the key components of nearby the European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognized that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.



Site/s	Type of Measure	Environmental Mitigation
177	Specific Local Objective	NEW SLO 13 – MONASTERY, SCALP ROAD: Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the surrounding hydrological network and associated riparian zones.
180	Specific Local Objective	NEW SLO 11 - BURGAGE MORE (WEST): Development proposals shall be informed by detailed ecological surveying, including appropriate bird surveying, to develop an understanding of the potential for the lands to be used as an ex situ site for Special Conservation interests associated with the Poulaphouca Reservoir SPA. Where necessary, Appropriate Assessment shall be carried out and any mitigation measures required to fully prevent adverse effects on SCIs shall be integrated into the proposed development.
180	Specific Local Objective	NEW SLO 11 - BURGAGE MORE (WEST): Development proposals at these lands shall be informed by Archaeological impact Assessment and appropriate design and mitigation measures shall be integrated into proposals to ensure no significant adverse effects on archaeological heritage, including the known Enclosure present at the lands (SMR Reference: WI005-045). Where appropriate, this Enclosure shall be preserved and development shall be suitably set back from this feature.
183	Amendment to Specific Local Objective	AMEND SLO 9 - ASHTOWN LANE: Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the Ashtown stream and its riparian zone situated along the northern boundary of the site.
11 & 18	Specific Local Objective	New SLO 14: Corporation Lands Dunbur: Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the Dunbar Lower stream and its riparian zone situated along the northern boundary of the site.
191	Specific Local Objective	New SLO 3: Lugduff: All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Slaney River Valley SAC), including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant: • Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.



Site/s	Type of Measure	Environmental Mitigation
		• Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems. • Demonstrate the wastewater management proposals for development at these lands can effectively treat wastewater and manage treated water output through ground percolation. All Uisce Éireann and EPA requirements in relation to wastewater management shall be adhered to. Any project-level AA required shall be informed by detailed ground and groundwater impact assessment. • Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted. • Includes measures for the protection of the Qualifying Interests of the nearby Slaney River SAC, depending on the outcomes of ecological surveying at these lands.
4	Specific Local Objective	New SLO 1: Lugduff: Measures for the protection of Qualifying Interests of the nearby Slaney River SAC, shall be incorporated into development proposals, as necessary, depending on the outcomes of ecological surveying at these lands.

8.1 Conclusion

The reasonable alternatives presented in Section 6 of this Draft SEA Environmental Report has resulted in the development of a Proposed Variation that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

Appropriate avoidance measures have been taken to avoid conflicts between zoning proposals and sensitive environmental features.

Environmental protection-related Policies and Objectives defined within the current WCDP, which apply to the Proposed Variation, will mitigate potential significant negative effects associated with the Proposed Variation.

The implementation of the focussed environmental mitigation measures integrated into the Proposed Variation will also serve to prevent and reduce potential significant negative environmental effects due to the implementation of the Proposed Variation.

No further mitigation measures are required for the Proposed Variation.



9. MONITORING MEASURES

The SEA Directive requires that the environmental effects of the implementation of a plan or programme (or plan variation in this case) are monitored in order 'to identify at an early-stage unforeseen effects, and to be able to undertake appropriate remedial action'.

It is proposed that existing monitoring measures and associated indicators and targets defined in the current WCDP are used to monitor the environmental effects of the implementation of the Proposed Variation. The monitoring measures, indicators and targets defined are deemed appropriate for measuring the full range of potential environmental effects that may occur due to the implementation of the Proposed Variation. Using these existing measures will also avoid the unnecessary duplication of environmental monitoring processes.

Where monitoring identifies that the implementation of the Proposed Variation is having a significant negative environmental effect, an in-depth review of the WCDP should take place and the WCDP should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures). Similarly, where monitoring indicates that potential positive environmental effects associated with Proposed Variation implementation are not being adequately realised, the Proposed Variation should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the ambitions and goals of the WCDP and the Proposed Variation.

Additional SEOs and monitoring measures have been defined for the WCDP/Proposed Variation. Details on these SEOs, including their Monitoring Indicators and Targets are presented in the table below. These have been included to ensure alignment with the latest wider environmental protection objectives.



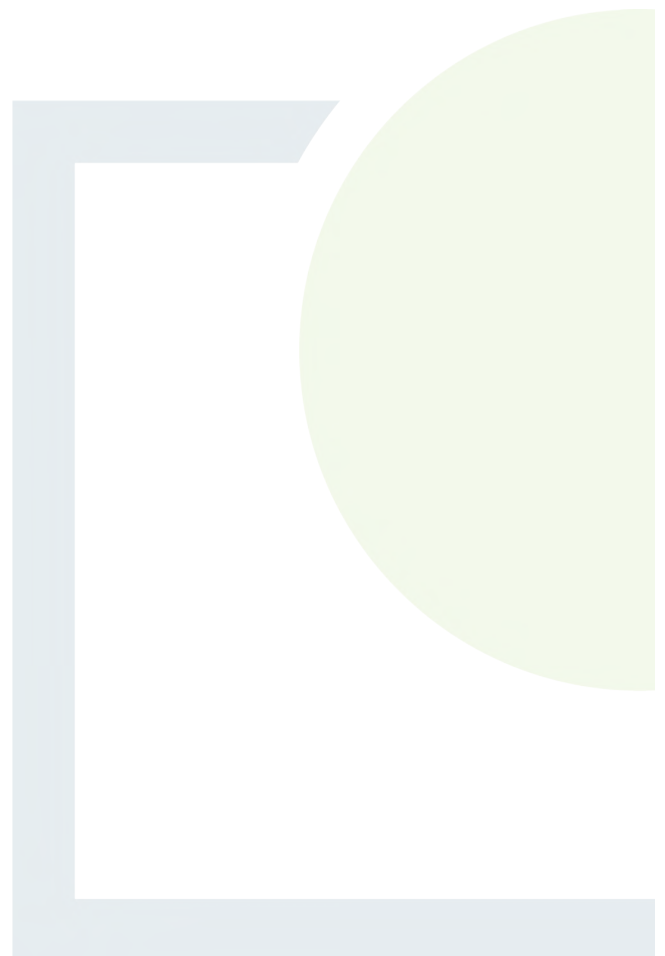
Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Population and Human Health	Delivery of new housing in line with Housing Growth Requirements for the County.	Housing Delivery Figures.	Percentage of Housing Delivery aligns with Housing Growth Targets.	DHLGH Housing Delivery Tracker.
Biodiversity, Flora and Fauna	Aim to deliver biodiversity enhancement in line with the objectives of the Wicklow Biodiversity Action Plan 2026 - 2031 and the National Biodiversity Action Plan 2023 - 2029.	Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Wicklow Biodiversity Action Plan 2026 - 2031	No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Wicklow Biodiversity Action Plan 2026 - 2031	Internal monitoring of proposed developments. Internal Reporting for County Biodiversity Action Plan.
		Number of developments consented that deliver biodiversity measures.	Increase number of developments consented to deliver biodiversity measures.	Internal monitoring of proposed developments.
Climate	Support the achievement of the Wicklow Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions, and the Climate Objectives defined in the Climate Action and Low Carbon Development Act 2015 (as amended)	Status of Objectives and Actions for the LACAP.	Achievement of Objectives and Actions for the LACAP.	Internal Reporting on Key Performance Indicators under the Wicklow Local Authority Climate Action Plan 2024 - 2029.
Air Quality (and Noise)	Support the achievement of Actions for Wicklow defined in the Wicklow Noise Action Plan 2024-2029	Status of Actions for the Wicklow Noise Action Plan 2024-2029	Achievement of Actions for the Wicklow Noise Action Plan 2024-2029	Internal monitoring of performance under the Wicklow Noise Action Plan 2024-2029



DESIGNING AND DELIVERING
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APPENDIX 1

Relationship of the Proposed
Variation with other relevant
Plans and Programmes



The purpose of this Appendix is to identify and examine the relationships the Proposed Variation has with other legislation and plans/programmes. International/European, national and regional/local legislation, plans and programmes, which have an inter-relationship with the Proposed Variation, are itemised in the table below. A summary of the high and lower levels objectives associated with each and a description of their particular relevance to the Proposed Variation is provided. The information on legislation and plans/programmes presented below is not exhaustive and it is recommended to consult the relevant legislation or plan/programme to gain a full and comprehensive understanding of each, where necessary.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Alternative Fuels Infrastructure Regulation (Regulation (EU) 2023/1804)	This Directive repealed the Alternative Fuels Infrastructure directive (2014/94/EU). The Regulation sets binding national targets for the development of adequate alternative fuel infrastructure. The Regulation sets out targets to be achieved by all member states with the purpose to establish a comprehensive and complete network of alternative fuel infrastructure across the EU. The aim of this is to boost production and uptake of sustainable infrastructure in domestic, road, rail, aviation and maritime transport.	The specific objectives of the regulation are as follows: - To ensure minimum infrastructure to support the required uptake of alternative fuel vehicles across all transport modes and in all EU Member States to meet the EU's climate objectives. - To ensure full interoperability of the infrastructure. - To ensure comprehensive user information and adequate payment options at alternative fuels infrastructure.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Bali Road Map (2007)	The overall goals of the project are twofold: - To increase national capacity to co-ordinate ministerial views, participate in the UNFCCC process, and negotiate positions within the timeframe of the Bali Action Plan; and - To assess investment and financial flows to address climate change for up to three key sectors and/or economic activities.	The Bali Action Plan is centred on four main building Blocks: - mitigation - adaptation - technology - financing	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)	The convention has three main aims: • to conserve wild flora and fauna and their natural habitats • to promote cooperation between states • to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species	The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also: • Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control. • Look at implementing the Bern Convention in central Eastern Europe and the Caucus. • Take account of the potential impact on natural heritage by other policies. • Promote education and information of the public, ensuring the need to conserve species is understood and acted upon. • Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations. • Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Biodiversity Strategy for 2030 - Bringing nature back into our lives (European Commission, 2020)	The EU's biodiversity strategy for 2030 is a comprehensive, ambitious and long-term plan to protect nature and reverse the degradation of ecosystems. The strategy aims to put Europe's biodiversity on a path to recovery by 2030, and contains specific actions and commitments.	The Strategy contains specific commitments and actions to be delivered by 2030, including: • Establishing a larger EU-wide network of protected areas on land and at sea, building upon existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value. • An EU Nature Restoration Plan - a series of concrete commitments and actions to restore degraded ecosystems across the EU by 2030, and manage them sustainably, addressing the key drivers of biodiversity loss. • A set of measures to enable the necessary transformative change: setting in motion a new, strengthened governance framework to ensure better implementation and track progress, improving knowledge, financing and investments and better respecting nature in public and business decision making. • Measures to tackle the global biodiversity challenge, demonstrating that the EU is ready to lead by example towards the successful adoption of an ambitious global biodiversity framework under the Convention on Biological Diversity.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Birds Directive (79/409/EEC as amended by 2009/147/EC)	• Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats. • Protect, manage and control these species and comply with regulations relating to their exploitation. • The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution.	• Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1. • Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas). • Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes. • Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Cancun Agreements (2010)	Set of decisions taken at the COP 16 Conference in Cancun in 2010 which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover: • Mitigation • Transparency of actions • Technology • Finance • Adaptation • Forests • Capacity building	Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	• The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties. • The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)	• Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time. • A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations.	• Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights. • Recognise individual and collective responsibility towards cultural heritage. • Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal. • Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society. • Greater synergy of competencies among all the public, institutional and private actors concerned.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy)	This regulation introduces faster permitting processes for projects that have the highest potential for a quick roll-out of renewable energy and the least impact on the environment.	The regulation introduces urgent and targeted measures that address specific technologies and types of projects, which have the highest potential for quick deployment and the least impact on the environment.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Derelict Sites Act 1990 (as amended, latest Act No. 12 of 2024 and S.I. No. 242 of 2024)	The Act provides a definition of a "derelict site" and imposes a general duty upon the owner or occupier of any land to take all reasonable steps to ensure that the land does not become or continue to be "a derelict site".	The Act provides that all local authorities shall compile and maintain a register of all derelict sites within their area. Local authorities are obliged to levy and collect a charge to be known as a "derelict sites levy" from the owner of all derelict sites within their area. The Act provides that this levy, and interest on it, shall be a charge on the land to which it relates.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Directive 2010/75/EU on Industrial Emissions (amended by Directive (EU) 2024/1785)	The purpose of this Directive is lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection.	The legislation covers industrial activities in the following sectors: • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Doha Climate Gateway (2012)	Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.	The following actions were committed to by governments at this conference: • Set out a timetable to adopt a universal climate agreement by 2015 (to come into effect in 2020); • Complete the work under Bali Action Plan and to focus on new completing new targets; • Strengthen the aim to cut greenhouse gases and help vulnerable countries to adapt; • Amend Kyoto Protocol to include a new commitment period for cutting down the greenhouse gases emissions; and • Provide the financial and technology support and new institutions to allow clean energy investment and sustainable growth in developing countries.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Drinking Water Directive (2020/2184)	- The recast Drinking Water Directive is the EU's main law on drinking water. It concerns the access to and the quality of water intended for human consumption to protect human health. - The EU adopted the recast Drinking Water Directive in December 2020 and the Directive entered into force in January 2021. Member States have to transpose the Directive into national law and comply with its provisions by 12 January 2023. The recast Drinking Water Directive will further protect human health thanks to updated water quality standards, tackling pollutants of concern, such as endocrine disruptors and microplastics, and leading to even cleaner water from the tap for all.	Key features of the revised Directive are: - reinforced water quality standards, in line or, in some cases, even more stringent than the World Health Organisation (WHO) recommendations - tackling emerging pollutants, such as endocrine disruptors and PFAs, as well as microplastics - a preventive approach favouring actions to reduce pollution at source by introducing the risk-based approach - measures to ensure better access to water, particularly for vulnerable and marginalised groups - measures to promote tap water, including in public spaces and restaurants, to reduce (plastic) bottle consumption - harmonisation of the quality standards for materials and products in contact with water - measures to reduce water leakages and to increase transparency of the sector	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EIA Directive (2011/92/EU as amended by 2014/52/EU)	- Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment. - Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4.	- All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. - For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III. - The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor. - Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC, Directive 2013/30/EU and Regulation (EU) 2019/1010	Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage.	• Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent. • Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures. • Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7. • The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive. • The competent authority shall be entitled to initiate cost recovery proceedings against the operator. • The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met. • The Environmental Liability Directive has been amended through a number of Directives that are not of significant relevance to the SEA for the • Guidelines. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU (2018) Clean Air Policy Package	Aims to substantially reduce air pollution across the EU.	The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU 2030 Framework for Climate and Energy	A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% eu actionshare of renewable energy consumption and at least 27% energy savings compared with the business-as- usual scenario.	- To meet the targets, the European Commission has proposed the following policies for 2030: - A reformed EU emissions trading scheme (ETS). - New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
EU Forestry Strategy for 2030	Sets out a vision and concrete actions to improve the quantity and quality of EU forests and strengthen their protection, restoration and resilience. It aims to adapt Europe's forests to the new conditions, weather extremes and high uncertainty brought about by climate change. This is a precondition for forests to continue delivering their socio-economic functions, and to ensure vibrant rural areas with thriving populations. The commitments and actions proposed in the Strategy will contribute to achieving the EU's greenhouse gas emission reduction target of at least 55% in 2030, as set out in the European Climate Law	The measures proposed in the strategy, to be reviewed in 2025, include: • Promoting sustainable forest management (SFM), including by encouraging the sustainable use of wood-based resources. • Providing financial incentives for forest owners and managers to adopt environmentally friendly practices, such as those linked to carbon storage and sequestration • Improving the size and biodiversity of forests, including by planting 3 billion new trees by 2030. • Promoting alternative forest industries, such as ecotourism, as well as non-wood products, such as cork, honey and medicinal plants. • Encouraging the take-up of financial support under the common agricultural policy (CAP), which can help forests and forest-based industries mitigate against climate change. • Providing education and training for people working in forest-based industries and making these industries more attractive to young people. • Establishing a legally binding instrument for ecosystem restoration, and a new legislative proposal on EU forest observation, reporting and collection. Protecting the EU's remaining primary and old-growth forests.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Wind Power Action Plan (COM/2023/669)	The action plan will support the European wind manufacturing sector in overcoming the difficulties it faces and improve its competitiveness to ensure that this sector fully contributes to the ongoing energy transition. The action plan is an initiative established under the EU Wind Power Package in October 2023.	The Plan is based on six pillars, each of which have set actions: 1. Accelerating deployment through faster permitting and increased predictability. 2. Improved auction design. 3. Access to finance. 4. Creating a fair and competitive international environment. 5. Skills (investment in skills development). 6. Industry engagement and member state commitments.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU 2030 Framework for Climate and Energy	• A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. • Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% share of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario.	• To meet the targets, the European Commission has proposed the following policies for 2030: • A reformed EU emissions trading scheme (ETS). • New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. • First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Action Plan: 'Towards Zero Pollution for Air, Water and Soil' 2050	The Action Plan sets the key 2030 targets for reducing pollution at source and outlines a number of flagship initiatives. In addition, as pollution does not stop at borders and as the EU acknowledges that it is both the victim and the source of pollution, the Action Plan foresees reinforced external action. The EU in fact is committed to leading the global fight against pollution	Guided by the 9 Flagship Initiatives, the key actions include: • align the air quality standards to the latest recommendations of the World Health Organisation, • review the standards for the quality of water, including in EU rivers and seas, • reduce soil pollution and enhance restoration, • review the majority of EU waste laws to adapt them to clean and circular economy principles, • foster zero pollution from production and consumption (through the revision of the Industrial Emissions Directive, EU Ecolabel and other measures), • minimize EU external pollution footprint through export restriction of harmful products and wastes, • present a Scoreboard of EU regions' green performance to promote zero pollution across regions, • showcase zero pollution solutions for buildings, • launch Living Labs for green digital solutions and smart zero pollution, including by targeting the building and farming sectors, • consolidate the EU's Knowledge Centres for Zero Pollution and bringing stakeholders together in the Zero Pollution Stakeholder Platform. • Stronger enforcement of zero pollution together with environmental and other authorities.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
EU Bathing Water Directive (revised) 2006 [2006/7/EC] (amended by 2013/64/EU)	The purpose of this Directive is to preserve, protect and improve the quality of the environment and to protect human health by complementing Directive 2000/60/EC	This Directive lays down provisions for: • the monitoring and classification of bathing water quality; • the management of bathing water quality; and • the provision of information to the public on bathing water quality	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Climate Adaptation Strategy 2050	The Strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050.	The Strategy has four principle objectives: to make adaptation smarter, swifter and more systemic, and to step up international action on adaptation to climate change.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
EU Common Agricultural Policy	• To improve agricultural productivity, so that consumers have a stable supply of affordable food; and • To ensure that EU farmers can make a reasonable living.	• Ensuring viable food production that will contribute to feeding the world's population, which is expected to rise considerably in the future; • Climate change and sustainable management of natural resources; • Looking after the countryside across the EU and keeping the rural economy alive.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Energy Efficiency Directive 2023/1791	The new directive introduces a series of measures to help accelerate energy efficiency, including embracing the “energy efficiency first” principle in the energy and non-energy policies.	- Establishing an EU legally-binding target to reduce the EU’s final energy consumption by 11.7% by 2030 (relative to the 2020 reference scenario). This includes for each Member State the requirement to set its indicative national contribution based on objective criteria reflecting national circumstances. If the national contributions do not add up to the EU target, an ambition gap mechanism is applied by the Commission. - Increasing annual energy savings from 0.8% (at present) to 1.3% (2024-2025), then 1.5% (2026-2027) and 1.9% from 2028 onwards. That’s an average of 1.49% of new annual savings for the period from 2024-2030. - Obliging Member States to prioritise vulnerable customers and social housing within the scope of their energy savings measures. - Introducing an annual energy consumption reduction target of 1.9% for the public sector as a whole. - Extending the annual 3% buildings renovation obligation to all the levels of public administration. - Introducing a different approach, based on energy consumption, for business to have an energy management system or to carry out an energy audit. - Bringing in a new obligation to monitor the energy performance of data centres, with an EU-level database collecting and publishing data. - Promoting local heating & cooling plans in larger municipalities. - Progressively increasing the efficient energy consumption in heat or cold supply, also in district heating.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Environment Action Programme to 2030	The long-term priority objective is that, by 2050 at the latest, Europeans should live well, within planetary boundaries, in a healthy economy where nothing is wasted, growth is regenerative, climate neutrality is a reality and inequalities are significantly reduced. Building on the European Green Deal, the environmental action programme aims to speed up the transition to a climate-neutral, resource-efficient economy, recognising that human well-being and prosperity depend on a healthy ecosystem.	Six priority objectives: • Attain the 2030 greenhouse gas emission reduction target and achieve climate neutrality by 2050. • Enhance the ability to adapt by strengthening resilience and reducing vulnerability to climate change. • Move towards a regenerative growth model, detaching economic growth from resource use and environmental degradation, while transitioning faster to a circular economy. • Aim for zero pollution of the air, water and soil and protect the health and well-being of Europeans. • Protect, preserve and restore biodiversity by improving the state of ecosystems and of the environment, as well as by combating desertification and soil degradation. • Reduce environmental and climate pressures from production and consumption, in particular energy, industrial development, buildings and infrastructure, mobility and food systems.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Green Infrastructure Strategy	Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.	• Promoting GI in the main EU policy areas. • Supporting EU-level GI projects. • Improving access to finance for GI projects. • Improving information and promoting innovation.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Integrated Pollution Prevention Control Directive (2008/1/EC)	The purpose of this Directive is to achieve integrated prevention and control of pollution arising from the activities listed in Annex I. It lays down measures designed to prevent or, where that is not practicable, to reduce emissions in the air, water and land from the abovementioned activities, including measures concerning waste, in order to achieve a high level of protection of the environment taken as a whole, without prejudice to Directive 85/337/EEC and other relevant Community provisions.	The IPPC Directive is based on several principles: • an integrated approach • best available techniques, • flexibility; and • public participation	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Nitrates Directive (91/676/EC) (as amended)	Reducing water pollution caused or induced by nitrates from agricultural sources and - preventing further such pollution.	Ireland's Nitrates Action Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's third NAP came into operation in 2014. Each Member State's NAP must include: • a limit on the amount of livestock manure applied to the land each year • set periods when land spreading is prohibited due to risk • set capacity levels for the storage of livestock manure	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Plant Protection (Products) Directive 2009/127/EC	The Directive aims at reducing the risks and impacts of pesticide use on human health and the environment by introducing different targets, tools and measures such as Integrated Pest Management (IPM) or National Action Plans (NAPs).	• The Framework Directive applies to pesticides which are plant protection products. • Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU REACH Regulation (EC 1907/2006)(as amended)	Aims to improve the protection of human health and the environment through the better and earlier identification of the intrinsic properties of chemical substances.	The aims are achieved by applying REACH, namely: • Registration, • Evaluation, • Authorisation; and • Restriction of chemicals. REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
EU Renewable Energy Directives (RED II & RED III)	The Renewable Energy Directive (RED) establishes an overall policy for the production and promotion of energy from renewable sources in the EU. The RED directive was first introduced in 2009 (2009/28/EC) and set an Eu-wide goal for 20% renewable energy use by 2020. This was replaced by RED II (2018/2001) which set a renewable energy target of 32% for the European Union for 2030. Following on from RED II, the EU adopted Red III (2023/2413) with the aim to further increase its renewable energy ambitions. sets a new binding target of c. 42.5% renewable energy in the EU's total energy consumption by 2030, with an aspirational target of 45%. The aim of RED III is to introduce sector-specific targets for transport, heating, cooling, and industry to ensure a balanced contribution from all parts of the economy and also included measures to streamline and accelerate the permitting process for renewable energy projects, addressing one of the major bottlenecks in the deployment of renewables.	• Building on the 2009 and 2018 directives, the RED III directive introduces stronger measures to ensure that all possibilities for the further development and uptake of renewables are fully utilised. • Strong policy framework to facilitate electrification in different sectors, with new increased sector-specific targets for renewables in heating and cooling, transport, industry, buildings and district heating/cooling, but also with a framework promoting electric vehicles and smart recharging. • Permitting procedures will also be easier and faster both for renewable energy projects (including through shorter approval periods and the creation of 'Renewables acceleration areas') and for the necessary infrastructure projects.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
EU Seveso Directive (2012/18/EU)	This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.	• The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas: • Classification, labelling and packaging of chemicals; • The Union's Civil Protection Mechanism; • The Security Union Agenda including CBRN-E and Protection of critical infrastructure; • Policy on environmental liability and on the protection of the environment through criminal law; • Safety of offshore oil and gas operations.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Convention on the Protection of the Archaeological Heritage (Valletta 1992)	The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	• The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European 2020 Strategy for Growth	Europe 2020 sets out a vision of Europe's social market economy for the 21st century and puts forward three mutually reinforcing priorities: • Smart growth: developing an economy based on knowledge and innovation; • Sustainable growth: promoting a more resource efficient, greener and more competitive economy; • Inclusive growth: fostering a high-employment economy delivering social and territorial cohesion.	In order to reach these priorities, the Commission proposes five quantitative targets to fulfil by 2020: 1. 75 % of the population aged 20-64 should be employed; 2. 3% of the EU's GDP should be invested in R&D; 3. the "20/20/20" climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right); 4. the share of early school leavers should be under 10% and at least 40% of the younger generation should have a tertiary degree; 5. 20 million less people should be at risk of poverty.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Convention on the Protection of the Archaeological Heritage (Valletta 1992)	The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Landscape Convention 2000	The developments in agriculture, forestry, industrial and mineral production techniques, together with the practices followed in town and country planning, transport, networks, tourism and recreation, and at a more general level, changes in the world economy, have in many cases accelerated the transformation of landscapes. The Convention expresses a concern to achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment. It aims to respond to the public's wish to enjoy high quality landscapes.	- Promote protection, management and planning of landscapes. - Organise European co-operation on landscape issues.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Wind Power Action Plan (COM/2023/669)	The action plan will support the European wind manufacturing sector in overcoming the difficulties it faces and improve its competitiveness to ensure that this sector fully contributes to the ongoing energy transition. The action plan is an initiative established under the EU Wind Power Package in October 2023.	The Plan is based on six pillars, each of which have set actions: 1. Accelerating deployment through faster permitting and increased predictability. 2. Improved auction design. 3. Access to finance. 4. Creating a fair and competitive international environment. 5. Skills (investment in skills development). 6. Industry engagement and member state commitments.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Floods Directive (2007/60/EC)	- Establishes a framework for the assessment and management of flood risks - Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community	- Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment - Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3. - Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above. - Inform the public and allow the public to participate in planning process.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Groundwater Directive (2006/118/EC)(as amended)	- Protect, control and conserve groundwater. - Prevent the deterioration of the status of all bodies of groundwater. - Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals.	- Meet minimum groundwater standards listed in Annex 1 of Directive. - Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Habitats Directive (92/43/EEC)(as amended)	- Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. - Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. - Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest. - Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements.	- Propose and protect sites of importance to habitats, plant and animal species. - Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. - Carry out comprehensive assessment of habitat types and species present. - Establish a system of strict protection for the animal species and plant species listed in Annex IV.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')	It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World.	- Document and understand industrial heritage structures, sites, areas and landscapes and their values; - Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes; - Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and - Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Marine Strategy Framework Directive (2008/56/EC)(as amended)	European legislation which aims to achieve Good Environment Status (GES) for all marine waters in Europe and protect the resource base for marine related economic and social activities.	This was adopted on June 17th, 2008, establishing a framework for EU Community Action specifically regarding marine environmental policy. The MSFD is implemented in cycles of 6 years, with member state being obliged to report to the EU every 2 years. The third cycle of the Marine Strategy Framework Directive (2023 – 2028) for Ireland is underway. The MSFD is implemented through a national Marine Strategy.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Nature Restoration Law (Regulation (EU) 2024/1991)	The regulation sets binding targets to restore degraded ecosystems, particularly those with the most potential to capture and store carbon and to prevent and reduce the impact of natural disasters. It is also a key instrument to help the EU and its Member States meet international biodiversity commitments under the Kunming-Montreal Global Biodiversity Framework.	The law aims to restore ecosystems, habitats and species across the EU's land and sea areas in order to: • enable the long-term and sustained recovery of biodiverse and resilient nature • contribute to achieving the EU's climate mitigation and climate adaptation objectives • meet international commitments	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Noise Directive (2002/49/EC)	The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.	The Directive requires competent authorities in Member States to: • Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; • Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and • Inform and consult the public about noise exposure, its effects, and the measures considered to address noise. The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
OSPAR Convention	The mission of OSPAR is to conserve marine ecosystems and safeguard human health in the North-East Atlantic by preventing and eliminating pollution; by protecting the marine environment from the adverse effects of human activities; and by contributing to the sustainable use of the seas.	OSPAR's work is organised under six strategies: 1. Biodiversity and Ecosystem Strategy 2. Eutrophication Strategy 3. Hazardous Substances Strategy 4. Offshore Industry Strategy 5. Radioactive Substances Strategy 6. Strategy for the Joint Assessment and Monitoring Programme These six strategies fit together to underpin the ecosystem approach. For each strategy a programme of work is designed and implemented annually.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Public Participation Directive (2003/35/EC)	The objective of this Directive is to contribute to the implementation of the obligations arising under the Aarhus Convention, in particular by: (a) providing for public participation in respect of the drawing up of certain plans and programmes relating to the environment; (b) improving the public participation and providing for provisions on access to justice within Council Directives 85/337/EEC and 96/61/EC.	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Ramsar Convention	The Convention's mission is <i>"the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world"</i>.	Under the "three pillars" of the Convention, the Contracting Parties commit to: 1. Work towards the wise use of all their wetlands; 2. Designate suitable wetlands for the list of Wetlands of International Importance (the "Ramsar List") and ensure their effective management; 3. Cooperate internationally on transboundary wetlands, shared wetland systems and shared species.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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RePower EU Plan (2022)	This plan was launched as a response to global energy market disruption caused by Russia's invasion of Ukraine. The overarching aim of this plan is to reduce the reliance on Russian fossil fuels and enhance energy security within the EU. The plan specifies that Member States should speed up the green transition and spur massive investment in renewable energy.	The main measures introduced under this plan are concerned with the following: • Save Energy • Diversify supplies • Quickly substitute fossil fuels by accelerating Europe's clean energy transition • Smartly combine investments and reforms.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
SEA Directive (2001/42/EC)	• Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. • Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment.	• Carry out an environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive. • Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme. • Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission. • Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects. • Inform relevant authorities and stakeholders on the decision to implement the plan or programme. • Issue a statement to include requirements detailed in Article 9 of the Directive. • Monitor and mitigate significant environmental effects identified by the assessment.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Soil monitoring law: EU on the pathway to healthy soils by 2050	According to the EU soil strategy, presented by the Commission in 2021, the lack of a dedicated EU legislation was singled out as a major cause for the alarming state of EU soils. To ensure the same level of protection to soil that exists for water, the marine environment and air in the EU, the Commission put forward the soil monitoring directive on 5 July 2023.	The general approach reached by the Council today aims to make soil health monitoring obligatory, provides guiding principles for sustainable soil management and addresses situations where soil contamination poses unacceptable health and environment risks.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Stockholm Convention	The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants.	• Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex A to the Convention • Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention • Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention • Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner • To target additional POPs • Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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The Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive) Fourth Daughter Directive (2004/107/EC)	• The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive). • Sets new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives. • Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values. • Allows the possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. • The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.	• Sets objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole. • Aims to assess the ambient air quality in Member States on the basis of common methods and criteria. • Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures. • Ensures that such information on ambient air quality is made available to the public. • Aims to maintain air quality where it is good and improving it in other cases. • Aims to promote increased cooperation between the Member States in reducing air pollution.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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The EU LULUCF Regulation (Regulation (EU) 2018/841)(as amended)	The LULUCF (Land Use, Land Change and Forestry) Regulation addresses greenhouse gas emissions and carbon removals in the land use and forestry sector from the period of 2021-2030, establishing an emissions target for the sector. The regulation entered into force in 2018.	This regulation was revised in 2023 with a new set of rules introduced to address the carbon footprint of activities related to the conversion, use and management of land and forests for both human and environmental benefits. These activities can occur in areas such as grasslands, agricultural land and forests. Previous rules (the 'no debt' rule) required that EU member states ensure that emissions from land and forestry are compensated by an equivalent removal of CO ₂ within the sector for the period of 2021-2030. This has been replaced by a more ambitious new rule that sets the EU-wide net target of 310 million tonnes of CO ₂ equivalent carbon removals in the LULUCF sector by 2030. Each member state has a specific target under this regulation which they must meet to contribute towards the EU-wide net target. The national targets are based on the recent level of removals or emissions with the member state and on the potential to further increase removals, taking into account the principles of cost-effectiveness, fairness and environmental integrity. Ireland's binding target is to achieve a reduction of 0.6 Mt CO ₂ equivalent LULUCF emissions by 2030, relative to average levels in 2016-2018.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The European Green Deal (EGD) 2019	The deal sets out how to make Europe the first climate-neutral continent by 2050, boosting the economy, improving people's quality of life, caring for nature and leaving no one behind.	• It sets out a roadmap with actions to boost the efficient use of resources by moving to a clean, circular economy, restore biodiversity and cut pollution. • It outlines investments required, financing tools available and explains how to ensure a just and inclusive transition. • In order to meet the goal to become climate neutral by 2050 as part of the European Green Deal, the European Union (EU) Commission proposed on 4th March 2020 to bring about the first European Climate Law and legally bind the target of net zero greenhouse gas emissions by 2050.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN (1992) Framework Convention on Climate Change	It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.	The Convention acknowledges the vulnerability of all countries to the effects of climate change and calls for special efforts to ease the consequences, especially in developing countries which lack the resources to do so on their own.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UN (1992) The Convention on Biological Diversity	An overall objective is to develop national strategies for the conservation and sustainable use of biological diversity.	The Convention has three main goals: 1. the conservation of biological diversity (or biodiversity); 2. the sustainable use of its components; and 3. the fair and equitable sharing of benefits arising from genetic resources.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)	The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions. The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol. At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C.	• The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II). • EU member states implement measures to improve on or complement the specified measures and policies arising from the ECCP. • Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage	• Links concepts of nature conservation and the preservation of cultural properties; and • Recognizes the way in which people interact with nature, and the fundamental need to preserve the balance between the two.	• Sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them; • Each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage; • Encourages to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Urban Waste Water Treatment Directive (91/271/EEC)	- This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. - The objective of the Directive is to protect the environment from the adverse effects of waste water discharges.	- Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment. - Annex II requires the designation of areas sensitive to eutrophication which receive water discharges. - Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high-level aim/purpose/objective	Summary of lower-level objectives, actions etc.	Relevance to the Proposed Variation
Water Framework Directive (2000/60/EC)	- Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats. - Preserve and prevent the deterioration of water status and where necessary improve and maintain “good status” of water bodies. - Promote sustainable water usage. - The Water Framework Directive repealed the following Directives: - The Drinking Water Abstraction Directive - Sampling Drinking Water Directive - Exchange of Information on Quality of Surface Freshwater Directive - Shellfish Directive - Freshwater Fish Directive - Groundwater Directive - Dangerous Substances Directive	- Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive. - Achieve "good status" for all waters. - Manage water bodies based on identifying and establishing river basins districts. - Involve the public and streamline legislation. - Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas. - Establish a programme of monitoring for surface water status, groundwater status and protected areas. - Recover costs for water services.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
All Island Grid Study 2008	- The All Island Grid Study is the first comprehensive assessment of the ability of the electrical power system and, as part of that, the transmission network (“the grid”) on the island of Ireland to absorb large amounts of electricity produced from renewable energy sources. - The objective of this five-part study is to assess the technical feasibility and the relative costs and benefits associated with various scenarios for increased shares of electricity sourced from renewable energy in the all island power system.	Key conclusions of the study: - The presented results indicate that the differences in cost between the highest cost and the lowest cost portfolios are low (7%), given the assumptions made and costs included in the Study. - All but the high coal-based portfolio lead to significant reductions of CO₂ emissions compared to portfolio 1. - All but the high coal-based portfolio lead to reductions on the dependency of the all island system on fuel and electricity imports. - The limitations of the study may overstate the technical feasibility of the portfolios analysed and could impact the costs and benefits resulting. Further work is required to understand the extent of such impact. - Timely development of the transmission networks, requiring means to address the planning challenge, is a precondition for implementation of the portfolios considered. - Market mechanisms must facilitate the installation of complementary, i.e. flexible, dispatchable plant, so as to maintain adequate levels of system security.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
All-Ireland Pollinator Plans: All-Ireland Pollinator Plan 2026-2030 (latest)	The All-Ireland Pollinator Plan is a framework bringing together different sectors across the island of Ireland to create a landscape where pollinators can survive and thrive. Implementation is coordinated by the National Biodiversity Data Centre.	The All-Ireland Pollinator Plan (AIPP) for 2026-2020 is a four-year road map that aims to help bees, other pollinating insects and our wider biodiversity. The AIPP 2026-2025 identifies 50 aims across 10 work packages: 1. Protecting Farmland Pollinators 2. Local Authorities and Public Bodies – making public land pollinator-friendly 3. Transport Authorities and Utility Companies – creating pollinator corridors across the landscape 4. Buzzing Communities – helping communities take action 5. Encouraging Businesses to Protect Pollinators 6. Pollinators on the Edge – restoring rare species 7. Mapping Pollinator Action across All Sectors 8. Monitoring the Status of Pollinators 9. Research – ensuring evidence-based action for pollinators 10. Raising Awareness of Pollinators and Inspiring Collective Action	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
All-Island Strategic Rail Review	The Review aims to inform policy and future strategy for the railways in both jurisdictions on the island of Ireland.	The Review sets out six high-level goals which aim to use rail as effectively as possible to: 1. contribute to decarbonisation; 2. improve All Island connectivity between major cities; 3. enhance regional accessibility; 4. stimulate economic activity; 5. encourage sustainable mobility; and achieve economic and financial feasibility.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Bioeconomy Action Plan 2023-2025	The first national action plan for an Irish bioeconomy. The purpose of this plan is to further develop Ireland's bioeconomy in delivering the vision of the 2018 National Policy Statement on the Bioeconomy; for Ireland <i>"to be a global leader for the bioeconomy through a coordinated approach that harnesses Ireland's natural resources and competitive advantage and that fully exploits the opportunities available while monitoring and avoiding unintended consequences"</i>.	This action plan approaches the bioeconomy using seven pillars: 1. Governance & Awareness 2. Research, Development & Innovation 3. Nature, Climate, Energy & Circular Economy 4. Agriculture, Food, Forestry, And The Marine 5. Communities, Regions & Cities 6. Industry & Enterprise 7. Knowledge & Skills The Action Plan is aligned with the implementation of the National Policy Statement on the Bioeconomy.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Building Regulations	The aim of the building regulations is to provide for the safety and welfare of people in and about buildings.	The building regulations apply to the design and construction of a new building (including a dwelling) or an extension to an existing building.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Clean Air Strategy for Ireland (2023)	The Clean Air Strategy provides the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.	- Through this document Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation. - The Strategy should also help tackle climate change. - The Strategy considers a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture. - In any discussion relating to clean air policy, the issue of people's health is paramount, this is a strong theme of the Strategy.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Climate Action and Low Carbon Development Act 2015 Climate Action and Low Carbon Development (Amendment) Act 2021	An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.	When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to: - The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective, - The policy of the Government on climate change, - Climate justice, - Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and - The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Climate Action Plan 2025	The Climate Action Plan 2025 (CAP25) is the third annual update to Ireland's Climate Action Plan. The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.	Climate Action Plan 2025 builds upon CAP24 by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024. The Plan provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (2019)	- Heritage in Ireland ranges from private homes, commercial and public buildings, national monuments, underwater and buried archaeology and the physical and cultural settings of all of these. - This plan considers not only those structures and sites that have been statutorily listed, but all man-made assets that have historical, aesthetic and cultural value, but does not consider natural heritage. Aims to: - Build adaptive capacity within the sector - Reduce the vulnerability of built and archaeological heritage to climate change - Identify and capitalise on the various potential opportunities for the sector.	The five adaptation goals for built and archaeological heritage in Ireland are: - To improve understanding of each heritage resource and its vulnerability to climate change - To develop and mainstream sustainable policies and plans for climate-change adaptation of built and archaeological heritage - To conserve Ireland's heritage for future generations - To communicate and transfer knowledge - To exploit the opportunities for built and archaeological heritage to demonstrate value and secure resources	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Construction 2020, A Strategy for a Renewed Construction Sector	- Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry. - The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated.	This Strategy therefore addresses issues including: - A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong; - Continuing improvement of the planning process, striking the right balance between current and future requirements; - The availability of financing for viable and worthwhile projects; - Access to mortgage finance on reasonable and sustainable terms; - Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety; - Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and - Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Electricity Storage Policy Framework (2024)	This Framework aims to clarify the role of electricity storage systems (ESS) in Ireland's climate objectives and energy transition. This will support Ireland's 2030 climate targets as grid scale electricity storage is vital in securing an electricity grid capable in supporting Ireland's renewable generation programme and the future growth of industrial sectors. The Electricity Storage Policy Framework refers, in the main, to front of meter electricity storage, outlining its present roles, technical processes, market positions and regulatory structures in Ireland. The framework addresses the grids immediate and near-term needs by supporting the incorporation of electricity storage from the immediate up until 2040 and presents 10 government actions to support the role of electricity storage systems in Ireland's energy transition, identifying the key stakeholders and timelines for these actions.	Under this framework there are ten government actions to support the role of electricity storage systems in Ireland's energy transition: 1. Maintain a technology neutral approach to all electricity storage systems. 2. Creation of a 'sandbox' project to advance both System Operators' technological knowledge of emerging electricity storage technologies. 3. Convene an electricity storage and system services working group as part of the Accelerating Renewable Electricity Taskforce. 4. Convene a forum for an expanded group of stakeholders including statutory bodies, leading industry representatives and academic or interest groups. 5. Support access to the wholesale electricity markets, arbitrage and revenue stacking for electricity storage systems. 6. Support the immediate procurement of Demand Flexibility products and of (long duration) electricity storage to meet specific network needs, on the Distribution and Transmission systems respectively. 7. Initiate a 'Quantity' consultation to establish the optimal (long duration) electricity storage requirements to meet climate targets and electricity grid network expansion between 2030-2040. 8. Initiate a 'Financial' consultation to establish if the expected market mechanisms due between 2025-2028 will provide sufficient service provider certainty to meet the optimum (long duration) electricity storage systems requirements of 2030-2040. 9. If required and pending the outcome of the 'Financial' consultation, develop a market framework to further incentivise the incorporation of (long duration) electricity storage system technologies to the grid to meet projected 2030-2040 requirements. Ensure a route to market for the identified optimum (long duration) electricity storage requirements for 2030-2040 is in place before end of 2028.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Energy Security in Ireland to 2030	Energy Security in Ireland to 2030 outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a	The Energy Security Package states that we must ensure energy security is prioritised, monitored, and reviewed regularly, and	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes

National Level			
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	sustainable transition to a carbon neutral energy system by 2050. This report is being published as part of an Energy Security Package, containing a range of supplementary analyses, consultations, and reviews, which have informed the recommendations and actions related to energy security.	includes a range of measures to implement this approach in the short and medium term by prioritising: • Reduced and Responsive Demand • A Renewables-Led System • More Resilient Systems • Robust Risk Governance Under each of these four areas of actions, the report sets out a range of mitigation measures, including the need for additional capacity of indigenous renewable energy, but also energy imports, energy storage, fuel diversification, demand side response, and renewable gases. The governance structures supporting the energy system, including oversight and accountability reforms, were also examined.	relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)	These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds.	• They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites. • The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
S.I. No. 435 of 2004 (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011)	The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of certain plans and programmes on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.	• The Regulations cover plans and programmes in all of the sectors listed in article 3(2) of the Directive except land-use planning. • These Regulations also amend certain provisions of the Planning and Development Act 2000 to provide the statutory basis for the transposition of the Directive in respect of land-use planning. • Transposition in respect of the land-use planning sector is contained in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).	The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of statutory land use plan on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.	• The Regulations cover statutory land use plans, including Development Plans, Local Area Plans, Regional Planning Guidelines etc.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Communities (Environmental Noise) Regulations of 2003 (as amended)	The purpose of these Regulations is to transpose into Irish law EU Directive 2002/49/EC relating to the assessment and management of environmental noise. The Directive aims to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise.	• The Regulations set out a two-stage process for addressing environmental noise (preparation of strategic noise maps and preparation of noise action plans for each area concerned. • The Regulations designate noise-mapping bodies and action planning authorities for the making and reviewing of strategic noise maps and action plans. • The Regulations designate the Environmental Protection Agency as the National Authority for the purposes of the Regulations. • The Regulations provide for strategic noise maps and action plans and revised noise maps and action plans to be made available to the general public.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Communities (Water Policy) Regulations (as amended) European Communities Environmental Objectives (Surface waters) Regulations (as amended)	• Transpose the Water Framework Directive into legislation. • Outlines the general duty of public authorities in relation to water. • Identifies the competent authorities in charge of water policy (amended to Irish Water (now Uisce Eireann) in 2013) and gives EPA and the CER the authority to regulate and supervise their actions.	• Implements River basin districts and characterisation of RBDs and River Basin Management Plans. • Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs. • Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies. • Allows the competent authority to recover the cost of damage/destruction of status of water body. • Outlines environmental objectives and programme of measures and environmental quality standards for priority substances. • Outlines criteria for assessment of groundwater. • Outlines environmental objectives to be achieved for surface water bodies. • Outlines surface water quality standards. • Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme	The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive.	CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Harvest 2020	Food Harvest 2020 is a roadmap for the Irish food industry, as it seeks to innovate and expand in response to increased global demand for quality foods. It sets out a vision for the potential growth in agricultural output after the removal of milk quotas.	Seeks for the improvement of all agricultural sectors at all levels in terms of sustainability, environmental consideration and marketing development.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Food Vision 2030	The Food Vision 2030 Strategy is a new ten year Strategy for the Irish agri-food sector (taken to include primary agriculture, food and drink processing and manufacturing, fisheries, aquaculture and fish processing, forestry and forestry processing and the equine sector).	The Strategy consists of 22 Goals, grouped into four high-level Missions for the sector to work toward: 1. A Climate Smart, Environmentally Sustainable Agri-Food Sector 2. Viable and Resilient Primary Producers with Enhanced Well-Being 3. Food Which is Safe, Nutritious And Appealing, Trusted And Valued at Home and Abroad 4. An Innovative, Competitive and Resilient Agri-Food Sector, Driven by Technology And Talent	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Wise 2025 (DAFM)	Food Wise 2025 sets out a ten year plan for the agri-food sector. It underlines the sector's unique and special position within the Irish economy, and it illustrates the potential which exists for this sector to grow even further.	Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including: • 85% increase in exports to €19 billion. • 70% increase in value added to €13 billion. • 60% increase in primary production to €10 billion. • The creation of 23,000 additional jobs all along the supply chain from producer level to high end value added product development.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Governments White Paper 'Ireland's Transition to a Low Carbon Energy Future' (2015 – 2030)	The White Paper sets out a vision and a framework to guide Irish energy policy between now and 2030. A complete energy policy update informed by the vision to transform Ireland into a low carbon society and economy by 2050.	2030 will represent a significant milestone, meaning: - Reduced GHG emissions from the energy sector by between 80% and 95% - Ensuring that secure supplies of competitive and affordable energy remain available to citizens and businesses.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
GRID25 Implementation Programme and associated Grid Implementation Plan 2023-2028 for the Electricity Transmission System in Ireland	Grid25 is a high-level strategy outlining how EirGrid intends to undertake the development of the electricity transmission grid in the short-, medium- and longer-terms, to support a long-term sustainable and reliable electricity supply. This Grid25 Implementation Programme (IP) is a practical strategic overview of how the early stages of Grid25 are intended to be implemented. The IP identifies the best current understanding of those parts of the transmission system that are envisaged as likely to be developed over the next five years. The IP identifies the issues, objectives and associated processes that will need to be adopted when making decisions about how and where developments will occur. This Grid Implementation Plan 2023-2028 supersedes the Grid Implementation Plan 2017-2022. It is focused on the Transmission Development Plan (TDP) 2023-2032.	Grid25, EirGrid's roadmap to upgrade the electricity transmission grid by 2025, continues to be implemented so as to increase the capacity of the grid, to satisfy future demand, and to help Ireland meet its target of 40 per cent of electricity from renewable energy by 2020. - The EirGrid Shaping Our Electricity Future Version 1.1 (SOEF - published in June 2023) is a core context for grid development as part of this Plan. The SOEF addresses matters such as why EirGrid develops the electricity transmission network, Government policy context that underpins this, and the importance of an efficient and economical grid network. - The Transmission Development Plan (TDP) 2023 also forms a core context for this Plan. The TDP lists the committed projects and projects under development for the enhancement of the Irish transmission network over the coming ten years.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Healthy Ireland Implementation Plan 2023-2027	This plan sets out the direction for the HSE to deliver its national <i>Healthy Ireland Strategic Action Plan 2021-2025</i>. The HSE aims to support a healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone's responsibility.	This Health Services Healthy Ireland Implementation Plan 2023-2027 has four main goals: 1. Increase the proportion of people who are healthy at all stages of life. 2. Reduce health inequalities. 3. Protect the public from threats to health and wellbeing. Create an environment where every individual and sector of society can play their part in achieving a Healthy Ireland.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Heritage related legislation and guidelines: • National Monuments Act 1930 as amended; • Natural Cultural Institutions Act 1997. • Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. • Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999). • The Heritage Act 2018. • Architectural Heritage Protection Guidelines for Planning Authorities.	Irish Heritage regulations that are relevant to the Proposed Variation. Broadly, this legislation is designed to conserve and enhance heritage.	Irish Heritage regulations that are relevant to the Proposed Variation. Broadly, this legislation is designed to conserve and enhance heritage.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Housing for All (2021)	Housing for All (2021) is the Government's housing plan to 2030. The overall aim of the housing plan for Ireland is that everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan's vision is to have a steady supply of housing in the correct locations with economic, social, and environmental sustainability built into the system.	Housing for All provides four pathways to achieving its overarching objectives: • Supporting Homeownership and Increasing Affordability. • Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion. • Increasing New Housing Supply. • Addressing Vacancy and Efficient Use of Existing Stock.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025	The vision is: <i>"A Healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone's responsibility."</i>	These four goals are interlinked, interdependent and mutually supportive: • Goal 1: Increase the proportion of people who are healthy at all stages of life • Goal 2: Reduce health inequalities • Goal 3: Protect the public from threats to health and wellbeing • Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Ireland 2040: The National Development Plan (2021 - 2030)	The National Development Plan 2021-2030 (NDP) sets out the Government's over-arching investment strategy and budget for the period 2021-2030. It sets out the investment priorities that will underpin the successful implementation of the new National Planning Framework. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people.	The key role of the NDP is to set out the updated configuration for public capital investment over the next 10 years in order to achieve the National Strategic Outcomes (NSO), as set out within the NPF. These ten National Strategic Outcomes are as follows: 1. Compact Growth 2. Enhanced Regional Accessibility 3. Strengthened Rural Economies and Communities 4. Sustainable Mobility 5. A Strong Economy, supported by Enterprise, Innovation and Skills 6. High-Quality International Connectivity 7. Enhanced Amenity and Heritage 8. Transition to a Low-Carbon and Climate-Resilient Society 9. Sustainable Management of Water and other Environmental Resources 10. Access to Quality Childcare, Education and Health Services	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
National Planning Framework (First Revision) 2025	The revised National Planning Framework (NPF) published in April 2025 replaced the National Planning Framework (2018) and now informs the wider Government Policy agenda, the actions of a broad range of public and private bodies, including homebuilders, the renewable energy sector, infrastructure agencies and domestic and international investors. • The focus of the revised NPF have been the following key drivers of change in Ireland: • Population growth and associated housing requirements • Infrastructure delivery • Climate and Environment • The revised NPF now provides the basis of review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected jobs growth, renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes. • The implementation of the Planning and Development Act 2024 will also be closely aligned with the implementation of the revised NPF, with updated regional strategies and new 10-year development plans required to reflect the revised NPF as they are prepared.	The revised NPF's ambition is expressed in a set of goals, termed National Strategic Outcomes: 1. Compact Growth 2. Enhanced Regional Accessibility 3. Strengthened Rural Economies and Communities 4. High-Quality International Connectivity 5. Sustainable Mobility 6. A Strong Economy 7. Enhanced Amenities and Heritage 8. Transition to a Carbon Neutral and Climate Resilient Society 9. Sustainable Management of Environmental Resources 10. Access to Quality Childcare, Education and Health Services	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Ireland's 4th National Biodiversity Action Plan 2023 - 2030	Ireland's 4 th National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.	It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues: • Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity. • Objective 2 - Meet Urgent Conservation and Restoration Needs. • Objective 3 - Secure Nature's Contribution to People. • Objective 4 - Enhance the Evidence Base for Action on Biodiversity. • Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Ireland's Long-term Strategy on Greenhouse Gas Emissions Reduction 2024	This long-term strategy aims to build on the targets, policies, measures and actions that Ireland has committed to in the period to 2030 (as set out in success annual national Climate Action Plans and the EU National Energy and Climate Plans.	The Strategy sets out Ireland's 2050 climate action targets and describes sector-specific pathways to reaching those targets. These sectors include: • Electricity • Industry • Built Environment • Transport • Agriculture, Forestry and Land-Use	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Ireland's Second National Implementation Plan for the Sustainable Development Goals (2022 - 2024)	- National Implementation Plan 2022 - 2024 is in direct response to the 2030 Agenda for Sustainable Development and provides a whole-of-government approach to implement the 17 Sustainable Development Goals (SDGs). - The first version of the Plan (2018 – 2020) provided a 'SDG Matrix' which identifies the responsible Government Departments for each of the 169 targets. It also included a 'SDG Policy Map' indicating the relevant national policies for each of the targets.	The Plan identifies five strategic objectives to guide implementation: - To embed the SDG framework into the work of Government Departments to achieve greater Policy Coherence for Sustainable Development; - To integrate the SDGs into Local Authority work to better support the localisation of the SDGs; - Greater partnerships for the Goals; - To further incorporate the principle of Leave No One Behind into Ireland's Agenda 2030 implementation and reporting mechanisms; and - Strong reporting mechanisms	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Maritime Area Planning Act 2021 (as amended)	This act is designed to regulate the maritime area within Ireland. This regulation will be achieved by means of the National Marine Planning Framework. The Act provides the legislative framework for a new streamlined development consent process for activities in the maritime area including offshore renewable energy projects. The Bill will also establish a new body, the Maritime Area Regulatory Authority to undertake certain consenting and enforcement functions in the new regime. Enactment and implementation of the Bill will help Ireland to reach its climate action and renewable energy targets.	The key features of the plan are as follows: - Provision of Maritime Area Consents (MACs) for permission to occupy a maritime area over undefined or relatively long periods of time. - It is required that projects obtain a MAC as a pre-requisite before seeking planning permission for developments which fall under the Planning and Development Act 2000. - Provision of licenses for certain maritime usages which do not require planning permission or an EIA. Establishment of a Maritime Area Regulatory Authority (MARA) which will grant MACs, licence specified maritime usages, ensure compliance with MACs, licences and offshore planning permissions.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines	The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, childcare facilities, landscape, quarries and residential density.	The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Adaptation Framework: Planning for a Climate Resilient Ireland 2024, and Sectoral Adaptation Plans	This framework specifies the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of Ireland to the negative effects of climate change and to avail of any positive effects that may occur. It sets out an extended suite of guiding principles that underscore the need for smarter, faster and transformative adaptation actions, which demand a pathway planning approach to account for a range of future warming and impact scenarios. It acts as a roadmap for governments, organisations, and communities to plan and implement adaptation strategies. The Framework helps coordinate efforts, allocate resources, and prioritise actions that reduce vulnerability and enhance resilience. A robust framework not only enables more effective responses to immediate climate related challenges but also fosters long-term sustainability by ensuring that adaptation measures are integrated into policymaking, infrastructure development, and local planning.	Key actions under the framework: • Putting in place revised governance and reporting arrangements • Formalising the status of existing guidelines • Formalising long term operational support for key sectors • Facilitating the establishment of regional local authority climate action offices • Increasing awareness around climate adaptation and resilience • Integrating climate adaptation into key national plans and policies	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Air Pollution Control Programme (NAPCP)	The National Air Pollution Control Programme (NAPCP) is a technical document which outlines the pathway Ireland will follow to achieve compliance with its commitments under the National Emission Ceilings Directive (NEC Directive). The National Emissions Ceilings Directive (NEC Directive) establishes emission ceilings for 2020 and 2030 for five specified pollutants: nitrogen oxides (NOx), non-methane volatile organic compounds (NMVOCs), sulphur dioxide (SO2), ammonia (NH3) and fine particulate matter (PM2.5). It also mandates the development of a National Air Pollution Control Programme (NAPCP) for each Member State.	The programme includes: • An overview of sectors and national policy frameworks in Ireland that impact on emissions of the five NEC pollutants • An overview of the current outlook for compliance with NEC targets for each pollutant • Projections of relevant pollutant emissions to 2030 • Policy options, measures and actions across sectors but in particular in the residential, transport agricultural and energy sectors aimed at reducing emissions of the five specified air pollutants	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Broadband Plan (2019)	The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.	The Plan sets out: • A clear statement of Government policy on the delivery of High Speed Broadband. • Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered. • The strategy and interventions that will underpin the successful implementation of these targets. • A series of specific complementary measures to promote implementation of Government policy in this area.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Aviation Policy 2015	Specifically, the principal goals of this National Aviation Policy are: • To enhance Ireland's connectivity by ensuring safe, secure and competitive access responsive to the needs of business, tourism and consumers; • To foster the growth of aviation enterprise in Ireland to support job creation and position Ireland as a recognised global leader in aviation; and • To maximise the contribution of the aviation sector to • Ireland's economic growth and development.	The National Aviation Policy commits to: • Maintaining safety as the number one priority in Irish aviation and ensuring that safety regulation is robust, effective and efficient; • Creating conditions to encourage the development of new routes and services, particularly to new and emerging markets; • Ensuring a high level of competition among airlines operating in the Irish market; • Optimising the operation of the Irish airport network to ensure maximum connectivity to the rest of the world; • Ensuring that the regulatory framework for aviation reflects best international practice and that economic regulation facilitates continued investment in aviation infrastructure at Irish airports to support traffic growth; • Supporting the aircraft leasing and aviation finance sectors to maintain Ireland's leading global position in these spheres; and • Maintaining a safe and innovative general aviation sector to support Ireland's broader aviation industry	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Demand Management Strategy - Moving Together: A Strategic Approach to Improving the Efficiency of Ireland's Transport System	The Strategy encourages an urban first approach to rolling out measures, where other travel options exist, and aims to improve journey times for car drivers, public transport users, business and freight, leading to improvements in local air quality and reduced stress with associated health benefits for drivers and non-drivers alike.	The Strategy does not contain a prescriptive series of actions. Instead, it provides a firm policy direction and suite of options - such as road space reallocation, progressive taxation, freight efficiency, or behavioural incentives - that can be taken at national, regional and local levels to bring about the systems changed needed. It is also intended that the Strategy will provide guidance needed for local authorities and local council representatives to develop plans for their own areas that suit their own communities' needs best.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Energy and Climate Plan 2021-2030	The NECP outlines Ireland's energy and climate policies in detail for the period from 2021 to 2030 and looks onwards to 2050. The NECP is a consolidated plan which brings together energy and climate planning into a single process for the first time.	The NECP facilitates the ongoing analysis at EU level. It will be revised to bring it in line with the 7% trajectory and to include policies and measures currently being developed to achieve the 7% trajectory.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Energy Security Framework	The Framework outlines the structures which are in place within Government to monitor and manage our energy supplies. It sets out the plans which are in place to deal with energy security emergencies should they arise, and outlines out how these plans will be tested in light of the war in Ukraine. The Framework also sets out how Government can support households and businesses, with a particular focus on protecting those most at risk of fuel poverty, how it is already ensuring Ireland's energy security, how it will speed up the country's shift to increased energy efficiency and indigenous renewable energy systems. It also sets out how consumers and businesses can be supported to save energy and save money.	The Framework sets out the government's action in response to these issues across three key themes: - managing the impact on consumers and businesses, with a specific focus on financially vulnerable residential consumers in the short-term - ensuring security of energy supply in the near term, with a focus on the period up to and including winter 2022/23 - reducing our dependency on imported fossil fuels, in the context of the phasing out of Russian energy imports across the EU	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Forestry Programme 2023 – 2027	The national Forestry Programme 2023-2027 came into force in 2023, as soon as State Aid approval by the European Commission has been received. The new Programme sets out increased support for a number of schemes.	The Forestry Programme 2023-2027 contains a series of eight different interventions: 1. Forest creation; 2. Agroforestry; 3. Infrastructure and technology investments; 4. Sustainable forest management; 5. Developing skills and empowering the forest sector for sustainable forest management; 6. Open forests - social, cultural and heritage forests; 7. Climate resilient reforestation; 8. Reconstruction.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Hazardous Waste Management Plan (EPA) 2021 - 2027	This Plan sets out the priorities to be pursued over the next six years and beyond to improve the management of hazardous waste, taking into account the progress made since the previous plan and the waste policy and legislative changes that have occurred since the previous plan was published. Section 26 of the Waste Management Act 1996, as amended, sets out the overarching objectives for the National Hazardous Waste Management Plan. In this context, the following objectives are included as priorities: • To prevent and reduce the generation of hazardous waste by industry and society generally; • To maximise the collection of hazardous waste with a • view to reducing the environmental and health impacts of any unregulated waste; • To strive for increased self-sufficiency in the management of hazardous waste and to minimise hazardous waste export; • To minimise the environmental, health, social and economic impacts of hazardous waste generation and management.	The revised Plan makes 20 recommendations under the following topics: • Policy and Regulation • Prevention • Collection and Treatment • Implementation	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Inspection Plan - Domestic Waste Water Treatment Systems 2022 - 2026	The Water Services Act 2007 (as amended) requires the Environmental Protection Agency (EPA) to produce a national inspection plan for domestic waste water treatment systems (DWWTSs). The purpose of the plan is to protect human health and water quality from the risks posed by DWWTSs. This document is the fourth plan and covers the period 2022 to 2026.	The plan sets out the background, minimum inspection numbers, risk based allocation of inspections, requirements for enforcement of advisory notices and for engagement to promote broader compliance.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Investment Framework for Transport in Ireland (NIFTI) 2021	- NIFTI is the Department of Transport's framework for prioritising future investment in the land transport network to support the delivery of the National Strategic Outcomes. - The NIFTI will guide transport investment in the years ahead to enable the National Planning Framework, support the Climate Action Plan, and promote social, environmental and economic outcomes throughout Ireland.	The four investment priorities stated in NIFTI are: - Mobility of people and goods in urban areas. - Protection and renewal. - Enhanced regional and rural connectivity. - Decarbonisation.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Landscape Strategy for Ireland 2015-2025 and National Landscape Character	- The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. - Landscape Strategy Vision: “Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning.”	The objectives of the National Landscape Strategy are to: - Implement the European Landscape Convention by integrating landscape into the approach to sustainable development; - Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape; - Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape; - Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National legislation transposing the Industrial Emissions Directive, including: • Environmental Protection Agency Act 1992, amended by the Protection of the Environment Act 2003; and • Environmental Protection Agency (Integrated Pollution Control) (Licensing) Regulations 2013. • European Union (Environmental Impact Assessment) (Environmental Protection Agency Act 1992)(Amendment) Regulations 2020 • Environmental Protection Agency (Industrial Emissions)(Licensing) (Amendment) Regulations 2020. • European Union (Industrial Emissions) Regulations 2013 • Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations 2013. • Environmental Protection Agency (Licensing Fees) Regulations 2013	The purpose of this Directive is to lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection. This legislation transposes the provisions of the Directive.	The legislation covers industrial activities in the following sectors: • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
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National Marine Planning Framework 2021	The NMPF is a key consideration for decision makers on all marine authorisations. The NMPF creates the overarching framework for decision making that is consistent, evidence based, and secures a sustainable future for the maritime area.	The National Marine Planning Framework is a succinct strategic document that will deal with, inter alia, the following environmental, social and economic issues: • Key marine activities such as fisheries, tourism, transport, offshore renewable energy generation, oil and gas exploration and production, aquaculture, and how they interact; • Climate change and related impacts; • Communities and health; • Cultural heritage; • Marine environment and biodiversity; • Transboundary interactions with other jurisdictions.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Mitigation Plan 2017	The National Mitigation Plan represents an initial step in transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. This whole-of-government Plan draws on the perspectives and responsibilities of a range of government departments, and reflects the central roles of key ministers responsible for electricity generation, the built environment, transport and agriculture.	The Plan includes over 100 individual actions for ministers and public bodies to implement and began the process of developing medium to long term mitigation choices for the next and future decades. The Plan is structured across several key themes: • Climate Action Policy Framework • Decarbonising Electricity Generation • Decarbonising the Built Environment • Decarbonising Transport • An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Peatlands Strategy (2015-2025)	This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.	Objectives of the Strategy: • To give direction to Ireland's approach to peatland management. • To apply to all peatlands, including peat soils. • To ensure that the relevant State authorities and state owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions. • To ensure that Ireland's peatlands are sustainably managed so that their benefits can be enjoyed responsibly. • To inform appropriate regulatory systems to facilitate good decision making in support of responsible use. • To inform the provision of appropriate incentives, financial supports and disincentives where required. • To provide a framework for determining and ensuring the most appropriate future use of cutover and cutaway bogs. To ensure that specific actions necessary for the achievement of its objectives are clearly identified and delivered by those involved in or responsible for peatlands management or for decisions affecting their management.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030	- This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. - By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors. - This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non- infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework.	This policy set out to achieve five key goals in transport: - Reduce overall travel demand - Maximise the efficiency of the transport network - Reduce reliance on fossil fuels - Reduce transport emissions - Improve accessibility to transport These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework. Targets for alternative fuel infrastructure include the following: - AFV forecasts - Electricity targets - Natural gas (CNG, LNG) targets - Hydrogen targets - Biofuels targets - LPG targets - Synthetic and paraffinic fuels targets	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
National Ports Policy 2013	The core objective of National Ports Policy is to facilitate a competitive and effective market for maritime transport services.	National Ports Policy introduces clear categorisation of the ports sector into Ports of National Significance (Tier 1), Ports of National Significance (Tier 2) and Ports of Regional Significance.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Retrofit Plan	The National Retrofit Plan sets out how the Government will deliver on the Climate Action Plan targets of retrofitting the equivalent of 500,000 homes to a BER of B2/cost-optimal and installing 400,000 heat pumps in existing homes to replace older, less efficient heating systems by the end of 2030.	The Plan is designed to address barriers to retrofit across four key pillars: driving demand and activity; financing and funding; supply chain, skills and standards; and governance. For each pillar, barriers were identified and time-bound policies, measures and actions were put in place to address them. The initiatives in the Plan were guided by a number of key principles.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Roads 2040	NR2040 sets out TII's long-term strategy for the maintenance, development, and management of Ireland's National Roads network. NR2040 is fully aligned with NIFTI and Project Ireland 2040 and focuses on strategic issues for National Roads identified by TII.	The following objectives have been defined. • Safe and efficient transport network for people and goods • Environmentally, socially, and economically sustainable • Tailored for different customers in different places • Managed and improved as a key public asset	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Strategic Plan for Sustainable Aquaculture Development 2030	Article 34 of Regulation (EU) No 1380/2013 of the European Parliament and of the Council on the Common Fisheries Policy ('the CFP'), on the promotion of sustainable aquaculture, calls for the establishment of multiannual national strategic aquaculture plans. The NSPSA 2030 is the second such plan under the current CFP.	This Plan proposes 58 actions to be implemented over the period up to 2030. The purpose is as follows: • To align and mainstream the recently updated but non-binding guidance for the sustainable development of EU aquaculture (2021 – 2030) with national aquaculture sector planning. • To help inform the investment priorities for aquaculture in Ireland's new Seafood Development Programme 2021-2027 (EMFAF). • To provide a framework so that strategic planning for the aquaculture sector in Ireland responds to the latest thinking in terms of the strengths, weaknesses, opportunities and threats for Irish aquaculture in order to promote the development of a sustainable and forward-looking sector.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Sustainable Mobility Policy and the Sustainable Mobility Policy Action Plan 2026 - 2030	The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2030 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.	The policy aims to deliver at least 500,000 additional daily active travel and public transport journeys by 2030 and a 10% reduction in the number of kilometres driven by fossil fuelled cars. It will make it easier for people to choose walking, cycling and use public transport daily instead of having to use a petrol or diesel car.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Transport Authority's Integrated Implementation Plan 2019-2024	Section 13(1) of the Dublin Transport Authority Act 2008 (the DTA Act) requires the NTA to prepare an integrated implementation plan covering a six-year period.	In accordance with the DTA Act, the Plan comprises the following: • An infrastructure investment programme, identifying the key objectives and outputs to be pursued by the Authority over the period of the Plan; • The actions to be taken by the Authority to ensure the effective integration of public transport infrastructure over the period of the Plan; • An integrated service plan, identifying the key objectives and outputs to be pursued by the Authority in relation to the procurement of public passenger transport services over the period of the Plan; • The actions to be taken by the Authority in relation to small public service vehicles; • The actions to be taken by the Authority to ensure the effective integration of public passenger transport services over the period of the Plan; and • Such other matters as the Authority considers appropriate or as may be prescribed by the Minister for Transport, Tourism and Sport.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Waste Management Plan for a Circular Economy 2024-2030	The National Waste Management Plan for a Circular Economy 2024-2030 has been published and replaces the Regional Waste Management Plans. The Plan sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030.	The ambition of this Plan is 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector. This ambition is underpinned with a comprehensive series of targets, policies, actions and a suite of key deliverables. The Plan is presented in 5 Volumes. • VOLUME I Sets out the current situation including policy, the existing waste landscape and financial, human and market resources deployed. It also identifies the key waste management challenges facing the State. • VOLUME II Sets out the responses to the waste management challenges identified including the Plan ambition, targets, policies and priority actions. Targeted policies and priority actions are identified for a range of focus areas chosen to align with the challenges. • VOLUME III Sets out the delivery roadmap for the responses contained in Volume II and contains key deliverables required to enable the ambition, targets, policies, and actions identified. • VOLUME IV Provides the supporting information for the Plan in a series of technical appendices. • VOLUME V Contains the Strategic Environmental Assessment Statement and Natura Impact Statement. Key challenges identified in the Plan include resources, organisational capability, policy requirements, specific material stream targets, the provision of infrastructure and waste generation.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025 National Waste Management Plan for a Circular Economy 2024-2030	The Waste Action Plan for a Circular Economy is an action-focused plan that will place Ireland at the vanguard of EU efforts. It will act as a roadmap for Ireland to embrace the opportunities in becoming a circular economy in the upcoming decade.	The overarching objectives of this action plan are to: • Shift the focus away from waste disposal and treatment to ensure that materials and products remain in productive use for longer thereby preventing waste and supporting reuse through a policy framework that discourages the wasting of resources and rewards circularity • Make producers who manufacture and sell disposable goods for profit environmentally accountable for the products they place on the market; • Ensure that measures support sustainable economic models (for example by supporting the use of recycled over virgin materials); • Harness the reach and influence of all sectors including the voluntary sector, R&D, producers / manufacturers, regulatory bodies, civic society; and • Support clear and robust institutional arrangements for the waste sector, including through a strengthened role for Local Authorities (LAs).	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Water Resources Plan (2021)	• The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment. • The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment.	The key objectives of the plan are to: • Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions • Assess the current and future water demand from homes, businesses, farms, and industry • Consider the impacts of climate change on Ireland's water resources • Develop a drought plan advising measures to be taken before and during drought events • Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water • Identify, develop and assess options to help meet potential shortfalls in water supplies • Assess the water resources available at a national level including lakes, rivers and groundwater	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Our Sustainable Future: A framework for Sustainable Development for Ireland 2012	A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.	Sets out the challenges facing us and how we might address them in making sure that quality of life and general wellbeing can be improved and sustained in the decades to come.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Planning and Development Acts	The principal objectives of these are to provide a framework for land use planning and development control – with a view to promoting proper planning and sustainable development	• Development, with certain exceptions, is subject to development control under the Planning and Development Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas. • There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission. • Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large scale projects. • Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Planning, Land Use and Transport Outlook 2040 (PLUTO)	PLUTO's objective is to develop a transport investment framework which delivers a land transport network that meets the travel needs of the population in the coming decades and which supports the National Strategic Outcomes of Project Ireland 2040.	The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will: • Quantify in broad terms the appropriate scale of financial investment in land transport over the long term; • Consider how fiscal, environmental and technological developments might impact on this investment; and, • Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Renewable Electricity Spatial Policy Framework (RESPF)	Under Action EL/23/2 of CAP23, the Renewable Electricity Spatial Policy Framework (RESPF) is currently being prepared. In effect, this will be the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore renewables in order to enable the delivery of Ireland's renewable electricity targets, as set out in CAP23. The RESPF will promote a plan-led and evidence-based approach to the allocation of renewable electricity spatial and generation targets across the three Regional Assemblies, to facilitate the achievement of the national target of 80% RES-E by 2030.	The objective of this spatial policy framework is to effectively translate renewable electricity objectives, as those outlined in Climate Action Plan 2023, to the regional level and allocate regional spatial and renewable generation capacity targets.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Renewable Energy Ireland Strategy (2023)	The vision of the Strategy is to ensure by 2050 that Ireland will be energy independent through using indigenous, clean, carbon-free renewable energy supported by, and supporting, communities across the country.	Priority actions for the Strategy include: • Use the Planning and Development Acts to instruct An Bord Pleanála to prioritise planning applications for renewable energy and associated grid infrastructure. • Delivery of grid is a necessary foundation for decarbonisation of the economy. Market designs must include system services, flexibility, and capacity markets and fully exploit demand side resources. • Simplify administrative & regulatory requirements for renewable heat, energy efficiency, flexible demand, and storage technologies • Encourage EVs, enhanced public mobility and cycling infrastructure while harnessing Ireland's strengths for the appropriate use of sustainable biofuels and green hydrogen. • Bring together industry, Government and other key stakeholders to identify ways to cut the price of renewable energy in Ireland so that we can deliver clean energy at the lowest possible price for Irish consumers.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Rural Environmental Protection Scheme (REPS) Agri-Environmental Options Scheme (AEOS) Green, Low-Carbon, Agri-environment Scheme (GLAS)	• Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection. • GLAS is the new replacement for REPS and AEOS which are both expiring.	• Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation. • Protect biodiversity, endangered species of flora and fauna and wildlife habitats. • Ensure food is produced with the highest regard to the environment. • Implement nutrient management plans and grassland management plans. • Protect and maintain water bodies, wetlands and cultural heritage.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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S.I. 79 of 2008 - Bathing Water Quality Regulations 2008, as amended (latest S.I. No. 322/2024)	• These Regulations provide for transposition of the EU Bathing Water Directive 2006 (Directive 2006/7/EC of 15 February 2006) which aims: • To improve health protection for bathers • To establish a more pro-active approach to management of bathing waters, and • To promote increased public involvement and dissemination of information to the public.	• The Regulations establish a new classification system for bathing water quality based on four classifications “poor”, “sufficient”, “good” and “excellent” and generally require that a classification of at least “sufficient” be achieved by 2015 for all bathing waters. • Local authorities must take appropriate measures with a view to improving waters which are classified as “poor” and increasing the number of bathing waters classified as “good” or “excellent”. • A permanent advice against bathing must be issued in a case where a bathing water is classified as “poor” for five consecutive years. • Local authorities are required annually to identify bathing waters, establish a monitoring calendar, carry out the specified monitoring, report the results to the EPA, carry out appropriate management measures where necessary and provide information to the public. • There must be public participation in the identification of waters and the general implementation of the Regulations. • The EPA is required by the Regulations to classify bathing waters, generally on the basis of the monitoring results for the four preceding bathing seasons, and to publish an annual report in relation to bathing water quality. • Monitoring by local authorities is to commence not later than 2011 with a view to ensuring that a classification is assigned to bathing waters not later than 2015. Private controllers of access lands may be required to contribute towards the costs incurred by a local authority or the EPA.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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S.I. No. 113/2022 - European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended	The purpose of the Regulations is to provide a basic set of measures to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis on the management of livestock manures and other fertilisers. The set of measures also provide some basic safeguards against possible harmful impacts on water quality arising from agricultural expansion. This basic set of measures has been strengthened over the last two reviews and this new programme provides a further strengthened set of measures to help reduce nitrogen and phosphorus losses from agriculture and contribute to improvements in water quality.	The Regulations include measures such as: • Periods when land application of fertilisers is prohibited • Limits on the land application of fertilisers • Storage requirements for livestock manure; and • Monitoring of the effectiveness of the measures in terms of agricultural practice and impact on water quality.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
S.I. No. 254/2001 - Urban Waste Water Treatment Regulations, 2001, as amended (latest S.I. No. 48/2010)	These regulations concern the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.	The objective of these regulations is to protect the environment from the adverse effects of the abovementioned waste water discharges.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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S.I. No. 296/2009 - European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, as amended (latest S.I. 355/2018)	The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels	Actions: • Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997). • Require the production of sub-basin management plans with programmes of measures to achieve these objectives. • Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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S.I. No. 9/2010 - European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended (latest S.I. No. 287/2022)	These Regulations are made to give effect to the measures needed to achieve the environmental objectives established for groundwater by Article 4(1)(b) of the Water Framework Directive (Directive 2000/60/EC) and to give effect to the requirements of the Groundwater Directive (Directive 2006/118/EC) on the protection of groundwater against pollution and deterioration.	The Regulations establish clear environmental objectives to be achieved in groundwater bodies within specified timeframes and introduce the legal basis for a more flexible, proportionate and risk-based approach to implementing the legal obligation to prevent or limit inputs of pollutants into groundwater, which already exists under Directive 80/68/EEC. Measures include: • measures to prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater • measures to protect, enhance and restore all bodies of groundwater and to ensure a balance between abstraction and recharge of groundwater, with the aim of achieving good groundwater within a particular timeframe • measures requiring the reversal of any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater • measures for determining groundwater quantitative and chemical status • measures establishing procedures for the identification of significant and sustained upward trends and the definition of the starting point for trend reversal • the laying down of rules for the presentation and reporting of groundwater monitoring results, trend assessments and the classification of quantitative status and chemical status of groundwater bodies	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Strategy for the Future Development of National and Regional Greenways (2018)	- The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. - It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity.	- A Strategic Greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure; - Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism - to Ireland and are regularly used by overseas visitors, - domestic visitors and locals thereby contributing to a healthier society through increased physical activity; - Greenways that provide a substantially segregated offroad experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do; - Greenways that provide opportunities for the development of local businesses and economies, and - Greenways that are developed with all relevant stakeholders in line with an agreed code of practice.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) as transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011 as amended)	The Directive sets air quality standards for European Union member states.	Limit values for air quality parameters are set in this Directive.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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The CAP Strategic Plan 2023-2027	Ireland's CAP Strategic Plan provides a framework for the application of the Common Agricultural Policy in Ireland. It aims to promote the agricultural sector and the provision of safe and sustainable food in the country. Ireland as an EU member state is responsible for the running of our own CAP Strategic Plan, in close co-operation with the European Commission, and the EU Court of Auditors as the guardian of EU finances. he CAP is divided into two pillars. Pillar 1 covers direct support and market supports, and rural development is in Pillar 2.	The Irish CAP Strategic Plan aims to: 1. Protect farm family incomes 2. Recognise the hard work of our farm families as food producers regardless of where they are in the country 3. Play a meaningful role in supporting our climate ambitions. It provides for the following: • Pillar 1 agri-environment schemes, including direct support consisting of payments granted directly to farmers and provides baseline income support and operates as a safety net in cases of market disturbances, and market measures to manage and control the agricultural economy. • Pillar 2 direct payments supporting rural development. Ireland's CAP Strategic Plan has a strong emphasis on achievement of a higher level of climate and environment ambition that will be achieved through the CAP's new green architecture. It contains measures that will help to achieve significant improvements in the areas of biodiversity and water quality, as well as contributing to national and EU climate and environmental targets, including through increased sequestration and carbon removal. There are three key areas in the new green architecture: 1. Conditionality 2. Pillar 1 Eco-schemes 3. Pillar 2 climate and environment-related interventions	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)	- Sets out comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. - Ensures flood risk is a key consideration in preparing land use plans and in the assessment of planning applications. - Implementation of the Guidelines is through actions at national, regional, local authority and site-specific levels. - Planning authorities and An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts.	- Avoid inappropriate development in areas at risk of flooding. - Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off. - Ensure effective management of residual risks for development permitted in floodplains. - Avoid unnecessary restriction of national, regional or local economic and social growth. - Improve the understanding of flood risk among relevant stakeholders. - Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management. The 2009 Flood Risk Management Guidelines were amended by Circular PL 2/2014 (Department of the Environment, Community and Local Government) that provides advice on the use of OPW flood mapping in assessing planning applications and clarifies some advice from the 2009 Guidelines.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025	The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.	The Tourism Policy Statement sets three headline targets to be achieved by 2025: - Overseas tourism revenue of €5 billion per year net of inflation excluding carrier receipts; 250,000 people employed in tourism; and 10 million overseas visitors to Ireland per year.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Uisce Éireann Water Services Strategic Plan 2015, Water Services Strategic Plan 2050, and associated Proposed Capital Investment Plan (2020 - 2024)	The Water Services Strategic Plan (WSSP) presents Uisce Éireann's objectives for the next 25 years and the means by which we will achieve them. It aligns to requirements set out in the Water Services (No. 2) Act 2013. The first Water Services Strategic Plan was published in 2015 and are the draft Water Services Strategic Plan 2050 (WSSP 2050) is in the process of consultation which will replace the current plan.	The new Water Services Strategic Plan 2050 will be an important strategic document that will focus on the provision of safe drinking water and ensure that the environment is protected from the impacts of wastewater discharges.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Waste Management Act 1996, as amended	To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters.	The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Water Action Plan 2024 - A River Basin Management Plan for Ireland 2022-2027	The Water Action Plan 2024 is Ireland's third River Basin Management Plan and it outlines the measures the Government and other sectors are taking to improve water quality in Ireland's groundwater, rivers, lakes, estuarine and coastal waters, and provide sustainable management of our water resources (as specified under SDG 6). This Water Action Plan enhances and builds upon the work of the first and second cycle plans. Where necessary, this plan addresses the shortcomings experienced during the implementation of previous plans.	The objectives of the Water Framework Directive are: (i) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and (ii) to achieve compliance with the water standards and objectives for designated protected areas.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Water Pollution Acts 1977 to 1990	The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division.	The Water Pollution Acts enable local authorities to: • Prosecute for water pollution offences. • Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters. • Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution. • Issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices; • Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects. • Prepare water quality management plans for any waters in or adjoining their functional areas.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Water Services Act 2007, and amendments in 2012, 2013, 2014, 2015, 2016, 2017 and 2022	- Provides the water services infrastructure. - Outlines the responsibilities involved in delivering and managing water services. - Identifies the authority in charge of provision of water and wastewater supply. - Irish Water was given the responsibility of the provision of water and wastewater services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland.	Key strategic objectives include: - Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector. - Ensuring the provision of adequate water and sewerage services. - Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards - Ensuring the provision of the remaining infrastructure needed to provide secondary wastewater treatment, for compliance with the requirements of the EU Urban Wastewater Treatment Directive. - Promoting water conservation through Irish Water's Capital Investment Plan, the Rural Water Programme and other measures. - Monitoring the on-going implementation of septic tanks inspection regime and the National Inspection Plan for Domestic Waste Water Treatment Systems. - Ensuring a fair funding model to deliver water services. - Overseeing the establishment of an economic regulation function under the CER.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Wildlife Act of 1976 Wildlife (Amendment) Act, 2000 Wildlife (Amendment) Act, 2023	The act provides protection and conservation of wild flora and fauna.	• Provides protection for certain species, their habitats and important ecosystems • Give statutory protection to NHAs • Enhances wildlife species and their habitats • Includes more species for protection	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Development Plans, Local Area Plans and other land use plans in other areas and adjacent counties/Local Authorities in Ireland – South Dublin, Dún Laoghaire-Rathdown, Kildare, Carlow and Wexford.	• These statutory land use plans outline planning objectives for land use development (e.g. housing, economic, community, transport objectives). • These plans provide strategic frameworks for planning and sustainable development in areas. In alignment with the higher-order National Planning Framework and Regional Economic and Spatial Strategies. • These plans set out the policies and proposals to guide development in other areas in the functional area and adjacent counties	• Identify future infrastructure, development and zoning required. • Protect and enhance amenities and environment. • Guides planning authorities in assessing proposals. • Aim to guide development in areas • Aim to promote sustainable development in neighbouring and connected areas. • Provide for economic development and protect natural environmental, heritage.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
County Wicklow Biodiversity Action Plan 2026-2031	The overall aim of the County Wicklow Biodiversity Action Plan (BAP) 2026-2031 is protecting and restoring biodiversity in the local authority functional area.	The Wicklow BAP provides a structured approach to biodiversity conservation at the county level, with the following aims: • Assess, Protect and Restore Local Biodiversity • Embed Biodiversity in Decision-Making • Build and Strengthen Partnerships • Ensure Resilience for the Future • Monitor, Learn and Adapt	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Wicklow Noise Action Plan 2024-2029	The Noise Action Plan is required under the Environmental Noise Directive ("END") (2002/49/EC) which was transported into Irish law through the European Communities (Environmental Noise) Regulations 2018 (S.I. 549/2018) and the European Communities (Environmental Noise) (Amendment) Regulations 2021 (S.I. 663/2021). The regulations require Strategic Noise Maps and Noise Action Plans to be made or revised every five years.	The Environmental Noise Directive (END) requires local authorities to draw-up plans of action which will include measures to "address priorities which may be identified by the exceeding of any relevant limit value or by other criteria chosen by the Member State and apply in particular to the most important areas as established by strategic noise mapping." It also requires plans to identify and protect "quiet areas against an increase in noise."	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Wicklow County Climate Action Plan 2024-2029	Ireland's Climate Action and Low Carbon Development (Amendment) Act (2021) required each local authority to prepare a Local Authority Climate Action Plan to meet national climate targets and develop resilience to the impacts of climate change. The plans are consistent with the most recently approved National Climate Action Plan and National Adaptation Framework. Wicklow County Council has prepared their Climate Action Plan for the period 2024 to 2029 to create a low carbon and climate resilient county, by delivering and promoting best practice in climate action in Wicklow.	The plan demonstrates the ambition, focus and commitment of each local authority to reduce carbon emissions and improve the quality of life for people living, working and studying in each county. The plan is built on a strong evidence base. To help inform the plans, Wicklow County Council developed a Climate Change Risk Assessment which sets out the likely risks in terms of climate change, such as increased rainfall or flooding. They also did a Baseline Emissions Inventory which calculates the emissions within the local authority area and sets out emission by sector such as transport, the built environment and agriculture. As part of its local authority climate action plan, Wicklow County Council is responsible for establishing a decarbonising zone within their local authority area. Decarbonising zones (DZs) are intended to be the focus for a range of climate mitigation, adaptation and biodiversity measures and will help local authorities to identify projects which will contribute to the delivery of the national climate objective.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Wicklow County Council Corporate Plan 2024-2029	Provides a roadmap for the next phase of development within the local area. ‘A progressive, sustainable, inclusive and accessible county underpinned by a strong economy.’	Adopts four Strategic High Level Goals: 1. To strengthen and sustain Wicklow as a vibrant County, by delivering key infrastructure, supporting economic growth and innovation, shaping our towns and villages through proper planning and sustainable development. To create quality public realm that contributes to people’s health, happiness and wellbeing. 2. To deliver climate resilient and regenerative biodiversity actions and maximise renewable energy opportunities in the county. Incorporate the Sustainable Development goals into our business strategies and support communities and business to deliver on climate change targets thereby protecting our environment now and for future generations. 3. To develop and strengthen communities by promoting an inclusive, creative, welcoming and safe, natural sustainable environment. To improve the health and quality of life for everyone in County Wicklow by leading, guiding and developing recreational facilities to promote social, health and economic benefit meeting the changing needs of the people of County Wicklow. 4. To strengthen and develop staff to effectively respond to the changing needs of our organization and the evolving environment in which we operate to deliver the best possible service in the most efficient manner.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Draft County Wicklow Heritage Plan 2025-2029	The Plan sets out a framework for heritage activity across the community, volunteer and NGO sectors and for state agencies with a role in Wicklow heritage.	The Plan focuses on the following key strategic themes: • Protecting Our Heritage • Connecting People and Place • Sharing and Celebrating Our Heritage • Collaboration and Partnership • Building and Sharing Knowledge ~ Responding to Climate Change	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Wicklow Local Economic and Community Plan (LECP) 2024-2029	• Sets out the objectives and actions needed to promote the community and economic development of Wicklow's neighbourhoods and communities.	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Wicklow Tourism Strategy and Marketing Plan	Ambition is to develop an attractive and accessible tourist destination where visitors are given the opportunity to seamlessly explore the County's rich history and immerse themselves in the local culture.	Priority actions include: • Develop new accommodation • Develop Key Towns as Visitor Hubs • Masterplan for Glendalough • Grow Thematic Experiences • A Common Narrative	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Freshwater Pearl Mussel Sub- Basin Management Plans	• Identifies the current status of the species and the reason for loss or decline. • Identifies measure required to improve or restore current status.	• Identifies pressures on Freshwater Pearl Mussels for each of the designated populations in Ireland. • Outlines restoration measures required to ensure favourable conservation status.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Greater Dublin Area (GDA) Transport Strategy (2022-2042)	It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has been approved by the Minister for Transport, Tourism and Sport in accordance with the relevant legislation.	They set out a number of core principles deriving from the strategic vision, which are: - Dublin as the capital city of Ireland and a major European centre shall grow and progress, competing with other cities in the EU, and serving a wide range of international, national, regional and local needs. - The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the Country. - The GDA, through its ports and airport connections will continue to be the most important entry/exit point for the country as a whole, and as a Gateway between the European Union and the rest of the World. Access to and through the GDA will continue to be a matter of national importance. - Development in the GDA shall be directly related to investment in integrated high-quality public transport services and focused on compact urban form. - Development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form - Development in the Hinterland Area will be focused on the high-quality integrated growth and consolidation of development in key identified towns, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Greater Dublin Area Cycle Network Plan	- Sets out a ten year cycling strategy for Counties Dublin, Kildare, Meath and Wicklow - Plan to increase regions cycle network dramatically - The Plan refers to the EuroVelo International Cycle Route Network of the European Cyclists Federation is a network of 15 long distance cycle routes connecting and uniting the whole European continent. Two of these routes are in Ireland including EV2 from Galway through Dublin to London, Berlin, Warsaw and Moscow.	Aims to identify and determine: - The Urban Cycle Network at the Primary, Secondary and Feeder level - The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the National Cycle Network within the Greater Dublin Area including linkages to key transport locations outside of urban areas such as airports and ports The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Groundwater Protection Schemes	A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.	A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Local Catchment Flood Risk Management Plans	- Produced by Local Authorities. - Outlines areas local flood risk. - Sets out measures to manage and prevent flood risk at a local level.	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Local Transport Plans and Strategies	Local Transport Plans and Strategies relevant to a particular local authority functional area provide a more granular framework for the delivery of sustainable transport systems in accordance with higher-level plans.	- To promote sustainable transport. - To promote integrated and proper transport planning. - To promote safe travel. - To promote active travel infrastructural development. - To encourage modal shift.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs	Management planning for nature conservation sites has a number of aims. These include: • To identify and evaluate the features of interest for a site • To set clear objectives for the conservation of the features of interest • To describe the site and its management • To identify issues (both positive and negative) that might influence the site • To set out appropriate strategies/management actions to achieve the objectives	• Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. • These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Port Masterplans (such as the Dublin Port Masterplan 2040)	• The Masterplan sets out a vision for the operations of the port and land utilisation. • The Masterplan is a non-statutory plan which has nonetheless been framed within the context of EU, national, regional and local development plan policies.	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Regional Economic and Spatial Strategies	The Regional Spatial and Economic Strategies provide a long-term regional level strategic planning and economic framework in support of the implementation of the National Planning Framework.	The Eastern and Midland Regional Economic and Spatial Strategy includes provisions for its 12 constituent local authorities: Fingal County Council; Dublin City Council; South Dublin County Council; Dún Laoghaire-Rathdown County Council; Louth County Council; Kildare County Council; Meath County Council; Wicklow County Council; Longford County Council; Laois County Council; Offaly County Council; and Westmeath County Council. The Southern Regional Economic and Spatial Strategy includes provisions for its nine constituent local authorities: Waterford City and County Council, Cork City Council, Cork County Council, Tipperary County Council, Wexford County Council, Kerry County Council, Clare County Council, Limerick City and County Council, Kilkenny County Council and Carlow County Council. The Northern and Western Regional Spatial and Economic Strategy includes provisions for its eight constituent local authorities: Donegal County Council, Leitrim County Council, Sligo County Council, Cavan County Council, Monaghan County Council, Mayo County Council, Roscommon County Council, and Galway County Council.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Shellfish Pollution Reduction Programmes	Aims to improve water quality and ensure the protection or improvement of designated shellfish waters in order to support shellfish life and growth and contribute to the high quality of shellfish products directly edible by man.	• Identifies key and secondary pressures on water quality in designated shellfish areas. • Outlines specific measures to address identified key and secondary pressures on water quality. • Addresses the specific pressures acting on water quality in each area.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

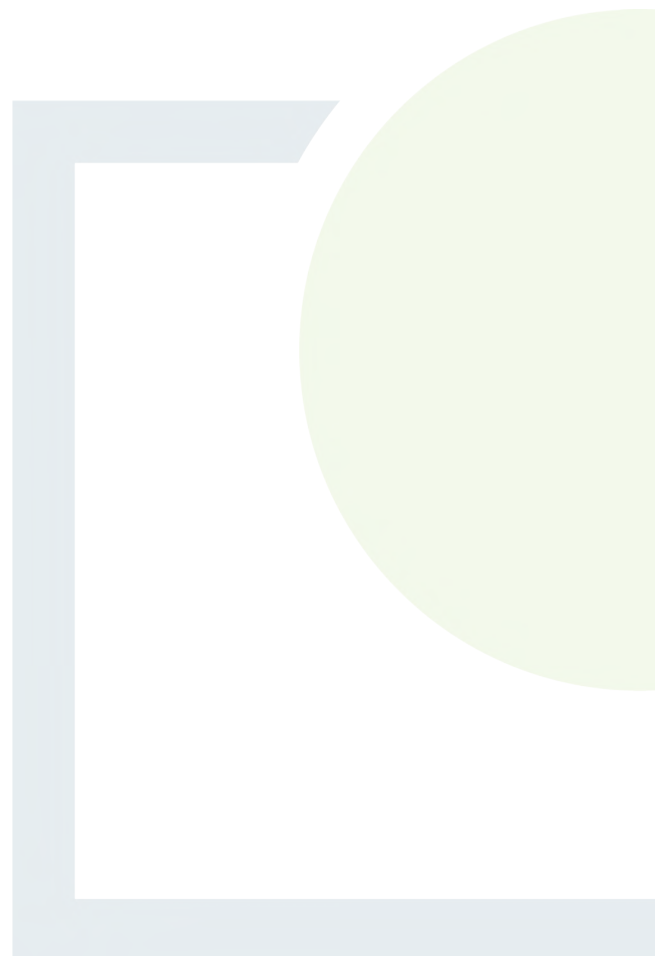
Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Water Quality Management Plans	• Ensure that the quality of waters covered by the plan is maintained. • Maintain and improve the quantity and quality of water included in the Plan scope.	• Monitoring of water bodies against quality standards. • Outlines management programmes for water catchments. • Purpose is to maintain and improve the quantity and quality of groundwater.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

APPENDIX 2

Scoping Consultation
Feedback



The table below presents a list of all Scoping Responses received from the statutory environmental authorities as part of the statutory Scoping consultation process for Proposed Variation.

Ref.	Environmental Authority	Date Received
1	Environmental Protection Agency (EPA)	24/07/2026
2	Department of Housing, Local Government and Heritage (DHLGH)	13/08/2026

The submissions are presented overleaf.

Email: forwardplanningandheritage@wicklowcoco.ie

Ms Gillian Lang
Staff Officer,
Planning, Economic and Rural Development,
Wicklow County Council,
County Buildings,
Wicklow Town.

24th July 2026

Our Ref: SCP260703.1

Re. SEA Scoping for Proposed Variation No 7 to Wicklow County Development Plan 2022-2028

Dear Ms Lang,

We acknowledge your notice, dated 16th July 2026, in relation to the Proposed Variation No 7 to Wicklow County Development Plan 2022-2028 (the 'Variation').

In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.

In preparing the Variation, Wicklow County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework First

Revision and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.

Assessment of Effects

Consideration should be given to the potential for significant negative effects on population and human health, water quality (see Water Action Plan¹) and flood risk, biodiversity, flora and fauna, landscape and soil. In addition, climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the proposed housing target being accommodated.

Monitoring & Baseline Data

Consideration should also be given to the Environmental Monitoring set out in Table 7.1 of the National Planning Framework's First Revision SEA Statement². This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.

The inclusion of information on environmental monitoring carried out for previous Plans in this area would also be useful. This should help inform the proposed monitoring programme. Additionally, this monitoring should inform an analysis for the baseline data included in the Environmental Report.

The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Variation at the next stage of the SEA process.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists;
- Inventory of spatial datasets relevant to SEA;
- Topic and sector specific SEA guidance (including [SEA and Integration Guidance](#) (EPA, 2025), [Good practice note on Cumulative Effects Assessment](#) (EPA, 2020), [Developing and Assessing Alternatives in SEA](#) (EPA, 2015), and [Integrated Biodiversity Impact Assessment](#) (EPA, 2012)).

You can access these guidance notes and other resources at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/>

EPA SEA GIS Search and Reporting Webtool

¹ DHLGH, 2024. [River Basin Management Plan 2022 - 2027](#)

² DHLGH, 2025. [First Revision of the National Planning Framework SEA Statement](#)



Our SEA WebGIS Tool has been updated recently and is now available at <https://gis.epa.ie/EPAMaps/SEA>. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

Our <https://gis.epa.ie/EPAMaps/Water> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <https://gis.epa.ie/EPAMaps/AAGeoTool>.

Ireland's State of the Environment Report 2024

In 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report/>.

Transition to a low carbon climate resilient economy and society

You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.

Environmental Authorities

Under the SEA Regulations, you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage;
- Minister for Climate, Energy and the Environment; and,
- Minister for Agriculture, Food, and the Marine.

- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.



Yours Sincerely,

Eleanor Ryan

Eleanor Ryan

SEA Section

Office of Radiation Protection and Environmental Monitoring

Environmental Protection Agency



Planning Ref: FP2026-100

(Please quote in all related correspondence)

13 August 2026

Director of Services – Planning
Wicklow County Council
County Buildings
Wicklow Town
Co Wicklow
A67 FW96

Via: forwardplanningandheritage@wicklowcoco.ie

Re: Notification under Section 12, 13 or 20 of the Planning and Development Act 2000 (as amended)

Proposed Plan: SEA and AA of proposed Variation No. 7 to the Wicklow County Development Plan 2022-2028.

A chara,

I refer to correspondence received on 16 July 2026 in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit (DAU) under the stated heading(s).

Architectural Heritage

With regard to the above named, the Department has the following advice in the matters that should be taken into consideration as part of the Strategic Environment Assessment (SEA).

1. Personnel:

In the preparation of the SEA, the architectural heritage element shall be carried out by appropriately qualified and competent persons with demonstrable experience in the assessment of architectural heritage.



2. Architectural Heritage Designations (Statutory and Non-Statutory)

In addressing architectural heritage as part of the SEA process, it will be necessary to identify architectural heritage which is subject to statutory protection under the Planning and Development Act 2000 (as amended) namely:

- Protected Structures
- Architectural Conservation Areas

The respective development plan and/or relevant plans may provide policies and objectives that relate to architectural heritage that is not subject to statutory protection and will require consideration.

3. Ministerial Guidelines

The SEA shall have regard to Ministerial Guidelines '*Architectural Heritage Protection: Guidelines for Planning Authorities*' issued under Sections 28 and 52 of the Planning and Development Act 2000 (as amended) are available here¹ for consultation. The Ministerial Guidelines are a practical guide for Planning Authorities and all others who must comply with Part IV (Architectural Heritage) of the Planning and Development Act 2000 (as amended).

4. Wicklow County Development Plan 2022-2028

Chapter 8 of Wicklow County Development Plan 2022-2028 sets out the policy and development management objectives for built heritage, which are relevant in the Strategic Environmental Assessment process. The following sections relate to built heritage:

- Architectural Heritage Objectives – CPO 8.10-8.12
- Protected Structures Objectives – CPO 8.13-8.17
- Architectural Conservation Areas Objectives – CPO 8.21-8.24
- Other Structures and Vernacular Architecture Objectives –CPO 8.18-8.20
- Appendix 1 Development and Design Standards, Section 9.9.3 Protected Structures and 9.9.2 Architectural Conservation Areas.
- Appendix 4 Record of Protected Structures.

5. Changes to and/or New Zonings:

In determining whether additional and/or amended zonings are likely to have a significant effect on the environment, and specifically in relation to architectural heritage, this will need to be assessed having regard to the relevant Ministerial Guidelines and align with built heritage policy objectives set out in the relevant development plan, local area plan and/or other land use plans.

¹ <https://www.gov.ie/en/publication/0937a-architectural-heritage-protection-guidelines-for-planning-authorities/>



When assessing additional and/or amended zonings, the proximity to architectural conservation areas and protected structures, their curtilage/s and/or associated historic demesne/s will need to be taken into consideration. Where the extent of curtilages and/or demesnes associated with protected structures are not identified on current mapping systems, it will be necessary to consult with the Local Authority Architectural Conservation Officer in this regard should the need arise.

It is imperative to ensure that policies and objectives relating to architectural heritage align with and support overlapping land use policies and objectives to ensure the efficient and sustainable delivery of residential projects.

6. Inter-relationships

There is a direct relationship between architectural heritage and landscape in particular, but not restricted to designed demesnes landscapes, urban parks and squares or public places, coastal and town defenses, civic and institutional spaces and gardens. Many of these landscapes can form part of the curtilage of a protected structure and/or be located within an Architectural Conservation Area. The potential impact on these landscapes will need to be considered under both cultural heritage and landscape and visual as part of the SEA process. Chapter 13 of Architectural Heritage Protection - Guidelines for Planning Authorities sets out particulars and considerations relating to curtilage and attendant grounds.

7. Architectural Heritage Definitions

Protected Structure.

A protected structure is a structure that is included in the Record of Protected Structures in a Local Authority Development Plan. A structure can be included for reasons of an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. A protected structure has statutory protection under the Planning and Development Act 2000 (as amended), Part VI.

A structure is defined by the Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'. In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include;

- The interior of the structure;
- The land lying within the curtilage of the structure;
- Any other structures lying within that curtilage and their interiors, and
- All fixtures and features which form part of the interior or exterior of the above structures.



Architectural Conservation Areas.

An Architectural Conservation Area is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve. Map and supporting text of the architectural conservation areas will be included in a Local Authority Development Plan. Architectural Conservation Areas can include historic demesnes and landscapes.

National Inventory of the Architectural Heritage (NIAH):

The NIAH is an excellent online resource for architectural heritage and historic designed gardens and landscapes on a county-by-county basis. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the Planning Authorities.

It should be noted that inclusion in the NIAH does not confer an automatic statutory protection (i.e. protected structure status), a building can only be considered a protected structure where it is included in the Record of Protected Structures in a Local Authority Development Plan. In certain cases, a Planning Authority may have development plan policies and objectives relating to buildings and/or gardens that are included in the NIAH survey. The relevant development plan should be consulted to confirm the inclusion of any such policies and/or objectives.

Nature Conservation

These observations are provided by the Department in its role as the statutory nature conservation authority. The comments are made having regard to the requirements of the SEA Directive (2001/42/EC), the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), the Wildlife Acts 1976–2023, the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC), taking into consideration the potential effects of the proposed variation on protected habitats, protected species and wider biodiversity interests.



General Comments

The Department welcomes the preparation of this SEA Scoping Report and acknowledges that biodiversity, flora and fauna have been appropriately scoped into the SEA process. The report provides a comprehensive overview of the designated nature conservation interests within County Wicklow, including European sites, protected areas, ecological connectivity and protected species, and appropriately recognises the need for the SEA and Appropriate Assessment processes to proceed in an integrated manner. The identification of key issues such as habitat loss and fragmentation impacts on protected species, invasive species and opportunities for biodiversity enhancement provides a strong basis for the subsequent stages of assessment. Notwithstanding this, the Department provides the following recommendations to further strengthen the consideration of biodiversity, flora and fauna in the ecological assessments for the proposed variation.

Recommended Biodiversity Considerations

Ecological Connectivity and Nature Networks

In addition to the matters already identified within the scoping report, the SEA should recognise the importance of ecological networks operating at the landscape scale. Hedgerows, treelines, rivers, streams, wetlands, woodland patches and semi-natural grasslands provide critical ecological connectivity between habitats and facilitate species movement, dispersal and climate adaptation. The assessment should therefore consider the potential for zoning proposals to contribute to habitat fragmentation or sever important ecological corridors and should seek opportunities to protect and enhance the coherence of existing green and blue infrastructure networks.

Non-Designated Habitats

Many areas of high biodiversity value occur outside formally designated conservation sites and can support protected species, Annex I habitats and locally important ecological communities. The SEA should therefore assess the potential effects of zoning proposals on non-designated habitats, including species-rich grasslands, wetlands, scrub, native woodland, riparian habitats and traditional hedgerow networks. Particular attention should be given to habitats that contribute to ecological resilience and provide supporting habitat for species associated with nearby designated sites.

Peatlands and Habitat Restoration

County Wicklow contains extensive peatland systems that are of significant biodiversity, hydrological and carbon storage value. In addition to considering designated peatland habitats, the SEA should recognise the role of degraded peatlands and other semi-natural



habitats as potential candidates for ecological restoration. Where relevant, zoning proposals should be assessed for their potential to affect the hydrological conditions that sustain peatland habitats and restoration opportunities, particularly within upland catchments and areas supporting wetland ecosystems.

Protected Species and Dark Ecological Corridors

The SEA should give particular consideration to protected species that may occur outside designated sites, including bats, otter, breeding birds and other fauna dependent on connected habitat networks. The assessment should consider the potential effects of habitat loss, fragmentation and artificial lighting on species movement and behaviour. Retention of dark ecological corridors along rivers, streams, woodland edges and hedgerow networks should be promoted as an important component of biodiversity protection and enhancement measures.

Invasive Alien Species

The SEA should consider the risk of introduction and spread of invasive alien plant and animal species arising from land use change and construction activities. Particular attention should be given to riparian corridors, disturbed ground and transport routes which may facilitate the spread of invasive species. The assessment should seek to ensure that future development incorporates appropriate measures for the prevention, early detection and management of invasive alien species in accordance with relevant legislation and best practice guidance.

Biodiversity Enhancement and Monitoring

The SEA should identify opportunities for biodiversity enhancement associated with future development, including habitat creation, native planting, ecological corridor strengthening and restoration of degraded habitats. Any biodiversity enhancement measures should complement, and not replace, the primary objective of avoiding impacts on existing biodiversity resources through appropriate site selection and land-use planning. Monitoring indicators should be developed to track changes in the extent and condition of habitats, ecological connectivity, invasive alien species occurrence and the effectiveness of biodiversity protection and enhancement measures implemented through the Proposed Variation.

Conclusion

Overall, the Department considers that the biodiversity chapter provides a sound and proportionate baseline for SEA scoping and appropriately identifies many of the principal biodiversity sensitivities associated with potential future zoning proposals. The additional



considerations outlined above are intended to complement the existing scope by reinforcing the importance of ecological connectivity, non-designated habitats, peatlands, protected species, habitat restoration opportunities and biodiversity monitoring. Their inclusion within the SEA report would assist in ensuring that biodiversity considerations are fully integrated into the assessment and that potential adverse effects on biodiversity are identified and avoided, wherever feasible, at the plan-making and zoning stage.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

A handwritten signature in cursive script, reading 'Amy Thornton'. The ink is dark and the signature is fluid.

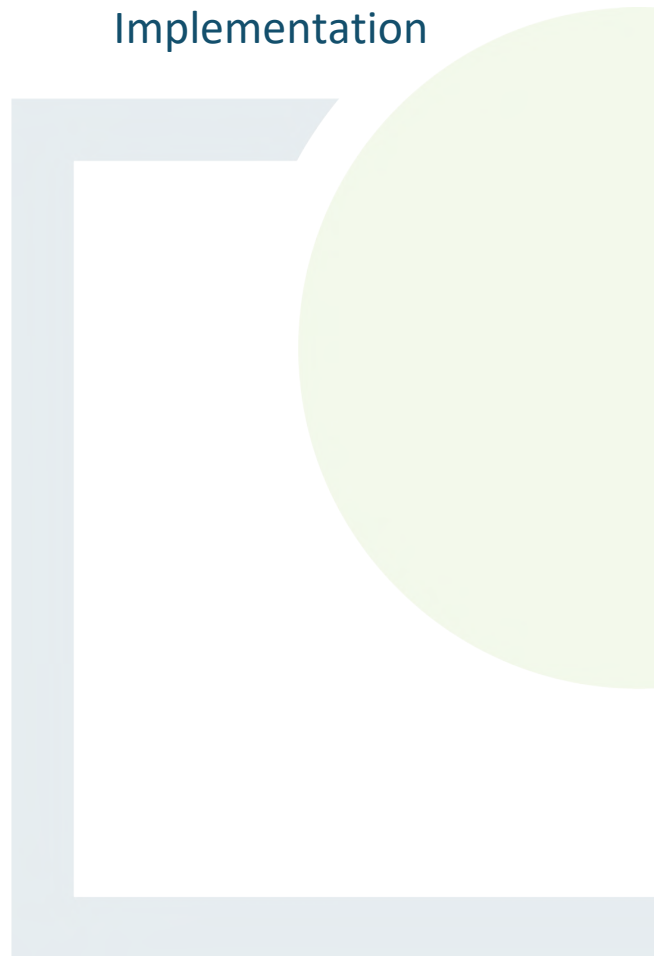
Amy Thornton
Development Applications Unit
Administration



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

APPENDIX 3

Detailed Evaluation of the
Environmental Effects of
Proposed Variation
Implementation



Approach and Methodology for the Detailed Evaluation of Environmental Effects of Implementation of the Proposed Variation

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment has been carried out in accordance with best practice guidelines. This evaluation has considered the Proposed Variation in the absence of environmental mitigation. An evaluation matrix template has been developed to facilitate the evaluation of the Proposed Variation on SEOs relevant to each Environmental Component.

A dedicated evaluation matrix has been prepared for the Proposed Variation. The potential environmental effects of the Proposed Variation measure/objectives and zoning changes are then described. An evaluation of the environmental effects of objectives on Environmental Components, having regard to the SEOs relevant to each Environment Component, was then carried out in accordance with the requirements of the SEA Directive and best practice guidelines. Potential effects of the Proposed Variation on Environmental Components/SEOs have been categorised as follows:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').⁶⁹
- Potential Negative Environmental Impact (indicated in the matrix by a '-').⁷⁰
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact (indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').

The evaluation considers all potential direct, indirect/secondary, cumulative,⁷¹ synergistic,⁷² short, medium and long-term, permanent and temporary, positive and negative environmental effects.

The following Environmental Components were considered

- Biodiversity, Flora and Fauna
- Population and Human Health
- Soils, inclusive of Geology
- Water, inclusive of surface waters, groundwaters, bathing waters etc.
- Material Assets, inclusive of Transport, Water Supply, Wastewater, Waste, Renewable Energy and Natural Resources
- Air Quality and Noise
- Climate Change, inclusive of Renewable Energy
- Cultural Heritage, inclusive of Archaeology and Architectural Heritage
- Landscape, inclusive of Landscape Character and Visual Amenity

⁶⁹ Potential Positive Environmental Impacts are defined as having the potential to support the achievement of SEOs.

⁷⁰ Potential Negative Environmental Impacts are defined as having the potential to hinder the achievement of SEOs.

⁷¹ The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

⁷² The addition of effects to create a total effect greater than the sum of the individual effects so that the nature of the final impact is different to the nature of the individual impact

Completed Evaluation Matrices for the Proposed Variation that have the potential to give rise to environmental impacts are presented below.

SEA – Zoning Proposals and SLO

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 1: Bray	172	BR 1	1.22212	CE	RN	New SLO 12: Vevay House	It is proposed to zone this site New Residential. The site is located in the town of Bray. The site comprises lands within the grounds of Vevay House, which is a protected structure. There are a number of recorded features in the surrounding area, including; a Cross - High cross (WI008-003), a House (WI008-002001), a House - 17th century (WI008-041) and a Bawn (WI008-002002). The site is located in proximity to Oldcourt Castle. The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets (due to the construction of large-scale or visually impactful development in proximity to Oldcourt Castle), climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development in proximity to Oldcourt Castle) or effects on heritage features present in the area. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide development at this site and includes measures for the provision of community infrastructure and the protection of Vevay House and other heritage features and mature trees on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 1: Bray	76	BR 2	Text Change Only	MU	No change	Amend SLO 7: AO Smith Site	No zoning objective change has been proposed with regards to this site. SLO 7 has been amended to account for development that has been constructed since the adoption of the CDP and to include more guidance regarding total floorspace, building heights and open space areas. The amendment of the SLO allows a greater proportion of residential development to be brought forward. This intensification has the potential to introduce greater environmental effects than previously considered and assessed, including greater: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilization of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 1: Bray	114	BR 3	3.8633	Unzoned	R-HD	Amend Action Area Plan 1: Fassaroe	It is proposed to zone this site for New Residential. The site is located west of the village of Fassaroe. The site is currently agricultural land, bound by Berryfield Lane, Fisher's Lane and hedgerow. There are no heritage features within the site, however there are several recorded features in the surrounding area, including an Ecclesiastical enclosure (WI003-032001-), a Church (WI003-032002-), a Ritual site - holy well (WI003-031001-) and a Mound (WI007-023). The site is located between 2 No. European sites; Ballyman Glen SAC (located approximately 201m to the north of the site) and Knocksink Wood SAC (located approximately 484m to the south/southwest of the site). The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of Ballyman Glen SAC or Knocksink Wood SAC, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	11 & 18	WR 1	11.9153	Unzoned, RN	RN, RE	New SLO 14: Corporation Lands Dunbur	It is proposed to zone this site for New Residential and Existing Residential. This site is situated south of the town of Wicklow. The site currently comprises agricultural land separated by hedgerow and residential development. The Dunbur Lower Stream traverses the site from west to northeast. The Dunbur Lower Stream discharges into the Wicklow Head SPA approximately 1.10km northeast of the site. There are no heritage features located within or in the vicinity of the site. The zoning proposals, specifically New Residential, will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal, specifically Existing Residential, also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Wicklow Head SPA, or the discharge of polluting material to the Dunbur Lower Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure, the mitigation of visual impact on higher lands and the protection of hedgerows and watercourses.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	77	WR 2	16.9055	Unzoned	RN, AOS	New SLO 15: Ballynerrin North	It is proposed to amend zoning at this site to New Residential and Active Open Space. The site is located to the south of the village of Rathnew. The site is currently greenfield with an area of brownfield in the south-west corner. The site is bound by hedgerow, residential developments and the L5099 road. There are no recorded heritage features within the site or in its environs. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of landscape and visual amenity and treeline on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	110	WR 3	0.45437	OS2	RN	N/A	It is proposed to amend zoning at this site from Natural Areas to New Residential. The site is located west of the town of Wicklow. The site is currently greenfield land. There are no heritage features within or in proximity to the site. The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	121	WR 4	4.49257	RN, unzoned	RE, RN	Amend SLO 11: Broomhall	It is proposed to amend zoning at this site to Existing Residential and New Residential. The site is located south of the village of Rathnew and currently comprises agricultural land and existing residential developments. The site contains hedgerow/treeline. The site is located approximately 500m east of the M11 Motorway. There are no recorded heritage features within the site, however there are numerous recorded features in its environs, particularly along the M11 Motorway; a Burnt mound (WI025-049), a Fulachtaí fia (WI025-055, WI025-061 and WI025-064) and Habitation sites (WI025-056 and WI025-054). The Rossana_Lower Stream flows from south to north along the northwestern boundary of the site. The Rossana_Lower Stream continues downstream where it traverses the Murrough Wetlands SAC approximately 2.23km from the site. The zoning proposals will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and supporting facilities. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Murrough Wetlands SAC, or the discharge of polluting material to the Rossana_Lower Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure). Noise from the M11 may also impact on future residential development at these lands. The amended SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	123	WR 5	3.54803	E	RN, OS2, PU	New SLO 16: Merrymeeting	It is proposed to amend zoning at this site to New Residential, Natural Areas and Public Utility. The site is southeast of the village of Rathnew. The site is currently greenfield, bound to the north and west by the R750 and Hawkstown Road, respectively. The site contains treeline/hedgerow and existing structures. There are no recorded heritage features within the site, however there are several recorded features in its environs; a Church (WI025-011001-), a Graveyard (WI025-011006-) and a Settlement deserted - medieval (WI025-011004-). The site is located approximately 735m to the west of The Murrough Wetlands SAC. The zoning proposals will drive future development of housing and supporting infrastructure, open space and services infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open, undeveloped lands. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Murrough Wetlands SAC, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development), or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of existing treeline/hedgerow and heritage features.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	131	WR 6	18.0143	Unzoned	RN, OS1, AOS	New SLO 17: Dunbur Lower	It is proposed to zone this site for New Residential, Open Space and Active Open Space. The site is located south of the town of Wicklow, to the west of the R750. The site currently comprises agricultural land delineated by hedgerow/treeline. The site is bound to the north and east by residential developments. There are no heritage features located within the site, however there are a number of recorded features in the surrounding area; a Ritual site - holy well (WI025-016), a Promontory fort - coastal (WI025-109) and a Church (WI025-017001). The Kilpoole_Lower_010 watercourse is situated to the south of the site. It flows in north to south direction and discharges into Irish Sea approximately 1.3km southeast of the site. Wicklow Head SPA is located approximately 800m to the east of the site. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of Wicklow Head SPA, or the discharge of polluting material to the Kilpoole_Lower_010 or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development in proximity to Wicklow Head) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure, the mitigation of visual impact on higher lands and the protection of mature trees and hedgerows.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	148 and 160	WR 7	5.86005	Unzoned	RN	Amend SLO 12 South of Kirvin Hill and Hawks Bay	It is proposed to zone this site New Residential. The site is located south of the village of Rathnew. The site is currently active development site, with existing structures and hedgerow/treeline. There are no heritage features within the site, however there are several recorded features in the surrounding area, including; Fulachtaí fia (WI025-073, WI025-064 and WI025-064001-) and Habitation sites (WI025-056, WI025-054 and WI025-063). The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended SLO will serve to guide permitted development at this site and includes measures for the provision of community infrastructure and the protection of heritage features and mature trees and hedgerows on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	183	WR 8	9.65251	Unzoned	RN	Amend SLO 9: Ashtown Lane	It is proposed to zone this site New Residential. The site is located southwest of the town of Wicklow. The site comprises agricultural land parcels separated by hedgerow/treeline and Hawkstown Lower Road. There are no heritage features within or in proximity to the site. The Ashtown 10 Stream flows in a northeasterly direction along the northern boundary of the site. The Ashtown 10 Stream continues downstream before traversing The Murrough cSPA approximately 2.17km northeast of the site. The site is located approximately 175m south of Wicklow Reservoir. The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of The Murrough cSPA, or the discharge of polluting material to the Ashtown 10 Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended SLO will serve to guide permitted development at this site and includes measures for the provision of community facilities and active travel infrastructure and the protection of existing mature trees and hedgerows.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	185	WR 9	3.27657	E	RN	Amend SLO 13: Ballynabarny	It is proposed to amend zoning at this site to New Residential. The site is located south of the village of Rathnew, immediately east of the R772. The site currently comprises agricultural land parcels delineated by hedgerow/treeline. There are no heritage features within the site, however there are several recorded features in the surrounding area, including; Habitation sites (WI025-085 and WI025-048), Burnt mound (WI025-049) and a Fulacht fia (WI025-055). The Rossana_Lower Stream flows in a northerly direction approximately 30m east of the site. The Rossana_Lower Stream continues downstream where it traverses The Murrough Wetlands SAC approximately 2.24km northeast of the site. The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of The Murrough Wetlands SAC, or the discharge of polluting material to the Rossana_Lower Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended SLO will serve to guide permitted development at this site and includes measures for the provision of community facilities and active travel infrastructure and the protection of mature trees and hedgerows on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 2: Wicklow-Rathnew	186	WR 10	3.90418	Unzoned	RN, OS1, OS2	New SLO 18: Corporation Lands Dunbur	It is proposed to amend zoning at this site to New Residential, Open Space and Natural Areas. The site is located to the south of the town of Wicklow. The site currently comprises agricultural land, delineated by hedgerow/treeline. The site is bound by treeline/hedgerow and residential developments. The site contains a protected structure - The Cholera House. The Dunbur_Lower Stream flows in an easterly direction along and within the southern boundary of the site. The Dunbur_Lower Stream continues downstream where it discharges into Wicklow Head SPA and Wicklow Head NHA approximately 910m northeast of the site. The site is located in proximity to Wicklow Head and Glen Strand. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of Wicklow Head SPA and/or Wicklow Head NHA, or the discharge of polluting material to the Dunbur_Lower Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development in proximity to Wicklow Head). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of existing watercourses and treeline/hedgerow.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 3: Greystones-Delgany	41	GSD 1	4.63208	AOS	RN, CE	New SLO 13 - Burnaby Mill West	It is proposed to amend zoning at this site from Active Open Space to New Residential and Community & Education. The site is located to the south of Greystones town centre. The site currently comprises recreation/sports facilities and existing structures. The site is bound to the east by residential developments and hedgerows/treeline and greenfield, to the south by hedgerows/treeline and greenfield, and to the north and west by Burnaby Mill road and Burnaby Lawns road, respectively. There are no heritage features within or in the vicinity of the site. The site is located approximately 490m to the south of the Greystones-Delgany Architectural Conservation Area. The Three Trouts Stream flows from west to east approximately 80m to the south of the site. The zoning proposals will drive future development of housing, supporting infrastructure and civic, community and educational facilities at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to the Three Trouts Stream or soil/groundwater), effects on material assets (e.g., through the loss of community infrastructure/sports facilities), climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure and the protection of treeline/hedgerows on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 3: Greystones-Delgany	157 & 190	GSD 2	62.7255	AOS	RN, OS1, OS2	Amend SLO 3: Charlesland	It is proposed to amend zoning at this site to New Residential, Open Space and Natural Areas. The site is located south of the town of Greystones. The site is currently greenfield land (disused golf course) containing hedgerow/treeline. There are 3 No. heritage features located within the site; Enclosures (WI013-010 and WI013-009), and a Decorated stone (WI013-011001-), and a number of recorded features in the surrounding area. The site is partially bound by the Southwestern Irish Sea and The Murrough cSPA. The Three Trouts Steam traverses the site from southwest to northeast before discharging into the Southwestern Irish Sea. The zoning proposals will drive future development of housing, supporting infrastructure and open space and the enhancement of existing open, undeveloped land at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of The Murrough cSPA, or the discharge of polluting material to the Three Trouts Stream or soil/groundwater), effects on material assets (e.g., due to the construction of large-scale or visually impactful development in proximity to Greystones South Beach or Greystones Promenade), climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development in proximity to Greystones South Beach and Greystones Promenade) or effects on heritage features present in the area. Due to the site's proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended SLO will serve to guide sustainable development on-site and includes measures for the provision of community services and active travel infrastructure, and the protection of existing biodiversity areas and heritage features on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 3: Blessington	180	BLS 1	9.41938	AG, E, PU	RN, AOS	New SLO 11: Burgage More (West)	It is proposed to zone this site for New Residential and Active Open Space. The site is located south of the town of Blessington, between the N81 and the border of County Kildare. The site currently comprises agricultural land delineated by hedgerow/treeline. The site is divided by the N81. The site is located with the SMR Zone of one recorded heritage feature; an Enclosure (WI005-045). The Liffey_040 watercourse flows in southerly direction approximately 30m west of the site. The Liffey_040 then flows downstream where it traverses Poulaphouca Reservoir SPA approximately 100m southwest of the site. Blessington Wastewater Treatment Plant is located in proximity to the site in the west. The zoning proposals will drive future development of housing, supporting infrastructure and open space at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of Poulaphouca Reservoir SPA, or the discharge of polluting material to the Liffey_040 or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). Noise from the N81 may also impact on future residential development at these lands. Blessington Wastewater Treatment Plant and its operations may also impact on future residential development at these lands (i.e., through the creation of odour impacts on residents). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community facilities and active travel infrastructure, and the protection of existing watercourses, mature trees and hedgerows.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Baltinglass	4	BG 1	2.7424	MU, AOS	RN	Amend SLO 1: Ballydonarea	It is proposed to zone this site for New Residential. This site is situated to the south of the town of Baltinglass. The site is currently agricultural land bound by hedgerow and residential development. There are no heritage features located within the site, however there are a number of recorded features in the surrounding area; an Enclosure - large enclosure (WI027-092) and Ring-ditches (WI027-095, WI027-093 and WI027-094). The Slaney River Valley SAC is located approximately 152m to the east of the site. The zoning proposal will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended SLO 1 accounts for development permitted since the adoption of the CDP and includes guidance on the design and sequencing of any future development on these lands.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Baltinglass	82	BG 2	8.8831	SLB	RN, AOS	New SLO 4: Bawnogue (West)	It is proposed to amend zoning at this site to New Residential and Active Open Space. The site is located to the south of the town of Baltinglass, adjacent to the N81. The site currently comprises agricultural land delineated by hedgerow/treeline. The site is bound by hedgerow and residential developments. There are no recorded heritage features within the site, however there are several recorded features in the surrounding area; including an Enclosure - large enclosure (WI027-092), ring-ditches (WI027-093 and WI027-094) and a Megalithic structure (WI027-047). The site is located approximately 162m west of the Slaney River Valley SAC and the Slaney River. The Vartry River is listed under the European Communities (Quality of Salmonid Waters) Regulations 1988 (S.I. No. 293 of 1988). The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes or changes to the quality to the Slaney River Valley SAC, or the discharge of polluting material to the Slaney River or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of treelines on-site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Powerscourt	137	EK 1	10.1754	Unzoned, RN	RN, AOS, RE	New SLO 13: Powerscourt Demesne	It is proposed to amend zoning at this site New Residential, Active Open Space and Existing Residential. The site is located west of the town of Enniskerry, immediately north of Powerscourt Golf Club. The site currently comprises agricultural land delineated by hedgerow/treeline and existing residential developments. There is 1 No. recorded heritage feature within the site; a Barrow - ring-barrow (WI007-086), and there are a number of recorded features in its environs; a Castle - motte (WI007-018001-), a Megalithic tomb (WI007-021) and an Enclosure (WI007-087). The site is located within the boundary of Powerscourt Demesne. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets (e.g., due to the construction of large-scale or impactful development in proximity to tourism and recreational/sporting facilities), climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development in proximity to Powerscourt Demesne or Powerscourt Woodland), or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of existing heritage features and hedgerow/treeline.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Powerscourt	177	EK 2	12.4893	Unzoned	RN, AOS, OS2, OS1, SLC	New SLO 14: Monastery, Scalp Road	It is proposed to zone this site for New Residential, Active Open Space, Natural Areas, Open Space and Small Local Centre. The site is located north of the town of Enniskerry. The site currently comprises agricultural land delineated by hedgerow/treeline. The site is bound by residential developments, the R117 and Barnaslingan Lane. There are no heritage features located within the site, however there are a number of recorded features in the surrounding area; Enclosures (WI003-029 and DU026-061) and an Ecclesiastical enclosure (WI003-032001). The County Brook watercourse flows in an easterly direction approximately 18m north of the site. The County Brook then traverses Ballyman Glen SAC approximately 245m east of the site. The zoning proposals will drive future development of housing, supporting infrastructure, commercial developments and open space and the enhancement of existing open, undeveloped land at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community facilities and active travel infrastructure, the mitigation of effects on the neighbouring SAC and the protection of mature trees and hedgerows.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Kilcoole	201	KC 1	0.79546	OS2	RN	Amend SLO 6: Ballydonarea	It is proposed to amend zoning at this site to New Residential. The site is located in the town of Kilcoole. The site is currently greenfield and has recently been cleared of vegetation and trees. There are no heritage features within the site, however there are several recorded features in the surrounding area, including; a Bullaun stone (WI013-062001-), a Ritual site - holy well (WI013-030), a furnace (WI013-029005-) and a Burial (WI013-029007-). The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended SLO provides revised total area figures for this site.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Newtown mountkennedy	37 & 198	NT 1	18.4832	SLB, Unzoned	RN, AOS, OS1, RE	Amend Action Area Plan 1: Monalin - Season Park	It is proposed to amend zoning at this site from Strategic Land Bank to New Residential, Active Open Space, Open Space and Existing Residential. The site is located in the town of Newtownmountkennedy. The site currently comprises agricultural land delineated by hedgerow/treeline and brownfield, with existing structures in the north of the site. There are no recorded heritage features within the site, however there are a number of recorded features in its environs; an Enclosure (WI013-032) to the southwest and a Castle - motte (WI013-026), House - 16th/17th century (WI013-025) and a Mound (WI013-024) to the northeast. The site is located between 2 No. watercourses; the Glendarragh Stream, which flows in an easterly direction approximately 25m to the south of the site and the Newtownmountkennedy Stream watercourse which flows in an easterly direction approximately 100m north of the site. The Glendarragh Stream and the Newtownmountkennedy Stream converge approximately 575m southeast of the site before flowing downstream and discharging into the Murrough Wetlands SAC approximately 5.22km east of the site. The site is located approximately 670m to the west of the N11. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Murrough Wetlands SAC, or the discharge of polluting material to the Glendarragh Stream or the Newtownmountkennedy Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development), or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). Noise from the N11 may also impact on future residential development at these lands. The amended Action Area Plan will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of existing watercourses and heritage features.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Newtown mountkennedy	105	NT 2	1.41587	E	TC	New SLO-2: Moneycarroll	It is proposed to amend zoning at this site from Employment to Town Centre. The site is located to the south of the town of Newtownmountkennedy and currently comprises agricultural land bound by residential developments and the R772. There are no recorded heritage features within the site, however there are several recorded features in its environs; Enclosures (WI013-124 and WI013-090). The zoning proposal will provide for the development and improvement of town centre uses at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and supporting facilities, and commercial or office developments. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of greenfield space, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and design standards.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Rathdrum	20	RD 1	2.46824	AOS	RN, CE	New Action Area Plan 4: Ballygannon South	It is proposed to amend zoning at this site from Active Open Space to New Residential and Community & Education. The site is located west of the town of Rathdrum, between Ballinderry Road and Greenane Road. The site currently comprises greenfield, bound on all sides by treeline/hedgerow and residential developments. The site is located approximately 690m to the south of Vale of Clara (Rathdrum Wood) SAC. There are no heritage features within or in the vicinity of the site. The Avonmore_070 watercourse flows in an easterly direction approximately 295m southeast of the site. The zoning proposals will drive future development of housing, supporting infrastructure and civic, community and educational facilities at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new Action Area Plan will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure and active travel infrastructure.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Rathdrum	59	RD 2	8.45069	Unzoned	RN, RE	Amend Action Area Plan 2: Knockadosan	It is proposed to amend zoning at this site to New Residential and Existing Residential. The site is located in the town of Rathdrum and currently comprises agricultural land bisected by hedgerow and existing residential developments. The site is bound by residential developments and greenfield land. There are no recorded heritage features within the site, however there are several recorded features in the environs; an Enclosure (WI030-042), a Graveslab (WI030-036) and a cluster of records in the NIAH in Rathdrum town. The site is located in proximity to Rathdrum Architectural Conservation Area. The Corballis_Upper Stream traverses the site from west to east in the north. The site is located approximately 1km south of Vale of Clara (Rathdrum Wood) SAC and Vale of Clara (Rathdrum Wood) NHA. The zoning proposals will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and supporting facilities. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Vale of Clara (Rathdrum Wood) SAC and Vale of Clara (Rathdrum Wood) NHA, or the discharge of polluting material to the Corballis_Upper Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features and Rathdrum Architectural Conservation Area, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure). The amended Action Area Plan will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 4: Rathdrum	106 119 151	RD 3	8.77793	Unzoned	RN	New Action Area Plan 3: Ballygannon North	It is proposed to zone this site for New Residential. The site is located north of the town of Rathdrum. The site currently comprises several parcels of agricultural land delineated by hedgerow/treeline. There are no heritage features within or in proximity to the site. The site is located approximately 84m south of the Vale of Clara (Rathdrum Wood) SAC. The zoning proposal will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes or changes to the quality of the Vale of Clara (Rathdrum Wood) SAC, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new Action Area Plan will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of landscape and visual amenity.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Ashford	9 & 12	AS 1	12.9615	Unzoned	RN, OS1	Amend SLO 5 Inchanappa (Inchanappa House)	It is proposed zone this site for New Residential and Open Space. The site is located east of the town of Ashford and immediately west of M11. The site currently comprises agricultural land delineated by hedgerow. The Courtfoyle Stream traverses the site from northwest to southwest. The Courtfoyle Stream then flows in an easterly direction and traverses The Murrough Wetlands SAC approximately 2.5km east of the site. Several heritage features are present on or in the vicinity of on-site, including Inchanappa House and grounds and an historic font and church (SMR References: WI025-026002,Church). The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of The Murrough Wetlands SAC, or the discharge of polluting material to the Courtfoyle Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development), or effects on heritage features present on-site. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). Noise from the M11 may also impact on future residential development at these lands. The amended SLO 5 will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure, the protection of heritage and the prevention of noise impacts from the M11.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Ashford	154 & 13	AS 2	19.4152	Unzoned	RN, AOS, OS1	New SLO 6: Ballinahinch (North)	It is proposed to zone this site for New Residential, Active Open Space and Open Space. The site is located north of the town of Ashford and west of the M11. The site currently comprises agricultural land delineated by hedgerow. The site is bound to the north by treeline, to the east by the R764 and residential developments, and to the south and west by residential developments. The site is located in proximity to wetlands Nuns Cross Pond (west) and Ballyhenry Ballycurry Ponds (north). The Vartry River flows in a southerly/easterly direction approximately 148m to the south of the site. The Vartry River is listed under the European Communities (Quality of Salmonid Waters) Regulations 1988 (S.I. No. 293 of 1988). The Vartry River continues downstream where it traverses The Murrough Wetlands SAC approximately 3.6km east of the site. There are no heritage features located within the site, however there are a number of recorded features in the surrounding area; an Enclosure (WI025-072), Fulachtaí Fia (WI025-083, WI025-081 and WI025-082), Font (WI025-001005-), a Graveyard (WI025-001003-), an Ecclesiastical enclosure (WI025-001001-) and a Church (WI025-001002-). The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of The Murrough Wetlands SAC, or the discharge of polluting material to the Vartry River or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO 6 will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure, the mitigation of visual impact on higher lands and the protection of mature trees and hedgerows.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Ashford	24	AS 3	11.3327	E, AOS, Unzoned	RN, AOS, OS2	Amend SLO-1 Inchanappa South (West of Glanbia)	It is proposed to amend zoning at this site from Employment and Active Open Space to New Residential, Active Open Space and Natural Areas. The site is located to the north of the town of Ashford and immediately west of the R772. The site currently comprises agricultural land delineated by hedgerow. The site is bound in parts by residential developments, hedgerow and businesses. There are 3 No. recorded heritage features within or in the vicinity of the site; Fulachtaí fia (WI025-083, WI025-081 and WI025-082). The Ballymacahara watercourse traverses the site along the north and west boundaries. The Ballymacahara Stream traverses the site from north to southeast. The Ballymacahara Stream converges with the Vartry River approximately 700m southeast of the site. The Vartry River is listed under the European Communities (Quality of Salmonid Waters) Regulations 1988 (S.I. No. 293 of 1988). The M11 motorway is located approximately 220m east of the site. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the protection and enhancement of undeveloped lands. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to the Ballymacahara Stream or the Vartry River or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development), or effects on heritage features present on-site. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). Noise from the M11 may also impact on future residential development at these lands. The amended SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of existing watercourses.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Ashford	62	AS 4	6.5547	Unzoned, RN	RN, OS1, OS2	New SLO 7: Ballinahinch (South)	It is proposed to amend zoning at this site to New Residential, Open Space, Existing Residential and Natural Areas. The site is to the northeast of the village of Ashford. The site currently comprises agricultural land, delineated by hedgerow/treeline. The site is bound by treeline/hedgerow and residential developments. There are no recorded heritage features within the site, however there are several recorded features in its environs; including a Ritual Site - holy well (WI025-020), Excavation - miscellaneous (WI025-092), Burnt spread (WI025-091), and a Metalworking site (WI025-001004-). The Vartry River flows in an easterly direction along the southern boundary of the site. The Vartry River is listed under the European Communities (Quality of Salmonid Waters) Regulations 1988 (S.I. No. 293 of 1988). The Vartry River continues downstream where it traverses The Murrough cSPA and The Murrough pNHA approximately 5km from the site. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of The Murrough SPA and/or The Murrough pNHA, or the discharge of polluting material to the Vartry River or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development), or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of existing watercourses, treeline/hedgerow and heritage features.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Aughrim	93 165 & 167	AU 1	13.4392	Unzoned, R-special	RN, AOS, SLC	New SLO 3: Killacoran	It is proposed to amend zoning at this site to New Residential, Active Open Space and Small Local Centre. The site is located in the town of Aughrim. The site currently comprises several parcels of agricultural land delineated by hedgerow/treeline, with existing structures in the north. There are no recorded heritage features within the site or in its environs. The Aughrim (Wicklow) River flows in a north easterly direction approximately 35m north of the site. The Aughrim (Wicklow) River continues where it traverses the Avoca River Valley pNHA approximately 3.18km east of the site. The zoning proposals will drive future development of housing and supporting infrastructure, open space and commercial developments at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes or changes to the quality to the Avoca River Valley pNHA, or the discharge of polluting material to the Aughrim (Wicklow) River or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, design standards, and the protection of landscape and visual amenity.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Carnew	47	CN 1	3.21073	Unzoned, RN	RN, RE	New SLO 3 - Carnew North	It is proposed to amend zoning at this site to New Residential and Existing Residential. The site is located in the village of Carnew and currently comprises greenfield land and existing residential developments. The site is bound on all sides by residential developments and greenfield land. There are no recorded heritage features within or in close proximity to the site. The site is located approximately 88m south of the Kilcavan_Upper Stream. The zoning proposals will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and supporting facilities. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to the Kilcavan_Upper Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Dunlavin	89	DL 1	1.56013	Unzoned	RN	N/A	It is proposed to amend zoning at this site to New Residential. The site is located to the southwest of the village of Dunlavin and currently comprises agricultural land bound by hedgerow/treeline, agricultural land and residential developments. There are no recorded heritage features within the site, however there is a recorded feature in proximity to the site; a Ringfort - rath (WI015-040). This zoning proposal will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and supporting facilities. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water on-site or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure).	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Dunlavin	94	DL 2	6.86667	Unzoned, RN	RN, RE	New SLO 1: Dunlavin Upper	It is proposed to amend zoning at this site to New Residential and Existing Residential. The site is located in the village of Dunlavin and currently comprises agricultural land and existing residential developments. There are no recorded heritage features within the site, however there are several recorded features in the environs; Enclosures (WI015-030 and WI015-032), a Ritual site - holy well (WI015-033) and a Ringfort - rath (WI015-040). The site is located approximately 365m east of the Dunlavin Wastewater Treatment Plant. The zoning proposals will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and supporting facilities. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The zoning proposal also serves to accommodate new residential development that has been constructed since the adoption of the CDP. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water on-site or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure). The Dunlavin Wastewater Treatment Plant and its operations may also impact on future residential development at these lands (i.e., through the creation of odour impacts on residents). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of landscape and visual amenity.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Dunlavin	111	DL 3	1.19901	E	RN	New SLO 2: Dunlavin Southwest	It is proposed to amend zoning at this site from Employment to New Residential. The site is located west of the village of Dunlavin. The site is currently agricultural land, bound by Church Road and hedgerow. There are no heritage features within the site, however there are 2 No. recorded features in the surrounding area; Enclosures (WI015-030 and WI015-032). The site is located in close proximity to the Dunlavin Wastewater Treatment Plant. The Greese_010 watercourse flows from east to west approximately 26m to the southwest of the site. The zoning proposal will drive future development of housing and supporting infrastructure at this site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to the Greese_010 watercourse or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The Dunlavin Wastewater Treatment Plant and its operations may also impact on future residential development at these lands (i.e., through the creation of odour impacts on residents). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure and active travel infrastructure.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Dunlavin	143	DL 4	12.0911	SLB, OS1	RN, AOS	New SLO 3: Dunlavin West	It is proposed to zone this site for New Residential and Active Open Space. The site is located in the village of Dunlavin. The site currently comprises agricultural land bound by hedgerow/treeline and residential developments. There are no heritage features located within the site, however there are a number of recorded features in the surrounding area; a Memorial stone (WI015-016006-), a Church (WI015-016001-) and Graveslabs (WI015-016005-, WI015-016003- and WI015-016004-). The site is partially located within the Dunlavin Architectural Conservation Area. The site is located in proximity to an active waste facility (W0309-01). The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water on-site or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and location within the Dunlavin Architectural Conservation Area, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The active waste facility (W0309-01) and its operations may also impact on future residential development at these lands (i.e., through the creation of odour impacts on residents). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure, and the protection of heritage features present in the area.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Tinahely	23	TY 1	2.91075	Unzoned	RN	New Slo 2 - Coolross	It is proposed to zone this site for New Residential. The site is located east of the town of in the village of Tinahely. The site currently comprises agricultural land bound to the west and south by hedgerow/treeline. There are no heritage features within the site, however there are 2 No. recorded features within proximity to the site; a Ringfort - rath (WI038-015) and a House - 16th/17th century (WI043-008). The site is located approximately 419m west of the boundary of Tinahely Architectural Conservation Area. The site is located between 3 No. tributaries of the Derry_020 watercourse. The Derry_020 watercourse traverses the Slaney River Valley SAC approximately 644m to the east of the site. The zoning proposal will drive future development of housing and supporting infrastructure at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Slaney River Valley SAC, or the discharge of polluting material to the Derry_020 watercourse or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development), or effects on heritage features. While there are no recorded heritage features from the Sites and Monuments Record or the National Inventory of Architectural Heritage at the site, due to the site's greenfield nature and proximity to the Tinahely Architectural Conservation Area and other recorded features it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of landscape and visual amenity.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 5: Tinahely	191	TY 2	3.171	AOS, CE	OS2, CE, RN	New SLO 3: Lugduff	It is proposed to amend zoning at this site to Natural Areas, Community & Education and New Residential. The site is located in the village of Tinahely. The site is currently agricultural land, bound by hedgerow/treeline and residential developments. There are no recorded heritage features within or in proximity to the site, however the site is located in proximity to the Tinahely Architectural Conservation Area. The Derry (Slaney) River flows in a southerly direction approximately 35m west of the site. The Slaney River Valley SAC is located immediately west of the site. The zoning proposals will drive future development of housing, supporting infrastructure and open space at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure and the enhancement of existing open space. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the quality of the Slaney River Valley SAC, or the discharge of polluting material to the Derry (Slaney) River or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon), effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new SLO will serve to guide sustainable development at the site and includes measures for the provision of community infrastructure and active travel infrastructure, and the protection of the neighbouring SAC.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 6: Donard	118	DN 1	1.16099	Unzoned	SDA	New Objective DON 3	It is proposed to zone this site Secondary Development Area. The site is in the town of Donard, immediately north of the L4317 Donard Demesne West. The site is currently agricultural land, with treeline and hedgerow. The site is bound to the west by a residential property and is located in close proximity to Donard National School (approximately 20m). There are no recorded heritage features within the site, however there are several recorded features in the surrounding area; a Ringfort - rath (WI015-062), an Ogham stone (WI021-004), a Castle - motte (WI021-006) and a cluster of features in Donard town. The Donard Architectural Conservation Area borders the site to the east. The zoning proposal will provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to the Donard Architectural Conservation Area and other recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The new Objective will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure (a playground) and provides protection for heritage features.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 6: Roundwood	19	RW 1	1.76611	Unzoned	SDA	N/A	It is proposed to amend zoning at this site to Secondary Development Area. The site is in the village of Roundwood. The site is currently greenfield, bound by treeline/hedgerow and residential developments. There are no recorded heritage features within the site, however there are several recorded features in its environs; a Bullaun stones (WI018-001005- and WI018-001006-), an Ecclesiastical enclosure (WI018-001002-) and a Church (WI018-001001-). The site is located approximately 535m west of the Vartry Reservoir pNHA. The zoning proposal will provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water, the Vartry Reservoir pNHA or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 6: Roundwood	61	RW 2	0.58771	Unzoned	SDA	Amend Section 5.3. New RD 6	It is proposed to amend zoning at this site to Secondary Development Area. The site is in the village of Roundwood. The site is currently greenfield, bound by treeline/hedgerow and residential developments. There are no recorded heritage features within the site, however there are several recorded features in its environs; including Rock art (WI018-049) to the southwest of the site and a number of records in the NIAH along the R755. The site is located approximately 76m to the north of the Togher_More Stream which flows in an easterly direction where it discharges into the Vartry Reservoir pNHA approximately 470m from the site. The zoning proposals will provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The Zoning Proposals also have the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to groundwater flow or quality of the Vartry Reservoir pNHA, or the discharge of polluting material to the Togher_More Stream or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development) or effects on heritage features present in the area. Due to the site's greenfield nature and proximity to recorded features, it has the potential to contain undiscovered archaeological heritage that may be impacted upon by supported development. The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities). The amended Section will serve to guide sustainable development on-site and includes measures for the provision of community infrastructure and active travel infrastructure.	+/-	+/-	-	-	+/-	-	+/-	-	+/-

Settlement Level	Site Number	Variation Reference	Area subject to Rezoning (i.e. Variation Site Area)	Existing Zonings	Proposed Zonings	Associated Specific Local Objective / Plan Change (Details of Change provided in Variation documents)	Assessment of Likely, Significant Effects on the Environment	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
								BFF	PHH	S	W	MA	A	C	CH	L
Level 6: Roundwood	195	RW 3	0.773727	Unzoned	SDA	N/A	It is proposed to zone this site Secondary Development Area. The site is located north of the village of Roundwood. The site is greenfield, with existing structures in the south/west. The site is bound by residential properties and hedgerow/treeline. There are no recorded heritage features within or in proximity to the site. The zoning proposal will provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses at these lands. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of sustainable housing and neighbourhoods and associated community infrastructure. The zoning proposal also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of supported development at this site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through hydrological changes, or the discharge of polluting material to surface water or soil/groundwater), effects on material assets, climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale or visually impactful development). The operational phase of the supported development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater network/treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).	+/-	+/-	-	-	+/-	-	+/-	-	+/-



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