

Leonora Earls

From: Ciara Gilgunn - (DECLG) [Ciara.Gilgunn@housing.gov.ie]
Sent: 15 September 2017 15:37
To: Planning - Plan Review
Subject: DHPLG Submission on Variation No. 1 to Wicklow County Development Plan 2016-2022
Attachments: DHPLG Submission Var No. 1 to Wicklow CDP 2016-2022.pdf; ATT00001.txt; ATT00002.htm

To Whom It May Concern,

Please find attached submission from the Department of Housing, Planning & Local Government on the Variation No. 1 to Wicklow County Development Plan 2016-2022.

I would be very grateful for confirmation of receipt of the attached submission.

Kind Regards

Ciara Gilgunn

Ciara Gilgunn
Forward Planning Section

Planning & Housing Market Policy and Land Management Division | Department of Housing, Planning and Local Government | Custom House | Dublin 1 | +353 (0) 1 8882418



Seirbhís ar scoth an domhain a chur ar fáil don Stát agus do mhuintir na hÉireann.



An Roinn Tithíochta, Pleanála
agus Rialtais Áitiúil
Department of Housing, Planning
and Local Government



15 September, 2017

Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town.

Re: Variation No. 1 to the Wicklow County Development Plan 2016-2022

A Chara

I am directed by the Minister for Housing and Urban Development to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister.

The Department notes the content of the Draft Variation to the Wicklow County Development Plan 2016-2022 and the proposed specified changes to the settlement and core strategy provisions.

As is referred to in the text of the Variation, the outcome of the forthcoming National Planning Framework and Regional Spatial and Economic Strategy processes may require further examination and subsequent adjustment of the Wicklow County Development Plan by the Council. According to the Department, the interim position adopted by the Council in the Variation is therefore considered reasonable and appropriate.

The officials of the Department are available to discuss the matters raised above and in the first instance you are advised to contact Mr. Stewart Logan, Planning Adviser on 01-8882419.

Is mise le meas,

Niall Cussen
Principal Advisor,
Forward Planning Section



Leonora Earls

From: Malachy Bradley [mbradley@emra.ie]
Sent: 11 September 2017 11:33
To: Planning - Plan Review
Cc: Info; Jim Conway
Subject: EMRA observations on variation no.1 to Wicklow CDP
Attachments: 170908_Wicklow Draft CDP Variation No.1 FINAL.pdf

Please see attached the observations of the Eastern and Midland Regional Assembly to the proposed draft variation no. 1 of the Wicklow County Development Plan 2016-2022, which was approved at the Assembly meeting of 9th September 2017.

These submissions are issued in accordance with the provisions of Section 27 C of the Planning and Development Act 2000 as amended.

Can a receipt be issued for our records.

Regards

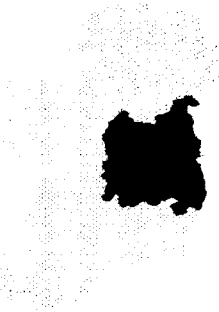
Malachy Bradley | Assistant Director | Eastern & Midland Regional Assembly |

3rd Floor | Ballymun Civic Centre | Main Street | Ballymun | Dublin 9

☎ +353 1 8074482 | ✉: mbradley@emra.ie | Web: www.emra.ie



Tionól Reigiúnach Oirthir agus Lár-Tíre
Eastern and Midland Regional Assembly



Eastern and Midland Regional Assembly

3rd Floor North | Ballymun Civic Centre | Main Street | Ballymun | Dublin 9

Proposed Draft Variation No.1 of the Wicklow County Draft Development Plan 2016 -2022

This submission on Variation no.1 of the Wicklow County Draft Development Plan 2016-2022 has been approved by the members of the Eastern and Midland Regional Assembly at the meeting of 8th September 2017.

Introduction

The Eastern and Midland Regional Assembly (EMRA) is part of the regional tier of governance in Ireland. It is primarily focused on the formulation, adoption and implementation of Regional Spatial and Economic Strategies (which will replace the existing Regional Planning Guidelines), oversight and coordination of Local Economic and Community Plans (LECPs), management of EU Operational Programs, EU project participation, implementation of national economic policy, and additional functions through working with the new National Oversight and Audit Commission.

With regard to the Regional Spatial and Economic Strategies (RSES) which are to replace the Regional Planning Guidelines (RPGs) 2010 – 2022, the Local Government Reform Act 2014 (which amends the Planning and Development Act 2000) Sec.23. (1) states “The objective of regional spatial and economic strategies shall be to support the implementation of the National Spatial Strategy and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region for which the strategies are prepared which shall be consistent with the National Spatial Strategy and the economic policies or objectives of the Government.” The Eastern and Midland Regional Assembly expect to commence the formulation of the RSES in 2017.

Furthermore it should be noted that the current status of the RPGs 2010 – 2022 is enshrined in the Local Government Reform Act 2014 Sec.63. (4) “Notwithstanding any other provision of this Act, the regional planning guidelines prepared by a dissolved regional authority and published in respect of the

period 2010 to 2022, shall continue to have effect as if made under this Part until a regional spatial and economic strategy is prepared and adopted by the regional assembly concerned.”

Legislative context

Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, as the successor regional assembly of the dissolved Dublin and Mid East Regional Authorities, is obliged to prepare submissions/ observations to be submitted to the relevant planning authority and copied to the Minister for Housing, Planning, Community and Local Government.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the Development Plan, and in particular its core strategy are consistent with the Regional Planning Guidelines in force for the area of the Development Plan. If, in the opinion of the Regional Assembly the proposed variation of the Development Plan, and its core strategy are not consistent with the RPGs, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that they are consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matters along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Submission

Variation no. 1 of the Wicklow County Development Plan is proposed to update and align the plan having regard to new and draft Local Area Plans (LAPs) within the county that have been adopted or prepared since the adoption of the County Development Plan (CDP) 2016 including;

- The adoption of a new Rathdrum LAP
- The preparation of a new draft Arklow and environs LAP
- The preparation of a new draft Bray Municipal District LAP, which will replace the existing Bray Town Development Plan and the Bray Environs LAP and will encompass the settlements of Enniskerry, Kilmacanogue and subsume the plans prepared for these settlements in the 2016-2022 Development Plan.

It is recognized that this variation is updating and aligning the CDP with changes in planning policy and LAPs since the adoption of the CDP in 2016. Whilst Local Area Plans contain more detail on spatial planning and development policy for larger settlements and can contain proposals and methods for implementation of CDP policy at the settlement level. They also must align with and be consistent with the core strategy and objectives of the overarching CDP, which in turn shall be consistent with the Regional Planning Guidelines in force for the area.

It is expected that the draft Ireland 2040 / National Planning Framework will be published, and the commencement of the Regional Spatial and Economic Strategies will occur, this year. These strategic policy documents will set out, amongst other policies, the population growth and settlement hierarchy for the country, which may require a review of policy at county and settlement level. In this regard the pragmatic approach on the proposed draft variation of the local authority to the "uncertain context" in preparing a LAP for the Bray MD with a shorter term population target is noted.

Conclusion

This submission was prepared by the Assistant Director and approved by the members of the Regional Assembly, and the Assembly welcomes further opportunities to engage in the statutory process of the Variation to the Wicklow County Development Plan.

Regards,



Jim Conway
Director
Eastern and Midland Regional Assembly

8th September 2017

From: Cian O'Mahony [c.omahony@epa.ie]
Sent: 01 September 2017 15:25
To: Planning - Plan Review
Subject: EPA Submission - Prop Var No. 1 to Wicklow CDP 2016-2022
Attachments: 170801.1 EPA Screening Submission Prop Var 1 Wicklow CDP 2016-22.pdf

Re. Proposed Variation No. 1 to the Wicklow County Development Plan 2016-2022

Dear Ms McDonald,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 1st August 2017, regarding the above and notes its contents.

SEA Determination

We note your position with regards to the need for Strategic Environmental Assessment (SEA) of the Proposed Variation No. 1 to the Wicklow County Development Plan 2016-22 (the Variation).

Future Amendments/Variations to the Plan

Wicklow County Council should determine whether any future proposed Variation would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004).

Infrastructure Planning

In proposing the Variation, and any related amendments, variations etc. of the Plan, and in implementing the Variation, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.

Environmental Authorities

Under the SEA Regulations (*S.I. No. 436 of 2004*), as amended by *S.I. No. 201 of 2011*, notice should also be given to the following:

- The Minister for the Environment, Community and Local Government (now the Minister for Housing, Planning and Local Government)
- Minister for Agriculture, Food and the Marine, and the Minister for Communications Energy and Natural Resources (now the Minister for Communications, Climate Action and Environment), where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and the Gaeltacht (now the Minister for Culture, Heritage and the Gaeltacht), and
- 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.

A copy of your decision regarding the determination, including, as appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,



Cian O'Mahony
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra,
County Cork

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Environmental Protection Agency
An Ghníomhaireacht um Chaomhú Lomhshárait

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County Cork, Ireland
Cigireacht Réigiúnach, Inis Cara

Chontae Chorcaí, Éire

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Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow Town
Wicklow

1st September 2017

Our Ref: 170801.1

Re. Proposed Variation No. 1 to the Wicklow County Development Plan 2016-2022

Dear Ms McDonald,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 1st August 2017, regarding the above and notes its contents.

SEA Determination

We note your position with regards to the need for Strategic Environmental Assessment (SEA) of the Proposed Variation No. 1 to the Wicklow County Development Plan 2016-22 (the Variation).

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Wicklow County Council should determine whether any future proposed Variation would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004).

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- Minister for Agriculture, Food and the Marine, and the Minister for Communications Energy and Natural Resources (now the Minister for Communications, Climate Action and Environment), where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and the Gaeltacht (now the Minister for Culture, Heritage and the Gaeltacht), and
- 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.

A copy of your decision regarding the determination, including, as appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,



Cian O'Mahony
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork

Leonora Earls

From: McCormack Michael [Michael.McCormack@tii.ie]
Sent: 13 September 2017 14:37
To: Planning - Plan Review
Subject: PROPOSED VARIATION No. 1 to the WICKLOW COUNTY DEVELOPMENT PLAN 2016 - 2022
Attachments: Proposed Variation no. 1 to the Wicklow County Development Plan 2016 - 2022.pdf

Dear Sir/Madam,

Please find attached a copy of the Authority's observations on Proposed Amendment no. 1 to the Wicklow County Development Plan, 2016 – 2022.

A hard copy has also issued by post.

Yours sincerely,
Michael McCormack
Senior Land Use Planner

Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow

Dáta | Date
13 September, 2017

Ár dTag | Our Ref.
TII17-98587

Bhur dTag | Your Ref.

Re: Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022

Dear Sir/Madam,

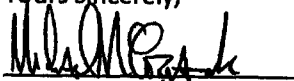
Transport Infrastructure Ireland (TII) welcomes referral of Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022, which reflects changes made or proposed to be made arising from amendments to local area planning frameworks in the County. The following observations are provided for the Councils consideration;

While TII has no specific observations to make in relation to Proposed Variation no. 1, it is recommended that the proposed variation takes cognisance of any relevant material amendments that may arise during the concurrent consultation relating to the Bray Municipal District Draft Local Area Plan, 2017.

The Council will be aware that the M11/N11 is of strategic importance nationally and this is reflected in its inclusion within the EU TEN-T comprehensive network. Having regard to the extent and location of planned development in areas impacting on the M11/N11 corridor, TII considers that alignment of development plan and local area planning frameworks is essential to ensure a consistent policy approach.

It is requested that the foregoing comments are taken into consideration by the Council prior to the adoption of Proposed Variation no. 1 to the Wicklow County Development Plan, 2016 – 2022.

Yours sincerely,



Michael McCormack
Senior Land Use Planner

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cllath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

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Meath County Council

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Web: www.meath.ie - Registration No. 00172770

Planning Department.

31st August, 2017.

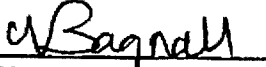
Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town.

Re: Proposed Variation No. 1 to the Wicklow County Development Plan 2016-2022.

Dear Sir/Madam,

I refer to the above-mentioned and wish to confirm that Meath County Council, Planning Department have no comment to make in relation to the proposed Variation No. 1 to the Wicklow County Development Plan 2016-2022.

Yours sincerely,


Wendy Baghall,
Senior Executive Planner.