

Section 5 Strategic Environmental Assessment and Appropriate Assessment.

Submission No. 144 Office of Planning Regulator			
Item	Submission Text/Issues Raised	Response	Recommended Updates
A	<p>Environmental Assessments</p> <p>The Office notes that the lands identified as SLO 4 at Bollarney North have been zoned to provide a range of land uses, including Residential, Car Parking, Community / Education and Recreation. There is a concern in respect of the potential environmental impacts of the proposed zonings which are in close proximity (circa 75m) to the Murrough Special Protection Area and the Murrough Special Area of Conservation.</p> <p>While development within and close to European sites is not precluded, any likely significant effects of the proposed objective would need to be fully assessed and addressed by means of site-specific mitigation measures. The draft Natura Impact Report (NIR), however, includes only high-level mitigation measures.</p> <p>The Planning Authority should therefore review the mitigation measures set out in the NIR to ensure that the stated conclusion that ‘upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site’ is a complete, precise or definitive finding and conclusion, and that no reasonable scientific doubt remains as to the adverse effects of zoning SLO 4 on the European sites.</p> <p>Recommendation 6 - The Murrough SPA and SAC Having regard to the protection of natural heritage and the appropriate assessment of plans, and in particular to:</p> <ul style="list-style-type: none"> ▪ RSO 7.16 of the RSES to support the implementation of the Birds and Habitats Directives and ensure alignment with development plans; and ▪ Policy Objectives CPO 17.4 and CPO 17.6 of the 	<p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows:</p> <p>“This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft Plan will themselves be subject to AA/screening for AA when further details of design and location are known.</p> <p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to</p>	<p>To add the following measure to the Local Area Plan and to include it in the final version of the AA Natura Impact Report for the Local Area Plan that will be considered at adoption of the Local Area Plan:</p> <p style="color: green;">“All proposed projects within zoning area SLO4 – Bollarney North shall: have full regard to the Habitats Directive (with particular regard for the Murrough SPA and the Murrough Wetlands SAC), including being subject to AA that identifies and addresses any likely significant effects.</p> <p style="color: green;">In doing so, proposed projects and associated AAs in this area shall, as relevant: be informed by appropriately targeted ecological surveys of the Qualifying Interests of the SAC and SPA; and give due consideration to any requirement for project level mitigation, including additional visitor management plans.”</p> <p>To update the following text to “Analysis of Site Sensitivities against Potential Adverse Effects and Mitigation Measures” for the Murrough SPA on Table 4.1 of the AA NIR for the Local Area Plan “Characterisation of Site Sensitivities against Potential Adverse Effects and Mitigation” as follows (existing text in black, new text in green):</p> <p style="color: green;">“The known threats to this site are walking, horse-riding and non- motorised vehicles, fertilisation and railway lines.</p> <p>These pressures relate to amenity and leisure activities, built environment and pollution. The Draft Plan does present sources for potential adverse effects to this SPA from amenity and leisure activities, built environment and pollution.</p>

	<p>County Development Plan to protect designated ecological sites including Special Areas of Conservation and Special Protection Areas, and to ensure any projects giving rise to adverse effects on the integrity of European sites shall not be permitted; the Planning Authority is required to:</p> <p>(i) review the mitigation measures outlined in the draft Natura Impact Report for the Draft Wicklow Town - Rathnew Local Area Plan 2025; and</p> <p>(ii) where it cannot be concluded that there would be no adverse effect on the integrity of any European site omit the proposed zoning objectives for the lands identified as SLO 4.</p>	<p>be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects¹. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>As recommended, the mitigation measures from the Local Area Plan have been reviewed and it is confirmed that the conclusion of the AA for the Local Area Plan stands and that no additional mitigation or amendments to the Natura Impact Report are necessary. Nonetheless, in order to address the concerns raised, it is proposed to add an additional measure to the Local Area Plan that will be referenced in the AA for the Local Area Plan. Additional detail will also be added to the AA Natura Impact Report for the Local Area Plan at Table 4.1 “Characterisation of Site Sensitivities against Potential Adverse Effects and Mitigation”.</p>	<p>Zoning and indicative locations for future infrastructure (subject to strict environmental mitigation, including the protection of European sites, that has already been integrated into the Draft Plan) is identified by the Plan in proximity to this site.</p> <p>Potential impacts may arise from issues including: recreational disturbance (including from dogs) and lighting, noise, which may be more significant due to disturbance elsewhere; and construction activities – which are potential sources of sediment input and may impact water quality. Furthermore, surface water run-off may increase the likelihood of pollutant mobilisation during storm events, including run-off from car-parks, and the buffering provided by vegetated land may be reduced by replacing it with hard infrastructure.</p> <p>Therefore, the following mitigation measures have been integrated into the Draft Plan to ensure no adverse effects occur to this European site as a result of the implementation of the Draft Plan:</p> <ul style="list-style-type: none"> ▪ The local amenity use of sites and tourism is encouraged throughout the Draft Plan but with due consideration for sustainability, local biodiversity and European sites through policy objectives such as WTR92 and WTR93. ▪ The development of the Draft Plan area’s built environment with appropriate regard to ecological sensitivities is provided for in the Draft Plan via policy objectives such as WTR52 ▪ The provision and maintenance of good water quality standards throughout the Draft Plan area relative to pollutants is provided for via policies such as WTR42 and WTR73. <p>For further details in relation to mitigation measures/Policy Objectives incorporated into the Draft Plan please refer to Section 5 below.”</p> <p>To update the following text to “Analysis of Site Sensitivities against Potential Adverse Effects and Mitigation Measures” for the Murrrough Wetlands SAC on Table 4.1 of the AA NIR for the Local Area Plan “Characterisation of Site Sensitivities against Potential Adverse Effects and Mitigation” as follows (existing text</p>
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			<p>in black, new text in green):</p> <p>“The known threats to this site are sea defence or coast protection works, tidal barrages, modification of water flow (tidal & marine currents), grazing, fertilisation, sylviculture, forestry, railway lines, erosion, sand and gravel extraction, paths, tracks, cycling tracks, walking, horse-riding and non-motorised vehicles and disposal of industrial waste.</p> <p>These pressures relate to the built environment, amenity and leisure activities, forestry, coastal protection works, erosion, extractive industry, agriculture, pollution, hydrological changes and direct land use management.</p> <p>There are no provisions in the Draft Plan that introduce sources for potential effect from forestry and the extractive industry to this European site as a result of implementation of the Draft Plan, therefore there are no sources for effects in these regards. The Draft Plan does present sources for potential adverse effects to this SAC from built environment, amenity and leisure activities, coastal protection works, erosion, agriculture, pollution, hydrological changes and direct land use management.</p> <p>Zoning and indicative locations for future infrastructure (subject to strict environmental mitigation, including the protection of European sites, that has already been integrated into the Draft Plan) is identified by the Plan in proximity to this site.</p> <p>Potential impacts on the site’s sensitive habitats may arise from issues including recreational disturbance (including from trampling arising from increased visitor pressure) and construction and operation interactions with water quality. These potential impacts may be more significant due to development that has occurred elsewhere in proximity to the site.</p> <p>Therefore, the following mitigation measures have been</p>
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			<p>integrated into the Draft Plan to ensure no adverse effects occur to this European site as a result of the implementation of the Draft Plan:</p> <ul style="list-style-type: none"> ▪ No direct land take or habitat loss will occur due to the implementation of the Draft Plan either within any European sites or any connectivity corridors necessary to support the ecological integrity of the site, due to Policy Objectives such as WTR52, WTR92 and WTR93. ▪ The local amenity use of sites and tourism is encouraged throughout the Draft Plan but with due consideration for sustainability, local biodiversity and European sites through policy objectives such as WTR92 and WTR93. ▪ The development of the Draft Plan area’s built environment with appropriate regard to ecological sensitivities is provided for in the Draft Plan via policy objectives such as WTR52. ▪ The Draft Plan promotes the development of agricultural activities, however alignment with the policies and objectives of the County Development plan via objective WTR86 encourages sustainable agricultural practices that enhance biodiversity and provide for the appropriate management of agricultural run-off into freshwater systems. ▪ The provision for coastal protection works that have regard to the environmental and ecological sensitives of the Wicklow Bay area are provided for via policies such as WTR94. ▪ The provision and maintenance of good water quality standards throughout the Draft Plan area relative to pollutants is provided for via policies such as WTR42 and WTR73. ▪ <p>For further details in relation to mitigation measures/Policy Objectives incorporated into the Draft Plan please refer to Section 5 below.”</p>
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¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

Submission No.106 Department of Housing, Local Government and Heritage			
Item	Submission Text/Issues Raised	Response	Recommended Updates
A	<p>This submission raises concerns regarding potential impacts, if unmitigated, related to the Murrrough SPA and Murrrough Wetlands SAC.</p> <p>The submission concludes:</p> <p>In the absence of an objective assessment of the impact of the zoning of SLO4 at this location, the Department considers that it cannot be concluded that there is no risk of adverse effects on the integrity of the European sites for the reasons outlined above. Whilst development within and close to European sites is not precluded, in order for the proposed zoning to be deemed acceptable, any likely significant effects of the proposed objective would need to be fully assessed and address by means of site-specific mitigation measures. High-level mitigation measures proposed in the draft Natura Impact Report are not deemed appropriate to deal with the impacts of zoning SLO4 for development.</p> <p>The conclusions in the Natura Impact Report (NIR) that it demonstrates that, 'upon inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site' is therefore not supported by evidence that adverse effects will be avoided. This conclusion is not a complete, precise or definitive finding and conclusion, and reasonable scientific doubt remains as to the adverse effects of the zoning of SLO4 for development on the European sites in question.</p>	<p>Please refer to response under Submission 144 above.</p>	<p>Please refer to recommended update under Submission 144 above.</p>

Submission No. 8 EPA			
Item	Submission Text/Issues Raised	Response	Recommended Updates
A	<p>We acknowledge your notice, dated 8th October 2024, in relation to the Draft Wicklow Town – Rathnew Local Area Plan 2025 ('the Plan') and SEA Environmental Report ('the SEA ER'). The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority 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 attached guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'.</p> <p>This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority Land Use Plans. We suggest that you take this guidance document into account and incorporate the relevant recommendations, in finalising and implementing the Plan.</p> <p>Wicklow County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.</p>	<p>The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the SEA of the Plan and will be kept on file for reference throughout the SEA process.</p> <p>Wicklow County Council has ensured that the Plan aligns with and is consistent with higher-level plans and programmes, including the National Planning Framework and the Regional Spatial and Economic Strategy.</p>	None.

Item	Submission Text/Issues Raised	Response	Recommended Updates
<p>B</p>	<p>Content of the Environmental Report The SEA Regulations set out the information to be contained in an Environmental Report.</p> <p>Assessment of Alternatives You should describe the alternatives considered and how the selection and assessment of these has led to the selection of the preferred alternative. You should assess the alternatives against the 'Strategic Environmental Objectives' identified in the SEA ER.</p> <p>Assessment of Environmental Effects You should assess and document the full range of likely significant environmental effects of implementing the Plan, including the potential for cumulative effects in combination with other relevant Plans/ Programmes and Projects.</p> <p>Mitigation Measures Where you have identified the potential for likely significant effects, you should provide appropriate mitigation measures to avoid or minimise these. You should ensure that the Plan includes clear commitments to implement the mitigation measures.</p> <p>Monitoring The Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It should consider and deal with the possibility of cumulative effects. Monitoring of both positive and negative effects should be considered. The monitoring programme should set out the various data sources, monitoring frequencies and responsibilities.</p> <p>If the monitoring identifies adverse impacts during the implementation of the Plan, Wicklow County Council</p>	<p>The Environmental Report that accompanies the Draft Plan addresses each of these issues. The cited Guidance on SEA-related monitoring has been considered in the preparation of monitoring measures and will be considered when preparing the SEA Statement at the end of the process.</p>	<p>None.</p>

	<p>should ensure that suitable and effective remedial action is taken.</p> <p>Guidance on SEA-related monitoring is available on the EPA website at</p> <p>https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/guidance-on-sea-statements-and-monitoring.php</p>		
Item	Submission Text/Issues Raised	Response	Recommended Updates
C	<p>Ireland's State of the Environment Report 2024</p> <p>In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered and integrated as appropriate, in implementing the plan or programme over its lifetime. It is available at: https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report-/.</p>	<p>The Plan preparation and associated SEA has taken into account the EPA's State of the Environment Report 2024.</p>	<p>None.</p>
Item	Submission Text/Issues Raised	Response	Recommended Updates
D	<p>Future Amendments to the Plan</p> <p>You should screen any future amendments to the Plan for likely significant effects, using the same method of assessment applied in the "environmental assessment" of the Plan.</p>	<p>Any future amendments will be screened for effects in accordance with SEA Regulations and using a methodology consistent with the method of assessment applied in the SEA of the Draft Plan.</p>	<p>None.</p>

Item	Submission Text/Issues Raised	Response	Recommended Updates
E	<p>SEA Statement – “Information on the Decision” Once the Plan is adopted, you should prepare an SEA Statement that summarises:</p> <ul style="list-style-type: none"> ▪ How environmental considerations have been integrated into the Plan; ▪ How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; ▪ The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and, ▪ The measures decided upon to monitor the significant environmental effects of implementation of the Plan. <p>You should send a copy of the SEA Statement with the above information to any environmental authority consulted during the SEA process.</p> <p>Guidance on preparing SEA Statements is available on the EPA website at the following link:</p> <p>https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/guidance-on-sea-statements-and-monitoring.php</p>	<p>An SEA Statement will be prepared including the required information and taking into account the cited EPA guidance on SEA Statements.</p>	<p>None.</p>
Item	Submission Text/Issues Raised	Response	Recommended Updates
F	<p>Environmental Authorities Under the SEA Regulations, you should consult with:</p> <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Environment, Climate and Communications; and • Minister for Agriculture, Food and the Marine. • any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan. 	<p>The relevant environmental authorities have been consulted with throughout the SEA/Plan preparation process.</p>	<p>None.</p>

Submission No. 12 Eastern and Midland Regional Assembly			
Item	Submission Text/Issues Raised	Response	Recommended Updates
A	<p>3.12 SEA, AA and SFRA</p> <p>The Assembly welcomes the preparation of the draft LAP in tandem with the required environmental processes, namely Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA).</p> <p>The SEA Environmental Report sets out an assessment of the environmental effects in combination with the wider planning framework arising from the draft LAP to provide a clear understanding of the likely environmental consequences of decisions arising from the LAP. Regarding mitigation, the draft LAP states that by integrating all related recommendations into the draft LAP, the Council has ensured that both the beneficial environmental effects of implementing the LAP have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset. The draft LAP is also subject to Appropriate Assessment (AA) and a Natura Impact Report (NIR) has been prepared which states that having incorporated mitigation measures into the draft LAP, it has been demonstrated that the draft LAP is not foreseen to give rise to any significant adverse effects to designated European sites, alone or in combination with other plans or projects. This demonstration has been made in view of the conservation objectives of the habitats and/or species, for which these sites have been designated. The Natura Impact Report will, alongside any other inputs from the plan preparation/AA process, inform the Competent Authority when it undertakes the final AA determination at adoption of the LAP. The AA process is ongoing and will inform and be concluded at adoption of the LAP.</p>	<p>Noted.</p> <p>If amendments arise as a result of these submissions they will be considered.</p>	<p>None.</p>

Item	Submission Text/Issues Raised	Response	Recommended Updates
B	<p>Finally, a Strategic Flood Risk Assessment (SFRA) has been undertaken, which aligns with RPO 7.12 of the RSES, alongside the preparation of the draft LAP, the SEA and the NIR. The recommendations from the SFRA are stated to have been integrated into the draft LAP which is welcomed. In keeping with best practice, it is recommended that the local authority take opportunities to enhance biodiversity and amenities, including where flood risk management measures are planned, in line with RPOs 7.14 and 7.15 of the RSES.</p>	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the protection and management of biodiversity, flora and fauna and amenities. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 17 Department of Transport			
Item	Submission Text/Issues Raised	Response	Recommended Updates
A	<p>This submission provides information and suggestions under a number of headings including:</p> <ul style="list-style-type: none"> ▪ Sustainable Mobility ▪ Systems Change in Transport ▪ Air Quality ▪ LA Climate Action Plans ▪ Accessible public transport for All, and especially for Disabled People, Persons with Disabilities, Persons with Reduced Mobility and Older People 	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards sustainable mobility, climate action and air quality protection. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 53 Inland Fisheries Ireland			
Item	Submission Text/Issues Raised	Response	Recommended Updates
A	<p>Chapter 2 Overall vision and Strategy Future Compact Growth of the Settlement “The key parameters for the future physical development of Wicklow Town - Rathnew are based around protection of the environment, sustainability,”</p> <p>Residential Development Strategy for Wicklow Town - Rathnew “To ensure sufficient zoned and serviced land is available at appropriate locations capable of meeting the housing needs of the targeted population of the settlement over the plan period in a sustainable manner.”</p> <p>IFI welcomes the Compact Growth Settlement strategy for the future physical development of Wicklow Town – Rathnew with the key parameters based around protection of the environment which includes the European Sites of the Murrough Wetlands SAC, Murrough SPA and the watercourses within the LAP area.</p> <p>In recognising the physical and infrastructural limitations including water services infrastructure etc, development must be carefully controlled in order to safeguard these legally protected sites.</p>	Noted.	None.
Item	Submission Text/Issues Raised	Response	Recommended Updates
B	<p>“Having regard to the characteristics of these protected sites, it is important to ensure that the lands surrounding these sites are protected from new development and to limit the extension of existing development in this area.”</p> <p>“To ensure that the lands surrounding the European Sites of the Murrough Wetlands SAC and the Murrough SPA are protected from adverse impacts arising from new development and to carefully manage and control the extension of existing development in proximity to</p>	AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA is a focused and detailed impact assessment of the implications of the plan, alone and in combination with other plans and projects, on the integrity of European Sites in view of their conservation objectives. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far.	None.

<p>these areas.”</p> <p>IFI would respectfully recommend that the above referenced strategies are extended to not only include those proposed development areas in close proximity to protected sites but also to lands adjacent to rivers and streams within the LAP area.</p> <p>Development outside of lands immediately surrounding the</p> <p>European sites has equal potential to adversely impact these sites through the connectivity of the rivers and streams which discharge into them, conveying potential pollutants from the drainage and foul infrastructure.</p> <p>Because of the connectivity of the drainage network to rivers and streams and to the protected sites, it is recommended that the LAP recognises the importance for the maintenance of all existing and future drainage infrastructure.</p> <p>IFI are aware that the above referenced strategies, will be difficult to realise in their entirety and in a sustainable manner due to a number of factors, including:</p> <ul style="list-style-type: none"> • Inadequate wastewater infrastructure, in particular the conveyance pipe network and pumping stations currently servicing the needs of the existing built environment both residential and commercial. • Required maintenance of the existing drainage network, including all agreed SuDS measures in the new and existing built environment for which the Local Authority do have limited resources to maintain. • Some of the existing and proposed zoned residential lands within the LAP - RN1 & RN2 will require the installation of sewage pumping stations to facilitate the conveyance of sewage into a network that appears to be already hydraulically overloaded. 	<p>The AA demonstrates that, having incorporated mitigation measures into the Draft Plan, the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects². This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>The quoted plan text relates to specific lands surrounding European sites. Various other provisions within the Draft Plan and associated existing County Development Plan address issues relating to the protection of European sites, the protection of other environmental components including surface and ground waters, and drainage and water services infrastructure.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	
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² Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

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C	<p>IFI are increasingly concerned about the rising frequency of incidents within the sewage network, which have led to surcharging. These surcharging events have resulted the release of harmful substances into the aquatic environment. IFI would contend that while there may be adequate capacity within the Wicklow Town Wastewater Treatment Facility, there is inadequate capacity in the conveyance network, which has the potential to increase the number of overflow events into our rivers.</p> <p>All of the collected wastewater from within the Wicklow, Rathnew, Ashford agglomeration converges to central pumping station on the Murrough where there have been ongoing operational difficulties resulting in numerous complaints to the Local Authority and to the licencing authority, the EPA.</p> <p>It is important to note that Article 5 of the 2009 Surface Water Regulations requires that a public authority, in performance of its functions, shall not undertake those functions in a manner that knowingly causes or allows deterioration in the chemical or ecological status of a body of surface water.</p> <p>The concerns outlined above are challenging for the Local Authority and Uisce Éireann to address, but they must be considered and corrected when identified, to comply with statutory obligations to protect the aquatic environment and to allow for sustainable development to take place.</p> <p>It is recommended that before considering future development within the LAP, Uisce Éireann should confirm that there is sufficient hydraulic capacity within the sewage conveyance network and pumping stations servicing the Wicklow, Rathnew areas, to convey foul waste to the Wastewater Treatment Plant without risk to the aquatic environment.</p> <p>Where it is identified that the wastewater infrastructure</p>	<p>As identified in the SEA Environmental Report that accompanied the Draft Plan on public display, Uisce Éireann is responsible for all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater. Notwithstanding this, the existing Wicklow County Development Plan and the Draft Local Area Plan include various measures relating to the protection of surface and ground waters and the provision of drainage and water services infrastructure.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	None.

	<p>does not have sufficient capacity, the planning authority should be notified to ensure that no additional loading is added to this infrastructure until the necessary upgrades or remediation works have been completed.</p> <p>It is further recommended that the Local Authority conduct an audit of all the drainage assets in their charge, to ensure operational status, maintenance and repair requirements before considering any future development within these areas.</p>		
Item	Submission Text/Issues Raised	Response	Recommended Updates
D	<p>2.10 Built Heritage and Natural Environment</p> <p>The key heritage and environmental factors that have influenced the shape of this plan include:</p> <ul style="list-style-type: none"> • Protection and enhancement (where possible) of European Sites (the Murrough SPA, the Murrough Wetlands SAC, and Wicklow Head SAC), including lands adjacent to and linked to these sites. • Identification of rivers and watercourses and their associated green corridors, and the recognition of same as a 'Green Infrastructure' resource. <p>There are two proposed zonings within the LAP, one of which is RN1- Existing Residential (Ref., SLO2) and the other RN2- New Residential Priority 2 (Ref SLO4), both of which are located in high risk / sensitive areas in respect of environmental receptors.</p> <p>Given the risk of sewage infrastructure failure and potential discharge into waterbodies connected to the "Murrough Wetlands SAC," it would be very difficult to rule out a significant impact on these Special Areas of Conservation (SAC), either alone or in combination with other nearby developments, and for this reason, IFI recommends that the Local Authority should reconsider the designation of SLO4 as potential development lands.</p> <p>WTR95 Where relevant, applications for development must demonstrate that the proposal for development</p>	<p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA is a focused and detailed impact assessment of the implications of the plan, alone and in combination with other plans and projects, on the integrity of European Sites in view of their conservation objectives. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far.</p> <p>The AA demonstrates that, having incorporated mitigation measures into the Draft Plan, the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects³. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>With respect to SLO4 please also refer to response under Submission 144.</p>	<p>Please also refer to update under Submission 144.</p>

	would not, individually or cumulatively, affect a water body's ability to meet its objectives under the Water Framework Directive		
Item	Submission Text/Issues Raised	Response	Recommended Updates
E	<p>CHAPTER 9 INFRASTRUCTURE</p> <p>13.2 Water Services Objectives (Wicklow County Development Plan 2022-2028)</p> <p>IFI wish to highlight the following objectives in relation to Water Quality, Water Supply, Waste Water and Storm & Surface Water Infrastructure as set out in the Wicklow County Development Plan 2022-2028.</p> <p>These objectives are very positive in their aims to protect and improve water quality within both surface and groundwater sources and to protect the aquatic environment and its riparian zones.</p> <p>It also highlights the complexity and interconnections between, wastewater, surface water/drainage and drinking water infrastructure and the need to approach all future development in a joined-up manner, ensuring that all three components have sufficient capacity and are fit for purpose to facilitate sustainable development in the Wicklow Rathnew LAP.</p> <p>IFI are concerned that the current waste water infrastructure in the area does not have capacity to support any further growth within the Wicklow – Rathnew & Ashford area at this time. It is recommended, as previously stated, that an audit of the waste infrastructure within the LAP (to include the Ashford agglomeration, as it is part of the same wastewater infrastructure) be undertaken by the relevant authority, and where issues such as conveyance capacity limitations are identified, remedial actions are undertaken. This will help to ensure sustainable development occurs in accordance with the objectives set out in the County Development Plan (CDP) and LAP.</p> <p>IFI recommends that adequate resources are assigned to maintain and service the drainage network and</p>	<p>As identified in the SEA Environmental Report that accompanied the Draft Plan on public display, Uisce Éireann is responsible for all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater. Notwithstanding this, the existing Wicklow County Development Plan and the Draft Local Area Plan include various measures relating to the protection of surface and ground waters and the provision of drainage and water services infrastructure, including those listed in the submission.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>The inclusion of Plan measures relating to the protection of European sites for particular lands or sites is consistent with the approach advocated by the Department of Housing, Local Government and Heritage in their submission.</p>

	<p>associated infrastructure to protect the aquatic environment and prevent or minimise future flooding events.</p> <p>Submission lists various Water Quality, Water Supply, Waste Water and Storm and Surface Water Infrastructure Objectives from the CDP.</p>		
Item	Submission Text/Issues Raised	Response	Recommended Updates
F	<p>CHAPTER 10 HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE</p> <p>Biodiversity and Natural Heritage There are a number of very positive objectives proposed within this section, and it is important that the Fisheries Service are consulted at as early a stage as possible where development plans are being considered to facilitate these objectives.</p> <p>It is recommended that the following Guidance documents are referenced when considering development strategies and policy.</p> <ul style="list-style-type: none"> ▪ IFI guidelines- "Planning for Watercourses in the Urban Environment" ▪ Department of Housing Local Government and Heritage Strategy and guidance documents <ol style="list-style-type: none"> 1. Nature Based Management of Urban Rainwater and Urban Surface Water Discharges A National Strategy. 2. Rainwater Management Plans Guidance for Local Authorities. There is a zone of influence associated with Greenway's/Blueway's which must be considered and planned for within some of these objectives of the LAP. <p>A wildlife corridor system that protects regional diversity should be at the forefront of the Greenway/Blueway planning processes. Riparian areas play a disproportionately large role in filtering out pollutants and sediment from overland surface runoff, flood defence, maintaining biodiversity and for these reasons</p>	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the protection of surface and ground waters, cooperation with Inland Fisheries Ireland and the provision of green and blue infrastructure. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

	<p>greenways must not impinge on or degrade the riparian zones. In considering wildlife, focus should not be solely on the width of the path of the greenway, consider the wider area it may influence.</p> <p>IFI are aware of incidents of considerable damage to biodiversity resulting from the construction of greenways and amenity walks where there has been an over engineering of the pathways and cycleways in terms of the widths and finishes used, which has resulted in a degradation of the natural environment.</p> <p>Careful consideration should be given at the design stage and a balance should be struck in relation to moving access away from the riparian corridor along rivers and streams and sensitive areas of conservation to provide refuge for the flora and fauna within these areas.</p> <p>IFI is grateful for the opportunity to have these views considered and incorporated as a component of the Draft Wicklow Town - Rathnew Local Area Plan 2025.</p>		
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³ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

Submission No. 111 Land Development Agency		
Submission Text/Issues Raised	Response	Recommended Updates
This submission provides information and suggestions relating to topics including development and regeneration.	If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.	None.

Submission No. 113 Department of the Environment, Climate and Communications		
Submission Text/Issues Raised	Response	Recommended Updates
<p>This submission provides information and suggestions under a number of headings including:</p> <ul style="list-style-type: none"> • Climate Action • Renewable Energy • Offshore Renewable Energy • Built Environment and Heating • Compact Growth and District Heating • Circular Economy and Waste • Telecommunications • Air Quality 	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the achievement of objectives under the headings laid out in the submission. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>
Submission No. 125 Transport Infrastructure Ireland		
Submission Text/Issues Raised	Response	Recommended Updates
<p>This submission provides information and suggestions relating to transport infrastructure.</p>	<p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>
Submission No. 128 Office of Public Works		
Submission Text/Issues Raised	Response	Recommended Updates
<p>This submission provides information and suggestions relating to flood risk management.</p>	<p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 135 National Transport Authority		
Submission Text/Issues Raised	Response	Recommended Updates
<p>This submission provides information and suggestions under a number of headings including:</p> <ul style="list-style-type: none"> • Overview and Policy Context • Local Transport Assessment • Active Travel Proposals • Public Transport Measures • Car Parking • Modal Share Ambitions • Integration of Local Area Plan & Local Transport Assessment 	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the achievement of objectives under the headings laid out in the submission. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. s 2, 6, 7, 9		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Various recommendations and comments in relation to:</p> <p>The protection of the Murrough and the lakes up as far as Kilcoole</p> <ul style="list-style-type: none"> • Coastal erosion protection • The protection of coastal areas, not only The Murrough but Brittas Bay also • Stopping over fishing. 	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards coastal zone management and the protection and management of biodiversity, flora and fauna, including the Murrough and surrounding areas. Neither the designation of marine protected areas nor the regulation of over fishing is within the scope of the Local Area Plan. The Local Area Plan relates to the Wicklow Town and Rathnew area and does not extend to the wider east coast, including Brittas Bay. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 10		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Various requests, including rezoning of OS1.</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct 'land- take' within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 21		
Submission Text/Issues Raised	Response	Recommended Updates
<i>SLO7 Remove portion of new residential zoning. More natural greenspace.</i>	Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.	None.

Submission No. 24		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Community Development, Transport, Biodiversity, Rights of Way –Tinakilly Avenue Protection of Trees along Tinakilly Avenue and Fairy Tree AOS – Need more AOS around Tinakilly as current open space areas flood or are wetlands. Lack of AOS in Rathnew noting level of development. Murrough – LAP lacks protection of this area by constructing high density housing new it, in particular the management of drainage systems new residential areas. According to the Natura Impact Report in support of the AA for the Draft Wicklow Town-Rathnew Local Area Plan 2025, there is a likelihood of significant impact on the SAC and SPA due to the proposed zonings in this draft LAP.</p>	<p>Any flood issues to be considered by the SFRA.</p> <p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility and the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows:</p> <p>“This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the</p>	<p>None.</p>

	<p>Draft Plan will themselves be subject to AA/screening for AA when further details of design and location are known.</p> <p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects⁴. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	
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Submission No. 25		
Submission Text/Issues Raised	Response	Recommended Updates
Construction of Houses of Floodplain and the impact this has had on the environment.	The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the protection and management of the environment. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.	None.

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

Submission No. 28		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Economic Development</p> <p>Generally in support of the general direction of the zoning and phasing in the Draft Local Area Plan.</p> <p>Rational for zoning of employment uses is less clear and doesn't conform to the recently published OPR practice notes.</p> <p>SEA –Monitoring proposed in the SEA is inadequate.</p> <p>Light Pollution – Character of Town and Impact on Environment It would be appropriate to protect the character of the town by including specific guidelines for lighting new developments including along the shoreline which is zoned for significant new development.</p>	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the protection and management of the environment, including provisions relating to lighting.</p> <p>Monitoring measures are proposed by the SEA in compliance with the SEA Directive, transposing Regulations and the Ministerial Guidelines on SEA.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	None.

Submission No. 41		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning Residential Development Knockrobin SLO4 Remove RN2 Zoning from this site for residential amenity and biodiversity reasons.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 45		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Remove RN2 Zoning from this site. Part of the site is prone to flooding. Not enough commuting infrastructure to Dublin to cope with more residential development.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 47		
Submission Text/Issues Raised	Response	Recommended Updates
Rezone employment lands at the Murrough to Tourism.	Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of biodiversity, flora and fauna and the landscape. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.	None.

Submission No. 49		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Opposed to SLO4 on biodiversity grounds, in particular birds and small animals.</p> <p>Could the area not be preserved as a public park or sports facility?</p> <p>Not enough green infrastructure to cope with the level of residential development proposed.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility and the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	None.

Submission No. 51		
Submission Text/Issues Raised	Response	Recommended Updates
Opposed to SLO4 RN2 Zoning.	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility and the protection and management of biodiversity, flora and fauna and the landscape. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	None.

Submission No. 52		
Submission Text/Issues Raised	Response	Recommended Updates
Lands Knockrobin - Change from RN2 to RE.	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility and the protection and management of biodiversity, flora and fauna and the landscape. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	None.

Submission No. 58 (no map seemed to be included)		
Submission Text/Issues Raised	Response	Recommended Updates
<p>2.8ha site Murrough Changing from E1 to OS2. Asked to rezone only 2.8ha and retain 1ha as E1</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct 'land- take' within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 67		
Submission Text/Issues Raised	Response	Recommended Updates
<p>2.8ha site Murrough Changing from E1 to OS2. Asked to rezone only 2.8ha and retain 1ha as E1</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct 'land- take' within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 69		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Farmyard and buildings Knockrobin. Gone from Res Infill to OS2. Requested to revert back</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct 'land- take' within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA</p>	<p>None.</p>

Submission No. 72		
Submission Text/Issues Raised	Response	Recommended Updates
<p>The single train line is at risk of being lost to coastal erosion within a year or two, and there is no double line to extend DART services to the town.</p> <p>Heightened risks of flooding and ecological damage to local rivers, lakes, and the sea.</p>	<p>As identified in the Draft Plan, Irish Rail are undertaking the ECRIPP12 project to protect the coast and rail line from erosion. The primary focus of East Coast Railway Infrastructure Protection Projects (ECRIPP) is to address and implement protection of the existing railway and coastal infrastructure against the further effects of coastal erosion due to climate change in five key areas on the railway line between Dublin and Wicklow. Wicklow Town is in ECRIPP Coastal Cell CCA6.2 - Newcastle to Wicklow Harbour. The project is in Phase 2 - Project Concept, Feasibility and Option Selection.</p> <p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of the environment. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 78		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Knockrobin Farm. Revert site from RN2 back to RE.</p>	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards the protection and management of the environment. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 79		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Need to secure the coast and relocate the railway line. Protect the waterways.</p>	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards coastal zone management and the protection and management of surface and ground waters and biodiversity, flora and fauna.</p> <p>Relocating the railway line is not within the scope of the Local Area Plan.</p> <p>As identified in the Draft Plan, Irish Rail are undertaking the ECRIPP12 project to protect the coast and rail line from erosion. The primary focus of East Coast Railway Infrastructure Protection Projects (ECRIPP) is to address and implement protection of the existing railway and coastal infrastructure against the further effects of coastal erosion due to climate change in five key areas on the railway line between Dublin and Wicklow. Wicklow Town is in ECRIPP Coastal Cell CCA6.2 - Newcastle to Wicklow Harbour. The project is in Phase 2 - Project Concept, Feasibility and Option Selection.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 83		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Infrastructure Delivery/ Transportation</p> <p>Relief road route partly in floodzone. Should upgrade Rocky Road and/or Marlton Road to improve access to the N11</p> <p>Financial constraints and deals with contractors should not override what is best for a community for the long term, just because the relief road plan was set a number of years ago does not mean it cannot change for what makes better sense. Which could be used also in relation to the WTR92 point where the plan provides connecting links as a potential walkway could be designed to link Tinakilly, Broadlough lake and the Murrough.</p> <p>Heritage/Biodiversity/Green Infrastructure/Coastal Erosion/ Tourism Tinkilly Avenue –plans go against the natural environment and biodiversity.</p> <p>Murrough not been protected by the plan (metal transfer station)</p> <p>Tinakilly Avenue destroyed by proposals</p> <p>Flooding Areas below Tinakilly / lower Rathnew are all under flood Zone A&B which classifies them as areas of high risk of flooding. Existing and proposed developments will increase this risk.</p> <p>Specify type of residential build in Rathnew/Tinakilly Area. Replace apartments which have little greenspace with residential houses.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility and the protection and management of biodiversity, flora and fauna and coastal zone management. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 86		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Knockrobin –SLO4</p> <p>Adjust quantum of RN zoning within the 500-meter radius of Train Station and to remove zoning on the land to the east, directly adjacent to the existing low-density housing and Knockrobin farmyard.</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct 'land- take' within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 87		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Flooding - Specifically in Rathnew which will be exacerbated by increased residential development.</p> <p>Rathnew is overzoned –ABP</p> <p>Community and Development- Lack of School places, GP and dental appointments available.</p> <p>Rathnew Village Strategy/Transportation</p> <p>Tinakilly Avenue –destroyed</p> <p>Inner relief road will form at bottleneck at Aldi roundabout Alternatives should be considered –Rocky Road, Marlton Road/Friars Hill.</p> <p>Heritage/Biodiversity Destruction of Tinakilly Avenue and green areas around Rathnew.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards environmental protection and management. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 89		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Heritage/Transportation/Overall strategy and Vision Tinakilly Avenue Right of Way</p> <p>Residential Development Biodiversity Dezone Tinakilly Avenue and surrounding lands and restore to POS.</p> <p>Flooding Flooding has become an issue near the newly proposed development at Tinakilly Demesne.</p> <p>Due diligence is not been carried out with regard to existing floodplains in the Wicklow/Rathnew environs. Photos of flooding from the 17th of September 2023 included.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the sustainable development infrastructure and the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 90		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning SLO4 – Object to new RN2 zoning. Biodiversity Proposed rezoning in SLO4 will destroy wildlife. Flooding Sites proposed for rezoning in SLO4 are constantly muddy and prone to spot flooding after heavy rain.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the coastal zone management, noise management, lighting and the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 91		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning Lands south of Port Access Road –remove part of employment zoning and change to RE. Lands north of the Port Access Road – Proposed zonings means that the RN2 zoning on SLO4 is not feasible and will not be able to fund the other objectives in SLO4. Increase RN2 Zoning. Biodiversity</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan’s zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct ‘land- take’ within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 92		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Rathnew Village Centre Overdeveloped. Heritage / Biodiversity / Heritage Maps Green areas disappearing. No forward thinking.</p>	<p>SEA has been undertaken in compliance with the SEA Directive and transposing Regulations. The findings of the SEA, thus far, were provided in an SEA Environmental Report that was placed on display alongside the Draft Plan. The SEA facilitated the integration of environmental considerations into the Plan, which contributes towards environmental protection and management within the Plan area</p>	

Submission 95		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Infrastructure Delivery/Community and Development</p> <p>Before there are any more houses more infrastructures – transportation. Too many pressures at junction of Hawkstown Road with Wicklow Road.</p> <p>The intention of this plan is to build thousands of more houses with no provision for schools, playing pitches, doctors, running track, internet access, garda station etc.</p> <p>Heritage/Biodiversity</p> <p>Worried that under this plan access to Broadlough via Tinakilly avenue will be denied to locals. This is a traditional right of way to the wetlands and area of conservation.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility and environmental protection and management. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No.97		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Infrastructure Delivery</p> <p>Biodiversity</p> <p>SEA/AA</p> <p>Increase capacity of waste water treatment before any more housing. To have raw sewage running into the port any time there's much rain is unacceptable.</p> <p>Flooding</p> <p>Irresponsible to be building at density close to, or on an area of high flood risk. This would, in theory, put existing structures in harm's way, by removing natural drainage/ soakage avenues. ref: SLO2, land zoning map</p>	<p>As identified in the SEA Environmental Report that accompanied the Draft Plan on public display, Uisce Éireann is responsible for all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater. Notwithstanding this, the existing Wicklow County Development Plan and the Draft Local Area Plan include various measures relating to the protection of surface and ground waters and the provision of drainage and water services infrastructure. Other provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the sustainable provision of infrastructure and environmental protection and management. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA</p>	<p>None.</p>

Submission No. 98		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Heritage / Biodiversity Need to do more to protect our local heritage and biodiversity. Green Infrastructure - Must be welcomed.</p> <p>Flooding So much of Rathnew is on a flood plain Development has put extra pressure on the fragile balance. Many Rathnew households cannot obtain flood cover on their house insurance. SEA/AA</p> <p>Need to really up our game to protect the wonderful nature reserve at Broadlough and Murrough.</p> <p>Need to protect the salmonoid rivers that flow into the Broadlough.</p> <p>Green corridor should be applied around the area to protect it from future development.</p> <p>Other issues The people who the LAP directly affects should have the biggest say ie the local population. The LAP should be fair and intelligently drawn up. Not drawn up to facilitate financial gain by some entities. It's a beautiful place to live. Let's make it a better place to live rather than a worse place to live. Don't follow the money but rather what is best for the community in general.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards environmental protection and management, including that related to ecology at the Murrough and Broadlough and the status of surface waters. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No. 99		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning</p> <p>Residential Development</p> <p>Flooding</p> <p>SEA/AA</p> <p>Biodiversity</p> <p>SLO4 fails to prudently consider the topography and geology of the site – there is no bedrock above sea level across much of the site and the soil is a mix of clay and loam.</p> <p>In the adjacent fields to zone SLO4 there is seasonal flooding. Concerned impacts climate change will have on flooding in coastal areas and near floodplains.</p> <p>Concerns Regarding the erosion of the Murrough and impact on SLO4 in the future.</p> <p>Wise to employ the Sequential Approach and Justification Test to this area SLO4.</p> <p>Urge the local authority to reflect on the mitigation objectives of the flood risk assessment, chiefly CPO14.04 and CPO14.16. Protection of The Murrough Wetlands. EIA may be required before zoning the land.</p> <p>Greenway</p> <p>Zone SLO4 for parkland and allow it to become the gateway to the Greystones to Wicklow Greenway. Preserve for ecological reasons and future generations.</p>	<p>Any flood issues to be considered by the SFRA.</p> <p>SEA has been undertaken in compliance with the SEA Directive and transposing Regulations. The findings of the SEA, thus far, were provided in an SEA Environmental Report that was placed on display alongside the Draft Plan. The SEA facilitated the integration of environmental considerations into the Plan, which contributes towards environmental protection and management within the Plan area. EIA may be required for individual projects under the Plan.</p> <p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows: “This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation</p>	<p>None.</p>

	<p>Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft Plan will themselves be subject to AA/screening for AA when further details of design and location are known.</p> <p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects⁵. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	
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Submission No. 105		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning Waterfront</p> <p>Zone SEA/AA</p> <p>Location - Old radiator site. Welcomed that the content of the Draft LAP generally supports and encourages regeneration of the lands at the Murrough (south of the Port Access Road).</p> <p>Site located in Area 3 – Mixed Use Regeneration Area. Submitted that to make any development viable, a strong quantum of residential must be included.</p> <p>Hotel -Unviable Requested that Objective WTR72 of the LAP be amended. Requested that Objective WTR54 be deleted.</p> <p>Submitted that the LAP should be amended to include A portion of land owned by WCC within Area 3, with an objective for Wicklow County Council to work with landowners/developers to facilitate the provision of this land for public open space and improved pedestrian and cyclist linkages as part of any proposed regeneration.</p>	<p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 109		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning</p> <p>SLO4 – Object to new RN2 zoning.</p> <p>SLO4 should be reconsidered for sports activities.</p> <p>Biodiversity</p> <p>Proposed rezoning in SLO4 will destroy wildlife.</p> <p>Biodiversity</p> <p>Murrough should be protected from further erosion</p> <p>Flooding</p> <p>Sites proposed for rezoning in SLO4 are prone to flooding after heavy rain. Should not build here.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards the protection and management of biodiversity and flora and fauna, including that related to the Murrough. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

⁵ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

Submission No. 110		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Waterfront Zone Strategy -Creating more sports/water activities around Redeveloping the Murrough.</p> <p>Retail /Opportunity Sites - Around the Murrough warehouses, a small shopping centre. A Cinema needed in the town for the kids.</p> <p>Flooding Get the coast stronger with rocks</p> <p>SEA/AA- Very often the water in the harbour is contaminated, that makes swimming impossible in the area</p>	<p>The existing Wicklow County Development Plan and the Draft Local Area Plan include various provisions that will contribute towards coastal zone management and the protection and management of the environment, including surface and groundwaters. Neither the designation of marine protected areas nor the regulation of over fishing is within the scope of the Local Area Plan. The Local Area Plan relates to the Wicklow Town and Rathnew area and does not extend to the wider east coast, including Brittas Bay.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 112		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Environment/Murrough/Flooding Little consideration given to global warming and increase in water levels along the coast by granting houses near these areas.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility, the sustainable provision of infrastructure and the protection and management of the environment. Any proposal for development under the Plan will be required to comply with these provisions. If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	<p>None.</p>

Submission No.118		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning Requested that zoning reverts back to Enterprise and Employment</p>	<p>As detailed in the SEA Environmental Report (Section 8) that was placed on public display alongside the Draft Plan, environmental considerations have been integrated into the Draft Plan's zoning through an interdisciplinary approach. Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built/maritime heritage, landscape, water or ecological sensitivity.</p> <p>The approach to land use zoning contained within the Draft Plan contributes towards the protection of European sites. Development objectives / zoning for lands designated as European sites is not provided for by the Draft Plan, thereby avoiding direct 'land- take' within European sites. Furthermore, where feasible, land directly adjacent to European sites is zoned so as to form a buffer zone, protecting potentially valuable ecological areas including contributing towards maintaining ecological linkage.</p> <p>The approach to land use zoning followed for the Draft Plan remains relevant and it is recommended that the OS zoning objective at any natural/semi- natural lands remains unchanged.</p> <p>Any flood issues to be considered by the SFRA.</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p>	<p>None.</p>

Submission No. 119		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning SLO4: De-zone lands next to Broadlough SAC for housing. Knockrobin Farm</p> <p>SEA/AA: Concerns regarding the impact this zoning will have on the SAC/SPA. Impact on biodiversity and wildlife. Compliance with Habitats directive</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute towards sustainable mobility, the sustainable provision of infrastructure and the protection and management of the environment, including biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows: "This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft Plan will themselves be subject to AA/screening for AA when further details of</p>	<p>None.</p>

	<p>design and location are known.</p> <p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects⁶. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	
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⁶ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

Submission No. 127		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning Flooding SLO4: De-zone lands next to Broadlough SAC for housing. Knockrobin Farm. SEA/AA: Concerns regarding the impact this zoning will have on the SAC/SPA. Impact on biodiversity and wildlife. Compliance with Habitats directive</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute the protection and management of the environment, including biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows:</p> <p>“This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft Plan will themselves be subject to AA/screening for AA when further details of design and location are known.</p>	<p>None.</p>

	<p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects⁷. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA. Any flood issues to be considered by the SFRA.</p>	
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Submission No. 129		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning</p> <p>Flooding</p> <p>SLO4: De-zone lands next to Broadlough SAC for housing. Knockrobin Farm.</p> <p>SEA/AA: Concerns regarding the impact this zoning will have on the SAC/SPA. Impact on biodiversity and wildlife. Compliance with Habitats directive</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute the protection and management of the environment, including biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows:</p> <p>“This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft Plan will themselves be</p>	<p>None.</p>

	<p>subject to AA/screening for AA when further details of design and location are known.</p> <p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects⁸</p> <p>This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	
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⁷ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

⁸ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.

Submission No. 134		
Submission Text/Issues Raised	Response	Recommended Updates
<p>Zoning</p> <p>Flooding</p> <p>SLO4: De-zone lands next to Broadlough SAC for housing, Knockrobin Farm.</p> <p>SEA/AA: Concerns regarding the impact this zoning will have on the SAC/SPA. Impact on biodiversity and wildlife. Compliance with Habitats directive.</p> <p>Biodiversity Zoning–SLO4</p> <p>Increase surface run off from development impacting on SAC/SPA.</p> <p><input type="checkbox"/>Increased risk of flooding. <input type="checkbox"/>Loss of habitat/greenbelt <input type="checkbox"/>SLO4 should be a conservation zone.</p>	<p>Provisions have been integrated into the existing Wicklow County Development Plan and the Draft Local Area Plan that will contribute the protection and management of the environment, including biodiversity, flora and fauna. Any proposal for development under the Plan will be required to comply with these provisions.</p> <p>AA is being undertaken alongside the preparation and adoption of the Local Area Plan, in compliance with the European Habitats Directive. The AA Natura Impact Report that accompanied the Draft Local Area Plan on public display provides the findings of the AA thus far. The AA process is ongoing and will be concluded at adoption of the Local Area Plan.</p> <p>The AA NIR has been prepared in compliance with the European Habitats Directive and is appropriate to this strategic, Local Area Plan-level of decision making.</p> <p>The AA concludes as follows:</p> <p>“This Natura Impact Report demonstrates that, upon the inclusion of suitable mitigation measures, the Draft Plan will not result in any adverse effects to the ecological integrity of any European site.</p> <p>The risks to the safeguarding and integrity of the Qualifying Interests, Special Conservation Interests and Conservation Objectives of the European sites identified have been addressed by the inclusion of mitigation measures into the Draft Plan that will prioritise the avoidance of effects in the first place and mitigate against the identified potential significant effects where these cannot be avoided. In addition, all lower-level plans and projects arising through the implementation of the Draft Plan will themselves be subject to AA/screening for AA when further details of design and location are known.</p>	<p>None.</p>

	<p>In-combination effects from interactions with other plans and projects are considered and the mitigation measures incorporated into the Draft Plan are seen to be robust to ensure that there will be no significant effects as a result of the implementation of the Draft Plan either alone or in-combination with other plans/projects.</p> <p>Having incorporated mitigation measures into the Draft Plan, it has been demonstrated that the Draft Plan is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects⁹. This demonstration has been made in view of the Conservation Objectives of the habitats and/or species, for which these sites have been designated.</p> <p>This Natura Impact Report will, alongside any other inputs from the Plan-preparation/AA process, inform the competent authority when it undertakes the final Appropriate Assessment determination at adoption of the Plan.”</p> <p>If any amendments are proposed to the Draft Plan on foot of this submission, they will be screened for the need to undertake SEA and Stage 2 AA.</p> <p>Any flood issues to be considered by the SFRA.</p>	
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⁹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) Adequate compensatory measures in place.