

**Strategic Environmental Assessment
Screening of the Proposed Amendments to the
Draft Wexford County Development Plan
2013-2019**

November 2012



Determination of whether or not the implementation of the Proposed Amendments to the Draft Wexford County Development Plan would be likely to have significant effects on the environment taking account of Annex II of Directive 2001/42/EC (the SEA Directive) and Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).



Wexford County Council
Planning & Development

SEA Screening Determination of Amendments to the Draft Wexford County Development Plan 2013-2019

Determination of whether or not the implementation of the proposed amendments to the Draft Wexford County Development Plan 2013-2019 would be likely to have significant effects on the environment taking account of Annex II of Directive 2001/42/EC (the SEA Directive) and Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, (as amended).

Having completed the formal “Screening”, it has been determined that a Strategic Environmental Assessment is not necessary for the Amendments to the Draft Wexford County Development Plan 2013-2019. It is considered that the implementation of the material amendments to the Draft Development Plan would not have any likely significant effects on the environment in addition to those already identified in the Environmental Report for the Draft County Development Plan. The proposed amendments mainly seek to strengthen the objectives of the Plan, to maximize potential positive impacts and mitigate potential negative impacts on the environment.

It is therefore considered, having regard to the Planning and Development Act 2000 (as amended) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), that SEA of the proposed amendments is not required.

A Final Environmental Report will accompany the County Development Plan as adopted by the Council. The Final Environmental Report will incorporate the findings of this SEA Screening Report. An SEA Statement will also be prepared and made available to the public following the adoption of the Plan. The Statement will outline how the Environmental report, submissions, observations and consultations have been taken into account during the preparation of the Plan.



Forward Planning Section
Wexford County Council
November 2012



Section 1 – Summary of Proposed Amendments

Volume 1 - Written Statement

A number of amendments are proposed to provide clarity and strengthen the objectives in the Draft Plan. The key amendments are summarised as follows (for full wording and list of amended objectives please refer to Appendix 1):

- Encourage residential development to occur in towns and villages subject to the availability of adequate waste water treatment and drinking water capacity.
- Ensure that extractive industry developments are sited, designed and operated in accordance with best practice guidelines.
- Facilitate the sustainable development of forestry provided that it does not result in significant adverse impacts on natural waters, wildlife habitats, conservation areas or significant visual impacts on the landscape.
- Give consideration to visual impacts on the landscape in the provision of informative signage on tourist routes and accesses to the County.
- Support and facilitate the development of enhanced transport infrastructure at New Ross Port, in addition to Rosslare Europort.
- With regard to the development of national road schemes, adopt a flexible approach where extensions of a limited scale to existing developments are proposed, where development is proposed on the margins of identified corridors, or where development is proposed within corridors that are removed from critical areas, such as crossing points with the existing road network (the overall objective is to generally retain required lands free from development).
- Use an evidence based approach in the assessment of the impacts of development and zoning proposals on the safety, current and future capacity and function of national roads.

A number of new objectives are also proposed and are summarised as follows:

- Local Area Plans and Development Plans shall be screened and/or assessed for Strategic Environmental Assessment (SEA), Appropriate Assessment and Flood Risk.

- Regard will be had to Local Area Plan/Development Plan Guidelines when preparing Local Area Plans and Development Plans.
- The Council will seek to ensure that site security and health and safety is given high priority in extractive industry developments.
- Support and facilitate the development of sustainable agriculture practices.
- Support and facilitate public transport initiatives which reduce reliance on the private car.
- Control signage on and adjoining national roads.
- Require Road Safety Audits for development proposals which require a new access or significant intensification of an existing access onto a national road.
- Provide water treatment facilities and potable water supply in settlements.
- Continue the commitment to water conservation and leakage reduction for drinking water systems and promote awareness of water conservation measures and techniques.
- Facilitate the provision of adequate wastewater services to serve the existing and future needs of the populations of towns, villages and settlements and ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner.
- Raise awareness of the need to reverse fossil fuel dependency and mitigate the effects of climate change.
- Promote the development of coastal routes as tourism attractions and local amenities in co-operation with statutory and relevant organisations.
- Engage with Coillte in the investigation of the suitability of developing off-road cycling trails provided that they do not negatively impact on residential amenity, landscape, heritage or the environment.

Other proposed amendments to the Written Statement include:

- An update of CSO figures in Section 2.
- Amendment to rural housing section to allow, in principle, housing for people with exceptional health and/or family circumstances building permanent residences for their own use in the Coastal Zone/NHA rural area type.
- Amendment to rural housing section to confirm that the policies on accesses to national roads apply to all developments, including dwellings.

- Identification of additional key tourist attractions in Table No. 16.
- An update of road schemes and reference to the new Guidelines for Planning Authorities on Spatial Planning and National Roads in Section 8.
- An update of the list of Seveso sites in Table 23.
- Reference to rising oil prices in Section 11.2.
- Reference to Guidelines for a Sustainable Energy Community (SEAI, 2011) in Section 11.3.
- Amendments to the development management standards relating to extractive industry, retail development, advertising signs and structures, car parking and enforcement.

The proposed amendments mainly seek to strengthen the objectives of the Plan, to maximise potential impacts and mitigate potential negative impacts on the environment. Many of the proposed amendments are not material but seek to provide clarity to points or objectives in the Draft Plan. A number of the amendments are proposed to take account of national guidelines which were published since the preparation of the Draft Plan.

Volume 2 – Record of Protected Structures

Following consideration of submissions and observations, it is proposed not to add 41 of the structures identified in the Draft Plan as “Structures proposed for addition to the Record of Protected Structures”. The main reasons for not adding these structures relate to the number and extent of alterations carried out and/or the deterioration in structural condition of the structures or parts thereof.

Volume 3 – Landscape Character Assessment

It is proposed to include Lacken Hill as a Landscape of Greater Sensitivity. The inclusion of Lacken Hill, which is identified as having historical and visual significance, will have positive impacts on the environment.

Volume 4 – Retail Strategy

It is proposed to amend the Retail Strategy to include population allocations to the retail catchments.

Volume 5 – Wind Energy Strategy

It is proposed to reduce the target from 300 MW to 255 MW. Following consideration of the submissions, it was considered that the area identified as Acceptable in Principle and Open for Consideration for wind farm development could not accommodate the additional megawatts (99 megawatts or approximately 33 turbines) proposed in the Draft Plan in the short-term without the potential for negative impacts on the landscape.

The preferred option, as set out in the Draft Wind Energy Strategy, is to consolidate wind energy development in a single area of the County. It is not considered appropriate to extend the ‘Acceptable in Principle’ and ‘Open for Consideration’ areas due to wind speed, housing density, landscape sensitivity and the potential for cumulative visual impacts. However, it is considered reasonable to reduce the target to 255 MW which would reduce the number of additional turbines in this area to approximately 18. The 255 MW target will enable County Wexford to generate the equivalent of 70% of its electricity needs from wind energy by 2019¹ and significantly exceed its proportional share of the national RES-E target.

The reduced target does not affect the renewable energy objectives in the Draft Plan which support the development of a Green County and the development of Sustainable Energy Zones, the preparation of a Renewable Energy Strategy and the development of other forms of renewable energy including bioenergy, tidal, solar and hydro energy. The development of renewable energy sources will have positive impacts on the environment.

Other amendments to the Draft Wind Energy Strategy include:

- Amending text in Table 4 regarding repowering and extension of wind farms in the ‘Not Normally Permissible’ zone. The purpose of this amendment is to clarify that applications for repowering or extension of existing or permitted wind farms will be considered on a case-by-case basis and will be subject to development management standards. When assessing planning applications for extensions against the development management standards, the Planning

¹ Based on SEAI’s Energy Forecasts for Ireland to 2020: 2010 Report and utilising a capacity factor of 30%.

Authority will have particular regard to the reasons why the area was identified as 'Not Normally Permissible' in Section 4.2.

- Inserting an additional development management standard which requires noise to be measured in accordance with the most up-to-date ISO standards for noise measurement or other best practice standards, as appropriate.
- Amending the development management standard in relation to Landscape Impact Assessment so that viewshed reference points include the most prominent views of the proposed development from the closest town or villages, surrounding roads and elevated points.

Volume 6 – Joint Housing Strategy

Minor amendments are proposed to further emphasis the Council's commitment that accessibility is integral to housing policy and to correct some of the figures shown in the Draft Strategy.

Volume 7 – Strategic Flood Risk Assessment

Maps are updated to include a small number of areas which were omitted in the Draft Plan.

Volume 8 – Environmental Report

A number of amendments to the Environmental Report are proposed. The amendments, which will be addressed in the Final Environmental Report, include:

- Additional information to be inserted in the Non Technical Summary.
- Maps of proposed roads, existing and permitted wind farms and other services such as grid and broadband networks, where available, to be included in the material assets baseline section.
- Environmental objectives W1 and W2 to be merged and wording amended.
- A more detailed description of the assessment of the plan alternatives against the Strategic Environmental Objectives (SEOs) to be included in order to clearly demonstrate the justification of the selection of the preferred alternative.
- Mitigation measures to be linked to the relevant likely significant effects.

- Details such as frequency of monitoring, the department which will be responsible for collating data and the threshold levels at which corrective action will be taken to be included in the Monitoring Programme.
- Targets (B1, MA1 and L1) and indicators (MA1 and L1) to be amended to more measurable targets and indicators.

Volume 9 – Appropriate Assessment

The proposed amendments to the Draft Plan have been screened for Appropriate Assessment in accordance with the requirements of Section 177V of the Planning and Development Act 2000 (as amended). The Screening Report concludes that there are no elements of the material amendments that could either directly or indirectly, on their own or in combination, have a significant effect on the integrity of a Natura 2000 site. The Screening Report will form an Addendum to the Appropriate Assessment Screening Report contained in the Draft Plan.

Section 2 - Assessment of Environmental Effects

This section identifies the likely significant environmental effects of the Manager's Recommendations to the Draft Wexford County Development Plan 2013-2019 which were put before the Elected Members of Wexford County Council at a special meeting on the 12th November 2012. This report refers to the Manager's Recommendations as agreed at the meeting of the 12th November 2012 and the minutes thereof.

In deciding whether the proposed amendments are likely to have significant environmental effects, those amendments must be assessed against a set of criteria listed in Annex II of the SEA Directive/Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended). The assessment is provided below.

1.1 THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:

1.1.1 The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources.

The Draft Plan provides a sustainable spatial development strategy to guide the location of new development over the plan period and provides a framework for future investment in physical and social infrastructure. The proposed amendments to the Draft Plan will not significantly affect the proposed development framework other than to maximise potential positive impacts and mitigate potential negative impacts on the environment. No projects are facilitated in the proposed amendments in addition to those identified in the Draft Plan.

1.1.2 The degree to which the plan influences other plans, including those in a hierarchy.

The County Development Plan is the 'parent' plan and any Local Area Plans must be consistent with its policies and objectives.

The County Development Plan must be consistent with national and regional plans and guidelines such as the National Spatial Strategy 2002-2020, National Planning Guidelines issued under S.28 of the Planning and Development Acts 2000 (as amended), the Regional Planning Guidelines for the South-East Region 2010-2022 and the South-Eastern River Basin Management Plan 2009-2015. The Draft Plan and the proposed amendments are consistent with these higher tier plans and guidelines.

1.1.3 The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.

Sustainable development is highlighted as one of the underlying themes in the Draft Plan. Key considerations which underpin sustainable development are the conservation of natural resources, protection of the natural environment, environmentally friendly patterns of development, energy efficiency and high quality design.

The Draft Plan includes a sustainable settlement and transport strategy. It seeks to mitigate and adapt to the impacts of climate change and includes objectives which promote the development of renewable energy and energy efficiency as well as measures to reduce anthropogenic greenhouse gas emissions. It also includes objectives for the protection of water and air quality and seeks to minimise the level of flood risk to people, businesses and the environment.

The proposed amendments seek to strengthen the principles of sustainable development by:

- Strengthening objectives on renewable energy.
- Ensuring that residential development in towns and villages is subject to availability of adequate waste water treatment and drinking water capacity.
- Facilitating the sustainable development of forestry.
- Facilitating the development of sustainable agriculture practices.
- Supporting and facilitating public transport initiatives which reduce reliance on the private car.

- Promotion of water conservation measures and leakage reduction for drinking water systems.
- Raising awareness of the need to reverse fossil fuel dependency and mitigate the effects of climate change.

1.1.4 Environmental problems relevant to the plan.

The proposed amendments do not result in any environmental problems in addition to those identified in the Environmental Report for the Draft County Development Plan.

1.1.5 The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

The Draft Plan and the proposed amendments seek to comply with EU Directives and European Conventions in relation to Water, Air Quality, Noise, Waste, Major Accidents, Flooding, Climate Change, Habitats, SEA, Environmental Impact Assessment (EIA), Conservation, Landscape and Soil and the associated regulations which transposed these Directives/Conventions into Irish Law.

1.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

1.2.1 The probability, duration, frequency and reversibility of the effects.

The likely significant effects of implementing the Draft Plan have been determined in Section 7 of the Environmental Report. The proposed amendments will not have any likely significant effects in addition to those already identified in the Environmental Report nor will they have any significant impact on the probability, duration, frequency or reversibility of those effects already identified in the Report.

1.2.2 The cumulative nature of the effects.

No plans or projects are facilitated in the proposed amendments in addition to those identified in the Draft Plan. Therefore no additional cumulative impacts are identified.

1.2.3 The transboundary nature of the effects.

No plans or projects are facilitated in the proposed amendments in addition to those identified in the Draft Plan. Therefore no additional transboundary effects are identified.

1.2.4 The risks to human health or the environment (e.g. due to accidents).

No risks to human health or the environment due to accidents have been identified from the proposed amendments.

The list of Seveso sites has been updated in the proposed amendments. There are now four designated sites in the County (three upper and one lower tier). The Draft Plan includes objectives to control the siting and modification of Seveso sites as well as development in the vicinity of such sites for the purposes of reducing the risk or limiting the consequences of a major accident.

Schedule 8 of the Planning and Development Regulations 2001 (as amended) provides a list of development categories and the distances from Seveso establishments within which such development categories will not be permitted.

1.2.5 The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).

The proposed amendments do not alter the geographical area or size of population to be affected by the Plan.

1.2.6 The value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

The proposed amendments will not significantly affect the archaeological heritage of the area or the designated sites within the zone of influence of the Plan.

In addition to SEA screening, the proposed amendments have been screened for Appropriate Assessment. An Appropriate Assessment Screening Report has been prepared which concludes that there are no elements of the material amendments that could either directly or indirectly, on their own or in combination, have a

significant effect on the integrity of a Natura 2000 site.

It is proposed not to add 41 of the structures identified in the Draft Plan as “Structures proposed for addition to the Record of Protected Structures”. The main reasons for not adding these structures relate to the number and extent of alterations carried out to the structures which may have affected their intrinsic character and/or the deterioration in structural condition of the structures or parts thereof. No significant impacts on architectural heritage are envisaged as a result of not adding these structures to the Record.

(b) exceeded environmental quality standards or limit values

The objectives in the Draft Plan and the proposed amendments seek to reduce the overall impact of future development on existing habitats, species and environmentally sensitive locations.

(c) intensive land use

There will be no intensification of land use as a result of the proposed amendments.

1.2.7 The effects on areas or landscapes which have a recognised national, European Union or international protection status.

Appropriate measures are included in the Draft Plan and the Environmental Report to ensure that there are no adverse impacts from development on national or European designated sites. Any plan or project considered under the County Development Plan which is likely to give rise to significant adverse effects on the integrity of any Natura 2000 site, having regard to its conservation objectives, shall be subject to the findings of an Appropriate Assessment in compliance with Article 6 of the Habitats Directive. The proposed amendments do not affect this requirement and will not result in effects on areas or landscapes which have a recognised national, European Union or international protection status.

Section 3 - Conclusions

It is not anticipated that the proposed amendments will have any likely significant effects on the environment in addition to those identified in the Environmental Report for the Draft County Development Plan. The proposed amendments mainly seek to strengthen the objectives of the Plan, to maximise potential positive impacts and mitigate potential negative impacts on the environment.

Appendix 1 of this Report includes a matrix outlining the proposed amendments to the objectives in the Draft Plan and the likely significant effects on the SEOs in the Environmental Report. Where potential conflict with SEOs is identified, mitigation measures are necessary. No further mitigation measures have been identified in addition to those already included in the Environmental Report for the Draft Plan.

It is therefore considered, having regard to the Planning and Development Act 2000 (as amended) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), that SEA of the proposed amendments is not required.

A Final Environmental Report will accompany the County Development Plan as adopted by the Council. The Final Environmental Report will incorporate the findings of this SEA Screening Report. An SEA Statement will also be prepared and made available to the public following the adoption of the Plan. The Statement will outline how the Environmental report, submissions, observations and consultations have been taken into account during the preparation of the Plan.

Appendix 1

Likely Significant Effects of Amendments to the Draft Plan

This appendix provides an evaluation of the proposed amendments against the SEOs contained in Section 5 of the Environmental Report of the Draft Plan. The assessment is provided in a matrix format. The matrix should be read in conjunction with Table 24 – Strategic Environmental Objectives and Table 28 – Assessment Matrix of County Development Plan Objectives contained in the Environmental Report. If the Draft Plan is adopted with the proposed amendments, Table 28 will be updated in the Final Environmental Report to include the amendments below.

Each new/amended objective was evaluated against the criteria below. The criterion considers whether or not the objectives are likely to improve, conflict or have neutral interactions with the SEOs.

Criteria for Appraising the Effect of the Plan Objectives on SEOs					
Likely to improve status of SEOs	No likely interaction with status of SEOs	Neutral interaction with status of SEOs	Uncertain interaction with status of SEOs	Potential conflict with status of SEOs likely to be mitigated	Probable Conflict with status of SEOs unlikely to be mitigated
A	B	C	D	E	F

Amendment of Table 28 'Assessment Matrix of County Development Plan Objectives'

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
	A	B	C	D	E	F
Chapter 3 Core Strategy: Section 3.4 Settlement Strategy						
New Objective: <u>All Local Area Plans and Development Plans shall be screened and/or assessed in accordance with the requirements of the SEA and Habitats Directives and the Planning System and Flood Risk Management Guidelines (DEHLG and OPW, 2009).</u>	B1, B2, B3, B4, W1, W2, W3, AC3	S2,S3, S4, AC1, AC2, C1, L1	PH1, PH2, S1, MA1, MA2			
New Objective: <u>To have regard to the Local Area Plan–Draft Guidelines for Planning Authorities (DECLG, 2012) and companion manual and any updated version of these guidelines when preparing local area plans.</u>			All SEOs			
New Objective: <u>To have regard to the Development Plan–Guidelines for Planning Authorities (DEHLG, 2007) and any updated version of these guidelines when preparing development plans and variations of development plans.</u>			All SEOs			

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>Amend Objective SS08: To encourage new residential development to occur in the Hub in accordance with the Core Strategy and Settlement Strategy and subject to normal planning and environmental criteria, <u>including the availability of adequate waste water treatment capacity and drinking water capacity, and the development management standards contained in Chapter 18.</u></p> <p>Amend Objective SS11: To encourage new residential development to occur in the Larger Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria, <u>including the availability of adequate waste water treatment capacity and drinking water capacity</u>, and the development management standards contained in Chapter 18.</p> <p>Amend Objective SS14: To encourage new residential development to occur in the District Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria, <u>including the availability of adequate waste water treatment capacity and drinking water capacity</u>, and the development management standards contained in Chapter 18.</p>	<p>PH1, S2, AC1, MA1</p>	<p>S3</p>	<p>AC2, MA2, L1 B1, B2, B3, B4, PH2, S1, W1, W2, W3,</p>		<p>S4, AC3, C1</p>	
<p>Amend Objective SS11: To encourage new residential development to occur in the Larger Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria, <u>including the availability of adequate waste water treatment capacity and drinking water capacity</u>, and the development management standards contained in Chapter 18.</p>	<p>PH1, S2, AC1, MA1</p>	<p>S3</p>	<p>AC2, MA2, L1 B1, B2, B3, B4, PH2, S1, W1, W2, W3,</p>		<p>S4, AC3, C1</p>	
<p>Amend Objective SS14: To encourage new residential development to occur in the District Towns in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria, <u>including the availability of adequate waste water treatment capacity and drinking water capacity</u>, and the development management standards contained in Chapter 18.</p>	<p>PH1, S2, AC1, MA1</p>	<p>S3</p>	<p>AC2, MA2, L1 B1, B2, B3, B4, PH2, S1, W1, W2, W3,</p>		<p>S4, AC3, C1</p>	

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>Amend Objective SS19:</p> <p>To ensure new residential development in the Strong Villages is in accordance with the Core Strategy and Settlement Strategy and subject to compliance with normal planning and environmental criteria, <u>including the availability of adequate waste water treatment capacity and drinking water capacity</u>, and the development management standards contained in Chapter 18.</p>	<p>PH1, S2, AC1, MA1</p>	<p>S3</p>	<p>AC2, MA2, L1 B1, B2, B3, B4, PH2, S1, W1, W2, W3,</p>		<p>S4, AC3, C1</p>	
Chapter 6: Employment, Economy and Enterprise						
<p>Amend Objective ED09:</p> <p>To prohibit quarrying<u>extractive industry development</u> which could significantly impact on the areas designated as being of European <u>and National</u> importance (such as <u>SACs</u>, <u>cSACs</u>, <u>and SPAs</u>, <u>NHAs</u> <u>and pNHAs</u>) where significant detrimental impacts cannot be satisfactorily mitigated, even if significant aggregate resources are identified in such areas by the GSI. A strict precautionary approach will be taken where designated sites will be affected.</p>	<p>S4, B1, B2, B3, B4, PH1, PH2, AC1, C1, L1</p>	<p>S3, S2, AC2, MA1, MA2</p>	<p>S1, W1, W2, W3, AC3</p>			
<p>Amend Objective ED10:</p> <p>Extractive industry sites can themselves create important new habitats, and further to the key objective of this Plan to protect and enhance the County's unique natural heritage and biodiversity, while promoting and developing its cultural, educational and eco-tourism</p>	<p>B1, B2, B3, B4, S1, S2, PH2, L1</p>	<p>S3, W3, AC1, AC2, AC3, MA1, MA2</p>	<p>PH1, S4, W1, W2, C1</p>			

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>potential in a sustainable manner, the Council will require that the operators of all proposed quarry <u>extractive industry developments</u> maximise the bio-diversity potential of their site by including proposals which promote bio-diversity throughout the working life and restoration of the quarry in their application.</p> <p>Amend Objective ED11:</p> <p><i>To ensure that permitted extractive industry developments are in accordance with the guidelines on Environmental Management in the Extractive Industry (EPA, 2006), the Wildlife, Habitats and the Extractive Industry (Notice Nature/Irish Concrete Federation / NPWS 2010) and the Environmental Code (ICF, 2006).</i></p> <p><u>To ensure that extractive industry developments are sited, designed and operated in accordance with best practice.</u></p> <p><u>Cognisance should be paid to the following guideline documents (as may be superseded and/or updated) which are of particular relevance:</u></p> <ul style="list-style-type: none"> - <u>Environmental Management in the Extractive Industry (EPA, 2006);</u> - <u>Quarries and Ancillary Activities: Guidelines for Planning Authorities (DEHLG, 2004);</u> - <u>Wildlife, Habitats and the Extractive Industry (Notice Nature/ Irish Concrete Federation / NPWS 2010);</u> 	<p>B1, B2, B3, B4, S1, S2, PH2, L1</p>	<p>S3, W3, AC1, AC2, AC3, MA1, MA2</p>	<p>PH1, S4, W1, W2, C1</p>			

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<ul style="list-style-type: none"> - <u>The Environmental Code (ICF, 2006);</u> - <u>Geological Heritage Guidelines for the Extractive Industry (ICF and GSI, 2008);</u> - <u>Archaeological Code of Practice (ICF and DEHLG, 2009)</u> <p>Amend Objective ED12:</p> <p>To ensure facilities for the manufacture of concrete and tarmac, where applicable, are located within existing quarries, to take advantage of a convenient supply of materials, subject to such facilities being appropriately sited, on-going management and controls over the generation of emissions, the access and local roads network being acceptable for the traffic generated and compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</p> <p><u>To ensure facilities for the manufacture of concrete and tarmac, where applicable, are located within existing extractive industry sites, to take advantage of a convenient supply of materials, subject to:</u></p> <ul style="list-style-type: none"> - <u>such facilities being appropriately sited having regard to visual amenities;</u> - <u>such facilities being subject to on-going management and controls over the generation of emissions;</u> - <u>the access and local roads network being acceptable for</u> 		<p>B4, S2, S3, MA1, MA2</p>	<p>PH1, S4, AC2</p>		<p>B1, B2, B3, PH2, S1, W1, W2, W3, AC1, AC3, C1, L1</p>	

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p><u>the traffic generated;</u></p> <ul style="list-style-type: none"> - <u>compliance with normal planning and environmental criteria and the development management standards in Chapter 18.</u> <p>Amend Objective ED13: To consider the use of worked out sites for the deposit and recycling of inert waste material, subject to complying with the necessary environmental and traffic safeguards, particularly when such proposals result in the creation and protection of habitats and subject to compliance with the development management standards contained in Chapter 18.</p> <p>Delete Objective ED15: To facilitate the use of the worked-out parts of extractive industry sites for other purposes such as concrete and tarmac manufacture and the deposit of inert waste material, provided that such activity can take place without generating adverse traffic and other adverse impacts (which cannot be adequately mitigated through sensitive siting and design and on-going compliance with planning conditions) and subject to compliance with normal planning and environmental criteria and the development standards contained in Chapter 18.</p>	<p>B1, S2, S3</p>	<p>AC2, MA1, MA2</p> <p>All SEOs</p>	<p>PH1, PH2, S4, W3, AC1, AC3, C1</p>		<p>B2, B4, S1, W1, W2, L1</p>	

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>New objective: <u>To seek to ensure that site security and health and safety is given high priority through the imposition and enforcement of conditions with regard to site security and warning signs. The Council will also report apparent dangerous situations or practices to the appropriate authorities.</u></p> <p>New objective: <u>To facilitate and support the development of sustainable agriculture practices and facilities within the County subject to complying with normal planning and environmental criteria and the development management standards in Chapter 18.</u></p> <p>Amend Objective ED21: To facilitate the sustainable development of forestry in Wexford provided that it is in harmony with the surrounding landscape, that no undue injury is <u>that no significant adverse impacts are</u> caused to natural waters, wildlife habitats, or conservation areas <u>and that it does not have a significant adverse visual impact on the local landscape</u> and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</p>		<p>All SEOs</p> <p>S3, AC1, AC2, MA1, MA2</p> <p>S3, AC1, AC2, MA1, MA2</p>	<p>PH1, S2, L1</p> <p>PH1, S2, L1</p>		<p>B1, B2, B3, B4, PH2, S1, S4, W1, W2, W3, AC3, C1</p> <p>B1, B2, B3, B4, PH2, S1, S4, W1, W2, W3, AC3, C1</p>	

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>Amend Objective ED33:</p> <p>To have regard to the findings of the capacity assessment contained in the County Retail Strategy in assessing planning applications. However when considering any individual planning proposal in any town the applicant will be required to demonstrate in the Retail Impact Assessment that the floor space is appropriate having regard to the quantum of floor space required in that town. The Retail Impact Assessment shall take account of the particular population of the catchment, extant permissions and their likelihood of being implemented and vacancies in the individual towns. Information with regard to extant permissions can be provided by the Council. The quantitative need for the quantum of floor space will not be the only deciding factor; the Council will also consider whether any given planning application will be better located sequentially than permitted developments or whether it would be required for qualitative reasons such as strengthening the County's retail profile profile.</p>	<p>PH1, PH2, S2</p>	<p>B1, B2, B3, B4, L1</p>	<p>S1, S3, S4, W1, W2, W3, AC1, AC2, AC3, MA1, MA2, C1</p>			
<p>Chapter 7: Tourism</p>						
<p>Amend Objective TM07:</p> <p>To maintain and improve tourist routes, accesses to the County and infrastructure through the provision of attractive, useful, informative signage methods with consideration of visual impacts on the</p>	<p>PH1, MA2</p>	<p>S3, PH2, AC2</p>			<p>B1, B2, B3, B4, S1, S2, S4,</p>	

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p><u>landscape</u>, and by carrying out environmental improvements along tourist routes subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</p> <p>Amend Objective TM27:</p> <p>To consider the development <u>and the extension of existing of resorts and amenities</u> outside of settlements where it is demonstrated that the development is dependent on an existing local resource or a unique site characteristic or where an overriding need is demonstrated, subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</p>	PH1, MA2	S3			W1, W2, W3, AC1, AC3, MA1, C1, L1 B1, B2, B3, B4, PH2, S1, S2, S4, W1, W2, W3, AC1, AC2, AC3, MA1, C1, L1	
Chapter 8: Transportation						
<p>Amend Objective T04:</p> <p>To support and facilitate proposals, including infrastructure developments, which enhance the quality, frequency and speed of existing train and bus public transport services in <u>and to/from the county</u> and to support and facilitate the provision of new services, such as on the Rosslare Europort – Waterford and New Ross– Waterford railway lines.</p>	PH1, PH2, AC1, AC2, MA2	S3	S2, MA1		B1, B2, B3, B4, S1, S4, W1, W2, W3, AC3, C1, L1	

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>New objective: <u>To support and facilitate public transport initiatives which reduce reliance on the private car for tourist and recreational journeys within the county.</u></p> <p>Amend Objective T10: To support and facilitate the development of enhanced transport infrastructure at Rosslare Europort and <u>New Ross Port</u> including the development of rail freight handling facilities, the development of facilities to handle more load-on load-off cargo, and the development of facilities to enable usage of <u>Rosslare Europort</u> by more container ships subject to compliance with normal planning and environmental criteria, the development management standards in Chapter 18 of the Plan, and any other relevant Plans and guidance documents.</p> <p>Amend Objective T11: To support the development of port related services and industries on lands adjacent to the ports of Rosslare Europort and New Ross, <u>subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.</u></p>	<p>PH1, PH2, AC1, AC2, MA2</p> <p>PH2, AC1, MA2</p> <p>S2, AC1</p>	<p>S2, S3</p> <p>S3</p> <p>S3</p>	<p>B1, B2, B3, B4, S1, S4, MA1, W1, W2, W3, AC3, C1, L1</p> <p>AC2, MA1</p> <p>AC2, MA1, MA2</p>		<p>B1, B2, B3, B4, PH1, S1, S2, S4, W1, W2, W3, AC3, C1, L1</p> <p>B1, B2, B3, B4, PH1, PH2, S1, S4, W1, W2, W3, AC3, C1, L1</p>	

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<p>Delete Objective T12:</p> <p>To support and facilitate the development of enhanced transport infrastructure at Rosslare Europort and New Ross Port subject to compliance with normal planning and environmental criteria, the development management standards contained in Chapter 18 and other relevant Plans and guidance documents.</p> <p>Amend Objective T18:</p> <p>To facilitate and enable the development of national road schemes having regard to the Guidelines for Planning Authorities on Spatial Planning and National Roads (NRA <u>DEHLG</u>, 2012), <u>NRA Circular 16/2011</u> and consultations with the National Roads Authority on each proposal. The Council will:</p> <ul style="list-style-type: none"> • Generally retain required lands free from development; • Require that adjacent development of sensitive uses such as housing, schools and nursing homes, are compatible with the construction and long-term operation of the road; • Ensure that development objectives, including the zoning of land, do not compromise the route selection process; • <u>Adopt a more flexible approach where extensions of a limited scale to existing development are proposed, and where developments are proposed on the margins of</u> 	<p>MA2, PH1</p>	<p>All SEOs</p> <p>S3, S2, MA1</p>	<p>W1, W2, AC2</p>		<p>B1, B2, B3, B4, PH2, S1, S4, W3, AC1, AC3, C1, L1</p>	

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<p><u>identified corridors and at locations within corridors that are removed from critical areas such crossing points with the existing road network (national and non-national) and tie-in points between existing and planned roads.</u></p> <p>Amend Objective T19: <u>To prevent inappropriate development, land uses and zoning proposals on lands adjacent to existing national roads and national roads junctions particularly outside of settlements in order to allow for the possible future upgrade of these roads and junctions.</u></p> <p><u>To use an evidence based approach in the assessment of the impacts of development and zoning proposals on safety, the current and future capacity, and function of national roads and to prevent inappropriate development, land uses and zoning proposals on lands adjacent to existing national roads, which would adversely affect the safety, current and future capacity and function of national roads, having regard to possible future upgrades of the national roads and junctions.</u></p> <p>Amend Objective T20: To restrict all new and intensified use of existing access/egress points to the national road network, except in the following exceptional circumstances:</p>	PH1	S3, MA1	All Other SEOs			
<p>Amend Objective T20: To restrict all new and intensified use of existing access/egress points to the national road network, except in the following exceptional circumstances:</p>	PH1	S3, MA1	All Other SEOs			

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<p><u>Speed limit of more than 60kph</u></p> <p>On non-motorway stretches of the national roads network, for the following exceptional types of development will be considered:</p> <ol style="list-style-type: none"> 1. Developments of national and regional strategic importance which by their nature are most appropriately located outside of urban areas, and where the locations concerned have specific characteristics that make them particularly suitable for the development proposed, subject to the development also meeting the following detailed criteria: <ul style="list-style-type: none"> • The relevance and appropriateness of proposed development in supporting the aims and objectives of the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022 • The requirements of other planning guidelines issued under Section 28 of the Act including the Retail Planning Guidelines (2012), which include a general presumption against large retail centres being located adjacent or close to existing, new or planned national roads, including motorways • The nature of proposed development and the volume 						

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<p>of traffic to be generated by it, any implications for the safety, capacity and efficient operation of national roads</p> <ul style="list-style-type: none"> • Any plans for future upgrades of national roads and other transport • Infrastructure/services • The suitability of the location compared to alternative locations • The suitability of the pattern of existing development in the area • Satisfactory details of the proposed demand management measures • Acceptable funding and delivery proposals for any road improvements required • The precedent that could be created for cumulative development in the area and the potential implications for the national road network. <p>2. Developments relating to existing established large enterprises and employers on the national road network such as at Irish Country Meats (N11), Slaney Meats (N80), and Glanbia Clonroche (N30) which are identified on Map No.</p>						

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p>X. For this type of development, new₁ or intensified use of existing₁ access/egress points onto the national road network will only be permitted where it has been demonstrated that <u>the development is compliant with proper planning and sustainable development</u>, that there is no alternative access/egress point available and that <u>the envisaged usage</u> the access/egress point will not give rise to public safety hazards or obstruction of other national road users.</p> <p>3. Developments relating to significant enterprises and employers, existing and proposed, on lands zoned for such uses in the environs of Rosslare-Harbour, Wexford, Enniscorthy and New Ross. For this type of development, new₁ or intensified use of existing₁ access/egress points onto the national road network will only be permitted where it has been demonstrated that <u>the development is compliant with proper planning and sustainable development</u>, that there is no alternative access/egress point available and <u>that the envisaged usage of the</u> access/egress point will not give rise to public safety hazards or obstruction of other national road users. <u>The Council will review the speed limits in areas where existing employers or zoned land exists with the intention of reducing, where appropriate, the speed</u></p>						

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<p><u>limits and subject to the appropriate statutory process.</u></p> <p>4. <u>Development for other purposes on sites where there is existing development (for example at St Senan's Hospital and the quarries at Brownswood, Enniscorthy), and on existing zoned land (for example at the south eastern edge of Buncloody). Development will be considered where it has been demonstrated that the development is compliant with proper planning and sustainable development, that there is no alternative access/egress point available and that the envisaged usage of the access/egress point will not give rise to public safety hazards or obstruction of other national road users.</u></p> <p><u>Speed limit between 50-60kph:</u></p> <p>A limited level of access in these transition zones may be permitted which facilitates orderly urban development and which would not lead to a proliferation of such entrances, leading to a diminution in the role of these transitional zones. The Council will have regard to the nature of proposed development and the volume of traffic to be generated by it and implications for the safety, capacity and efficient operation of the national road. <u>A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010), shall</u></p>						

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p><u>be submitted for development proposals which require a new access or significant intensification of an existing access.</u></p> <p><u>Access within 50kmh zone</u></p> <p>Accesses will normally be permitted subject to assessment of normal road safety, traffic management and design criteria. <u>A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010), shall be submitted for development proposals which require a new access or significant intensification of an existing access.</u></p> <p>New objective:</p> <p><u>To control the signage on and adjoining national roads in accordance with the Guidelines for Planning Authorities on Spatial Planning and National Roads (DECLG) and the National Roads Authority's policy statement on the Provision of Tourist and Leisure Signage on National Roads (March 2011) and any updated versions of these documents.</u></p>	L1	S3, MA1	All Other SEOs			
<p>Chapter 9: Infrastructure</p> <p>New objective:</p> <p>a) <u>To provide water treatment facilities in accordance with statutory obligations as set out by EU and National</u></p>	B1, B2, B3, PH1, PH2, S1,	B4, S2, S3, W3, AC1, AC2, AC3,	S4			

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<p><u>policy:</u></p> <p>b) <u>To facilitate future development while protecting the environment.</u></p> <p>c) <u>To maintain and provide adequate potable water supply in settlements to the extent that finances permit, having regard to the requirement to align water services investment with the settlement strategy and areas where serious deficiencies are evident;</u></p> <p>d) <u>To facilitate Wexford County Council's Water Services Investment Programme and Water Services Assessment of Needs to provide sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in accordance with the priorities as set out in the settlement hierarchy.</u></p> <p>New objective: <u>To continue the commitment to water conservation and leakage reduction for drinking water systems within the County area, and promote awareness of water conservation measures and techniques.</u></p> <p>New objective: a) <u>To facilitate the provision and improvement of adequate wastewater services in order to serve the existing and</u></p>	<p>W1, W2, MA1, MA2,</p> <p>W1, MA2</p> <p>B1, B2, B3, PH1, PH2, S1,</p>	<p>C1, L1</p> <p>All other SEOs</p> <p>B4, S2, S3, W3, AC1, AC2, AC3,</p>	<p>S4</p>			

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
<p><u>future needs of the populations of towns, villages and settlements as identified in the settlement hierarchy and Core Strategy and as determined by the Water Services Assessment of Needs and as finances permit and in accordance with the Water Framework Directive 2000 and the EU Urban Wastewater Directive and Habitats Directive;</u></p> <p>b) <u>To develop, where necessary, and in line with the Core Strategy and Settlement Strategy, additional capacity of existing treatment plants to meet the requirements of future development proposals;</u></p> <p>c) <u>To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation.</u></p>	<p>W1, W2, MA1, MA2,</p>	<p>C1, L1</p>				
Chapter 10: Environmental Management						
<p>Amend Objective WQ01: To protect existing and potential water resources for the County, in accordance with the EU Water Framework Directive (2000/60/EC), Bathing Water Directive (2006/7/EC) the South-East River Basin Management Plan 2009-2015 and any updated version, the Pollution</p>	<p>W1, W2, B1, B2, B3, B4, PH2, MA2</p>	<p>S2, S3, S4, AC1, AC2, AC3, MA1, C1, L1</p>	<p>W3, PH1, S1</p>			

Development Plan Objectives & Policy	Likely to improve	No likely interaction	Neutral interaction	Uncertain interaction	Potential conflict likely to be mitigated*	Probable Conflict unlikely to be mitigated
Reduction Programmes for designated shellfish waters, the provisions of Groundwater Protection Scheme for the County any other protection plans for water supply sources, <u>with an aim to improving all water quality.</u>						
Chapter 11: Energy						
New objective: <u>To raise awareness of the need to reverse fossil fuel dependency, to mitigate the effects of peak oil and reduce carbon emissions, to mitigate the effects of climate change.</u>	PH1, PH2, AC1, AC2,	All other SEOs				
Amend Objective EN08: To support the development of Sustainable Energy Zones initially at Johnstown Castle, Drinagh and Rosslare Europort with other zones to follow throughout the County in accordance with <u>Guidelines for a Sustainable Energy Community (SEAL, 2011)</u> and the Council's document Job Creation from the Generation and Utilisation of Energy from Renewable Energy Resources (Wexford County Council, 2010).	AC2		All other SEOs			
Chapter 13: Coastal Zone Management						
Amend Objective CZM25: To maintain and upgrade facilities in coastal areas through the provision of appropriate support facilities such as car parking, <u>coach parking</u> , cycle parking, public toilets and refuse disposal facilities,	PH1, MA2	S3	AC1, AC2		B1, B2, B3, B4, PH2, S1, S2, S4, W1,	

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<p>subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</p> <p>New objective: <u>To support and promote the development of coastal routes as tourism attractions and local amenities, in co-operation with statutory and relevant organisations, for recreational activities including walking, cycling, pony trekking, whale/dolphin watching and bird-watching. These routes should provide links to other activities and facilities where feasible and practicable and are subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</u></p>	PH1, MA2	S3	AC1, AC2		W2, W3, AC3, MA1, C1, L1 B1, B2, B3, B4, PH2, S1, S2, S4, W1, W2, W3, AC3, MA1, C1, L1	
Chapter 14: Heritage						
Amend Objective GI02:						
<p>To develop and implement a Green infrastructure Strategy for the County within the lifetime of the plan in consultation with adjoining Local Authorities, key stakeholders and the public, subject to compliance with Articles 6 and 10 of the Habitats Directive. The Strategy will integrate policies and objectives under a number of</p>	B1, B2, B3		All other SEOs			

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<p>headings including; natural heritage, parks and open spaces, built heritage and archaeology, water management, flooding and climate change allowing for a strategic approach to green space planning in the County.</p>						
<p>Chapter 15: Recreation, Sport and Public Rights of Way</p> <p>Amend Objective RS25:</p> <p>To facilitate the development of disused railways for amenity purposes, <u>including the development of walkways, cycleways or bridleways</u>, provided that the use does not interfere with the re-opening of lines <u>and</u> subject to normal planning and environmental criteria and the development management standards contained in Chapter 18.</p>	<p>PH1, MA2</p>	<p>S3, S2, AC2, MA1</p>	<p>PH2, S1, S4, W1, W2, W3, AC1, AC3, C1, L1</p>		<p>B1, B2, B3, B4</p>	
<p>New objective:</p> <p><u>To engage with Coillte in the investigation of the suitability of developing off-road cycling trails at Forth Mountain, Bree Hill and Deerpark/Kilbrinish in accordance with Coillte’s Off-Road Cycling Strategy (2012), provided that they do not negatively impact on residential amenity, landscape, heritage or the environment and subject to compliance with normal planning and environmental criteria and the development management standards contained in Chapter 18.</u></p>	<p>PH1, MA2</p>	<p>S3, S2, AC2, MA1</p>	<p>PH2, S1, S4, W1, W2, W3, AC1, AC3, C1, L1</p>		<p>B1, B2, B3, B4</p>	

* No further mitigation measures are identified in addition to those included in the Environmental Report.