

SEA STATEMENT

FOR

VARIATION No. 1 TO THE **WEXFORD COUNTY DEVELOPMENT PLAN** **2022-2028**

for: Wexford County Council



by: CAAS Ltd.



AUGUST 2026

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Section 1 Introduction

1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for Variation No. 1 to the Wexford County Development Plan 2022-2028.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive has been transposed into Irish Law, transposed into Irish Law through Regulations including the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended, and the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004), as amended.

1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Variation.

This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Variation;
- b) how the following have been taken into account during the preparation of the Variation:
 - the environmental report,
 - submissions and observations made to the planning authority on the Variation and Environmental Report, and
 - any transboundary consultations with other European Union Member State (these are not relevant to this SEA).
- c) the reasons for choosing the Variation in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Variation.

1.3 Implications of SEA for the Variation

SEA has been undertaken on the Variation and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Proposed Variation on public display. The Environmental Report was updated in order to take account of changes to the original Proposed Variation that were made on foot of submissions.

Wexford County Council have been provided with the findings of SEA output during their consideration of the Variation and before the Variation was made.

Section 2 How Environmental Considerations were integrated into the Variation

2.1 Overview

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Strategic work undertaken by the Council to ensure evidence-based planning;
7. Integration of environmental considerations into the existing County Development Plan; and
8. Integration of environmental considerations into the Variation.

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes.

2.2 Consultations

As environmental authorities identified under the Planning and Development (SEA) Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made: Environmental Protection Agency, Department of Climate, Energy and the Environment, Department of Housing, Local Government and Heritage, Department of Agriculture, Food and the Marine, Kilkenny County Council, Wicklow County Council, Carlow County Council and Waterford City and County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Proposed Variation and/or the SEA Environmental Report while they were on public display (see Section 3.3).

2.3 Communication of environmental sensitivities throughout the SEA process

Environmental considerations were integrated into the Variation before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Variation included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

2.4 Appropriate Assessment

Appropriate Assessment (AA) Screening and Stage 2 AA have been undertaken alongside the Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The conclusion of the AA is that the Variation will not affect the integrity of any European Site, alone or in combination with other plans or projects.¹ The preparation of the Variation, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

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, or variation to the Plan, to proceed; and (c) adequate compensatory measures in place.

2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed the provisions of the Variation.

2.6 Consideration of Alternatives

Consideration of the environmental effects arising from a variety of different alternatives for the Variation (see Section 4) has contributed towards the protection and management of the environment.

2.7 Integration of environmental considerations into the existing County Development Plan

Various individual provisions relating to environmental protection and management have been integrated into the existing, already in force, Wexford County Development Plan. Table 2.1 links key mitigation measure(s) to the likely significant effects of implementing the Variation, if unmitigated. The effects are consistent with those identified by the SEA for the Wexford County Development Plan 2022-2028. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example. In addition, all lower-tier plans and projects arising from the varied Development Plan will be required to comply with relevant environmental legislation and assessment requirements, ensuring that any potential adverse effects are avoided, reduced or mitigated as appropriate. Both the planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes.

2.8 Integration of environmental considerations into the Variation

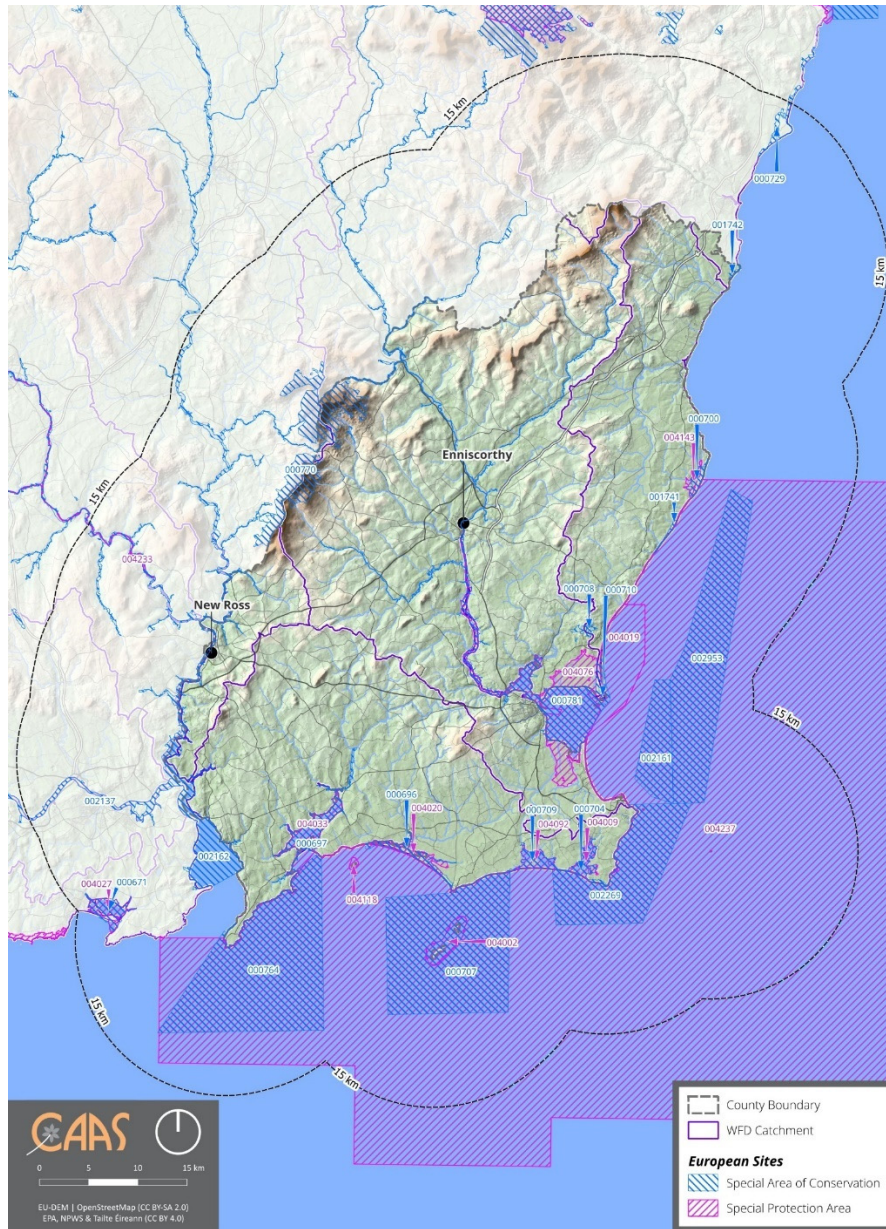
The land use zoning and objectives provided for by the Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised NPF, Southern RSES and existing Wexford County Development Plan.

Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the Variation. In addition, land use zoning contained within the Variation has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk.

Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services. Objectives have been included for both Enniscorthy and New Ross that seek to ensure that the relevant infrastructure identified in the Serviced Land Assessment (to be included as Appendix 2 to Volume 3) is provided in advance or in tandem with new residential development.

Various provisions have been integrated into the text of the Variation through the Variation-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes.

Table 2.1 links key mitigation measure(s) to the likely significant effects of implementing the Variation, if unmitigated.



European Sites within and within 15 km buffer of County Wexford

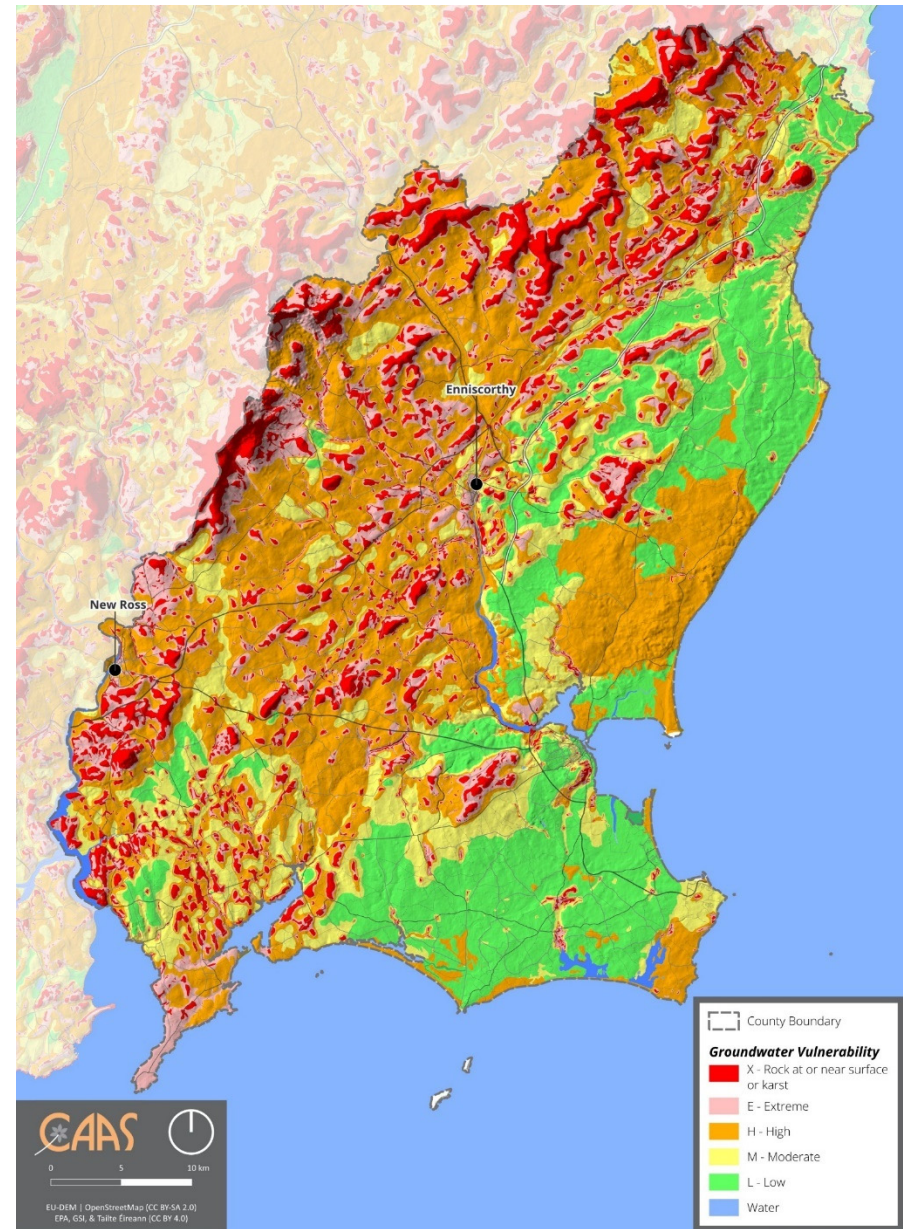


NHA and pNHAs within and within 15 km buffer of County Wexford

Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)



WFD Surface and Ground Waterbodies Status (2019-2024)



WFD Groundwater Vulnerability

Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)



Archaeological Heritage

Landscape Sensitivity

Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)

Table 2.1 Integration of Environmental Considerations into the existing County Development Plan and the Variation

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
Biodiversity and flora and fauna	Arising from both construction and operation of development and associated infrastructure: - Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; - Habitat loss, fragmentation and deterioration, including patch size and edge effects; and - Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.	Objective E23 Maximise the potential of the River Slaney for tourism and recreational purposes by improving public access to the river, including and extending the provision of a linear parks (in conjunction with the relevant statutory authorities) and subject to appropriate environmental and ecological assessments. Objective E24 To ensure that where, as part of the planning process, an assessment of the potential impacts to European sites is required, consideration is given to the potential impact of an increase in visitor pressures to European sites that may result from the implementation of housing projects, and any associated active travel infrastructure such as cycleways, blue ways or greenways. Where likely significant impacts on European site(s) due to visitor pressures are identified, a visitor management plan will be development for the proposed project, which also takes into account cumulative pressures from existing visitor levels to the relevant European site(s). Objective E05 To ensure an integrated approach is taken to the development of this site. The following shall be submitted with any application for the development of the site for mixed uses: - A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. - A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. - A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy (if appropriate). - A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. - An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. - A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. - A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective NRT05 To ensure an integrated approach is taken to any significant redevelopment of this site and to ensure it positively addresses the South-East Greenway. The following shall be submitted with any application for the significant redevelopment of the site for mixed uses: - A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. - A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for	Objective EM02 To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, will not have a significant effect on a European sites, or where such a development proposal is likely or might have such a significant effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation. Objective EM04 To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and/or proposed plans or projects, will not have a significant effect on a European, or where such a plan is likely or might have such a significant effect (either alone or in combination), Wexford County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will Wexford County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation. Objective NH02 To protect and enhance the rich qualities of our natural heritage in a manner that is appropriate to its significance. Objective NH03 To promote biodiversity protection, restoration and habitat connectivity both within protected areas and in the landscape through promoting the integration of green infrastructure and ecosystem services, including landscape, heritage and biodiversity and management of invasive and alien species in the plan making and development management processes. NH04 To protect the integrity of sites designated for their habitat and species importance and prohibit development which would damage or threaten the integrity of these sites. Such sites include Special Areas of Conservation (SACs) and candidate SACs, Special Protection Areas (SPAs), Natural Heritage Areas (NHAs) and proposed NHAs, Nature Reserves, Refuges for Fauna and RAMSAR sites. To protect protected species wherever they occur. Objective NH11 To protect trees or groups of trees and woodlands of particular amenity and nature conservation value and make tree preservation orders where appropriate. Objective NH14 To work with local communities, groups, landowners, National Parks and Wildlife Service and other relevant parties to identify, protect, manage and, where appropriate, enhance and promote sites of local biodiversity value. Objective NH16 To support the conservation, sustainable management and restoration of marine ecosystems in any existing or future Marine Protected Area which may be designated during the lifetime of the Plan. Objective NH17 To support any targeted programmes or projects which will be required to improve and restore the status of the large sedimentary lagoons of Wexford. Objective NH18 To provide support for communities in the application of EU funded programmes such as the Roseate Tern Recovery Project, the Blackstairs Farming Futures (BFF) Sustainable farming project and other LIFE and European Innovation Partnership programmes which aim to achieve the objectives of the Habitats and Birds Directives. Objective NH19 To implement the requirements of EU Regulations 1143/2014 on the Prevention and Management of the Introduction and Spread of Invasive Alien Species and Regulation 49 and 50 of the EU (Birds and Natural Habitats) Regulations 2011(S.I. No. 477/2011), as amended. Objective NH22 To promote best practice in the control of invasive species and support measures for the prevention and/or eradication of invasive species as appropriate and as

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
		residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy. • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. • A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective NRT30 To ensure that where, as part of the planning process, an assessment of the potential impacts to European sites is required, consideration is given to the potential impact of an increase in visitor pressures to European sites that may result from the implementation of housing projects, and any associated active travel infrastructure such as cycleways, blue ways or greenways. Where likely significant impacts on European site(s) due to visitor pressures are identified, a visitor management plan will be development for the proposed project, which also takes into account cumulative pressures from existing visitor levels to the relevant European site(s).	opportunities and resources allow. Objective EL02 To ensure that external lighting and lighting schemes are designed so that light spillage is minimised thereby protecting the amenities of nearby properties and wildlife, including protected species. Objective GI02 To identify, protect, enhance and manage Green Infrastructure in all Local Area Plans in an integrated and coherent manner. This will include the mapping of existing and proposed green infrastructure and connections at a suitable scale. Objective GI09 To promote the re-opening of existing culverts to daylight streams as part of a wider biodiversity restoration plan. This will require a multi-stakeholder approach including the OPW, Inland Fisheries, LAWPRO and NPWS. Consent, if necessary, should be obtained from OPW to make these amendments of under the Arterial Drainage Scheme. Objective CZM02 To prepare a County Coastal Strategy, which will be subject to Strategic Environmental Assessment and compliance with the Habitats Directive, to provide the framework to sustainably manage our coastal areas, in particular, those areas at risk of coastal erosion and coastal flooding, and to have regard to the Strategy when preparing land use plans and assessing planning applications. Objective CZM45 To maintain, conserve and restore marine ecosystems in existing and future designated Marine Protected Areas in order to achieve or maintain good environmental status of the maritime area. Objective CS26 To promote the protection, restoration and enhancement of biodiversity and green infrastructure in all settlements and in the open countryside.
Population and human health	• Potential adverse effects arising from flood events. • Potential interactions if effects arising from environmental vectors.	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Variation to provisions under Section 10.9 Major Accidents Directive. Objective NRT24 To consult with the Health and Safety Authority for all development within the consultation zone for Nitrofert Ltd, Major Accidents site and have regard to the technical land use advice provided and to control development in the vicinity of the site to ensure the prevention of major accidents limiting the consequences for human health and the environment of such accidents Objective NRT25 In the assessment of planning applications and in local authority own works the Council will, in respect of modifications to existing establishments, new establishments and development in the vicinity of establishments: • consult with and have regard to the technical land use planning advice (TLUP) of the Health and Safety Authority. The Council will have regard to the consultation distances (CD) and any updated versions of these zones issued by the HSA. • have regard to the HSA's Guidance on Technical Land-use Planning Advice for Planning Authorities and COMAH Establishments Operators (Version 2 Updated February 2023) • restrict new Major Accident Sites to low risk locations. There will be a presumption against their development in proximity to housing, sensitive commercial uses and workplaces, areas of regular and substantial public congregation/use, designated sites, areas of environmental sensitivity and adjacent to environmental vectors including flood zones. • assess societal and environmental risk as part as part of development management processes • attach to the grant of planning permission for planning applications for warehouses or similar industrial buildings, a condition to exclude the use/storage of chemicals which would come under the Major Accidents Directive (unless it is expressly permitted by a planning application).	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Objective CS02 To ensure that new residential development in all settlements complies with the population and housing allocation targets and the principles set out in the Core Strategy and Settlement Development Strategy, in so far as practicable. Objective CS03 To ensure that sufficient zoned lands are available to satisfy the planned population and housing growth in those settlements over the lifetime of the Plan. Objective CS08 To prepare Local Transport Plans for the Key Towns and Large Towns which focus on the development of town bus networks, rail services, the development of inter-model transport hubs, improvements to cycling and walking infrastructure and rural transport services into towns and seek investments for the sustainable transport measures set out in these plans. Objective CS16 To strengthen the viability of our rural towns and villages and to support the retention of essential rural services such as post offices, shops and medical facilities. Objective CS23 To work with public infrastructure providers such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in the designated Large Villages and Small Villages in the county subject to compliance with normal planning and environmental criteria and the proper planning and sustainable development of the county. Objective SH01 To ensure that new residential developments contribute to and represent sustainable neighbourhoods which are inclusive and responsive to the physical or cultural needs of those who use them, are well-located relative to the social, community, commercial and administrative services and are integrated with the community within which they will be located. Objective SH18 To implement and monitor the objectives in the County Wexford Housing Strategy 2021- 2027 and Housing Need Demand Assessment in accordance with the requirements of the Planning and Development Act, 2000 (as amended) and any relevant guidelines published. Objective ED06 To work with infrastructure providers to ensure that economic development land and employment related uses are effectively serviced by all infrastructures and that new and existing uses are accessible by sustainable transport modes. Objective ED44 To support the development of remote working hubs in settlements. Objective EM03 To ensure that proposed plans and programmes comply with the requirements

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			of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed into Irish law under national legislation. Objective EM05 To implement the provisions of EU and National legislation and other relevant legislative requirements on protecting and improving surface and ground water quality, air quality and climate, and on reducing adverse noise and light nuisance, as appropriate and in conjunction with all relevant stakeholders in the interests of the protection of the environment, public health and the sustainable development of the county. Objective TV02 To promote a healthy County by improving physical and social environments to create vibrant, accessible, healthy and sustainable places to live work and relax. Objective IS05 To provide water treatment facilities to safeguard public health. Objective SC01 To facilitate the development of healthy sustainable communities where people can live, work and enjoy access to a wide range of community, health and educational facilities suitable for all ages, needs and abilities. Objective SC06 To support the entitlement of all members of the community to enjoy a high quality living environment and to support local communities, the Health Authorities and other bodies involved in the provision of facilities for groups with specific design/ planning needs. Objective ROS01 To support the implementation of the National Sports Plan 2018-2027, Get Ireland Active the National Physical Activity Plan for Ireland 2015-2020, Sport Ireland Policy on Sport and Physical Activity in the Outdoors, the Wexford Healthy County Plan 2022-2022, the Wexford Local Economic and Community Plan 2016-2021 and the Sports Active Wexford Strategic Plan 2017-2022 and any updated version of these plans as a means of promoting physical activity and active living in order to enhance health, wellbeing and social inclusion subject to the objectives of the County Development Plan. Objective ROS08 To support investment in the on-going maintenance and enhancement of existing public open space facilities, and support the provision of new public parks, green space corridors, pollinator projects, native planting and wild areas and rewilding projects and other public open spaces in tandem with planned population growth to create green, biodiversity rich and healthy settlements throughout the county. Objective ROS21 To ensure that a range of play opportunities will be available for all children, particularly children who are marginalised, disadvantaged or who have special needs. Objective ROS37 To facilitate sustainable outdoor recreation in the form of walking and cycling at appropriate locations in the county and maximise the recreational and tourist potential of walking and cycling routes subject to compliance with the Habitats Directive, the protection of natural heritage, the character of rural areas, the amenities of host communities and normal planning and environmental criteria. Provisions under Section 10.9 Major Accidents Directive
Soil	- Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. - Potential for riverbank erosion.	Also refer to measures under other environmental components including Water. Objective NRT26 Ensure the completion of the required future assessments of the Historic Landfill site at Marshmeadows including monitoring for gas and leachate emissions. The site shall maintain its open character and no buildings will be permitted on the site. Objective NRT27 To require an assessment of the suitability and stability of the land identified on Map 9 for any future development prior to any development being permitted on the site. The assessment shall be carried out by a suitably qualified person and shall be submitted with the planning application. Objective NRT28 Maximise the potential of the River Barrow for tourism and recreational purposes by improving public access to the river, including and extending the provision of a linear park (in conjunction with the relevant statutory authorities) and subject to appropriate environmental and ecological assessments.	Also refer to measures under other environmental components including Water. Objective HL02 To implement remediation plans for the identified historic landfills in the county. Objective ED111 To ensure that applications for horticulture related development include adequate measures to mitigate impacts on soil water contamination, adopt sustainable practices in terms of soil and peat use and the use and management of pesticides and insecticides and adopt sustainable practices for the sustainable management of water from roofs by incorporating sustainable drainage systems and retention areas within the developments. Objective NH06 To recognise the importance of recommended Geological Natural Heritage Areas, proposed Natural Heritage Areas and County Geological Sites and protect the character and integrity of these sites where appropriate. The Council will consult Geological Survey Ireland where a development is proposed that may impact on geological sites. Objective NH07 To have regard to any particular management or sensitivity, contained within the individual site reports within The Geological Heritage of County Wexford: An audit of County Geological Sites in County Wexford 2018, in the assessment of planning applications located within Natural Heritage Areas, proposed Natural Heritage Areas and County Geological Sites. Objective EM01 To ensure that proposed projects/developments comply with the requirements of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as

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			amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct, indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM05 To implement the provisions of EU and National legislation and other relevant legislative requirements on protecting and improving surface and ground water quality, air quality and climate, and on reducing adverse noise and light nuisance, as appropriate and in conjunction with all relevant stakeholders in the interests of the protection of the environment, public health and the sustainable development of the county.
Water	- Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. - Increase in flood risk and associated effects associated with flood events.	Also refer to measures under other environmental components including Soil and Material Assets. Various Flood Risk Management provisions Objective E19 To ensure riparian buffer zones are provided on the lands zoned Natural Amenity and/or Open Space and Amenity along watercourses in the plan area, and to require, where deemed necessary, that additional lands be set aside for riparian buffer zones. The width of the required riparian zones will be dependent on the width and characteristics of the watercourse and the nature of the site and will be determined having regard to the requirements of the 'Planning for Watercourses in the Urban Environment' (Inlands Fisheries Ireland 2020) and any updated version of these guidelines. Objective E20 To ensure that development briefs, design statements and masterplans and planning applications identify existing watercourses, ditches and rainfall conveyance routes and ensure that they are maintained and incorporated into design proposals. The application shall include detailed proposals to provide for an appropriate riparian zones having regard to the requirements of the 'Planning for Watercourses in the Urban Environment' (Inlands Fisheries Ireland 2020) and any updated version of these guidelines. Development proposals shall fully incorporate nature-based solutions to rainwater management which maximize benefits to biodiversity and amenity. Objective NRT22 To ensure riparian buffer zones are provided on the lands zoned Natural Amenity and/or Open Space and Amenity along watercourses in the plan area, and to require, where deemed necessary, that additional lands be set aside for riparian buffer zones. The width of the required riparian zones will be dependent on the width and characteristics of the watercourse and the nature of the site and will be determined having regard to the requirements of the 'Planning for Watercourses in the Urban Environment' (Inlands Fisheries Ireland 2020) and any updated version of these guidelines. Objective NRT23 To ensure that development briefs, design statements and masterplans and planning applications identify existing watercourses, ditches and rainfall conveyance routes and ensure that they are maintained and incorporated into design proposals. The application shall include detailed proposals to provide for an appropriate riparian zones having regard to the requirements of the 'Planning for Watercourses in the Urban Environment' (Inlands Fisheries Ireland 2020) and any updated version of these guidelines. Development proposals shall fully incorporate nature-based solutions to rainwater management which maximize benefits to biodiversity and amenity. Objective E21: The Planning Authority will ensure through the development management process that no development takes place which will interfere with the implementation of the flood relief scheme. Objective NRT35: To prepare a flood risk register for all constructed flood	Also refer to measures under other environmental components including Soil and Material Assets. Objective WS01 To work with all stakeholders to protect existing and potential water resources for the county and to reduce the level of treatment required in the production of drinking water, in accordance with the EU Water Framework Directive (2000/60/EC), the National River Basin Management Plan for Ireland 2018-2021 and any updated version, the Pollution Reduction Programmes for designated shellfish waters, the National Biodiversity Plan 2017-2021, the provisions of the county Groundwater Protection Scheme and any other protection plans including the National Water Resources Plan and Drinking Water Protection Plans, for water supply resources. Objective WM11 To protect and maintain the excellent quality of 'High' status water bodies and to raise awareness and provide support for land owners in these areas under the Blue Dot Catchment Programme established by the National River Basin Management Plan 2018-2021. 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 National River Basin Management Plan 2018-2021 and any updated version, the Pollution Reduction Programmes for designated shellfish waters, the provisions of a Groundwater Protection Scheme for the county and any other protection plans for water supply sources, with an aim to improving all water quality. Objective WQ02 To promote compliance with the European Communities (Surface Waters) Regulations 2009 and the European Communities (Groundwater) Regulations 2010 and any other relevant legislations. Objective WQ04 To work with the Local Authority Waters Programme and other relevant State agencies to develop and implement the River Basin Management Plan 2018-2021 and any future river basin management plan subject to compliance with the Habitats Directive. Objective WQ05 To strive to achieve and maintain at least 'Good' status except where more stringent obligations are required, and no deterioration of status for all water bodies including protected areas, under the Marine Strategy Framework and its programme of measures, the Water Framework Directive and the Basin Management Plan. Objective WQ07 To screen planning applications according to their Water Framework Directive status and have regard to their status and objectives to achieve 'good' status or protect and improve 'high or good status'. Objective WQ12 To protect and enhance heavily modified water bodies and artificial water bodies in order to achieve good ecological potential and good chemical status for those water bodies and to progressively reduce pollution from priority substances and cease or phase out emissions, discharges and losses of priority hazardous substances into surface waters. Objective IS01 To ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment. Objective WW01 To require that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance and subject to complying with the provisions and objectives of the EU Water Framework Directive, the National River Basin Management Plan 2018-2021 and any updated version during the lifetime of the Plan, the Pollution Reduction Programmes for Shellfish Waters, Urban Wastewater Water Directive and the Habitats Directive.

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
		relief schemes. The register will provide details of the defences, standard of protection and the body responsible for the maintenance of those elements. It shall specify which scheme elements of the defended areas for the flood relief scheme in New Ross have an allowance for climate change already. Objective E22: No new or infill highly vulnerable development shall be permitted within Flood Zone A or B prior to the completion of the Flood Relief Scheme. Objective NRT36: To ensure that development proposals take account of, and do not interfere with, the maintenance requirements of the flood relief schemes.	Objective FRM02 To implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the Wexford County Development Plan. Objective EM01 To ensure that proposed projects/developments comply with the requirements of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM03 To ensure that proposed plans and programmes comply with the requirements of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed into Irish law under national legislation. Objective EM05 To implement the provisions of EU and National legislation and other relevant legislative requirements on protecting and improving surface and ground water quality, air quality and climate, and on reducing adverse noise and light nuisance, as appropriate and in conjunction with all relevant stakeholders in the interests of the protection of the environment, public health and the sustainable development of the county.
Air and Climatic Factors	• Potential conflict between development under the Variation and aiming to reduce carbon emissions in line with local, national and European environmental objectives. • Potential conflicts between transport emissions, including those from cars, and air quality. • Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. • Potential conflicts with climate adaptation measures including those relating to flood risk management.	Objective E07 To support the implementation of active travel measures and promote the development of new linkages which improve permeability by walking and cycling. Objective E08 To secure the provision in tandem with new developments, or provide subject to available resources, the new Arterial and Link roads at the locations indicated on Map 7. These link roads shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the road category profiles set out in Section 6.1 of Volume 2 Development Management Manual. Objective E09 To facilitate the provision of a new road bridge and the replacement of the existing Seamus Rafter bridge with a new pedestrian bridge as indicated on Map 7, subject to Appropriate Assessment. Objective E10 To carry out, or require in tandem with new development, the road upgrades at the locations indicated on Map 7. Objective E11 To provide junction improvements at the locations indicated on Map 7. Objective E12 To upgrade the R744 and R772 approach roads at Clonhaston and Blackstoops as indicated on Map 7 to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines. The roads shall be redesigned as arterial routes as shown in Figure 6-1 in Volume 2 Development Management Manual in so far as possible. The design shall ensure that speed is controlled and shall include active travel measures and public transport infrastructure. Objective E13 To secure the provision in tandem with new developments, or provide subject to available resources, footpaths at the locations indicated on Map 7. Objective E14 To review the requirement for new lighting at the locations indicated on Map 7 and, where appropriate, secure the provision in tandem with new	Also refer to the overall approach to compact development and sustainability provided by the Plan. Objective TS01 To implement the principles and objectives of the Design Manual for Urban Roads and Street (Department of Transport, Tourism and Sport, Department of the Environment Community and Local Government, 2013 and 2019) and the Spatial Planning and National Roads, Guidelines for Planning Authorities (Department of Environment, Community and Local Government, 2012) and the National Sustainable Mobility Policy 2022 and the other guidance listed in Section 8.3 above and any updated version of these documents. Objective TS02 To minimise the generation of greenhouse gases by the transport sector using the avoid-shift-improve principle and by effectively integrating land use and transport planning through • The Core and Settlement Strategy of the Plan; • Implementation of the 10 Minute Town concept; • Prioritising the development of lands within or contiguous to the existing urban areas, which are, or will be, most accessible by walking, cycling and public; • Directing larger scale trip intensive developments, such as offices and retail, into central locations which are highly accessible by sustainable transport modes; and • Consolidating and intensifying residential and employment development in a manner which renders it serviceable by public transport and ensures that it is highly accessible by walking, cycling and public transport. Objective TS05 To develop and support the development of enhanced multimodal transport infrastructure and services, including rail, on the Eastern Economic Corridor, which runs from Belfast to Rosslare Europort via Dublin, Gorey, Enniscorthy and Wexford Town and has strong links to the Southern Region and the Atlantic Economic Corridor via New Ross. Objective TS09 To seek to achieve a modal shift from greenhouse gas generating vehicles to sustainable modes in accordance with the targets in Table 8-1 to 8-10. These targets will be further developed in the local area plans and local transport plans for Wexford, Gorey, Enniscorthy and New Ross towns. The Council will monitor and review these targets over the lifetime of the County Development Plan. Objective TS21 To ensure that new transport infrastructure developed by the Council incorporates appropriate green infrastructure and functions as a biodiversity corridor and ensure that these elements are integrated into the proposals of other transport network providers. Objective TS23 To prepare a Cycling Strategy for the county to inform the development and co-ordination of the necessary infrastructure to facilitate and encourage more cycling for both

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
		developments, or provide subject to available resources, the required lighting. Objective NRT07 To support the implementation of active travel measures and promote the development of new linkages which improve permeability by walking and cycling. Objective NRT08 To provide an Active Travel route along the R723 from Kents Cross Roundabout to Oaklands Roundabout as indicated on Map 9. Objective NRT09 To secure the provision in tandem with new development, or provide subject to available resources, the new Arterial and Link roads at the locations as indicated on Map 9. These roads shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the road category profiles set out in Section 6.1 of Volume 2 Development Management Manual. Objective NRT10 To carry out, or require in tandem with new developments, road upgrades at the locations on Map 9. Objective NRT11 To provide junction improvements at the junction of the R700/L8043/R723 Kents Cross Roundabout and the junction of the L8042 and the R723 as indicated on Map 9. Objective NRT12 To upgrade the R723 approach road to Kents Cross Roundabout at Porterlands as indicated on Map 9, to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines. The road shall be redesigned as an arterial route as shown in Figure 6-1 in Volume 2 Development Management Manual. The design shall ensure that speed is controlled. Objective NRT13 To secure the provision in tandem with new developments, or provide subject to available resources, footpaths at the locations indicated on Map 9. NRT14 To review pedestrian arrangement in this area. Objective NRT15 To secure the provision in tandem with new developments, or provide subject to available resources, street lighting at the locations indicated on Map 9. Objective E05 To ensure an integrated approach is taken to the development of this site. The following shall be submitted with any application for the development of the site for mixed uses: • A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. • A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy (if appropriate). • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site.	everyday transport and leisure purposes. Objective TS29 To provide cycling and walking routes as resources allow within and between settlements, and between settlements and rural trip generators (including places of employment, sports facilities, tourism assets including greenways and other amenities). The Council will provide a cycle way between County Wicklow, Gorey, Camolin, Ferns and Enniscorthy, with a view to extending this cycleway towards Rosslare Europort and New Ross. The provision of such cycling and walking routes shall be subject to the protection of habitats, environment, amenity and heritage and Appropriate Assessment in accordance with the requirement of the EU Habitats Directive to ensure the protection and preservation of all designated SACs and SPAs. Green infrastructure and sustainable drainage shall be designed into such routes where possible. Objective TS30 To support the work of schools and community groups in the development of initiatives which facilitate and encourage walking and cycling. Objective TS31 To support and promote bus, rail and taxi public transport services in the county in line with existing and emerging Government policy. Objective TS41 To examine the feasibility of reopening the disused Rosslare Europort to Waterford Railway as a sustainable transport corridor which would accommodate a reopened passenger and freight line and a greenway for active travel and amenity use. The Council will seek appropriate funding to facilitate the development of this important corridor between Rosslare Europort and Belview and Waterford MASP. Objective AQ01 To have regard to the Air Quality Standards Regulation 2011 (S.I. No. 180 of 2011) when assessing planning applications for development which may have effects on air quality. Objective AQ02 To encourage sustainable industrial developments by promoting the use of cleaner technologies and production techniques, reducing waste production, conservation and recycling of materials. Objective AQ05 To promote a modal change from private car use to other types of travel and to promote the use of public transport as a means of reducing greenhouse gas emissions and improving air quality. Objective EM01 To ensure that proposed projects/developments comply with the requirements of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM03 To ensure that proposed plans and programmes comply with the requirements of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed into Irish law under national legislation. Objective EM05 To implement the provisions of EU and National legislation and other relevant legislative requirements on protecting and improving surface and ground water quality, air quality and climate, and on reducing adverse noise and light nuisance, as appropriate and in conjunction with all relevant stakeholders in the interests of the protection of the environment, public health and the sustainable development of the county. Objective WT03 To ensure that the local transport plan prepared provides the framework to integrate land use, accessibility requirements and transportation, prioritise sustainable transport modes including walking, cycling and public transport and identifies the necessary infrastructure required to facilitate implementation. Objective N01 To promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Actions Plans.

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
		• A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective NRT05 To ensure an integrated approach is taken to any significant redevelopment of this site and to ensure it positively addresses the South-East Greenway. The following shall be submitted with any application for the significant redevelopment of the site for mixed uses: • A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. • A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy. • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. • A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective E16 To implement: • Pedestrian upgrades and parking regulation on The Shannon from Springvalley to the Train Station/Swimming Pool to improve pedestrian safety for schools and the public and alleviate traffic congestion. • Pedestrian priority measures on Abbey Square and Market Square • Pedestrian priority measures on Mill Park Road to serve Enniscorthy CBS and general public • Junction improvement at intersection of Bohreen Hill and R772 Objective NRT29 Support the continued development of the South-East Greenway identified on Map 9 and associated infrastructure including parking to serve the greenway. Objective NRT32 To implement a cycle lane along the R700 from Kent's Cross to Mannion's Cross subject to NTA funding. The cycle lane shall be designed in accordance with the guidance contained in the NTA's Cycle Design Manual (2023) and any updated or subsequent version of that document. Objective NRT33 To implement the permitted changes to O'Hanrahan Bridge to include enhanced pedestrian infrastructure and a cycleway. Objective NRT34 To provide shared space along the Quays from the O'Hanrahan Bridge to Oaklands Roundabout subject to appropriate assessment and appropriate	Objective N02 To have regard to the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003 and the Environmental Protection Agency Act (Noise) Regulations 1994 when assessing planning applications. Objective N03 To have regard to the Wexford County Council Noise Action Plan 2019-2023, in particular Appendix B Roadways Qualified for Noise Mapping, Appendix C Strategic Noise Maps and Appendix D Potential Noise Hotspots, in the preparation of future local area plans and to ensure that planning applications comply with the provisions and requirements of that plan, and any future revisions/update to it. Objective N04 To incorporate the aims of the present and future noise action plans into local area plans and in the assessment of planning applications to protect larger areas from road noise. Objective N09 To minimise noise from traffic by promoting development patterns that combine walking, cycling and public transport. Objective CA02: To implement the National Adaptation Framework through the strategies and objectives of the County Development Plan and in future local area plans. Objective CA03 To implement the County Wexford Climate Adaptation Strategy 2019-2024 and any Wexford County Council Local Climate Action Plan in future local area plans and the assessment of planning applications. Objective CA06 To continue to reduce energy related CO2 emissions of Wexford County Council, to improve energy efficiencies and to achieve the commitment under the European Climate Alliance to reduce greenhouse gas emissions by 10% every five years. Objective CA09 To utilise the Climate Action Fund established under the National Development Plan to facilitate public and private climate mitigation and adaptation projects in line with criteria set out by the Fund at that time. Objective CA11 To support measures to build resilience to climate change including adaptive capacity, awareness and providing for nature-based solutions and emergency planning and to raise awareness of the role of spatial planning in climate change mitigation and adaptation through the forward planning and development management functions of the Planning Authority. Objective CA15 To support the decarbonisation of the energy sector by supporting the implementation of the National Energy Efficiency Action Plan and investment in initiatives to improve energy efficiency and future proof the county's residential, commercial, industrial, agricultural and public building stock, including retrofitting in urban and rural areas and reduction in fuel poverty. The Council will encourage developments to achieve certification under systems such as the Home Performance Index and Leadership in Energy and Environmental Design. Objective CA16 To support change across business, public and residential sectors to achieve reduced greenhouse gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy source across the key sectors of electricity supply, heating, transport and agriculture. Objective CA21 To ensure that spatial planning is fully embedded in and contributes to achieving the targets set for the Decarbonising Zone in the county by facilitating sustainable transport, energy efficient buildings, appropriate renewable energy developments, waste management developments that promote the circular economy, measures to improve air quality, and restoration and enhancement of biodiversity and green infrastructure in the Decarbonising Zone. Objective GN02 To promote renewable gas leading to carbon emission reduction in agriculture, industry, heating and transport as well as sustainable local employment opportunities and support the transition of the gas network to a "carbon neutral" gas network by 2050. Objective ED85 To develop the county as a leading innovator in the green economy in areas such as sustainable agriculture, sustainable construction, the production of renewable energy and the bio-economy, and to support development of enterprises and technologies that employ green technologies and support a low carbon economy. Objective FRM04 To ensure that climate change is fully embedded in future flood risk management in land use planning and flood risk management activities in the county, providing for effective climate change adaptation as set out in the County Wexford Climate Action Plan 2019-2025 and the OPW Climate Change Adaptation Plan Flood Risk Management applicable at the time and in accordance with the County Strategic Flood Risk Assessment in Volume 11. Objective EM01 To ensure that proposed projects/developments comply with the requirements

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		consents.	of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct, indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM03 To ensure that proposed plans and programmes comply with the requirements of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed into Irish law under national legislation. Objective EM05 To implement the provisions of EU and National legislation and other relevant legislative requirements on protecting and improving surface and ground water quality, air quality and climate, and on reducing adverse noise and light nuisance, as appropriate and in conjunction with all relevant stakeholders in the interests of the protection of the environment, public health and the sustainable development of the county.
Material Assets	- Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Increases in waste levels. - Potential impacts upon public assets and infrastructure.	Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and Climatic Factors provisions. Objective E01 To ensure that the infrastructure identified in Table 1 of Appendix 2 (Serviced Land Assessment) is provided in advance or in tandem with new residential development. Objective E02 To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. Development requiring wastewater services shall only be permitted where it can be demonstrated that sufficient wastewater treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.. Objective E03 To ensure adequate capacity in water sources and that the extraction of water to serve development does not impact on the hydrological regime, ecology or the environment. Objective E04 To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. Development requiring water services shall only be permitted where it can be demonstrated that sufficient water treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted. Objective E05 To ensure an integrated approach is taken to the development of this site. The following shall be submitted with any application for the development of the site for mixed uses: - A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. - A Design Statement prepared in accordance with Section 2.3 of Volume 2	Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and Climatic Factors provisions. Objective WS01 To work with all stakeholders to protect existing and potential water resources for the county and to reduce the level of treatment required in the production of drinking water, in accordance with the EU Water Framework Directive (2000/60/EC), the National River Basin Management Plan for Ireland 2018-2021 and any updated version, the Pollution Reduction Programmes for designated shellfish waters, the National Biodiversity Plan 2017-2021, the provisions of the county Groundwater Protection Scheme and any other protection plans including the National Water Resources Plan and Drinking Water Protection Plans for water supply resources. Objective WW01 To require that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance and subject to complying with the provisions and objectives of the EU Water Framework Directive, the National River Basin Management Plan 2018-2021 and any updated version during the lifetime of the Plan, the Pollution Reduction Programmes for Shellfish Waters, Urban Wastewater Water Directive and the Habitats Directive. Objective WW03 In order to fulfil the objectives of the Core Strategy, Settlement Strategy and the Economic Development Strategy, the Council will work alongside and facilitate the delivery of Irish Water's Water Services Strategic Plan and Capital Investment Plan, to ensure the provision of sufficient wastewater capacity to serve all lands zoned for development and in particular, to endeavour to secure the delivery of strategic wastewater treatment plant upgrades and any other smaller, localised wastewater treatment plant upgrades required during the lifetime of the plan. Objective WW13 To protect existing wastewater infrastructure, including way leaves and buffer zones, from inappropriate development and zoning. Objective WW14 To facilitate the provision of appropriate sites for public water infrastructure, as required and to protect those sites and associated wayleaves and buffer zones, from inappropriate development and zoning. Objective WM01 To sustainably manage waste generation, support the investment in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a sustainable and healthy environment, economy and society. Objective WM02 To implement the provisions of the Southern Region Waste Management Plan 2015-2021, and any updated version published during the lifetime of the Plan, subject to compliance with the Habitats Directive and normal planning and environmental criteria. Objective CA04 To implement the Energy Strategy contained in Volume 10 of the Wexford County Development Plan to facilitate the transition to a low carbon county.

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		Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy (if appropriate). • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. • A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective E06 To have regard to the Enniscorthy Town Centre First Plan and prioritise the regeneration of the brownfield and under-utilised sites identified on Map 7. Objective NRT01 To ensure that the infrastructure identified in Table 3 of Appendix 2 (Serviced Land Assessment) is provided in advance or in tandem with new residential development. Objective NRT02 To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to Development requiring wastewater services shall only be permitted where it can be demonstrated that sufficient wastewater treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted. Objective NRT03 To ensure adequate capacity in water sources and that the extraction of water to serve development does not impact on the hydrological regime, ecology or the environment. Objective NRT04 To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. Development requiring water services shall only be permitted where it can be demonstrated that sufficient water treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted. Objective NRT05 To ensure an integrated approach is taken to any significant redevelopment of this site and to ensure it positively addresses the South-East Greenway. The following shall be submitted with any application for the significant redevelopment of the site for mixed uses: • A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. • A Design Statement prepared in accordance with Section 2.3 of Volume 2	Objective PT02 To support, subject to the objectives of this section and Volume 10 Energy Strategy, connecting infrastructure for the integration of low carbon and renewable energy generation projects including community scaled projects with power transmission infrastructure. Objective CZM51 To support, within the context of the Offshore Renewable Energy Development Plan (OREDP) and its successors, the development of Ireland's offshore renewable energy potential, including domestic and international grid connectivity enhancements subject to compliance with the objectives of this County Development Plan, the protection of the scenic amenity and coastal views associated with coastal areas and the marine area which is crucial to the tourism industry, the protection of the amenity, livelihood and cultural well-being of coastal communities, the protection of coastal features, habitats and species and compliance with the Habitats Directive and normal planning and environmental criteria and proper planning and sustainable development. Objective ED116 To require extractive and processing industries to be appropriately sited, designed and managed to avoid significant adverse impacts on their surrounding environment, amenities, road/public safety, and built and natural heritage. The Council will have regard to 'Quarries and Ancillary Activities' (DEHLG, 2004) in its considerations on quarrying (as may be updated in the lifetime of this Plan). Objective FRM01 To carry out flood risk assessments when implementing the forward planning and development management functions of the Council for the purposes of regulating, restricting and controlling development in areas at risk of flooding, and to minimise the level of risk to people, business, infrastructure and the environment through the identification and management of existing and potential future flood risk. Objective SWM01 To require the application of SuDS in accordance with the CIRIA SuDS Manual 2015 and any future update of this guidance, or other best practice guidance as may be specified or required by the Council. The application of SuDS should prioritise the use of appropriate nature-based solutions where possible. All proposals should include a commensurate drainage assessment used to design the surface water management system for the site, and this assessment should outline the drainage design considerations/strategy in line with the flood risk, surface water management and climate change requirements and objectives of the County Development Plan and the County Strategic Flood Risk Assessment in Volume 11. Objective GN01 To support the extension of the gas network throughout County Wexford, subject to compliance with normal planning and environmental criteria. Objective PT03 To support the upgrading of existing electricity networks and the reuse of existing power line routes. Objective CZM49 To support energy transmission proposals that maintain or improve the security and diversity of Ireland's energy supply, including interconnectors, while ensuring that the development is informed by consideration of space required for other activities of national importance described in the National Marine Planning Framework and subject to CZM46 complying with all relevant safety, health and environmental requirements. Objective TC01 To facilitate the delivery of high-speed, high capacity digital and mobile infrastructure at appropriate locations in the county and facilitate the continued roll out of the National Broadband Plan as a means for developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in urban and rural areas in the county and subject to compliance with normal planning and environmental criteria and the development management standards contained in Volume 2. Objective CZM47 To support the development of vibrant fisheries and aquaculture sectors that produce high quality foods, protects and enhances the social and economic fabric of rural coastal communities and conserves biodiversity around our coastline, and ensures good marine litter management and to support the development of associated landside infrastructure subject to compliance with Objective CZM46 and the proper planning and sustainable development of the area. Objective ED84 To ensure that the highest environmental standards and controls are maintained in dealing with proposals relating to the extraction of marine aggregates and the mining sector and protects the amenities of local communities. Objective EM01 To ensure that proposed projects/developments comply with the requirements of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
		Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy. • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. • A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective NRT06 To have regard to the New Ross Town Centre First Plan and the sites identified in the Retail Strategy contained in Volume 8 of the CDP and prioritise the regeneration of brownfield and under-utilised sites identified on Map 9. Objective NRT29 Support the continued development of the South-East Greenway identified on Map 9 and associated infrastructure including parking to serve the greenway.	projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct, indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM03 To ensure that proposed plans and programmes comply with the requirements of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed into Irish law under national legislation.
Cultural Heritage	• Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.	Objective E26 To promote and initiate the values and principles of the New European Bauhaus in new developments where feasible, and in particular projects which include the regeneration and renovation of cultural and heritage buildings and places which give access to the public. Objective NRT31 To promote and initiate the values and principles of the New European Bauhaus in new developments where feasible, and in particular projects which include the regeneration and renovation of cultural and heritage buildings and places which give access to the public.	Objective TV21 To ensure that all new development is designed to respect, enhance and respond to its natural, built, cultural and social context and add to character and sense of place. Objective TV24 To encourage and participate in heritage led regeneration, including consideration of the potential to participate in the Heritage Council's Historic Towns Initiative, and to adopt a Town first approach to the revitalisation of historic urban centres which focuses on the repair and upgrade of existing historic buildings and their adaptation to new uses with regard to their architectural character and significance. Objective CH01 To support the sustainable development and promotion of our cultural heritage and the associated infrastructure subject to normal planning and environmental criteria and the development management standards contained in Volume 2. Objective CH02 To safeguard the cultural heritage of the county and facilitate the expansion and development of appropriate facilities suitably located adjacent to points of interest subject to compliance with normal planning and environmental criteria and the development management standards contained in Volume 2. Objective AH01 To conserve and protect archaeological sites, monuments (including their settings), underwater archaeology and objects including those listed or scheduled for inclusion on the Record of Monuments and Places and/or the Register of Historic Monuments or newly discovered sub-surface archaeological remains. Objective AH02 To recognise the importance of monuments and sites and protect the character and integrity of these monuments and sites where appropriate. The Council will consult the National Monuments Service where a development is proposed that may impact on an archaeological monument and/or site. Objective AH03 To protect the heritage of groups of important archaeological sites and monuments, inclusive of their contextual setting and interpretation, in the operation of development management. Objective BH01 To protect the architectural heritage of County Wexford and to include structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures. Objective BH02 To support targeted investment in the built heritage of our region including the Built Heritage Scheme and Historic Structures Fund to assist owners to maintain our built

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
			heritage assets. Objective BH04 To consider, in the preparation of future local area plans, a Town first approach to the revitalisation of historic urban centres, which focuses on the repair and upgrade of existing historic buildings and their adaptation to new uses with regard to their architectural character and significance. Objective BH05 To protect our Architectural Heritage in the form of Record of Protected Structures (RPS) and identify important groups of buildings/localities suitable for designation as Architectural Conservation Areas (ACAs). Wexford County Council will also endeavour to undertake monitoring and review of the RPS and ACA's which may result in recommendations for additions or deletions and enlist measures to prevent dereliction and to support re-use of built heritage. Objective BH06 To protect the curtilage of Protected Structures or proposed Protected Structures from any works which would cause loss of, or damage to, the special character of the structure and loss of or damage to, any structures of heritage value within the curtilage or attendant grounds of the structure. Objective ACA02 To review current Architectural Conservation Areas during the preparation of subsequent local area plans, in conjunction with owners and occupiers and interest groups, with a view to preparing a Management Scheme and guidance on the treatment of structures and the public realm. Objective ACA03 To ensure that all proposed developments are carried out to the highest architectural and urban design standards within the Architectural Conservation Areas. Objective TM09 To deliver the Ireland's Ancient East Programme and facilitate the phased rollout of the branding strategy, orientation signage and the enhancement of the visitor experience at the chosen programme sites. Objective HT01 On adoption of the National Heritage Plan "Heritage 2030" to commence the preparation of a County Heritage Plan to assist the management and promotion of our valuable heritage in a sustainable manner. Objective TM01 To protect and sustain the natural, built and cultural features that form the basis of the county's tourism industry including landscapes, historic buildings and structures, habitats, species and areas of natural heritage value and water quality. Objective TM03 To facilitate the development of a sustainable diversified tourism industry at appropriate locations and at a suitable scale, subject to compliance with the objectives of this chapter and normal planning and environmental criteria. Objective EM01 To ensure that proposed projects/developments comply with the requirements of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct, and indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM03 To ensure that proposed plans and programmes comply with the requirements of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed in Irish law under national legislation.
Landscape	Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.	Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage Objective E05 To ensure an integrated approach is taken to the development of this site. The following shall be submitted with any application for the development of the site for mixed uses: A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial	Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage Objective L01 To have regard to the Landscape Character Units and their assigned Landscape Sensitivity, the Draft Landscape and Landscape Assessment-Guidelines for Planning Authorities (2000) and any updated versions of these guidelines published during the lifetime of the Plan, and any National Landscape Character Assessment prepared when assessing planning applications or when carrying out local authority own development. Objective L02 To review the Landscape Character Assessment and the landscape objectives in the Plan, after the publication of future Landscape Assessment Guidelines issued by a Minister of

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing Wexford County Development Plan measures, including:
		development. • A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy (if appropriate). • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. • A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating. Objective E25 To protect views from Vinegar Hill National Monument by ensuring that new housing development is appropriately sited and designed and that significant proposals are accompanied by an assessment of visual impact. Objective NRT05 To ensure an integrated approach is taken to any significant redevelopment of this site and to ensure it positively addresses the South-East Greenway. The following shall be submitted with any application for the significant redevelopment of the site for mixed uses: • A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development. • A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types. • A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy. • A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area. • An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site. • A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits. • A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating.	the Government with respect to landscape. The revised Landscape Character Assessment will address historic and cultural landscape and seascape character analysis. Objective L03 To carry out landscape characterisation and sensitivity analysis to inform local area plans. Objective L06 To ensure that developments are not unduly visually obtrusive in the landscape, in particular, in or adjacent to the Upland, River Valley, Coastal or Distinctive Landscape Character Units. Objective L08 To encourage appropriate development which would enhance an existing degraded landscape and/or which would enhance views to or from an Upland, River Valley, Coastal or Distinctive Landscape Character Unit from public viewpoints. Objective L11 To protect views worthy of protection, including views to and from the sea, rivers, landscape features, mountains, tourism sites and landmark structures such as bridges and urban settlements from inappropriate development that by virtue of design, scale, character or cumulative impact would block or detract from such views. Objective CZM01 To ensure the sustainable development of the county's coastal areas and the maritime area for the long term benefit of coastal communities, and the economic well-being of these areas and the county whilst protecting and enhancing environmental quality and managing and restoring biodiversity. Objective AH08 To include archaeological landscapes, battlefields and historic landscapes as part of the updated Landscape Character Assessment of the County to be prepared following the publication of a National Landscape Character Assessment. Objective EM01 To ensure that proposed projects/developments comply with the requirements of EIA Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment, and as transposed into Irish law under national legislation, including in Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended). In accordance with Article 3 of Directive 2014/52/EU, where EIA is required the environmental impact assessments presented in the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, the direct, indirect and cumulative significant effects of a project on the following factors: population and human health; biodiversity (with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC); land, soil, water, air and climate, material assets, cultural heritage, and the landscape, and the interaction between the foregoing factors. Objective EM03 To ensure that proposed plans and programmes comply with the requirements of the SEA Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment, as transposed in Irish law under national legislation.

Section 3 Environmental Report and Submissions/ Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to Wexford County Council on the Environmental Report and SEA process have been taken into account during the preparation of the Variation and the SEA.

3.2 SEA Scoping Notices and Submissions

As part of the SEA scoping process for preparation of the Variation, environmental authorities² were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council.

Submissions received from the Environmental Protection Agency and the Department of Housing, Local Government and Heritage.

The issues raised in these submissions and how these issues have been taken into account during preparation of the Variation and the SEA are provided on Table 3.1 below. Taking into account the submissions environmental considerations were integrated into the Variation, including through the selection of Plan provisions identified on Table 2.1.

² The following authorities were notified: Environmental Protection Agency, Department of Climate, Energy and the Environment, Department of Housing, Local Government and Heritage, Department of Agriculture, Food and the Marine, Kilkenny County Council, Wicklow County Council, Carlow County Council and Waterford City and County Council.

Table 3.1 Taking into account SEA Scoping Submissions

	Submission text	Response
1. Scoping Submission from the Environmental Protection Agency		
A	We acknowledge your notice, dated 20th October 2025, in relation to the Proposed Variation No 1 to Wexford County Development Plan 2022-2028 . (the 'Variation'). In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.	Noted.
B	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 ' <i>SEA of Local Authority Land Use Plans – EPA Recommendations and Resources</i> '. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and will be kept on file for reference throughout the SEA process.
C	In preparing the Variation, Wexford County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.	The SEA will seek to 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 Regional Spatial and Economic Strategy for the Southern Region. Further comments made during the process will be taken into account as appropriate.
D	The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan/Programme/Variation at the next stage of the SEA process.	Further comments made during the process will be taken into account as appropriate.
E	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists; - Inventory of spatial datasets relevant to SEA; - Topic and sector specific SEA guidance (including <i>SEA and Integration Guidance</i> (EPA, 2025), <i>Good practice note on Cumulative Effects Assessment</i> (EPA, 2020), <i>Developing and Assessing Alternatives in SEA</i> (EPA, 2015), and <i>Integrated Biodiversity Impact Assessment</i> (EPA, 2012)). You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/ EPA SEA GIS Search and Reporting Webtool Our SEA WebGIS Tool has been updated recently and is now available at https://gis.epa.ie/EPAMaps/SEA. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises. Catchments.ie Our https://gis.epa.ie/EPAMaps/Water website provides a single point of access to water quality and catchment data from the National WFD monitoring programme. EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA https://gis.epa.ie/EPAMaps/AAGeoTool. Ireland's State of the Environment Report 2024 In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report/.	These resources and guidance have been considered in the preparation of the SEA Scoping Report and will be accessed, as relevant, for reference throughout the SEA process.

	Submission text	Response
F	Transition to a low carbon climate resilient economy and society You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA will seek to ensure that the Plan aligns with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
G	Environmental Authorities Under the SEA Regulations, you should consult with: Environmental Protection Agency; Minister for Housing, Local Government and Heritage; Minister for Climate, Energy and the Environment; and, Minister for Agriculture, Food, and the Marine. any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.	Notice has been given to relevant environmental authorities as part of the SEA scoping process.
H	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.	None.
2. Scoping Submission from the Department of Housing, Local Government and Heritage		
A	Various comments under the following headings: • Architectural Heritage • Personnel • Legislative Framework • Ministerial Guidelines • National Inventory of the Architectural Heritage • Wexford County Development Plan • Definitions • Land Use Zonings • Nature Conservation	Architectural heritage and nature conservation related policy and legislation will be considered in the preparation of the Plan and in the undertaking of the associated assessments. Measures contributing towards the protection and management of architectural heritage and nature will be integrated into the SEA and the advice in the submission from the Department will be considered when identifying these measures.

3.3 Submissions on the Environmental Report for the Proposed Variation

Various submissions were made on the Proposed Variation and/or associated environmental assessment documents, including the SEA Environmental Report and AA/SFRA documents, while these documents were on public display.

Changes to the Variation arising included:

- Amending Enniscorthy Land Use Zoning to contract the Plan boundary to the north-west and south, and to remove the Long-term Development, Natural Amenity and Heritage Landscape Land Use zonings in these locations.
- Insertion of a new objective to develop an evidence-based Employment Strategy for County Wexford as part of the review of the County Development Plan and formulation of the new Development Plan for the County.
- Insertion of a new objective to protect views from Vinegar Hill National Monument by ensuring that new housing development is appropriately sited and designed and that significant proposals are accompanied by an assessment of visual impact.
- Inclusion of additional sustainable mobility related provisions, for example those relating to pedestrian priority measures in Enniscorthy and those relating to cycling and walking in New Ross.
- Amendment to water services provisions for both Enniscorthy and New Ross to further help ensure the adequate and timely provision of capacity to serve new development.

Some of the submissions related to the Strategic Flood Risk Assessment (SFRA) and the integration of flood risk management considerations into the Variation and new related provisions were integrated into the Variation.

Updates made to the AA Natura Impact Report and SEA Environmental Report following public display included adding reference to the "Water Services Strategic Plan 2050".

Further information on how submissions were considered, refer to the Chief Executive's Report on submissions received on the Proposed Variation and associated documents is available at consult.wexfordcoco.ie.

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes. The mitigation integrated into the final, adopted Plan includes that identified at Table 2.1 of this report.

3.4 SEA documents including SEA Environmental Report

The Proposed Variation and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the public display of the Proposed Variation and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Wexford County Council.

A number of Material Alterations were proposed to the original Proposed Variation that was placed out on public display and these were subject to Screening for both SEA and AA before being placed on public display for consultation.

On making the Variation, the Environmental Report that had been placed on public display alongside the Proposed Variation was updated to become a final Environmental Report that is consistent with the Variation as made, taking into account all changes that were made to the original Proposed Variation that was placed on public display.

Section 4 Summary of Alternatives considered

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or variation to these) are identified, described and evaluated for their likely significant effects on the environment. Summaries of the alternatives for the Variation and their assessment are provided below.

4.2 Limitations in Available Alternatives

The alternatives available for the Variation are significantly limited by the provisions of higher-level planning objectives, including those of Ministerial Guidelines, the Revised National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the existing County Development Plan. These documents set out various requirements for the content of the Variation including on topics such as population, land use zoning and densities.

Notwithstanding these higher-level policy constraints, a range of reasonable alternatives within the scope of the Variation were identified and assessed in accordance with the requirements of the SEA Directive.

4.3 Alternatives Description and Assessment Summary

4.3.1 Core Strategy Alternatives

Two Core Strategy Alternatives were considered:

Core Strategy Alternative 1: Allocate the revised housing growth targets in line with Ministerial Guidelines without allowing for 50% additional provision or 65-75% net density or providing further additional zoning

Under this Core Strategy Alternative, County Wexford would be unlikely to meet revised population targets, as there would be insufficient zoned lands available.

Of the two alternatives, there would be less additional infrastructure, such as water supply, waste water, and public transport infrastructure, required to service new development.

The development of the County's settlements would be stymied and would limit longer-term viability. A lower number of residential units, in comparison with Alternative 2, would be developed, although a greater extent of these would take place within the existing built-up footprints on brownfield, infill and under-utilised sites, with a greater focus on use of consolidation and regeneration sites, with greater potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved. This would have the potential to benefit efforts to improve sustainable mobility.

This Core Strategy Alternative would result in a reduced level of greenfield land consumption and make the greatest contribution towards the protection and management of the environment by facilitating the development of a greater proportion of lands (including those within town centre and adjacent areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop a greater proportion of more sensitive, less well-served lands elsewhere within and around the County's settlements and beyond.

Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree.

Core Strategy Alternative 2: Allocate the revised housing growth targets in line with Ministerial Guidelines and allow for 50% additional provision and 65-75% net density and provide further additional zoning

Under this Core Strategy Alternative, County Wexford would be more likely to meet revised population targets, as there would be sufficient zoned lands available.

Of the two alternatives, there would be more additional infrastructure, such as water supply, waste water, and public transport infrastructure, required to service new development.

The development of the County's settlements would not be stymied; however, depending on a number of factors, including the extent of "further additional zoning", the development of the County's settlements could be less compact and less sustainable under this scenario and might not optimally support longer-term viability. A higher number of residential units, in comparison with Alternative 2, would be developed, although a lesser extent of these would take place within the existing built-up footprints on brownfield, infill and under-utilised sites, with less of a focus on use of consolidation and regeneration sites, with less potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings may be less likely to be achieved. This could have the potential to hinder efforts to improve sustainable mobility.

This Core Strategy Alternative would result in an increased level of greenfield land consumption and make less of a contribution towards the protection and management of the environment in comparison to Alternative 1 by facilitating the development of a lower proportion of lands (including those within town centre and adjacent areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, as a result of facilitating the development of a greater proportion of more sensitive, less well-served lands elsewhere within and around the County's settlements and beyond.

The mitigation of potentially adverse effects associated with land use development would be dependent upon a number of factors, including the extent of "further additional zoning".

The alternative selected for the Variation is a mix of both Alternatives 1 and 2: Allocate the revised housing growth targets in line with Ministerial Guidelines and allow for 50% additional provision and 65-75% net density, as well as providing further additional zoning in Enniscorthy Town.

This approach would facilitate County Wexford (including Enniscorthy) in meeting the revised population targets and would further enable the rapid activation of available and housing delivery in the interests of providing housing for people, and ensure that housing delivery is not as constrained as it could be with no additional provision of lands, net density allowance or further additional zoning.

4.3.2 Transport Infrastructure Alternatives

Under **Transport Infrastructure Alternative 1**, new transport infrastructure would be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This would include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques. By focusing on mitigation at both plan and project levels, Alternative 1 would offer the most certainty for environmental protection and management and would be more likely to result in important individual projects (relating to sustainable mobility and emissions/energy objectives) receiving permission.

Under **Transport Infrastructure Alternative 2**, all additional environmental mitigation would be left to be defined in the future, at project level. This would offer the least certainty for environmental protection and management and would be more likely to result in important individual projects (relating to sustainable mobility and emissions objectives) not been given permission.

Selected Transport Infrastructure Alternative for the Variation: Alternative 1

4.3.3 Regeneration and Strategic Mixed Use Sites Alternatives

Brownfield and under-utilised sites can offer opportunities for development that can help to ensure the efficient use of central sites, achieving compact growth and higher residential densities, while also ensuring attractive and high-quality living environments.

Strategic mixed use sites provide a wide of development opportunities by reason of their strategic location, scale, nature and/or current use.

Whether and how both regeneration and strategic mixed use sites are developed is an important component in achieving sustainable development.

Not providing specific guidance for future planning applications at regeneration and strategic mixed use sites (**Approach to Regeneration and Strategic Mixed Use Sites Alternative 1**) would reduce the likelihood of sustainable development. Development would be market-led and would seek to comply with relevant planning provisions in the absence of specific guidance. Sustainable development would be less likely than under Alternative 2.

By providing guidance for future planning applications at regeneration and strategic mixed use sites (including reference to the objectives in Chapter 3 Core Strategy and Chapter 5 Design and Placemaking in Towns and Villages) while, at the same time, allowing for flexibility in areas such as final design, layout and uses, **Alternative 2** would increase the likelihood of sustainable development.

Providing detailed criteria for future planning applications at regeneration and strategic mixed use sites with such criteria not allowing for flexibility in areas such as design, layout and uses (**Approach to Regeneration and Strategic Mixed Use Sites Alternative 3**) would potentially hinder compliance with rigid criteria in the longer term, in a context of evolving market needs and planning requirements.

Selected Regeneration and Strategic Mixed Use Sites Alternative for the Variation: Alternative 2

4.3.4 Compact Development/Land Use Zoning Alternatives

Compact Development/Land Use Zoning Alternative 1: "More Consolidated, More Compact Development"

Under this Compact Development/Land Use Zoning Alternative, Enniscorthy and New Ross would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the Development Plan's Core Strategy.

The approach under this alternative would allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into provisions for Enniscorthy and New Ross to the highest degree.

The infrastructure required to be in place to achieve the growth targets is already in place or planned under this alternative.

The development of town centre and adjacent areas would be more compact and sustainable under this scenario and would better support the longer-term viability of Enniscorthy and New Ross. A higher number of residential units, in comparison with Alternative 2, would be expected to take place within the existing built-up footprints on brownfield, infill and under-utilised sites at appropriate densities, with a greater focus on use of consolidation and regeneration sites, with potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved.

Giving a strong preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan would allow for the proper planning and sustainable development of Enniscorthy and New Ross as envisaged by the wider planning framework to the greatest degree.

There would be greater potential and viability for integrated land use and transportation under this alternative, including proximate development patterns linked by active travel infrastructure and public transport. Associated benefits and improvements to the public realm and appearance of the built environment, including liveability and quality of life improvements, would be more likely.

This Compact Development/Land Use Zoning Alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within town centre and adjacent areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in Enniscorthy and New Ross and beyond. There would be a reduced need for greenfield land consumption under this alternative. This Compact Development/Land Use Zoning Alternative would be considered the most effective out of both Compact Development/Land Use Zoning Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for Enniscorthy and New Ross.

The approach under Compact Development/Land Use Zoning Alternative 1 'More Consolidated, More Compact Development' would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Under this alternative there would be:

- More optimum use of land and resources, with positive role for addressing climate change, such as potential for reduced carbon heavy travel patterns.

- Greater potential for modal shift to sustainable travel such as walking, cycling and public transport, with knock on benefits for climate resilience in Enniscorthy and New Ross.
- Use of already serviced lands in more central and built-up town centre areas could lead to potential reduced costs for delivery of new supporting infrastructure.
- Creation of more liveable built environments, with greater accessibility to services and amenities for local communities.

Compact Development/Land Use Zoning Alternative 2: “Less Consolidated, Less Compact Development”

Under this Compact Development/Land Use Zoning Alternative, Enniscorthy and New Ross would be facilitated in meeting the revised population targets, resulting in implementation of the Development Plan’s Core Strategy.

The approach under this alternative would not allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into Enniscorthy and New Ross to the highest degree.

Additional infrastructure would be required to accommodate sporadic development, more than would be required for Alternative 1 ‘More Consolidated, More Compact Development’.

The development of Enniscorthy and New Ross would be less compact and less sustainable under this scenario and would not optimally support the longer-term viability of these settlements. A lower number of residential units, in comparison with Alternative 1, would be expected to take place within the existing built-up footprints on brownfield, infill and under-utilised sites at appropriate densities. Under this alternative there would be potential for greater proportion of housing to be delivered outside of the built-up areas, including on urban fringe and outer areas and on greenfield sites, creating unsustainable travel patterns with a reliance on the private car. Giving less of a preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan and would allow for the proper planning and sustainable development of Enniscorthy and New Ross as envisaged by the wider planning framework to a lesser degree.

There would be greater potential for negative impacts on the vitality and viability of the built-up areas, due to increased and sustained levels of vacancy and dereliction for existing buildings and brownfield lands. This alternative would be likely to result in a more dispersed pattern of low-density town centre development, that would be more difficult to serve with active travel infrastructure and public transport.

This Compact Development/Land Use Zoning Alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those town centre and adjacent areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Demand to develop more sensitive, less well-serviced lands elsewhere in Enniscorthy and New Ross would be provided for. This Compact Development/Land Use Zoning Alternative would be considered the least effective out of both Compact Development/Land Use Zoning Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for Enniscorthy and New Ross.

The approach under Alternative 2 'Less Consolidated, Less Compact Development' would benefit the protection of various environmental components to a lesser degree. Although potentially adverse effects associated with land use development would exist, they would be mitigated to in many cases; however, more residual environmental effects would result.

Under this alternative there would be:

- An increase in car dependency and associated carbon heavy travel patterns, which would undermine efforts aimed at securing climate resilience.
- Increased peripheral pattern of residential development with potential for self-contained and disconnected built environments.
- Reduced potential for modal shift to sustainable travel options such as walking, cycling and public transport.
- Potential for increased costs associated with the delivery on new supporting infrastructure (roads, footpaths etc.) in more peripheral areas.
- Increased costs for the delivery of necessary supporting infrastructure for urban fringe, outer areas and greenfield sites.

For New Ross, the Selected Compact Development/Land Use Zoning approach is Alternative A "More Consolidated, More Compact Development". This compact development approach performed more favourably across multiple Strategic Environmental Objectives, including those relating to climate, human health, material assets and landscape.

For Enniscorthy, the Selected Compact Development/Land Use Zoning approach is mixture of Alternative A "More Consolidated, More Compact Development" and Alternative B "Less Consolidated, Less Compact Development". This alternative is identified as Alternative C, "A mix of Alternatives A and B above". This approach would facilitate Enniscorthy in meeting the revised population targets and would further enable the rapid activation of available and housing delivery in the interests of providing housing for people, and ensure that housing delivery is not as constrained as it could be in Enniscorthy with a greater focus on brownfield development.

4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

Selected alternatives for the Variation from each of the types of alternatives that emerged from the planning/SEA process are summarised above.

These alternatives have been integrated into the Variation having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that also were considered.

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Variation. Monitoring will be undertaken as part of reporting on the County Development Plan (to which the Variation is being made) monitoring programme.

Monitoring can both demonstrate the positive effects facilitated by the Variation and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. Monitoring will enable the early identification of any unforeseen adverse environmental effects arising from implementation of the Variation and will facilitate the timely undertaking of remedial action where required.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Variation, would necessitate consideration of these effects in the context of the Variation and potential remediation action(s) and/or review of part(s) of the Variation.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the SEA Environmental Report and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. The monitoring measures identified below as part of the Variation SEA are consistent with the measures that were identified by the Wexford County Development Plan 2022-2028 SEA. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Variation, if unmitigated. Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to deal with specific environmental issues – including unforeseen effects – as they arise.

5.3 Sources

The Variation forms part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Southern RSES, and Wexford County Development Plan is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*³ basis. Where significant adverse effects as a result of the development to be permitted are identified,

³ The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

such effects could be identified, recorded and used to inform monitoring evaluation.

5.4 Reporting

Reporting will be undertaken as part of reporting on the County Development Plan monitoring programme. A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan as varied will be prepared in advance of the beginning of the review of the Development Plan. This report will address indicators consistent with those set out on Table 5.1.

The results of monitoring will directly inform future statutory reviews and variations of the County Development Plan, ensuring an adaptive and evidence-based approach to environmental management.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

Table 5.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
Biodiversity, Flora and Fauna	BFF	Condition of European sites	- Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species - Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources	- DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)⁵ - DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)⁶ - Internal review of local land use plans - Internal review of development management / grants of permission	Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted	Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species	Internal review of local land use plans	Review internal systems
		SEAs and AAs as relevant for new Council policies, plans, programmes etc.	Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.	Internal review of new Council policies, plans, programmes etc. under the County Development Plan	Review internal systems
		Status of water bodies	Included under Water below	Included under Water below	Included under Water below
		Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see County Development Plan Chapter 13 “Heritage and Conservation”	For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see County Development Plan Chapter 13 “Heritage and Conservation”	Internal review of development management / grants of permission	Review internal systems
Population and Human Health	PHH	Implementation of Plan measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 6 “Economic Development Strategy”	Progress in successfully implementing Plan measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 6 “Economic Development Strategy”	Internal review of progress on implementing Plan objectives	- Review internal systems - Consultations with DCEE
		Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan	No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan	- Review of published information from the Health Service Executive and EPA - Internal consultations with the	Consultations with the Health Service Executive and EPA

⁴ Where remedial action is required, consultations with government agencies (e.g. DCEE, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

⁵ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

⁶ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
				Council's Environment Department	
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
		Number of spatial plans that include specific green infrastructure mapping	Require all local level land use plans to include specific green infrastructure mapping	Internal review of local land use plans	Review internal systems
Soil (and Land)	S	Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)	- As per the revised NPF, to limit the rate of increase land that is sealed or artificialised per year and promote the reversal of this in suitable areas e.g., flood zones, high density areas - In accordance with the NPF, deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth - To map brownfield and infill land parcels	- EPA Geoportal - Compilation of greenfield and brownfield development for the DHLGH - Internal review of development management / grants of permission	Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		Instances where contaminated material generated from brownfield and infill must be disposed of	Dispose of contaminated material in compliance with EPA guidance and waste management requirements	Internal review of development management / grants of permission where contaminated material must be disposed of	Consultations with the EPA and Development Management
		Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission	Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission	Internal review of development management / grants of permission	Review internal systems
Water	W	Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD	- Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' - Implementation of the objectives of the River Basin Management Plan	EPA Monitoring Programme for WFD compliance⁷	- Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. - Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Number of incompatible developments permitted within flood risk areas	Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	Internal review of development management / grants of permission	Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk

⁷ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
					Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	- Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated - Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan	- All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan - Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive - Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure - See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health	Internal review of development management / grants of permission	Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Air	A	- Proportion of journeys made by private fossil fuel-based car compared to previous levels - NO₂ (Nitrogen Dioxide), PM₁₀ (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring	- Decrease in proportion of journeys made by car compared to previous levels - Improvement in Air Quality trends, particularly in relation to transport related emissions - Progress in successfully implementing Plan measures relating to sustainable mobility and travel	- CSO data - EPA Air Quality Monitoring - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DCEE and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	C	Implementation of Plan measures relating to climate reduction targets	For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets	Internal review of development management / grants of permission	Review internal systems
		A competitive, low-carbon, climate-resilient and environmentally sustainable economy	Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050	Confirmation of progress in implementing of Wexford County Council's Climate Change Adaptation Strategy 2019-2024 and Climate Action Plan 2024-2029	Where targets are not achieved, the Council will liaise with the Regional Assembly and the Climate Action Regional Office to establish reasons and develop solutions.
		Share of renewable energy in transport	Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least	- EPA Greenhouse Gas Emissions reporting - Internal review of implementation of Plan provisions	

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
			42.5% by 2030)	relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure	
		• Greenhouse gas emissions	• Contribute towards the target of aggregate reduction in carbon dioxide (CO ₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)		
		• Energy consumption, the uptake of renewable options and solid fuels for residential heating	• To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating		
		• Proportion of journeys made by private fossil fuel-based car compared to previous levels	• Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels • Progress in successfully implementing Plan measures relating to sustainable mobility and travel	• CSO data • Internal review of progress on implementing Plan objectives	• Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Climate Action Regional Office to establish reasons and develop solutions.
		• Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	• Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures • Progress in successfully implementing Plan measures relating to active travel	• CSO data • Internal review of progress on implementing Plan objectives	• Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Cultural Heritage	CH	• Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan	• Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan	• Internal review of development management / grants of permission	• Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		• Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan	• Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan	• Internal review of development management / grants of permission	
Landscape	L	• Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan	• No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan	• Internal review of development management / grants of permission	• Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation