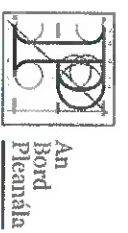
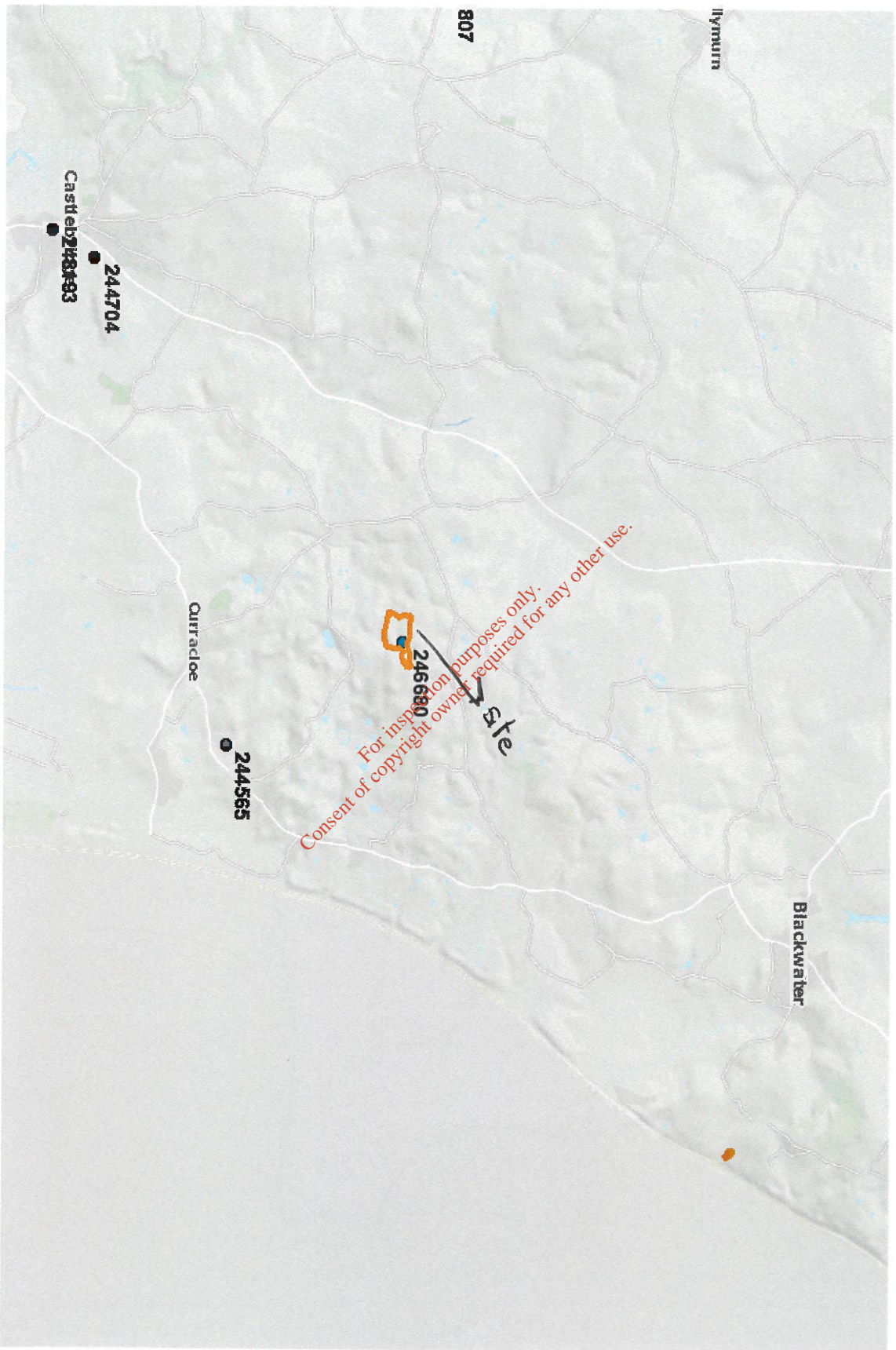
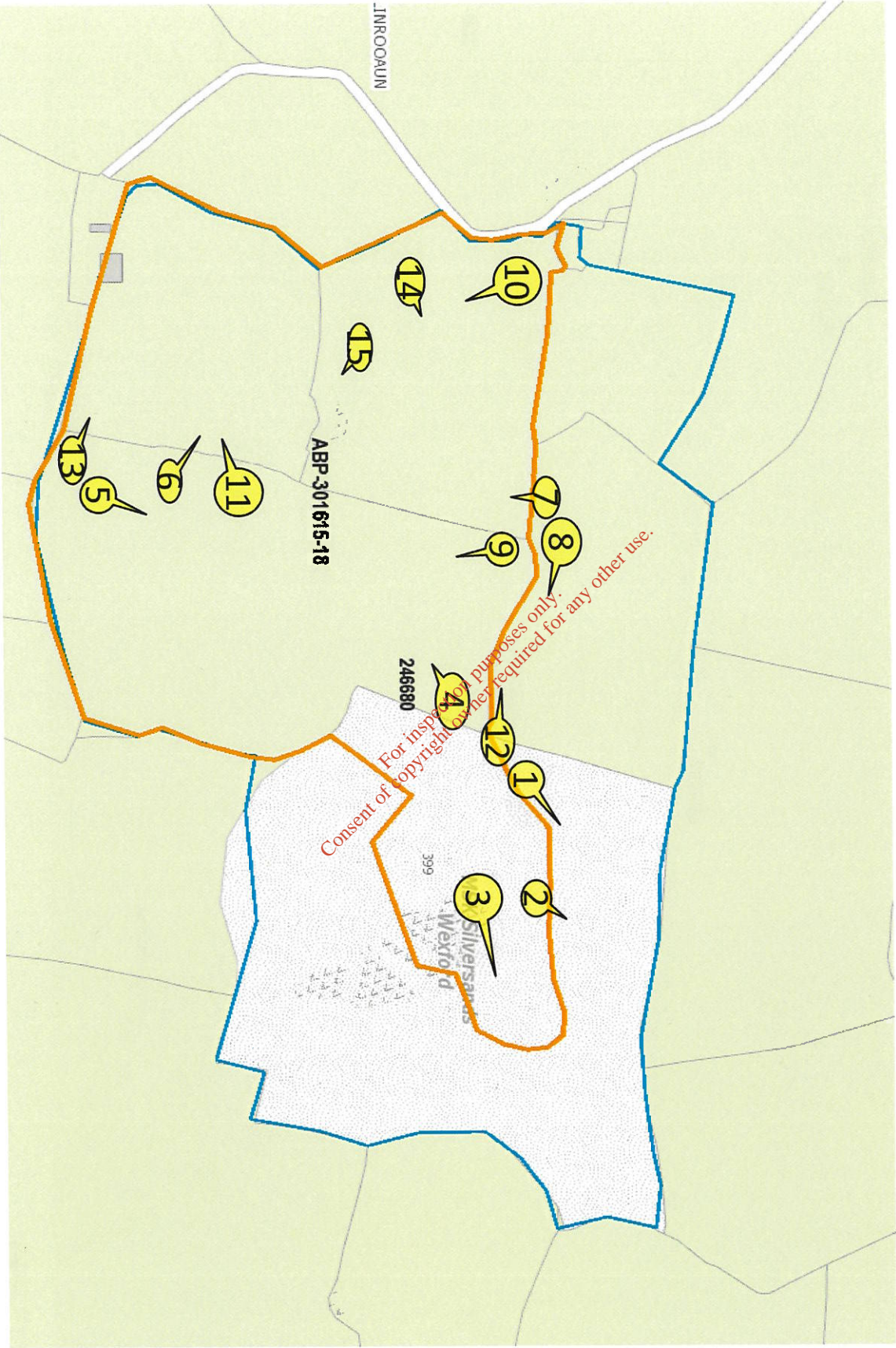
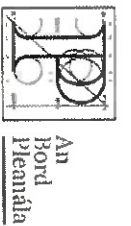


Site Location Map.

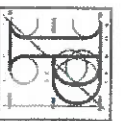


Key Site Map

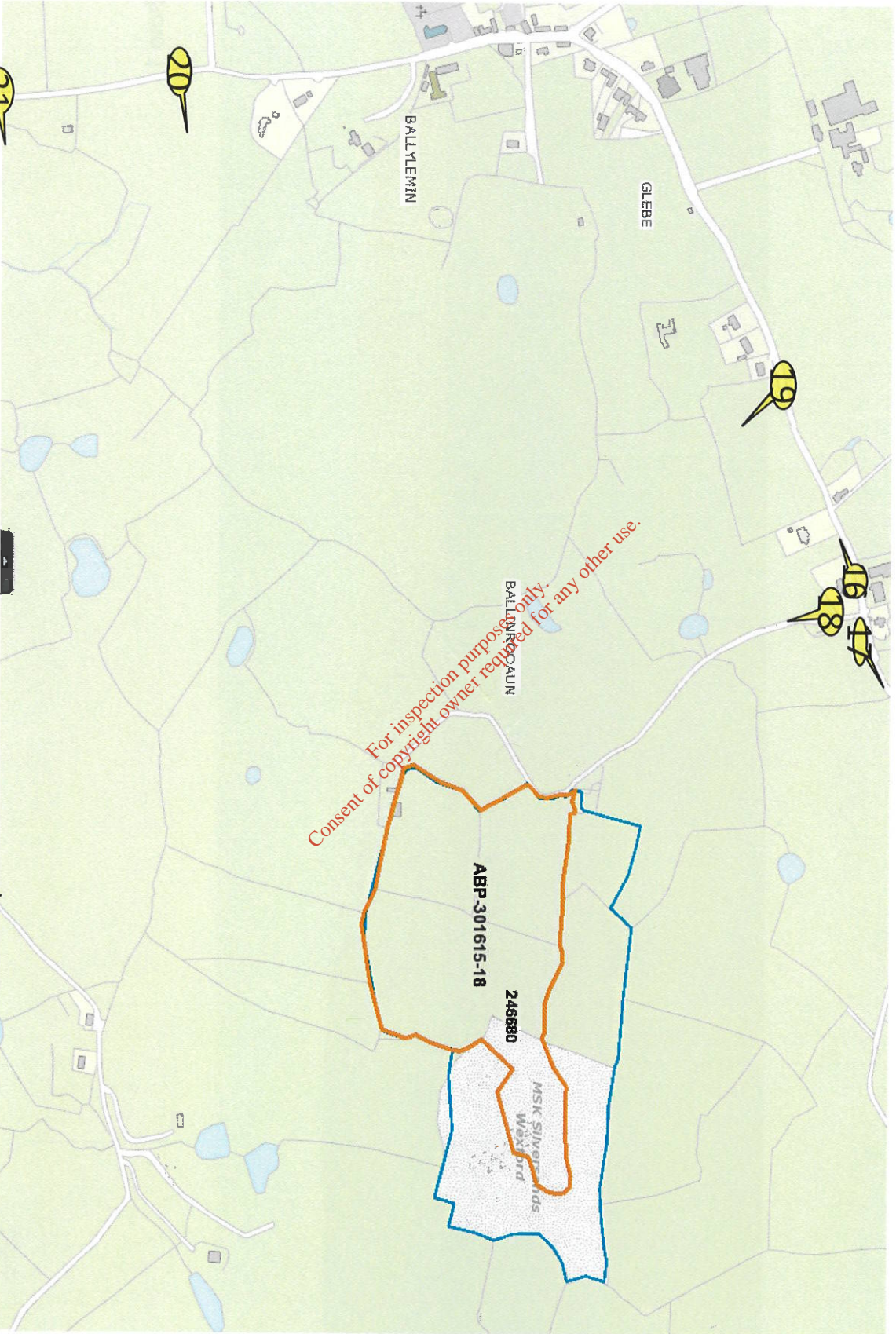


Key Site Map

- 25
- 26
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- 30



An Bord Pleanála



File No. ABP.301615-18

Photo 1



Photo 2



Photo 3



Photo 4

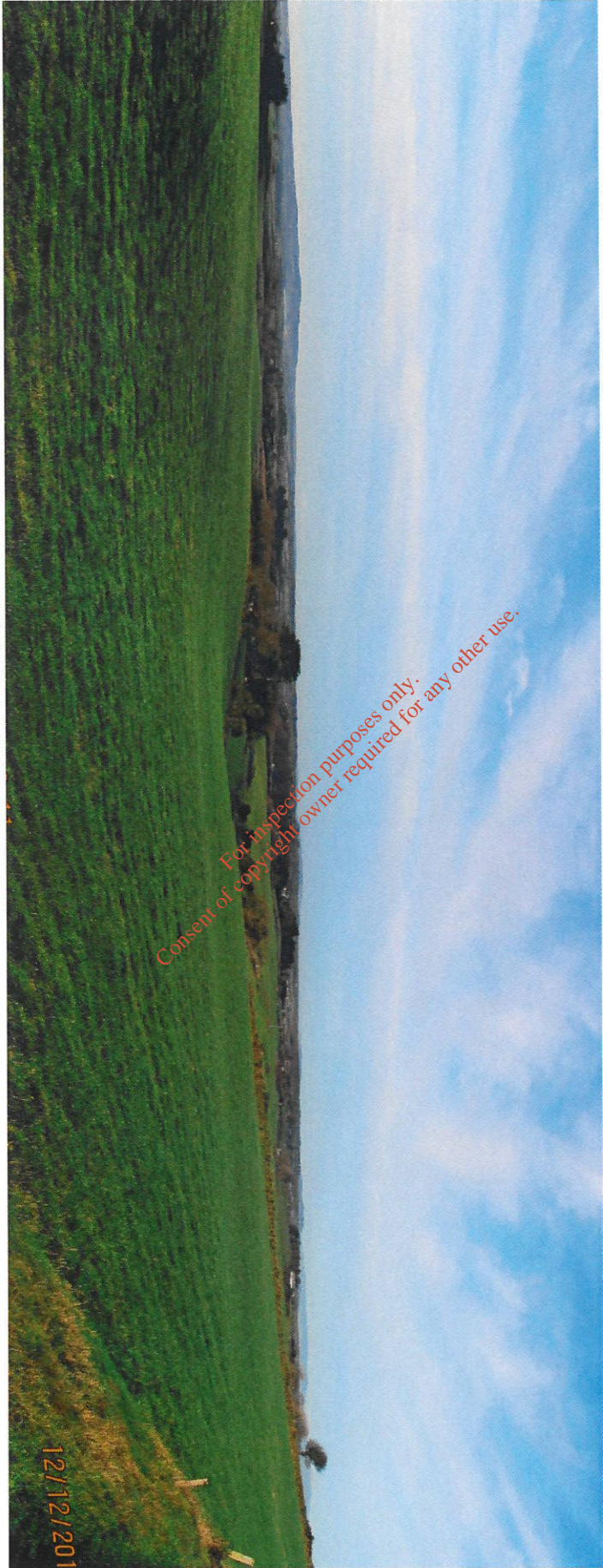
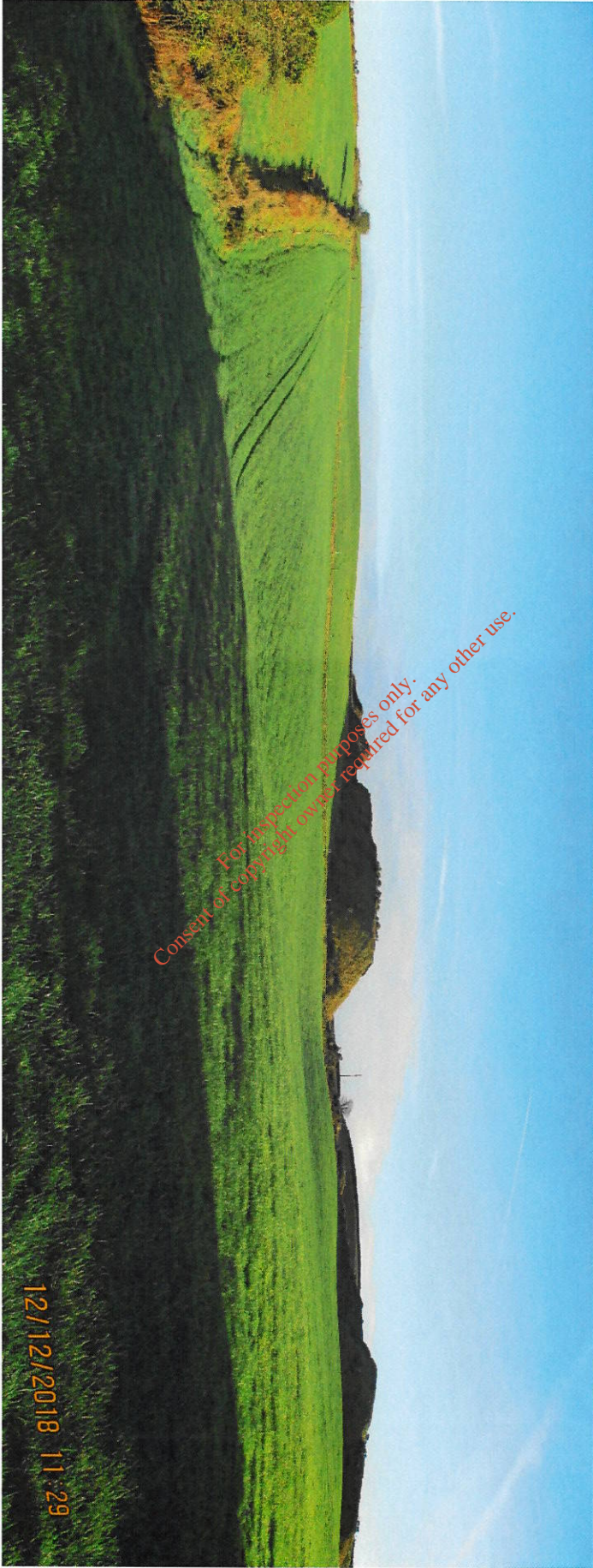


Photo 5



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Photo 6

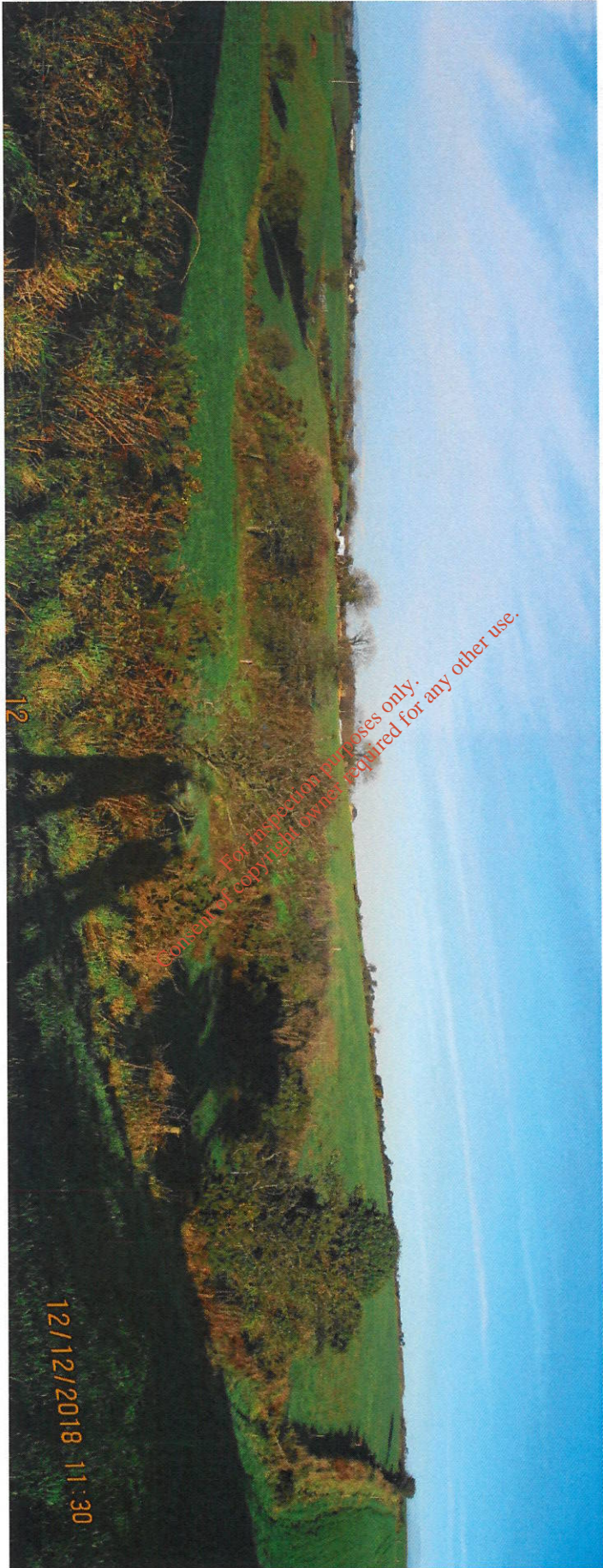


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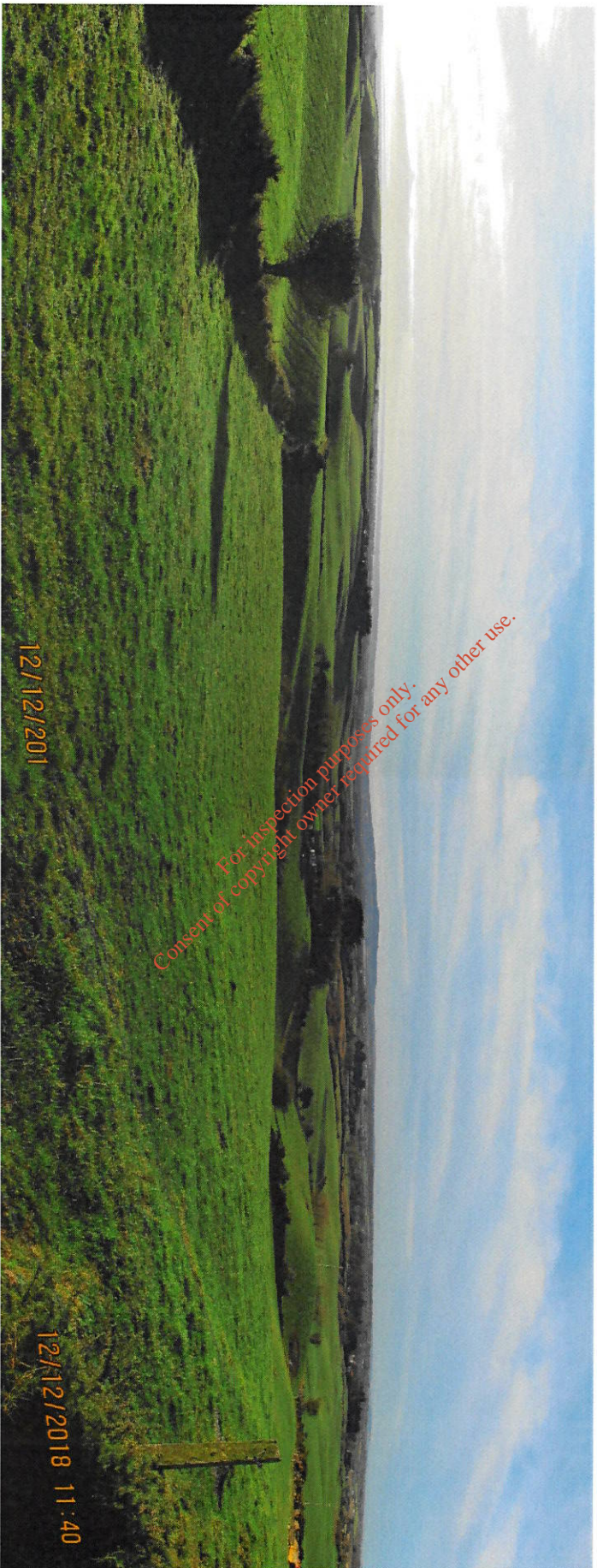


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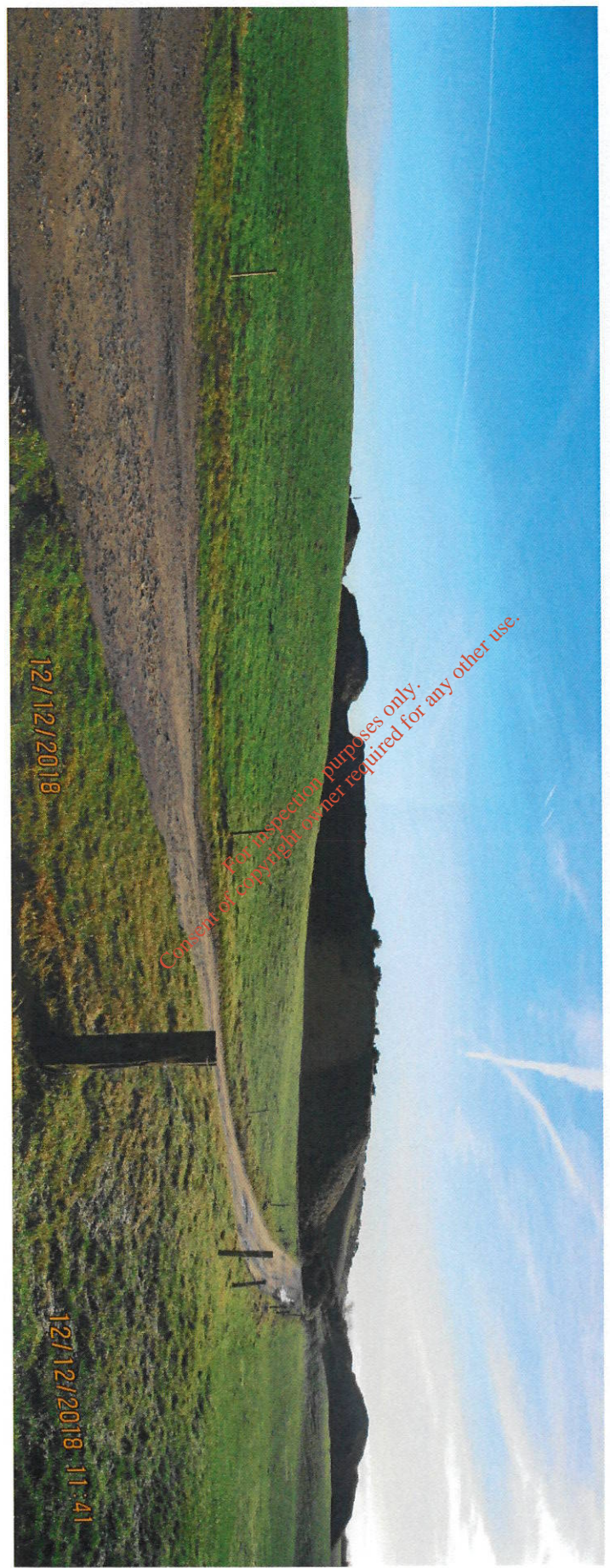


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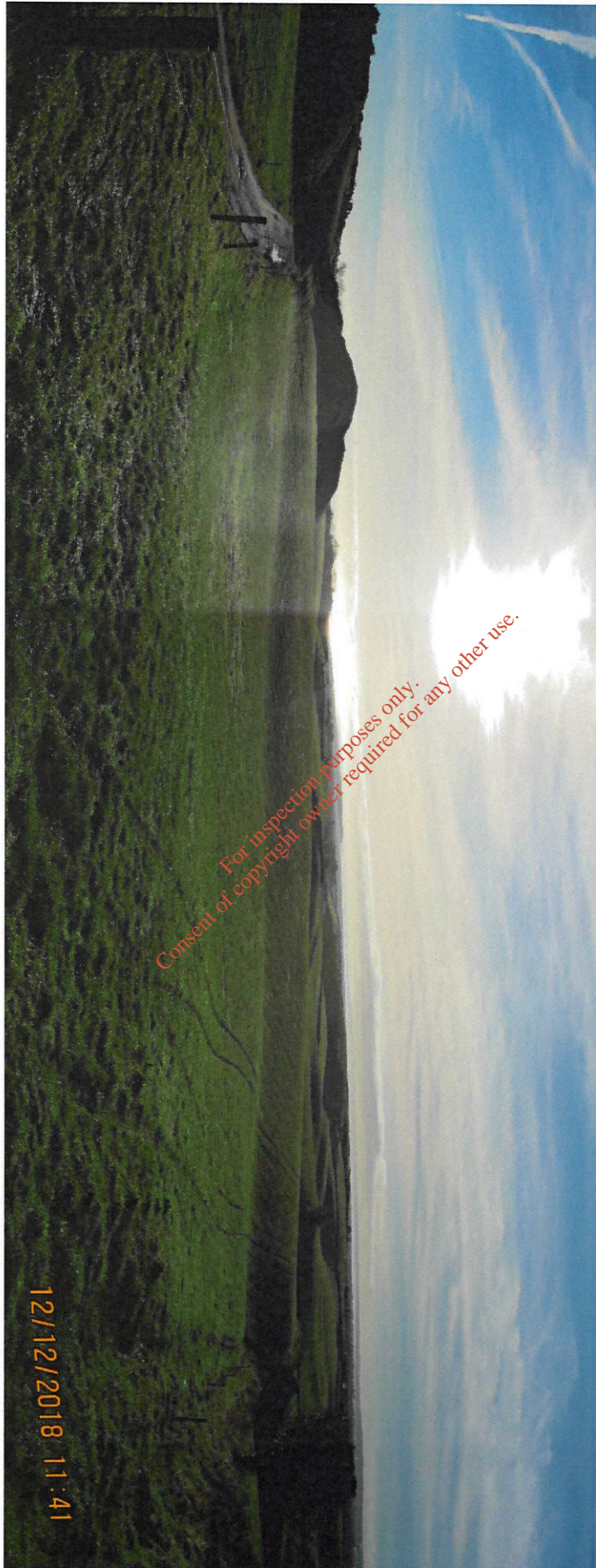
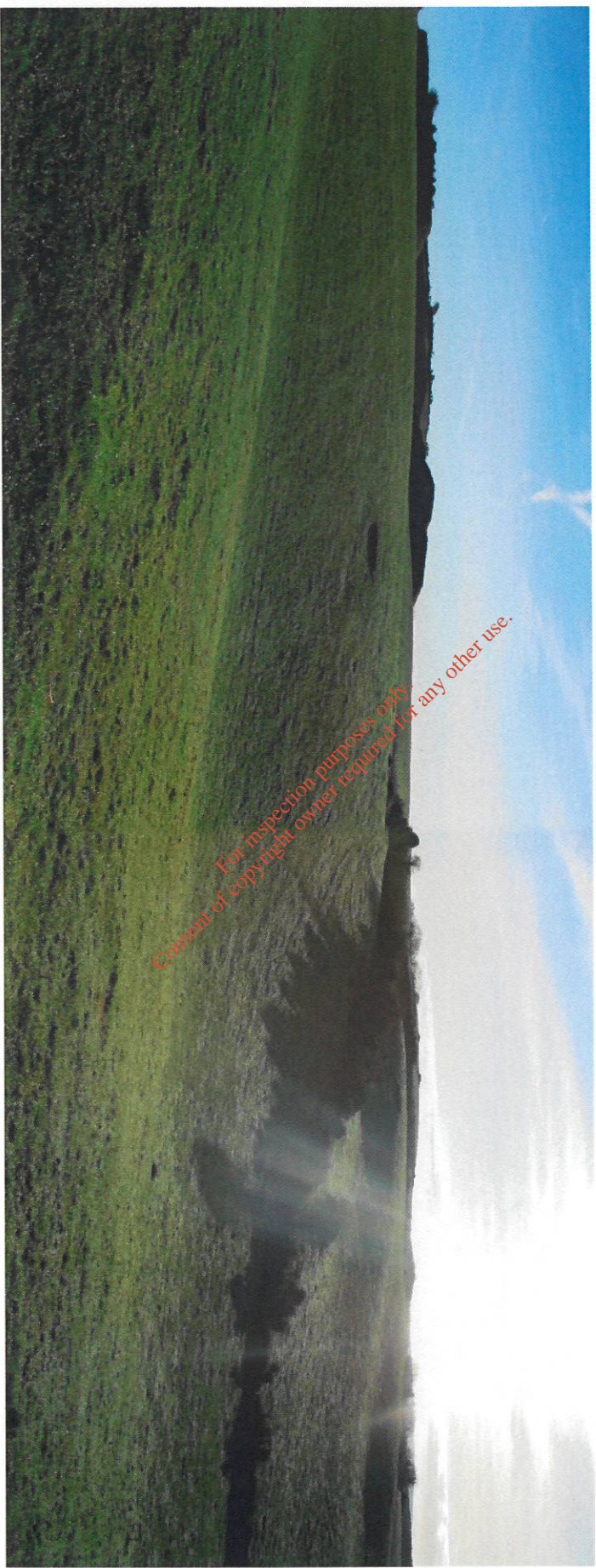


Photo 10



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Photo 11

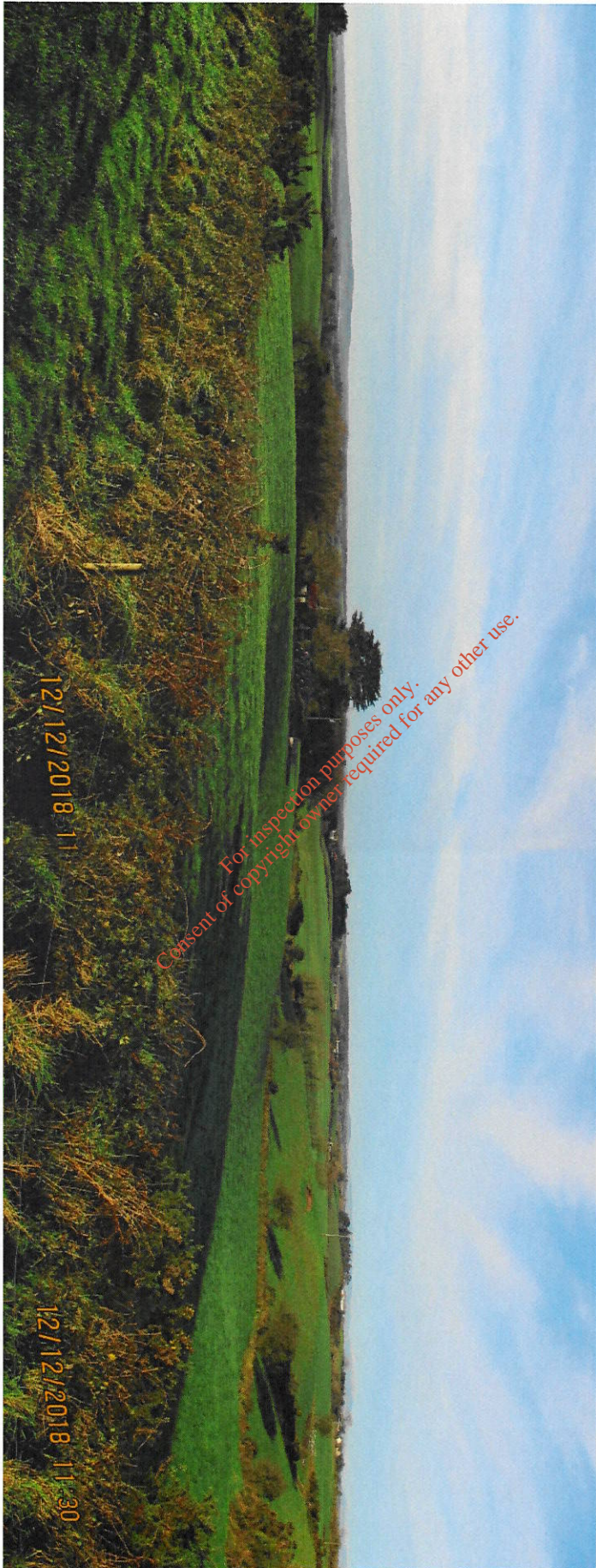
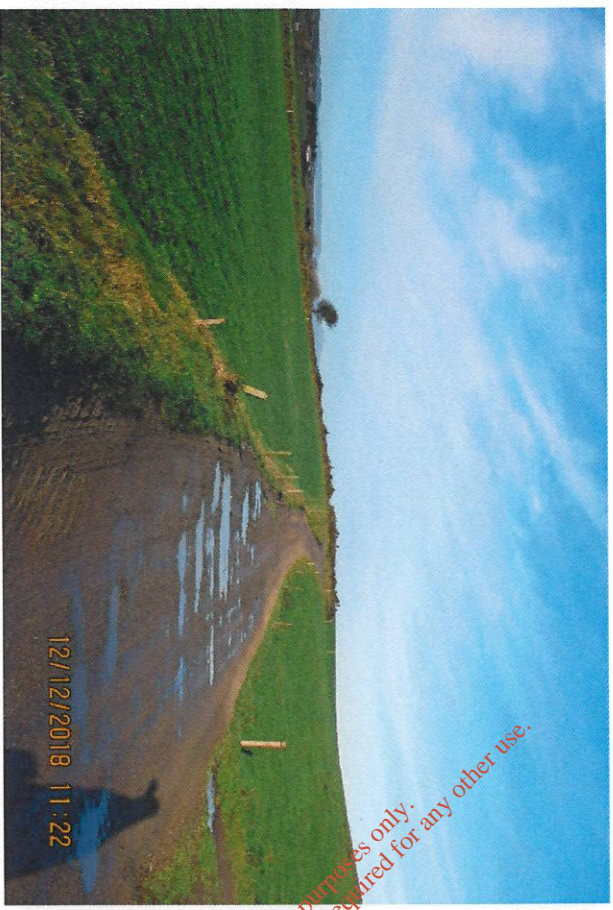


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Photo 13

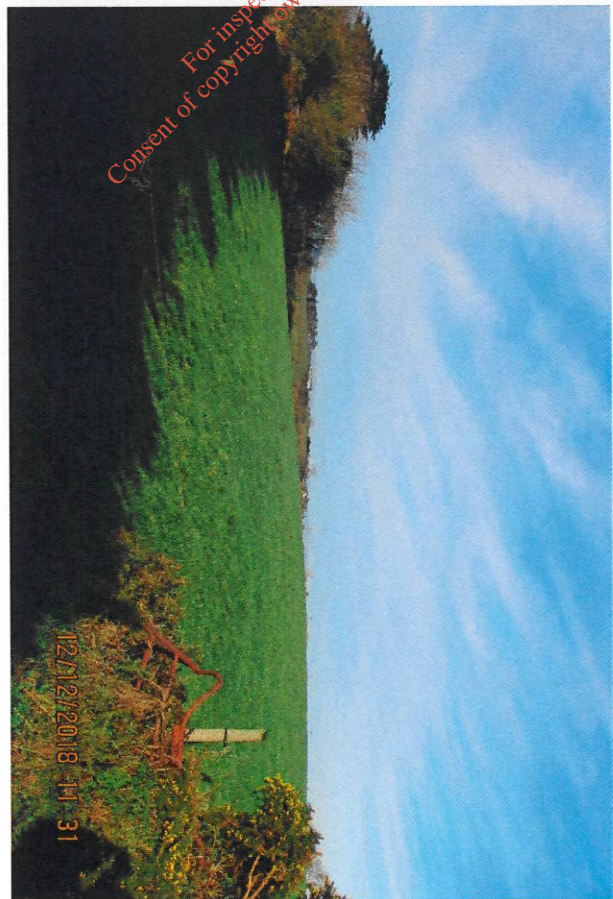


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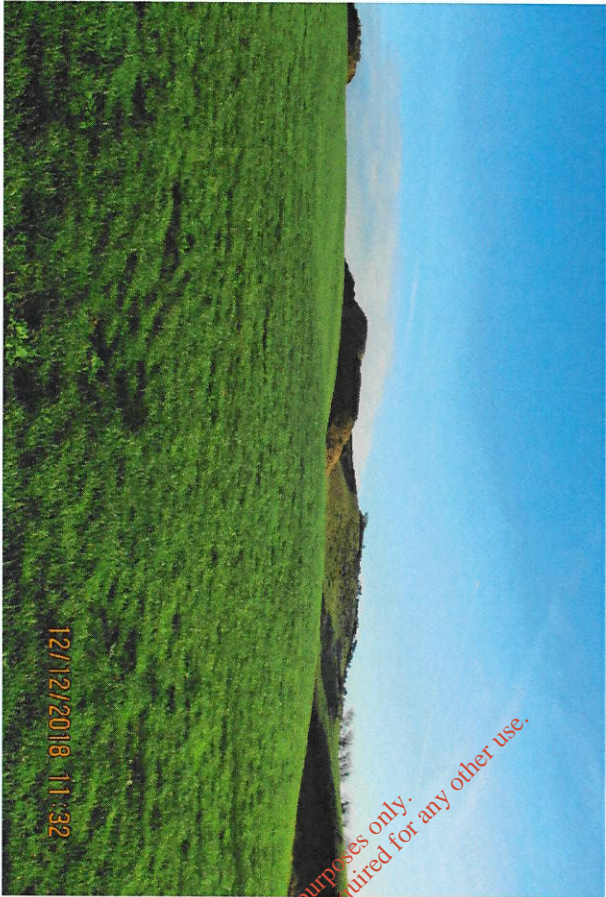


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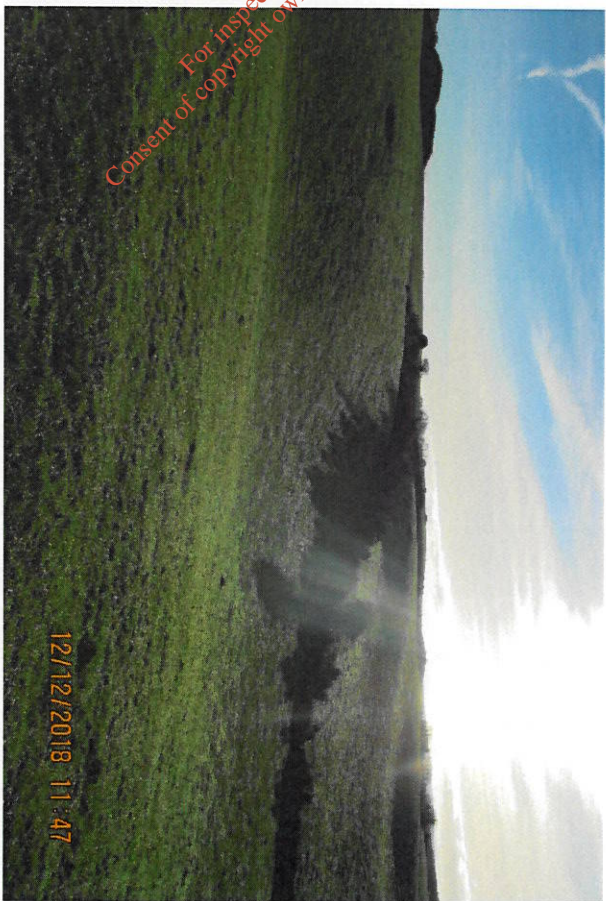


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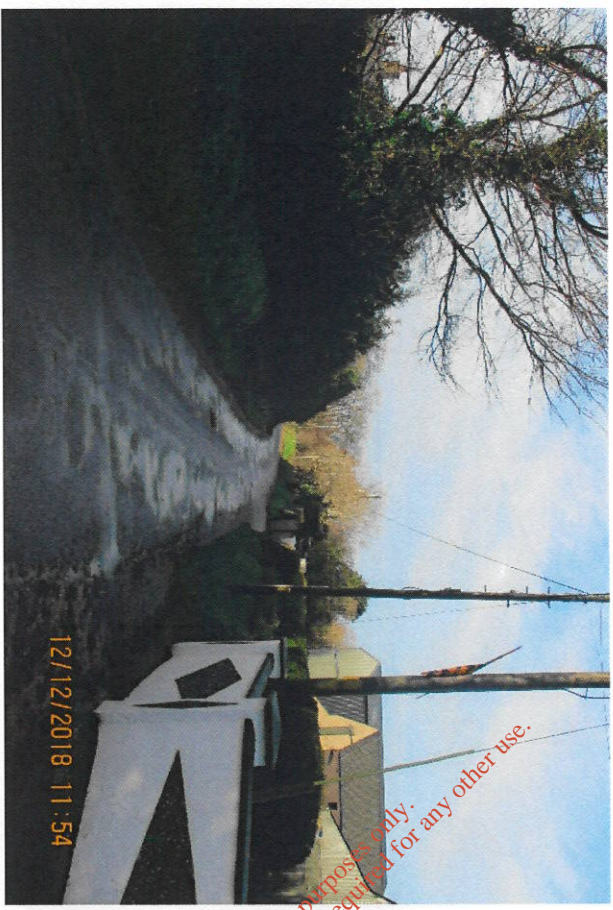


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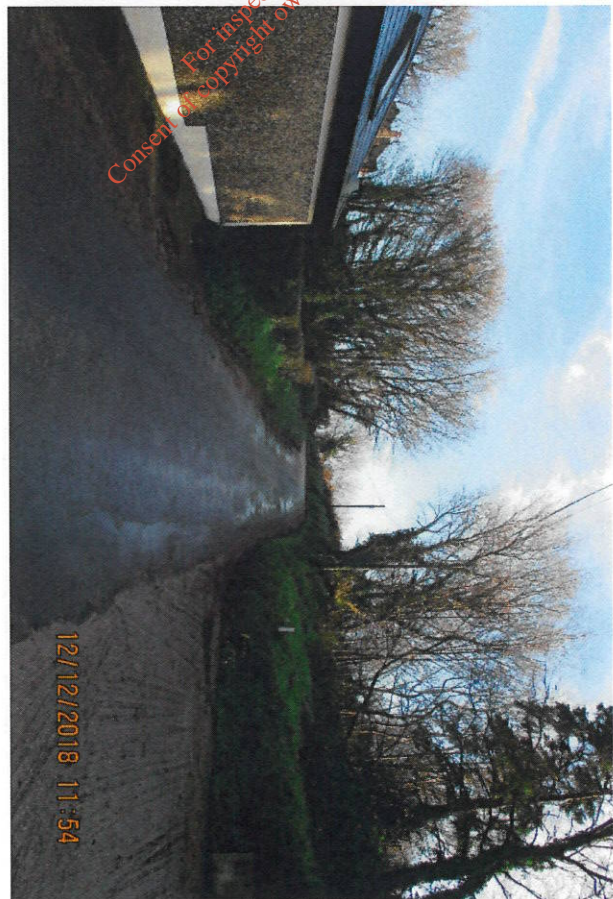


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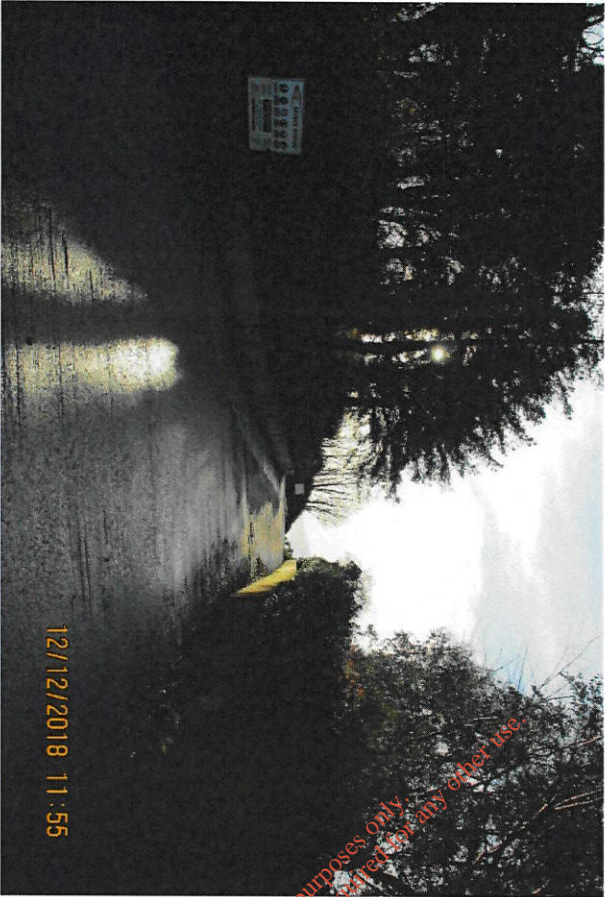


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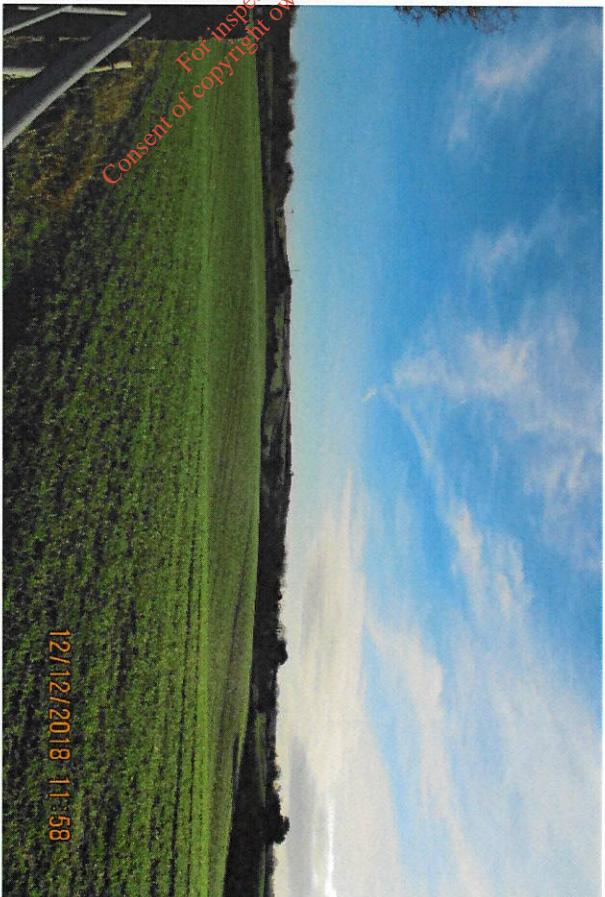


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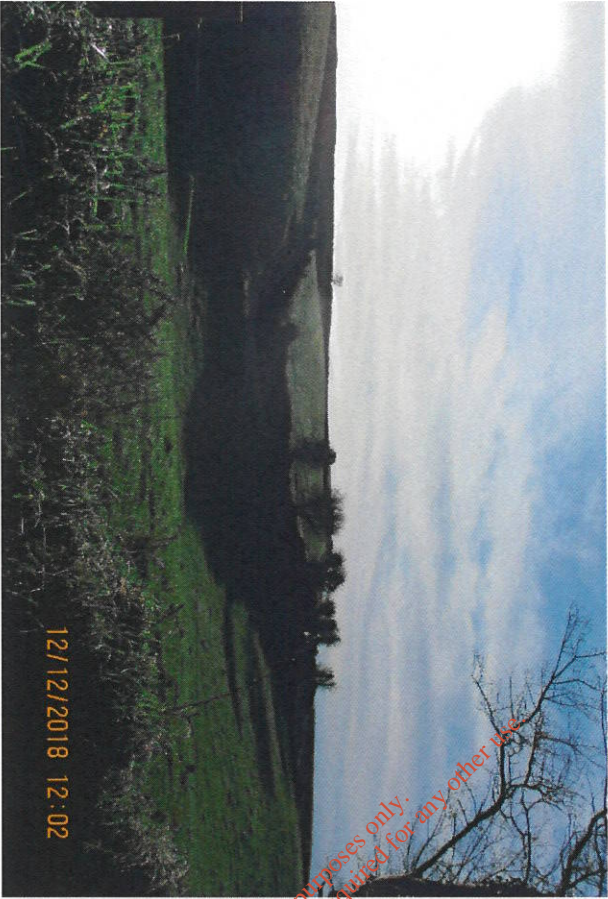


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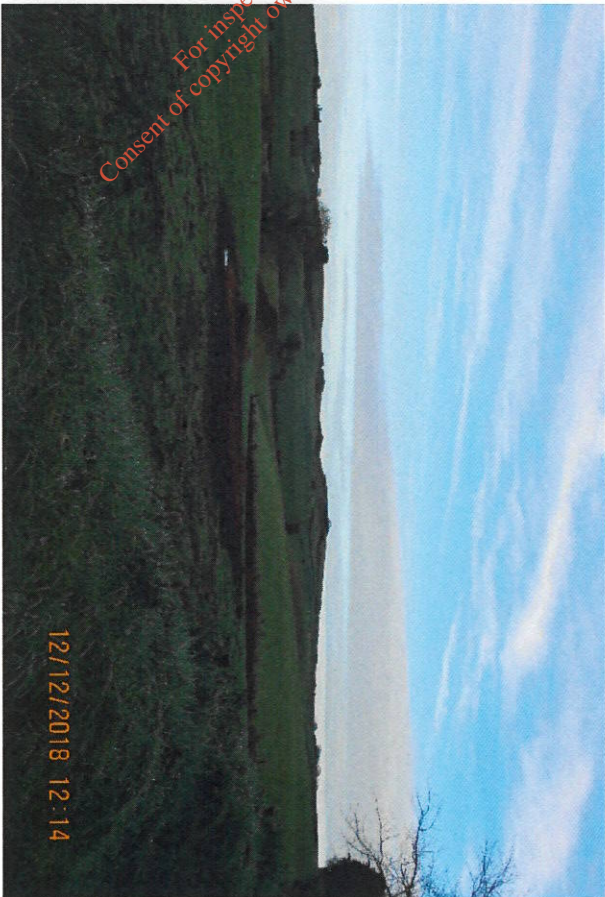


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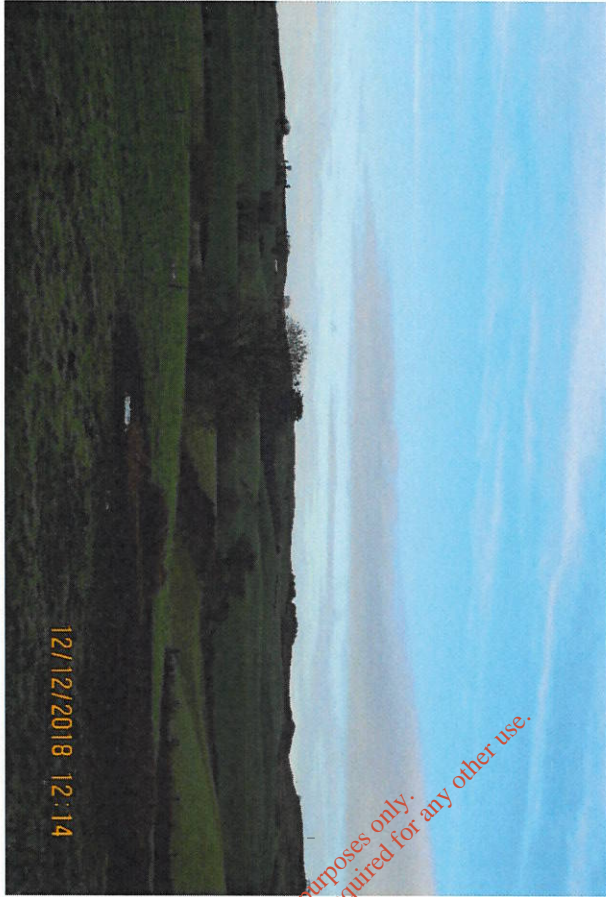


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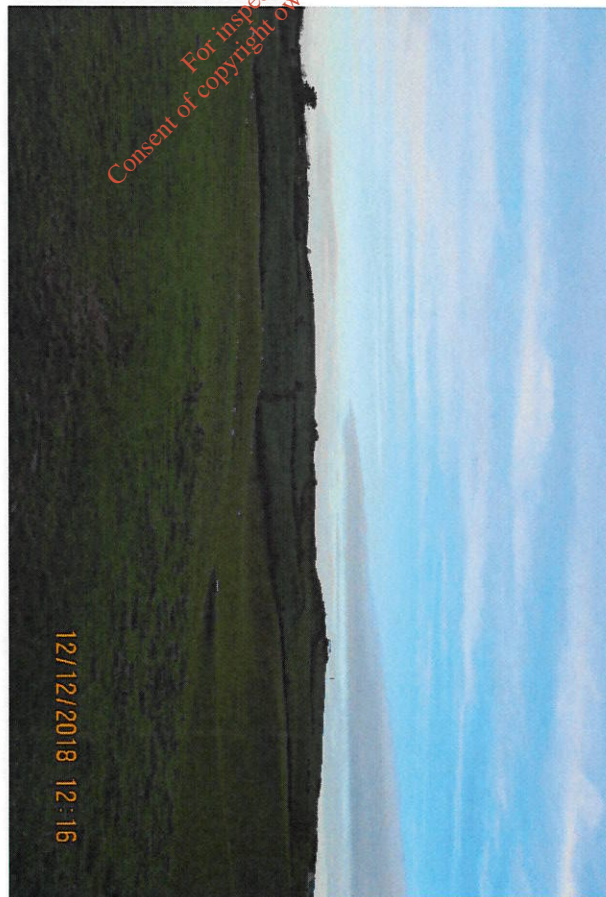
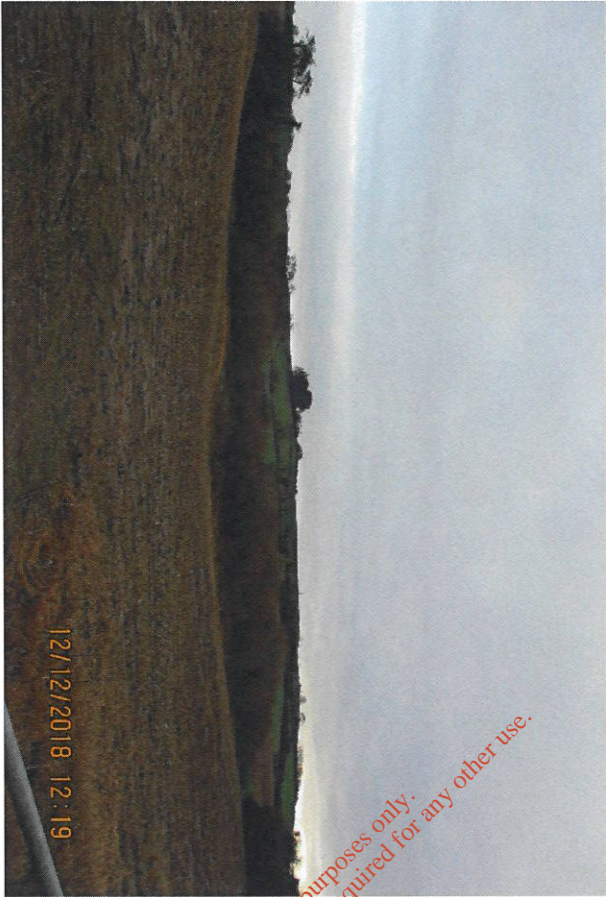


Photo 24



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It is an objective of the Council:**Objective ED08**

To facilitate and encourage the development of 'green' industries including industries relating to renewable energy, energy-efficient technologies, waste recycling and conservation on appropriately zoned land or on land within villages to a scale and size that is in keeping with the character of the area, subject to complying with normal planning and environmental criteria and the development management standards in Chapter 18. Green industries will not be permitted outside settlements unless the development complies with the locational requirements of waste management facilities outlined in Chapter 10 and subject to complying with normal planning and environmental criteria and the development management standards contained in Chapter 18.

6.4.5 Aggregate Resources and Extractive Industry

Notwithstanding the recent downturn, extractive enterprises can make a significant contribution to the long-term economic well-being of County Wexford, through providing direct employment opportunities and as a local source of raw materials, particularly for the construction industry. The Council will therefore facilitate appropriately sited, designed and well managed extractive enterprises. At the same time, having regard to the potential significant harm which can affect environmental, agricultural, residential, tourist, recreational, landscape and heritage interests, the Council must also seek to prevent and take action against poorly sited, designed and inconsiderately managed extractive sites. The Council will also seek to ensure that site security and health and safety is given high priority through the imposition and enforcement of conditions with regard to site security and warning signs. The Council will also report apparent dangerous situations or practices to the appropriate authorities.

A thorough examination of quarrying activity in the county has been undertaken by the Council in 2011/2012 further to Section 261a of the Planning and Development Act 2000 (as amended). This process has enabled the Council to obtain a clearer picture of the current extractive industry activity in the county and the scale of work required to ensure on-going compliance with conditions.



This section of the Plan has had regard to Quarries and Ancillary Activities: Guidelines for Planning Authorities (DEHLG, 2004). Inter alia, these guidelines require that Local Authorities identify the location of important deposits of aggregate resources within their area, particularly those deposits of regional or national importance, with a view to safeguarding unworked important deposits, including sand and gravel, for future extraction. The Geological Survey of Ireland (GSI) has been preparing aggregate potential maps for the whole country. When the maps become available, the Council will consider how it intends to balance the need for non-extractive rural development and amenity with the need to protect those important aggregate resources for possible future use.

It is an objective of the Council:

Objective ED09

To prohibit extractive industry development which could significantly impact on the areas designated as being of European and National importance (such as SACs, cSACs, SPAs, NHAs and pNHAs) where significant detrimental impacts cannot be satisfactorily mitigated, even if significant aggregate resources are identified in such areas by the GSI. A strict precautionary approach will be taken where designated sites will be affected.

Objective ED10

Extractive industry sites can themselves create important new habitats, and further to the key objective of this Plan to protect and enhance the county's unique natural heritage and biodiversity, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner, the Council will require that the operators of all proposed extractive industry developments maximise the bio-diversity potential of their site by including proposals which promote bio-diversity throughout the working life and restoration of the quarry in their application.

Objective ED11

To ensure that extractive industry developments are sited, designed and operated in accordance with best practice. Cognisance should be paid to the following guideline documents (as may be superseded and/or updated) which are of particular relevance:

- Environmental Management in the Extractive Industry (EPA, 2006)
- Quarries and Ancillary Activities: Guidelines for Planning Authorities (DEHLG, 2004)
- Wildlife, Habitats and the Extractive Industry (Notice Nature/ Irish Concrete Federation / NPWS 2010)
- The Environmental Code (ICF, 2006)
- Geological Heritage Guidelines for the Extractive Industry (ICF and GSI, 2008)
- Archaeological Code of Practice (ICF and DEHLG, 2009)

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Permission for such partial change of use will only be granted to the resident of the dwelling and will be restricted to use by the applicant. The change of use should not exceed 25% of the total floor area of the dwelling. Permission will not normally be granted for such changes of uses in apartments.

18.16 Extractive Industries

The objectives relating to Extractive Industry are contained in Chapter 6. Proposals for extractive activities, including processing, will be required to satisfactorily address the following issues:

- The activity should not result in potential significant adverse impacts on designated sites of natural and/or built heritage, whether or not a significant resource exists at such locations. All planning applications will be assessed having regard to the Habitats Directive to determine if the project has the potential to impact on the integrity or the conservation objectives of any Natura 2000 site.
- The activity can be satisfactory accessed without causing public safety hazards, from a local roads network which can cater for the type and volume of traffic likely to be generated.
- The potential impacts of the activity on the environment (including ground and surface waters), agricultural, tourist, recreational (including rights of way), landscape and residential amenities can be prevented and /or mitigated to an acceptable degree through careful siting and design and on-going considerate management and compliance with planning conditions. The time period required to complete the proposed extraction and restoration will be taken into account in the assessment of these issues.
- Satisfactory proposals are submitted and undertaken in relation to site security.
- Satisfactory proposals are submitted for the on-going and long term restoration of the site, which has a particular emphasis on protecting and facilitating bio-diversity.
- Having regard to the potential for adverse impacts from extractive industry activity, the Council will require that information of the highest quality, prepared by appropriately qualified and competent persons, is submitted in support of planning applications for extractive industry, whether or not a formal

Environmental Impact Assessment is required to be undertaken. Submissions should be prepared having regard to guidance documents on best practice in such matters such as:

- Guidelines on the Information to be contained in Environmental Impact Statements: Advice Notes on Current Practice (EPA, 2002 and 2003)
 - Assessment of Plans and projects significantly affecting Natura 2000 sites: EC Guidance on Non-energy Mineral Extraction and Natura 2000 (European Commission, 2002 and 2011);
 - (Further documents may be produced over the lifetime of the Plan which add to/supersede the above documents)
- The above criteria will also apply in the assessment of proposals for alternative uses of extractive industry sites, including concrete and tarmac manufacture and the deposit of inert waste material.

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example, at Baginbun Head. The coastline has a cluster of sites of geological interest.

The southern tip of the peninsula has a very flat low lying distinctive landscape punctuated by agricultural and residential buildings, Loftus Hall being the most prominent, and culminates at the Hook lighthouse at Hook Head. The area has a distinctive settlement and field pattern, which development proposals should have regard to.

There are sites of great historical interest throughout the whole of the peninsula, particularly associated with the Normans, the Hook lighthouse and with the historical use of Duncannon Port. The beaches, landscapes, villages and, in particular, the Hook lighthouse, are all popular with tourists and much of the development on the peninsula is consequently tourist-related.

1.3.6 Screen Hills

Formed from the withdrawal of the Irish Sea sea glacier at the end of the Ice Age, the hills represent the largest raised ice contact delta in Ireland and possibly in Europe. Consisting of rounded 'hills' and the occasional 'kettle' lake, the Screen Hills landscape is distinctive from the general lowland landscape of south and east Wexford. Below ground, sand and gravel sediments, sometimes in excess of 30m thick, support distinctive flora and are also attractive to the extractive industry. This landscape is sensitive to development.

1.3.7 Slobs

The slobbs at Wexford and Inish and Ballyteige form distinctive, very low lying flat landscapes with straight drainage ditches and wetland areas, largely formed by land reclamation projects in the 1800s. These landscapes provide important habitats for wildfowl. The Inish and Ballyteige slobbs landscape is backed by the dune landscape of Ballyteigue and is punctuated by sand extraction activity and more recently by wind turbines.

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It is an objective of the Council:

Objective L01

To have regard to the Landscape Character Assessment and associated map contained in Volume 3, the Landscape and Landscape Assessment-Guidelines for Planning Authorities (2000) Draft and any updated versions of these guidelines published during the lifetime of the Plan, when assessing planning applications for development.

Objective L02

To review the Landscape Character Assessment and the landscape objectives in the Plan, after the publication of the National Landscape Strategy and future guidelines issued by a Minister of the Government with respect to landscape.

Objective L03

To ensure that developments are not unduly visually obtrusive in the landscape, in particular in the Upland, River Valley and Coastal landscape units and on or in the vicinity of Landscapes of Greater Sensitivity.

Objective L04

To require all developments to be appropriate in scale and sited, designed and landscaped having regard to their setting in the landscape so as to ensure that any potential adverse visual impacts are minimised.

Objectives L05

To prohibit developments which are likely to have significant adverse visual impacts, either individually or cumulatively, on the character of the Uplands, River Valley or Coastal landscape or a Landscape of Greater Sensitivity and where there is no overriding need for the development to be in that particular location.

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Objective L06

To ensure that, where an overriding need is demonstrated for a particular development in an Upland, River Valley or Coastal landscape unit or on or in the vicinity of a Landscape of Greater Sensitivity, careful consideration is given to site selection. The development should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the subject landscape and will be required to comply with all normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective L07

To encourage appropriate development which would enhance an existing degraded landscape and/or which would enhance and introduce views to or from a Landscape of Greater Sensitivity from public viewpoints, subject to compliance with all normal planning and environmental criteria and the development management standards contained in Chapter 18.

Objective L08

To consider appropriate rural recreational and tourism related developments which would facilitate public access to and appreciation of Upland, River Valley and Coastal Landscapes and Landscapes of Greater Sensitivity in the County subject to compliance with the relevant objectives in Chapters 6, 7 and 13. Developments should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the landscape and shall be in compliance with all other planning and environmental criteria and the development management standards contained in Chapter 18.

Objective L09

To require developments to be sited, designed and landscaped in manner which has regard to the site specific characteristics of the natural and built landscape, for example, developments should be sited, designed and landscaped to minimise loss of natural features such as mature trees and hedging and built features.

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Following on from this, an audit of the data and biological resource for the county was carried out, which gave an overview of the rare and important key habitats and species found within the county.

Highlights include the coastal systems of Bannow Bay and Ballyteige, The Raven Nature Reserve and the lagoons at Lady's Island Lake and Tacumshin Lake, which are of international importance for their lagoonal communities as well as the bird life that reside there. Some of the best coastal systems in the country occur in County Wexford and include Bannow Island, Ballyteige Burrow, Tacumshin and The Raven Nature Reserve. One particular saltmarsh habitat, the Annex I habitat, Halophilous scrub, only occurs in County Wexford and is characterised by the presence of a single species, perennial glasswort *Sarcocornia perennis*, on salt marsh. The species is very rare in Ireland and is protected under The Flora Protection Order. It is known from only five saltmarsh sites, all located along the south-east coast. This habitat is the rarest Annex I saltmarsh Habitat found in Ireland.

It is an objective of the Council:

Objective NH01

To conserve and protect the integrity of sites designated for their habitat/wildlife or geological/geomorphological importance and prohibit development which would damage or threaten the integrity of these sites, including SACs, cSACs, SPAs, NHAs, pNHAs, Nature Reserves, and Refuges for Fauna.

Objective NH02

To recognise the importance of recommended proposed NHAs and County Geological sites identified by the Geological Survey of Ireland and protect the character and integrity of these sites where appropriate.

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10.3 Air Quality

Air pollution can negatively affect human health and eco-systems. Air pollution in County Wexford is not currently a problem. The Council will continue to maintain this situation, and improve air quality by having regard to the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011). These regulations implement Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality). Furthermore, the policy approach of the Council to integrate land use planning and transportation will reduce emissions from vehicles.

It is an objective of the Council:

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 AQ03

To manage development to provide the efficient use of land and infrastructure, thereby controlling and limiting air emissions.

Objective AQ04

To require the submission of measures to prevent and reduce dust and airborne particulate emissions for activities that may have a negative effect on air quality.

Objective AQ05

To encourage a modal change from private car use towards other types of travel and to promote the use of public transport as a means of reducing vehicle emissions and improving air quality.

10.4 Noise

Noise control is governed by the Environmental Protection Agency Act 1992 and the Environmental Protection Agency Act (Noise) Regulations 1994 (S.I. No. 179 of 1994).

The definition of environmental noise includes “noise which causes a nuisance, or would endanger human health or damage property or harm the environment”. Noise, which is continuous, repeated, loud can have significant impacts on the quality of life of individuals, communities and the environment, in particular, wildlife.

Noise Action Plans

EU Directive 2002/49/EC relates to the assessment and management of environmental noise. It applies to noise from industrial activity and from road, rail and air traffic, but it does not relate to domestic noise. The Directive was transposed into Irish law by the Environmental Noise Regulations 2006 (S.I. No. 140) 2006.

The Regulations set out a two-stage approach to the assessment and management of environmental noise. Firstly, the preparation of strategic noise maps for areas and infrastructure falling within defined criteria, for example large agglomerations, major roads, railways and airports. Secondly, based on the results of the mapping process, the regulations require the preparation of noise action plans for each area concerned. The fundamental objective of action plans is the prevention and reduction of environmental noise.

The National Roads Authority will carry out noise mapping for the national road network and individual local authorities will focus on non-national roads. The Planning Authority will have regard to any noise mapping and/or Noise Action Plan relating to the area when considering planning applications.

It is an objective of the Council:

Objective N01

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 N02

To regulate and control activities likely to give rise to excessive noise, other than those activities which are regulated by the Environmental Protection Agency.

Objective N03

To ensure new development does not cause an unacceptable increase in noise levels affecting noise sensitive properties. Proposals for new development with the potential to create excessive noise will be required to submit a construction and/or operation management plan to control such emissions.

Objective N04

To require activities likely to give rise to excessive noise to install noise mitigation measures and monitors. The provision of a noise audit may be required where appropriate.

Objective N05

To ensure that relevant planning applications comply with the provisions of any Noise Action Plan or noise maps relating to the area.

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Site Name: Screen Hills SAC

Site Code: 000708

The Screen Hills are located in the south-east of Ireland, just north of the Wexford Slob. The site is characterised by a type of glacial landscape known as “kettle and kame”, a term which refers to kettlehole lakes found in hollows between small hills. The lakes, which are mostly small, mark the positions of former ice blocks in an acidic, sandy moraine.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

[3110] Oligotrophic Waters containing very few minerals [4030] Dry Heath

The lakes in the site are of two broad types. The first type are low-lying and in contact with groundwater, and these are influenced by what is occurring over a wide area. The second type are suspended at a height above the regional water table, and are influenced by the area immediately surrounding them. These lakes can usually be considered oligotrophic, although nutrient input from the adjacent land may change this.

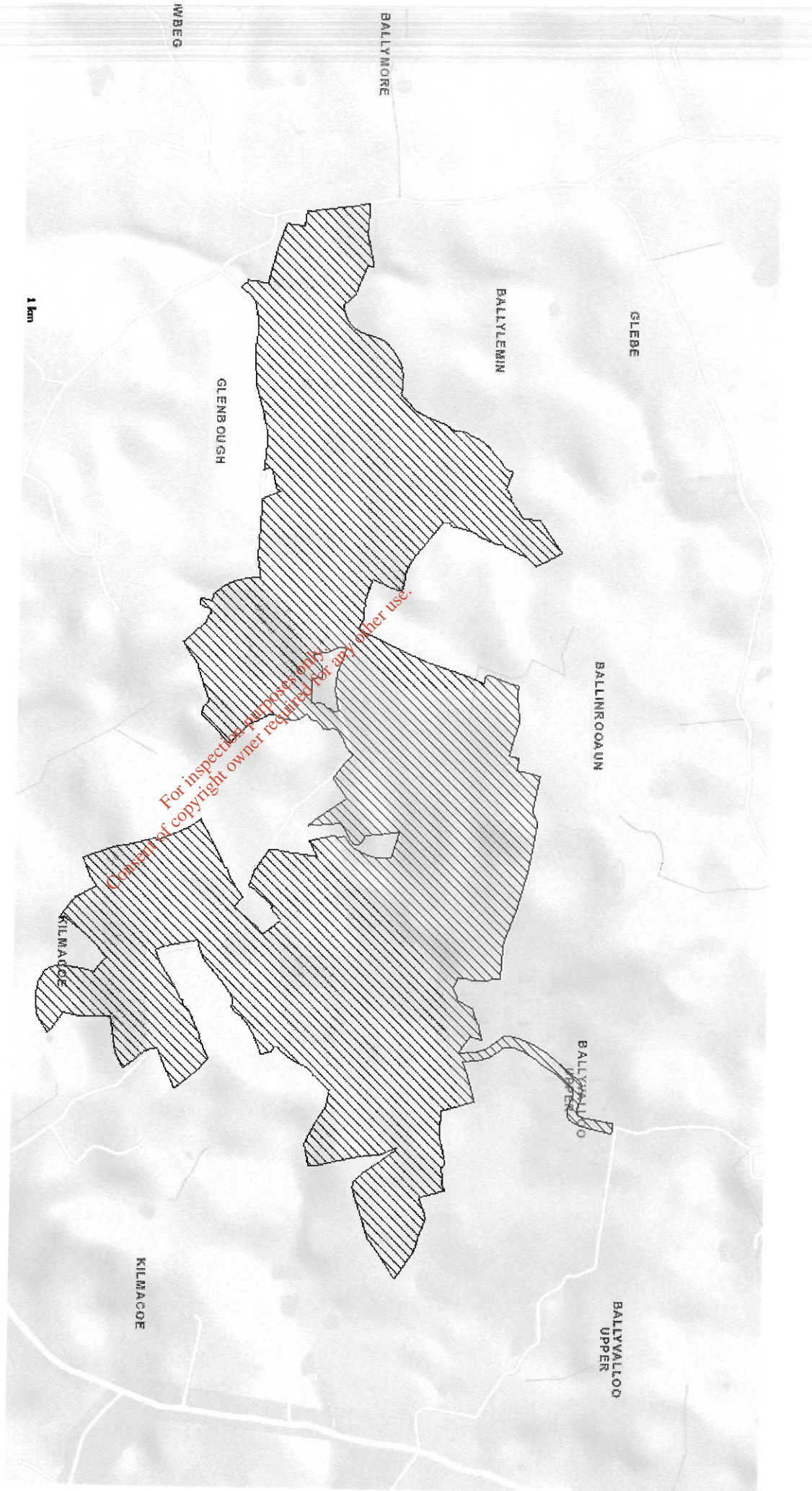
The lakes vary in size, though most are pond-sized, and have widely different plant and animal communities. These include bog formation in all stages, from open sandy shores with only a narrow band of emergent vegetation, to wide rafts of floating fen type vegetation, to small *Sphagnum* bogs with Royal Fern (*Osmunda regalis*), to consolidated Heather/ willow/ birch (*Calluna vulgaris*/*Salix* sp./*Betula* sp.).

Many of the plant species which are found in these lakes are rare in south-east Ireland. They include Great Fen-sedge (*Cladium mariscus*), White Water-lily (*Nymphaea alba*), Shoreweed (*Littorella uniflora*) and Lesser Bladderwort (*Utricularia minor*). Species of good quality boggy habitats are widespread, such as Lesser Tussock-sedge (*Carex diandra*), Marsh Cinquefoil (*Potentilla palustris*), Marsh St. John's-wort (*Hypericum elodes*), Lesser Water-plantain (*Baldellia ranunculoides*) and Water Dock (*Rumex hydrolapathum*). Lake edges in grazed fields have species typical of exposed mud such as Water-purslane (*Lythrum portula*), Nodding Bur-marigold (*Bidens cernua*), Trifid Bur-marigold (*B. tripartita*) and Lesser Marshwort (*Apium inundatum*). Six-stamened Waterwort (*Elatine hexandra*) has been recorded but not recently re-found.

Dry heath at the site is extensive and species-rich. The heath vegetation at the site differs from most heaths elsewhere in the virtual absence of Heather, and in the presence of a diverse range of annual species. Substantial populations of the following Red Data Book species have been found at this very important and complex site, and in other localities on and adjoining the moraine: Small Cudweed (*Logfia minima*), Heath Cudweed (*Omalotheca sylvatica*), Hairy Bird's-foot-trefoil (*Lotus subbiflorus*) and Bird's-foot (*Ornithopus perpusillus*). Musk Thistle (*Carduus nutans*), another Red Data Book species, is also present in large numbers. It may have been introduced with cattle feed, but is thoroughly established. Other typical plant species of the heath at this site include Common Bent (*Agrostis capillaris*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Sheep's Sorrel (*Rumex acetosella*), Tormentil (*Potentilla erecta*), violets (*Viola* spp.), Common Cudweed (*Filago vulgaris*), Common Bird's-foot-trefoil (*Lotus corniculatus*), Bracken (*Pteridium aquilinum*), Gorse (*Ulex europaeus*) and the uncommon species Knotted Clover (*Trifolium striatum*), Lesser Trefoil (*T. dubium*) and Annual Knawel (*Scleranthus annuus*). Four of the species mentioned above are legally protected under the Flora (Protection) Order, 1999 – Small Cudweed, Heath Cudweed, Hairy Bird's-foot-trefoil and Annual Knawel.

The site is under threat of reclamation for intensive agriculture. Some fields have been re-seeded with Perennial Rye-grass (*Lolium perenne*), while others have been brought into crop production. This process of agricultural improvement eventually leads to the loss of rare plant habitat and also increases the risk of pollution to the lakes.

The Screen Hills contain important examples of two habitats listed on Annex I of the E.U. Habitats Directive, with the heath area being particularly unusual. The area is very important as a good example of a "kettle and kame" glacial landscape. The presence of several Red Data Book plant species adds further importance to this site.



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