

# Addendum III

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TO THE  
SEA ENVIRONMENTAL REPORT & APPROPRIATE ASSESSMENT  
OF THE  
DRAFT ATHY TOWN DEVELOPMENT PLAN  
2012-2018

## SEA ENVIRONMENTAL REPORT ON & APPROPRIATE ASSESSMENT SCREENING OF SUBMISSIONS ON PROPOSED AMENDMENTS AND MANAGER'S RECOMMENDATIONS

**for: Athy Town Council**

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Athy  
County Kildare



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# 1 Introduction

Under section 12, subsection 8 (b) (iii) of the Planning and Development Acts 2000 to 2010, the Manager of Athy Town Council has made recommendations regarding policies and objectives of the dDraft Athy Development Plan 2012-2018. The Members of the Planning Authority are required to take account of any implications of these recommendations on the findings of the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes.

Section 2 of this document identifies, with regard to the SEA Environmental Report and AA, the environmental consequences of the Manager's recommendations.

Changes are not made to the original SEA Environmental Report or AA at this stage; this Addendum forms part of the documentation of the ongoing SEA/AA/Plan-making process. It supplements and should be read in conjunction with the Environmental Report and Addenda I<sup>1</sup> and II. On adoption of the Plan the findings of all of the Addenda will be used to update the SEA Environmental Report and Draft AA, as appropriate. The final SEA Environmental Report and AA together with an SEA Statement<sup>2</sup> will be made available to the public alongside the adopted Plan.

## 2 Environmental Consequences of Manager's Recommendations

### 2.1 Summary and Key Issues

A number of proposed recommendations would be likely to contribute towards the protection of the environment that is already contributed towards by the Draft Plan while a number would not affect protection of the environment.

**Note:**

The text in black is the text as contained in the Draft Athy Town Development Plan 2012-2018 and is not changing.

Proposed amendments involving additional text are shown in green

Proposed amendments involving deletion of text are shown in ~~red-strikethrough~~

Recommendations to not make changes to the Plan are generally not considered by this Addendum.

Responses to the proposed amendments with regard to the SEA Environmental Report are shown in blue text.

Responses to the proposed amendments with regard to the Appropriate Assessment and Natura Impact Statement are shown in orange text.

<sup>1</sup> Addendum I details responses to the submissions on the SEA Environmental Report and AA which were made during the first period of public display of the Draft Plan, SEA Environmental Report and AA (and accompanied the Manager's Report on submissions and observations). It proposes updates to the SEA Environmental Report and AA as a result of these submissions, as appropriate.

<sup>2</sup> The SEA Statement will detail, inter alia, how environmental considerations have been integrated into the Plan.

## 2.2 Recommendation on Zoning Strategy

(1) To include a statement in the Core Strategy which states “New Residential” lands comprising 79.34ha be recognised as of a scale to facilitate future development up to 2022 in line with the projected demands of the RPGs.

(2) All “White Lands” (15.1 ha) proposed in amendment 16.3, 16.4 & 16.8, should be zoned for Agricultural purposes.

(3) Include two additional policies as follows:

(i) *“It is the policy of the Council to monitor carefully the scale, rate and location of newly permitted development and apply appropriate development management measures to ensure compliance with the core strategy including population targets for the town; and to achieve the delivery of strategic plan led and coordinated balanced development throughout the planning area.”*

(ii) *“To prepare a report as part of the Mid Term Review of this Plan (to be carried out in accordance with Section 15(2) of the Planning and Development Act 2000, amended). This report shall include detailed consideration of compliance with the Core Strategy and if necessary indicate measures to be take (eg Variation of the Athy Development Pland 2012-2018) to affect the aims of Section 2.5.1 and to ensure compliance with the Core Strategy, the CDP and the RPGs.”*

These recommendations would be likely to improve compliance with the Strategic Environmental Objectives (SEOs) set out in the Environmental Report by, for example, contributing towards reduction of travel related greenhouse emissions to air, changing from car to more sustainable forms of transport and maximising of the use of the existing built environment rather than developing greenfield lands.

This recommendation would not change the findings of the assessment provided in the NIS.

## 2.3 Recommendations Arising from Department of Environment, Community and Local Government Submission

The same recommendations are made in response to this submission as made under heading 2.2 above.

## 2.4 Recommendations Arising from Dublin and Mid-East Regional Authorities Submission

(i) As outlined in Section 8.1 of this Manager’s Report, in order to comply with the population allocations of the RPGs and the Core Strategy of the Kildare County Development Plan, it is recommended that White Lands are reverted to Agricultural land use zoning and that potential development on New Residential land is monitored in accordance with Submission no. 20.

(ii) Include additional policy as follows: *It is the policy of the Council to monitor carefully the scale, rate and location of newly permitted development and apply appropriate development*

*management measures to ensure compliance with the core strategy including population targets for the town; and to achieve the delivery of strategic plan led and coordinated balanced development throughout the planning area.*

**(iii)** As per recommendation to Submission No. 12 (ii) above.

These recommendations would be likely to improve compliance with the Strategic Environmental Objectives (SEOs) set out in the Environmental Report (ER) by, for example, contributing towards reduction of travel related greenhouse emissions to air, changing from car to more sustainable forms of transport and maximising of the use of the existing built environment rather than developing greenfield lands.

This recommendation would not change the findings of the assessment provided in the NIS.

## 2.5 Recommendations Arising from Michael Raggett Submission

**Re. Amendment 12.9** On the basis of the foregoing and having regard to previous recommendation (item no. 19.18 of Manager's Report on Draft Plan) it is recommended that the structure be included on the RPS in its entirety.

**Re. Amendment 12.8** On the basis of the foregoing it is recommended that the structure be included on the RPS in its entirety.

**Re. Amendment 12.7** On the basis of the foregoing it is recommended that the structure be included on the RPS in its entirety.

These recommendations would be likely to improve compliance with the SEOs set out in the ER by contributing towards protection of the archaeological heritage of the Town, including entries to the Record of Monuments and Places and/or their context, and towards the preservation and protection of the special interest and character of the Town's architectural heritage.

This recommendation would not change the findings of the assessment provided in the NIS.

## 2.6 Recommendations Arising from Dept. of Arts, Heritage and the Gaeltacht Transport Submission

**(i)** As per previous recommendation, these structures should be included on the RPS in their entirety, in order to afford integrated protection to their exteriors, interiors, curtilage and attendant grounds and not just elements of their exterior elevations.

This recommendation would be likely to improve compliance with the SEOs set out in the ER by contributing towards protection of the archaeological heritage of the Town, including entries to the Record of Monuments and Places and/or their context, and towards the preservation and protection of the special interest and character of the Town's architectural heritage.

This recommendation would not change the findings of the assessment provided in the NIS.

**(ii) (a)** As per previous recommendation structures **AY 106** and **AY 073** should be removed from the RPS.

This recommendation will not affect compliance with the SEOs set out in the ER re. contributing towards protection of the archaeological heritage of the Town, including entries to the Record of Monuments and Places and/or their context, or re. the preservation and protection of the special interest and character of the Town's architectural heritage.

This recommendation would not change the findings of the assessment provided in the NIS.

**(ii) (b) Structures AY 194 and AY 092** should be retained as the reasons previously provided do not substantiate that the special architectural or heritage character had been entirely lost justifying their deletion.

This recommendation would be likely to improve compliance with the SEOs set out in the ER by contributing towards protection of the archaeological heritage of the Town, including entries to the Record of Monuments and Places and/or their context, and towards the preservation and protection of the special interest and character of the Town's architectural heritage.

This recommendation would not change the findings of the assessment provided in the NIS.

**(iii) No change.**

**(iv)** Include reference to the new National Biodiversity Plan in existence under Section 13.3.1 and 13.2.2 of the Draft Plan.

Ensure that any reference to the DoEHLG throughout the Draft Plan in relation to heritage is changed to Department of Arts, Heritage and the Gaeltacht.

These recommendations would not change the findings of the assessment provided in the SEA ER.

These recommendations would not change the findings of the assessment provided in the NIS.

## 2.7 Recommendation Arising from Paddy Raggett Homes Ltd Submission

Revise Proposed Amendment 15.2 to read as follows:

"2m high screen walls should be provided between all areas of public open space and gardens to the rear of dwellings. Where concrete or block screen walls along the edge of public open spaces are proposed, they should be suitably rendered **on the side of the walls adjoining the public open spaces** and capped."

This recommendation would not change the findings of the assessment provided in the SEA ER.

This recommendation would not change the findings of the assessment provided in the NIS.

## 2.8 Recommendations Arising from National Transport Authority Submission

**(i)** As per Section 8.1 of this report and response to Submission no. 20 from the DoECLG, Submission no. 12 from the RPGs, submission no. 3 from the NTA, compliance with the core strategy, a monitoring mechanism is proposed, together with a proposed Mid- Term Review.

**(ii)** Include additional policy as follows;

*It is the policy of the Council to monitor carefully the scale, rate and location of newly permitted development and apply appropriate development management measures to ensure compliance with the core strategy including population targets for the town; and to achieve the delivery of strategic plan led and coordinated balanced development throughout the planning area.*

**(iii)** No change.

**(iv)** (a) Re Amendment 16.20: As previously recommended this site should remain zoned H: Industrial and Warehousing as per the Draft Plan.

**(iv)** (b) Re Amendment 16.21: As previously recommended, this site in question should remain zoned Q: Employment and Enterprise in its entirety.

These recommendations would be likely to improve compliance with the Strategic Environmental Objectives (SEOs) set out in the Environmental Report by, for example, contributing towards reduction of travel related greenhouse emissions to air, changing from car to more sustainable forms of transport and maximising of the use of the existing built environment rather than developing greenfield lands.

This recommendation would not change the findings of the assessment provided in the NIS.

## **2.9 Recommendations Arising from Quinns of Athy (Baltinglass) Submission**

Part of the site comprising c 0.6ha and the adjoining site comprising a total of 1.4ha to be zoned H: Industrial and Warehousing. Remaining 2.5ha of the site to remain zoned I: Agricultural.  
(Refer to revised map)

This recommendation would not change the findings of the assessment provided in the SEA ER.

This recommendation would not change the findings of the assessment provided in the NIS.

## **2.10 Recommendations Arising from Mrs. Joan Carmel Calahane Submission**

Revert W: White Lands comprising 6.8ha to I: Agricultural use.

This recommendation would be likely to improve compliance with the Strategic Environmental Objectives (SEOs) set out in the Environmental Report.

This amendment would not change the findings of the assessment provided in the NIS.