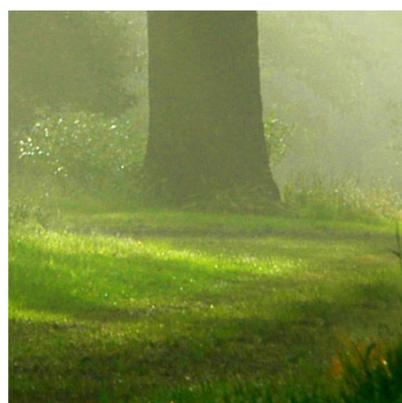
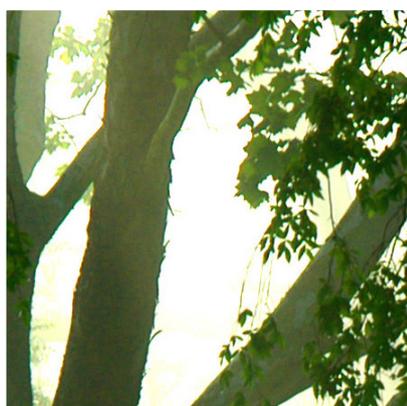




Kildare Town Local Area Plan Strategic Environmental Assessment

Environmental Report



Kildare Town Local Area Plan (2012-2018) Strategic Environmental Assessment

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This Environmental Report was prepared by RPS on behalf of Kildare County Council.

ACRONYMS AND ABBREVIATIONS

AA	Appropriate Assessment
CFRAM	Catchment Flood Risk Assessment and Management
DAHG	Department of Arts, Heritage and the Gaeltacht
DCENR	Department of Communications, Energy and Natural Resources
DECLG	Department of Environment, Community and Local Government
EC	European Community
EIA	Environment Impact Assessment
EPA	Environmental Protection Agency
ER	Environmental Report
EU	European Union
GHG	Greenhouse Gas
IPPC	Integrated Pollution Prevention and Control
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NPWS	National Parks and Wildlife Service
OPW	Office of Public Works
P.E.	Population Equivalent
POM	Programme of Measures
P/P	Plan or Programme
RBD	River Basin District
RBMP	River Basin Management Plan
RMP	Records of Monuments and Places
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
WFD	Water Framework Directive
WWTP	Waste Water Treatment Plants

GLOSSARY

Appropriate Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites). Also known as Habitats Directive Assessment.
Aquifers:	A water bearing rock which readily transmits water to wells and springs.
Baseline environment:	A description of the present state of the environment of the P/P area.
Biodiversity:	Word commonly used for biological diversity and defined as assemblage of living organisms from all habitats including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.
Birds Directive (79/409/EEC):	Council Directive of 2nd April 1979 on the conservation of wild birds.
Cumulative effects:	Effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space.
Designated authority:	An organisation that must be consulted in accordance with the SEA Regulations.
Diffuse sources (of pollution):	These are primarily associated with run-off and other discharges related to different land uses such as agriculture and forestry, from septic tanks associated with rural dwellings and from the land spreading of industrial, municipal and agricultural wastes.
Ecology:	The study of the relationship among organisms and between those organisms and their non-living environment.
Ecosystem:	A community of interdependent organisms together with the environment they inhabit and with which they interact, and which is distinct from adjacent communities and environments
Environmental assessment:	The preparation of an environmental report, the carrying out of consultations, the taking into account of the environmental report and the results of the consultations in decision-making and the provision of information on the decision (in accordance with Articles 4 to 9 of the SEA Directive).
Environmental indicator:	An environmental indicator is a measure of an environmental variable over time, used to measure achievements of environmental objectives and targets.

Environmental objective:	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change.
Environmental receptors:	Include biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological) and landscape as listed in the SEA Directive. This list is not exhaustive, and can include other receptors which may arise for a particular P/P.
Environmental Report (ER):	A document required by the SEA Directive as part of a strategic environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.
Eutrophication:	Enrichment of water by nutrients (phosphorus and nitrogen). The nutrients accelerate plant growth, which disturbs the balance of aquatic plants and animals and affects water quality.
Good status:	Is a general term meaning the status achieved by a surface water body when both the ecological status and its chemical status are at least good or, for groundwater, and when both its quantitative status and chemical status are at least good.
Groundwater:	All water which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil. This zone is commonly referred to as an aquifer which is a subsurface layer or layers of rock or other geological strata of sufficient porosity and permeability to allow a significant flow of groundwater or the abstraction of significant quantities of groundwater.
Greenhouse Gas:	Gaseous constituents of the atmosphere that absorb/trap infrared (thermal) radiation which is mainly emitted by the earth's surface and thereby influence the earth's temperature.
Habitats Directive (92/43/EEC):	Council Directive of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna.
Hierarchy of plans:	Both higher and lower level P/P relevant to the P/P being assessed.
Interrelationships:	Associations or linkages, related to environmental impact of the proposed P/P usually on environmental receptors.
Key environmental issues:	Those significant environmental issues, which are of particular relevance and significance within a P/P area and/or the zone of influence of that P/P. These issues should be identified during SEA Scoping process.
Material assets:	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment, transportation etc
Mitigation measures:	Measures to avoid/prevent, minimise/reduce, or as fully as possible, offset/compensate for any significant adverse effects on the environment, as a result of implementing a P/P.

Monitoring:	A continuing assessment of environmental conditions at, and surrounding, the plan or programme. This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted. The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
Natural Heritage Area:	An area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection.
Non-technical summary:	A summary of the findings of the ER, summarised under the headings listed in Annex 1 of the SEA Directive that can be readily understood by decision-makers and by the general public. It should accurately reflect the findings of the ER.
Plan or Programme:	Including those co-financed by the European Community as well as any modifications to them: <ul style="list-style-type: none">- which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and- which are required by legislative, regulatory or administrative provisions.
Programme of Measure:	Defines in detail those actions which are required to achieve the environmental objectives of the Directive within a river basin district.
Quantitative status:	An expression of the degree to which a body of groundwater is affected by direct and indirect abstractions. If this complies with WFD requirements the status is good.
Reasonable alternatives:	Alternatives should take into account the objectives and geographical scope of the P/P. There can be different ways of fulfilling the P/P objectives, or of dealing with environmental problems. The alternatives should be realistic, capable of implementation and should fall within the legal and geographical competence of the authority concerned.
River Basin:	Means the area of land from which all surface water run-off flows, through a sequence of streams, rivers and lakes into the sea at a single river mouth, estuary or delta.
River Basin Districts:	administrative areas for coordinated water management and are comprised of multiple river basins (or catchments), with cross-border basins (i.e. those covering the territory of more than one Member State) assigned to an international RBD.
Scoping:	the process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report

Screening:	The determination of whether implementation of a P/P would be likely to have significant environmental effects on the environment. The process of deciding whether a P/P requires an SEA.
SEA Directive:	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.
SEA Statement:	A statement summarising: How environmental considerations have been integrated into the P/P How the ER, the opinions of the public, and designated authorities, and the results of transboundary consultations have been taken into account The reasons for choosing the P/P as adopted in the light of other reasonable alternatives.
Significant effects:	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
Special Area of Conservation:	Site designated according to the Habitats Directive.
Special Protection Area:	An area designated under the European Directive on the Conservation of Wild Birds.
Statutory authority:	The authority by which or on whose behalf the plan or programme is prepared.
Surface water:	Means inland waters, except groundwater, which are on the land surface (such as reservoirs, lakes, rivers, transitional waters, coastal waters and, under some circumstances, territorial waters) which occur within a river basin.
Water body:	A discrete and significant element of surface water such as a river, lake or reservoir, or a distinct volume of groundwater within an aquifer.
Water Framework Directive:	The WFD is European legislation that promotes a new approach to water management through river basin planning. The legislation addresses inland surface waters, estuarine waters, coastal waters and groundwater.

1 NON TECHNICAL SUMMARY

INTRODUCTION (CHAPTER 2)

This Environmental Report has been prepared in accordance with national and EU legislation as part of the Strategic Environmental Assessment (SEA) of the draft Kildare Town Local Area Plan 2012-2018.

SEA is a systematic method of considering the likely significant environmental effects of a Plan or Programme by integrating environmental factors into the development of the Plan and related decision-making. The purpose of this Environmental Report is to: a) inform the development of the Kildare Local Area Plan; b) identify describe and evaluate the likely significant environmental effects of the Kildare Local Area Plan and its reasonable alternatives; and c) provide an early opportunity for the statutory authorities and the public to offer views on this Environmental Report and draft Kildare Local Area Plan (2012-2018), through consultation.

METHODOLOGY (CHAPTER 3)

This Environmental Report contains the findings of the assessment of the likely significant effects on the environment resulting from implementation of the Kildare Local Area Plan 2012-2018. It reflects the requirements of the SEA Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment and also the transposed regulations in Ireland (S.I. 436/2004) as amended by S.I. 201/2011.

In addition, the Habitats Directive Article 6(3) requires that “Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.” In recognition of this, Appropriate Assessment Screening for Natura 2000 sites of the Kildare LAP under Article 6(3) of the Habitats Directive has been carried out in parallel with the SEA process, with the findings of the Appropriate Assessment (AA) used to guide the development of policies and objectives considered as part of the SEA. The results of the assessment are included in a separate document, known as AA Screening, which is also available for public review.

Integration of the SEA and draft LAP was achieved through close involvement of relevant team members in all stages of the project, including SEA scoping, review of the existing environment and generation of policies and objectives. The SEA, AA and LAP teams participated in several meetings and telephone discussions in relation to development of alternatives and development of the assessment methodology.

Based on the requirements of the legislation and guidance, the following information is provided in the Environmental Report.

Requirement of SEA Directive (Article 5(1), Annex 1)	Section of Environmental Report
An outline of the contents and main objectives of the plan or programme, or modification to a plan or programme, and relationship with other relevant plans or programmes.	Chapter 4: Description of the Plan
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme, or modification to a plan or programme.	Chapter 5: Baseline Environment

Requirement of SEA Directive (Article 5(1), Annex 1)	Section of Environmental Report
The environmental characteristics of areas likely to be significantly affected.	Chapter 5: Baseline Environment
Any existing environmental problems which are relevant to the plan or programme, or modification to a plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Habitats Directive.	Chapter 5: Baseline Environment
The environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to a plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation.	Chapter 6: Review of Relevant Policies, Plans and Programmes
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Chapter 9: Evaluation of Local Area Plan Policies and Objectives
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme, or modification to a plan or programme.	Chapter 11 and 12: Mitigation and Monitoring
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 3: Methodology Chapter 7: Strategic Environmental Objectives, Targets and Indicators Chapter 8: Local Area Plan Alternatives
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan or programme, or modification to a plan or programme.	Chapter 11 and 12: Mitigation and Monitoring
A non-technical summary of the information provided under the above headings.	Chapter 1: Non-Technical Summary

DESCRIPTION OF THE KILDARE TOWN LAP (CHAPTER 4)

The main aim of the Kildare Town LAP (2012-2018) is to: *“To build on Kildare town’s strengths to provide a focused approach to planning for future growth in a coherent sustainable, spatial fashion. The Plan aims to achieve a more consolidated urban form that facilitates a sustainable economic base and creates sustainable and integrated communities while balancing future development with the conservation and enhancement of the town’s natural and built environment”.*

This LAP identifies specific policies and objectives applicable to Kildare town in order to facilitate land use in a manner that will promote proper planning and sustainable development. The following is a summary of the objectives of the Plan.

- 1) Compliance with Core Strategy to achieve Sustainable Growth;
- 2) Economic Development;
- 3) Retail;
- 4) Urban Design & Town Centre Development;
- 5) Design Briefs;
- 6) Movement & Transport;
- 7) Water, Drainage & Environmental Services;

- 8) Energy & Communications;
- 9) Educational, Community & Cultural;
- 10) Architectural & Archaeological Heritage;
- 11) Natural Heritage & Biodiversity; and
- 12) Recreation, Amenity & Open Space.

The Strategic Vision and Strategic Policy Objectives of the LAP provide the overall strategy for Kildare town for the proper planning and sustainable development of Kildare town for the period up to 2018. It is envisaged that Kildare town will plan for consolidated growth rates over the short to medium term, achieving a critical mass which will support competitiveness, sustainability and create opportunities for local economic development. This growth pattern can also generate economies of scale to justify strategic investment into the town achieving sustainable levels of development through the provision of a range of residential, employment, recreational, cultural, retail and educational facilities appropriate for a town of its size. The long term (15-20 year) development strategy for the future development of Kildare town focuses on the following strategic objectives;

- 1) The Regeneration of Magee Barracks;
- 2) Enhancing the Historic Town Centre;
- 3) Planning for Town Centre Expansion;
- 4) Enhance Linkages to Kildare's National Tourism Hub;
- 5) Development of High-Density Employment Areas;
- 6) Phasing Lands;
- 7) Transportation Infrastructure and Development of Linkages; and
- 8) New Gateway Entrance.

THE BASELINE ENVIRONMENT (CHAPTER 5)

As this SEA deals with the Kildare town LAP, the baseline data is focussed at the town level. In order to identify the potential for cumulative impacts to occur, the immediate environs of Kildare town are also considered.

According to recent EPA publications (EPA, 2008), Ireland's natural environment, although under increasing pressure, generally remains of good quality and represents one of the country's most essential national assets. The fourth EPA *State of the Environment Report* (2008) identified four priority challenges for the environment, which comprise: limiting and adapting to climate change; reversing environmental degradation; mainstreaming environmental considerations; and complying with environmental legislation and agreements. All of these are relevant to the Kildare LAP. The existing environmental pressures in Kildare are set out below.

Issue Area	Existing Environmental Pressures
Flora, Fauna and Biodiversity	Kildare town has high quality ecological sites at an international, national and local level. Existing pressures in the town relate to losses of biodiversity flora and fauna through the construction of hard standing surfaces as a by product of development. The area has experienced a lot of pressure in the recent past from development due to the proximity of Kildare town to the Greater Dublin Area. This has led to pressure on the Tully River, resulting in 'Bad' status. Under the Water Framework Directive (WFD) this must be improved to at least

Issue Area	Existing Environmental Pressures
	<p>'good' status by 2015 which is within the lifetime of this Plan. The town has high quality ecological sites both at an international, national and local level. In particular there are two water dependent habitats which lie adjacent to the LAP. These habitats are both Natura 2000 sites and are further outlined in the Appropriate Assessment Screening Statement in Appendix A of the Strategic Environmental Assessment document.</p> <p>Aquatic flora and fauna is vulnerable to pollution and the River Tully located to the south of the town already has a 'Bad' status as identified by the WFD. Further details on surface water quality can be found in Section 5.6.</p> <p>The close proximity of the town to Pollardstown Fen and Moulds Bog can put pressure on these water dependent habitats. These habitats are both Natura 2000 sites and are further outlined in the Appropriate Assessment Screening Statement in Appendix A of this document.</p>
Population and Land Use	<p>The population within the ED in which Kildare town is located increased during the last inter censal period, however growth was significantly lower than the County average. Population targets for the town are set to double population growth rates per annum over that experienced in the last inter censal period¹. As a result the following existing environmental pressures/problems exist:</p> <ul style="list-style-type: none"> • Need to increase population within the town to achieve critical mass and meet the town's designation as a Moderate Growth Town; • New housing to meet population projections is likely to be developed on greenfield lands which puts pressure on agricultural lands and open spaces; • Local services and social infrastructure will be required in tandem with growth in population, particularly in relation to schools and leisure facilities and are likely to be developed on greenfield lands (which puts pressure on these resources); • New population is likely to put pressure on utilities such as ESB and Broadband connections, and public services such as waste water and water supply resources; and • New development is likely to put increased pressure on the transportation network.
Water	<p>There are a number of sensitivities with regard to the status of surface and groundwater bodies within the LAP area. The existing surface water status identify the majority of the LAP to be classified under the WFD as having 'bad status', while the river closest to the LAP is 'at significant risk' as defined under the WFD. The eastern section of the town is overlain by a regionally important aquifer and pressure has already been put on this aquifer as a result of the construction of the motorway.</p> <p>Changes in the occurrence of severe rainfall events as a result of climate change over the next 50 to 100 years would be likely to increase the frequency and severity of flooding events and inundation, which could result in damage and loss to houses and infrastructure. These risks could be further exacerbated by: urban development increasing the speed and volume of run-off; and changes to geomorphological processes such as sediment transport, siltation and erosion.</p>
Climate	<p>Potential effects of climate change on Kildare town could result in an increase in the frequency and severity of flooding events from rainfall. Severe rainfall events as a result of climate change could adversely impact upon the town's population, its biodiversity and its local economy. In addition the potential effects of climate change are also raising increased concern for the security of future water supplies for the Greater Dublin Water Supply Area for which Kildare town falls within.</p>

¹ Between 2006 and 2011 based on the Kildare ED population figures.

Issue Area	Existing Environmental Pressures
Cultural Heritage	In recent years, economic growth and changing population, consumption and settlement patterns have impacted on the environmental quality of the town. In light of the increased pressure that the town's heritage is under, and of the greater awareness of the value of the resource, the heritage of Kildare must be protected and enhanced. The accommodation of further development in Kildare has the potential to cumulatively impact upon the heritage features of the area. Development which involves material alterations or additions to protected structures can detract from the special character of the structure and its settings, and have the potential to result in the loss of features of architectural or historical interest. Development on sites adjoining protected monuments, places or structures can also impact the setting of these cultural heritage items. Alternately, encouraging and facilitating the accommodation of growth on infill or redevelopment sites, such as Magee Barracks will contribute to mitigating a number of the adverse impacts associated with development of previously undeveloped sites, both within and outside the Kildare administrative area.
Landscape	A problem with regard to the environment component of landscape is the cumulative visual impact that occurs as a result of developments such as one off housing. Such developments which individually often do not have significant adverse impacts have the potential to cumulatively impact upon sensitive landscapes
Material Assets	<p>It is considered that the completion of projects arising out of the WSIP (Water Services Investment Programme) will resolve the majority of issues regarding wastewater treatment constraints up to 2017. This will allow for wastewater treatment capable of serving sustainable and in some instances, appropriate higher density development of the area, without any negative impact on the achievement of the objectives of the WFD. The assimilative capacity of the River Tully is a critical factor in relation to wastewater.</p> <p>Long-term water supplies for the town should be resolved through the Water Supply Project – Dublin Region. This project aims to supply water to the Dublin region up to 2031 and beyond. Improvements in the existing water infrastructure as well as more efficient use of the water resource are considered sufficient to accommodate development within the town for the period of the Plan. Kildare town currently ensures the provision of adequate high quality drinking water. These high standards will not be affected by improvements to the network.</p> <p>The need to increase the use of existing public transport, and provide for additional systems to accommodate existing and future growth of the Kildare town and its environs is a pressing priority. Increasing the amount of pedestrian and cyclist movements is also a significant challenge.</p>
Soils and Geology	<p>Soil erosion due mainly to surface erosion resulting from construction works has major potential to impact on water quality and fisheries resources. In addition to water quality and fisheries, these can impact on infrastructure and can have health and safety implications.</p> <p>Pressures on soils outside the administrative area include development on previously rural sites, which restricts the agricultural potential of these soils and decreases the sustainable production of food within proximity to urban areas.</p>

In accordance with the SEA Directive, the interrelationship between the SEA environmental topics must be taken into account. The key interrelationships identified in this SEA are set out below. Of particular note is the primary relationship between water quality and biodiversity, flora and fauna. Flora and fauna, rely directly on the aquatic environment as a habitat. The quality of this habitat has a direct relationship to the quality of foodstuffs (e.g. fish and shellfish). Water is also used for leisure and recreational purposes, providing a material asset both for local populations and as a part of the tourism economy.

Another key relationship is between water and climate. Global GHG emissions associated with transport, industry and other sources have the potential to negatively impact on climate change. This in turn can result in more frequent and more intense flooding and drought conditions affecting material assets, such as private residences and infrastructure, and biodiversity through changes in water quality and the hydrologic regime.

Soils	√							
Water	√	√						
Noise	√	X	X					
Biodiveristy, Flora, Fauna	√	√	√	√				
Climatic Factors	√	√	√	X	√			
Material Assets	√	√	√	X	√	√		
Cultural Heritage	√	√	√	X	√	√	√	
Landscape	√	√	√	√	√	√	√	√
	Population	Soils	Water	Noise	Biodiversity Flora, Fauna	Climatic Factors	Material Assets	Cultural Heritage

√ = interrelationship anticipated

X = no interrelationship anticipated

The Kildare LAP is aimed at ensuring orderly and controlled development in Kildare town. In the absence of the LAP there may be pressure to increase population densities in an unsustainable manner with potential impacts on sensitive areas such as the Curragh. In addition, without the provision of objectives that emphasise the consolidation of the town and use of infill and redevelopment sites, the spread of development into the countryside may continue, eroding the agricultural land bank in the Kildare environs.

The surface waters within the area covered by the LAP need to have their status improved as per the objectives of the WFD. While these improvements would be expected to occur as a result of the South Eastern River Basin Management Plan (SERBMP), the LAP is the vehicle for implementation of many of the actions included in the RBMP Programme of Measures.

Increased amounts of private vehicle movements are a significant concern within Kildare. The LAP includes provision for many sustainable transport options. Without the provision of protection for these transport corridors in the Plan, it is anticipated that development of these may be more difficult in the long term and the result would be: increased numbers of private vehicles using the roads; development of new roads to service a more dispersed population; and resulting noise impacts on residential and recreational amenity.

A major issue facing Kildare in relation to climate change relates to the danger posed by high rainfall events, which can cause flooding and may occur, at least in part, as a result of increased amounts of global GHG emissions from transport. Local solutions to this international issue include reduction in unsustainable transport movements, which is highly encouraged under the proposed LAP.

Without the drive for consolidation included in the LAP, it is likely that development will continue in rural areas outside of town boundary, mainly in the form of one-off housing. This scattered development would impact on the rural landscape around Kildare and would lead to loss of hedgerows and trees and their contribution to biodiversity. Fragmentation of habitats and field boundaries is also likely to result.

Further development in Kildare has the potential to cumulatively impact upon the cultural heritage of the area.

REVIEW OF RELEVANT PLANS, POLICIES AND PROGRAMMES (CHAPTER 6)

A review of plans, policies and programmes relevant to the Kildare LAP was carried out. The review focussed primarily on National, European and International plans and programmes. The purpose of this review is to take into consideration the policy and legislative framework within which the Kildare Town LAP 2012-2018 is being developed. Consideration was given to the key statutory and non-statutory plans, programmes and policies relevant to the LAP in order to inform the SEA Strategic Environmental Objectives and Targets

The findings of the review helped define the objectives for the SEA and informed the assessment of alternatives. Some of the key plans, programmes and policies include:

- National Development Plan (2007-2013);
- National Spatial Strategy (2002-2020);
- Regional Planning Guidelines for the Greater Dublin Area (2010-2022);
- Kildare County Development Plan (2011-2017)
- The Water Framework Directive (2000/60/EC);
- The EU Habitats Directive (92/43/EEC);
- The Urban Wastewater Treatment Directive (91/271/EEC amended by Directive (98/15/EEC);
- The EU Floods Directive (2007/60/EC);
- Drinking Water Directive (80/778/EEC) as amended by Directive 98/83/EC);
- The South Eastern River Basin Management Plan; and
- The National Biodiversity Plan.

SEA OBJECTIVES, TARGETS AND INDICATORS (CHAPTER 7)

There are essentially three types of Objectives considered as part of this SEA. The first relates to the *Objectives of the Kildare LAP* (see **Chapter 4**). The second relates to wider Environmental Objectives, i.e. environmental protection objectives at a national, European and international level (see **Chapter 6**). Finally, there are the Strategic Environmental Objectives, which were devised to test the effects of the Kildare LAP on the wider environment.

The **Strategic Environmental Objectives** reflect the existing environmental issues relevant to the Kildare LAP. They are focussed on protecting and enhancing the natural and human environment and on minimising negative effects. The objectives were developed to be consistent with the environmental protection objectives established by International, European and national environmental policies, objectives and standards. The selected objectives for this SEA are listed below:

Objective 1 Biodiversity Flora and Fauna (BFF)	Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species.
Objective 2	Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable transport.

Population (P)	
Objective 3 Water (W)	Improve water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.
Objective 4 Soil (S)	Protect and, where appropriate, enhance the function and quality of the soil resource in the lands within Kildare LAP.
Objective 5 Climate (C)	Contribute to mitigation of, and adaptation to, climate change.
Objective 6 Cultural Heritage (CH)	Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Kildare LAP.
Objective 7 Landscape (L)	Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Kildare LAP.
Objective 8 Material Assets (MA)	Make best use of existing infrastructure and promote the sustainable development of new infrastructure.

The overall purpose of **Environmental Indicators** in the SEA process is to provide a way of measuring the environmental effect of implementing the Kildare LAP once it is adopted. Environmental Indicators are also used to track the progress in achieving the aspirational **Targets** set in the SEA as well as the Kildare LAP. The proposed Indicators have been selected bearing in mind the availability of data and the feasibility of making direct links between any changes in the environment and the implementation of the Kildare LAP.

Targets were considered over the duration of the scoping phase, baseline data collection and assessment in order to ensure relevance to the Strategic Environmental Objectives as well as the objectives of the Kildare LAP. In each case, any target that is set must be attributable to the implementation of the Kildare LAP. The targets and indicators associated with each SEA Objective are presented in **Chapter 7** of this report.

LOCAL AREA PLAN ALTERNATIVES (CHAPTER 8)

Article 5 of the SEA Directive requires the environmental report to consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and the significant effects of the alternatives selected. Alternatives must be realistic and capable of implementation and should present a range of different approaches within the statutory and operational requirements of the LAP. It is noted that a "Do Nothing" option has not been explored, as this is not considered reasonable, given the legislative requirement to update the LAP.

The strategic alternatives below were considered for assessment as part of the SEA process for the Kildare LAP 2012-2018, they include:

- Alternative 1: Northwest Expansion Development of Southgreen and Consolidation of Existing Town Centre
- Alternative 2: Brownfield Consolidation Development of Magee Barracks and Expansion to the South and Southeast
- Alternative 3: Southwest Expansion Development of a southwest quarter and consolidation of existing Town Centre

- Alternative 4: Northeast Expansion Development on the North-Eastern Periphery of the Town
- Alternative 5: Market-Led Growth Development of Various Peripheral Locations

A detailed assessment was undertaken analysing each Strategic Environmental Objective against the individual Alternatives with the summary of which is provided in the following table.

Alternative Scenarios	Likely to Improve status of SEOs	Neutral interaction with status of SEOs	Potential Conflict with status of SEOs would be mitigated	Probable Conflict with status of SEOs – unlikely to be mitigated
Alternative 1	SEO1	SEO2, SEO4, SEO6	SEO1, SEO2, SEO3, SEO7, SEO8	SEO1, SEO2, SEO5
Alternative 2	SEO2, SEO4, SEO5, SEO8	SEO1, SEO4, SEO7	SEO3, SEO6	
Alternative 3	SEO1, SEO8	SEO5, SEO7, SEO1	SEO1, SEO3, SEO6	SEO2, SEO4, SEO5
Alternative 4		SEO7	SEO1, SEO3, SEO4, SEO6	SEO1, SEO2, SEO5, SEO7, SEO8
Alternative 5		SEO1, SEO6, SEO7	SEO1, SEO3, SEO4, SEO6	SEO1, SEO2, SEO5, SEO8

Alternative 2 is generally considered to be the most positive alternative when measured against the SEOs of the Environmental Report. There are aspects of Alternative 3 which are already contained within Alternative 2 that are positive in relation to the SEOs. Under the same exercise Alternatives 4 and 5 generally come out negative. Therefore, the preferred SEA Alternative for the purposes of the Local Area Plan is Alternative 2.

EVALUATION OF THE LAP, POLICIES AND OBJECTIVES (CHAPTER 9)

The purpose of this section of the Environmental Report is to evaluate as far as possible the environmental effects of the Kildare LAP policies and objectives and to set out measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects on the environment. The policies and objectives of the Kildare LAP have been assessed against the SEA environmental objectives for Biodiversity Flora and Fauna, Population, Soil, Water, Climatic Factors, Material Assets, Cultural Heritage and Landscape (as set out in **Chapter 7**). The approach used for assessing the policies / objectives for the Kildare LAP was a baseline and objectives led assessment using assessment matrices in line with current best practice for SEA of land use plans in Ireland.

As part of the assessment, an initial review of draft policies and objectives was carried out. Suggestions on the language and content were made and included where possible in the development of the policies and objectives as they developed.

For the most part the policies and objectives contained within the Kildare LAP would result in positive direct and indirect impacts in all areas. The potential for negative impacts to issues such as biodiversity, population, soils, water and climate, cultural heritage and landscape, is limited to policies which would result in provision of additional development, i.e. residential, commercial and residential related land uses, or its accompanying infrastructure. In addition, conflicts between uses, particularly with regard to Natura 2000 sites were raised as potential negative impacts for biodiversity. Key issues raised in the assessment included:

- Provision of sustainable infrastructure including waste, water and transport;
- Regeneration of the Magee Barracks in a sustainable manner;
- Protection of biodiversity, especially Natura 2000 sites, while facilitating social, recreational and commercial development;
- Consolidation of development to town centre and existing urban areas; and
- Protection of the built heritage resource.

CUMULATIVE EFFECTS (CHAPTER 10)

Cumulative effects are referred to in a number of SEA guidance documents and are defined in the EPA SEA Process Checklist (2011) as “*effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space*”. Therefore the combined effect of human activity can pose a serious threat on our environment. These effects can be insignificant individually but cumulatively over time and from a number of sources can result in the degradation of sensitive environmental resources.

Cumulative effects were addresses in relation to a number of potential combined pressures and in particular the close proximity of the Kildare Town LAP to the Newbridge LAP which is also undergoing a full review.

MITIGATION (CHAPTER 11) & MONITORING (CHAPTER 12)

Article 10 of the SEA Directive requires that monitoring be carried out in order to identify at an early stage any unforeseen adverse effects due to implementation of the LAP, with the view to taking remedial action where adverse effects are identified through monitoring. **Table 11.1** of the environmental report outlines the specific general environmental concerns that should be included as policy within the LAP from the outset. The key recommendations arising from the SEA process and the AA Screening are outlined in **Table 11.2** of the environmental report and it includes the mitigation measures proposed and outlines whether they have been included within the draft Plan.

Monitoring will be based around the Strategic Environmental Objectives, Indicators and Targets. The Strategic Objectives, Indicators and Targets for the various environmental topics are set out in **Table 12.1**. The indicators chosen will show changes that would be attributable to the implementation of the LAP and are at a level, which is relevant to the Plan and are collated and reported on by a variety of government agencies.

Monitoring proposals must concentrate on likely significant environmental effects, which have been identified in the Environmental Report and the measures identified as necessary to prevent, reduce, or offset any significant adverse effects. The indicators/monitoring will act as an early warning sign so that appropriate remedial action is undertaken. It should be noted that the monitoring programme has been designed to be flexible for the express purpose of allowing the use of alternate indicators should more relevant data sources become available during the implementation and monitoring of the LAP.

2 INTRODUCTION

This Environmental Report has been prepared in accordance with national and EU legislation as part of the Strategic Environmental Assessment (SEA) of the draft Kildare Town Local Area Plan 2012-2018. The purpose of this Environmental Report is to: a) inform the development of the Plan; b) identify describe and evaluate the likely significant effects of the Plan and its reasonable alternatives; and c) provide an early opportunity for the statutory authorities and the public to offer views on the Plan and SEA Environmental Report, through consultation.

2.1 KILDARE TOWN LOCAL AREA PLAN 2012-2018

Kildare County Council is currently preparing a draft Kildare Town LAP 2012 – 2018, hereafter also referred to as the LAP, to replace the existing Kildare Town LAP. The LAP is being prepared under the provisions of the Planning and Development Act 2000 (as amended) to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of Kildare town. The boundaries of the administrative area of Kildare town are shown in **Figure 2.1**.

The LAP will also provide the means by which the specific objectives and activities of the private and public sector will be coordinated, to ensure that they are implemented in a mutually integrated, consistent, sustainable and supportive manner. It will promote and encourage development, conserve and protect the environment and make the best possible use of resources.

2.2 STRATEGIC ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of Policy, Plan or Programme initiatives. The objective of the SEA process is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of specified plans and programmes with a view to promoting sustainable development. The purpose of SEA is to ensure that the environmental consequences of plans and programmes are assessed both during their preparation and prior to adoption. The SEA process also gives interested parties an opportunity to comment on the environmental impacts of the proposed plan or programme and to be kept informed during the decision making process.

The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004), as amended by S.I. 200/2011 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004), as amended by S.I. 201/2011. The Kildare Town LAP falls under the remit of S.I. 436/2004, as amended.

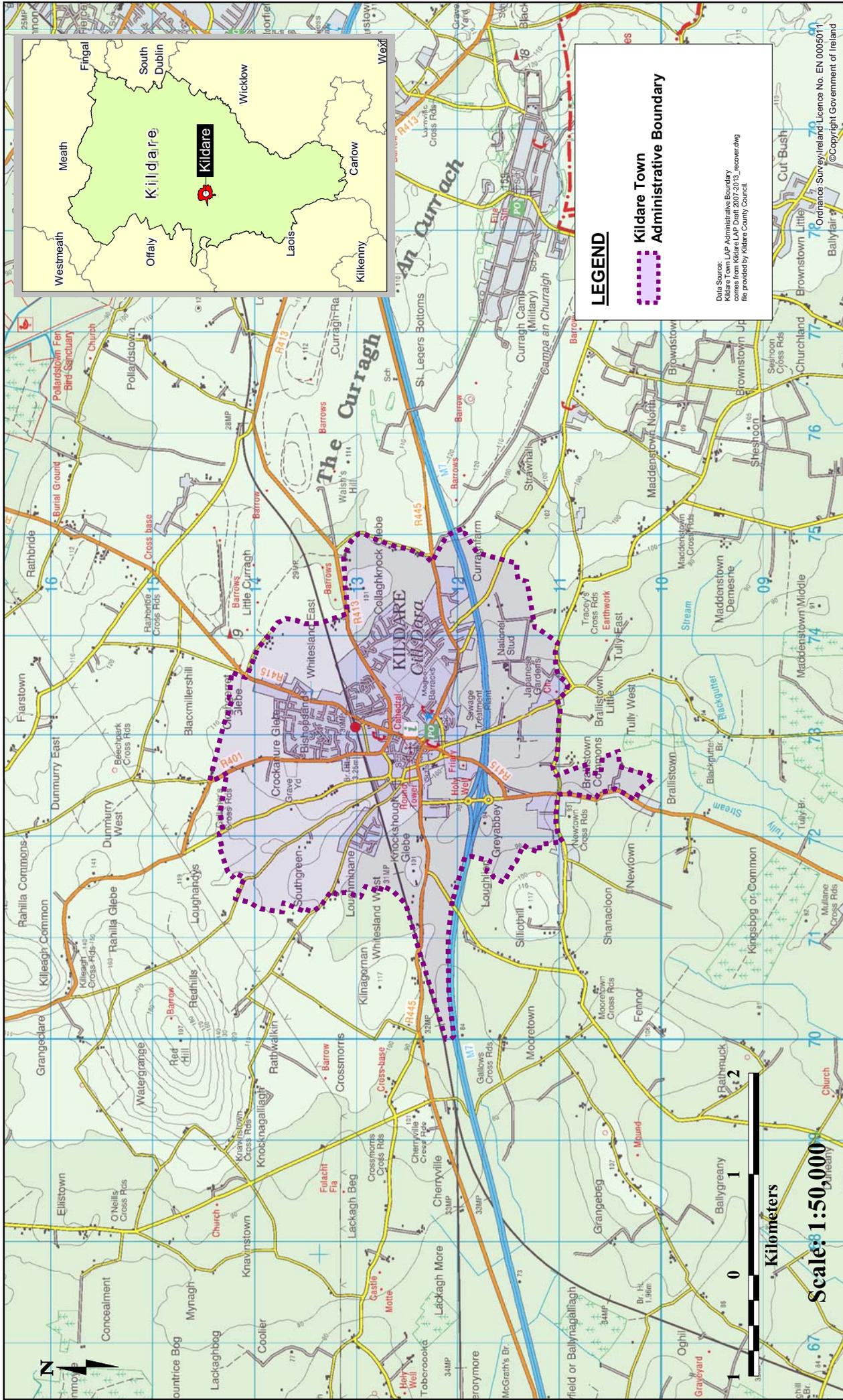


FIGURE 2.1 - KILDARE TOWN LAP (2012 - 2018) ADMINISTRATIVE BOUNDARY

The SEA Directive requires that certain Plans and Programmes, prepared by statutory bodies, which are likely to have a significant impact on the environment, be subject to the SEA process. The SEA process is comprised of the following steps:

- Screening: Decision on whether or not an SEA is required;
- Scoping: Consultation with defined statutory consultees on the scope and level of detail to be considered in the assessment;
- Environmental Assessment: An assessment of the likely significant impacts on the environment as a result of the Plan or Programme, including reasonable alternatives;
- Publication of an Environmental Report;
- Consultation on the draft Plan/Programme and associated Environmental Report;
- Evaluation of the submissions and observations made on the draft Plan/Programme and Environmental Report; and
- Adoption of the Final Plan/Programme and issuance of an SEA Statement. The Statement identifies how environmental considerations and consultation have been integrated into the Final Plan/Programme.

Figure 2.2 shows the key steps required to complete the statutory SEA process in accordance with the relevant national legislation.

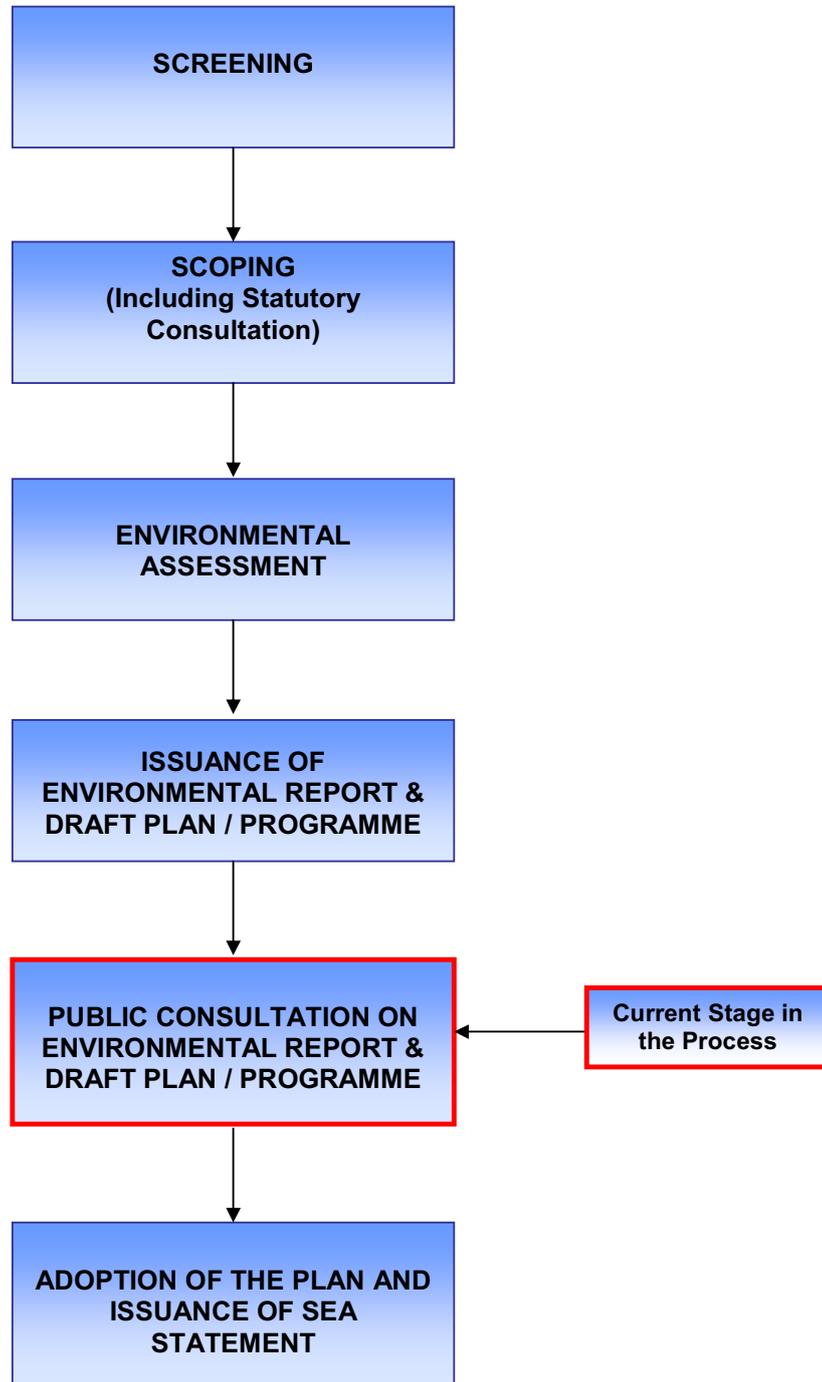


Figure 2.2 Overview of SEA Process

2.3 APPROPRIATE ASSESSMENT

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as “The Habitats Directive”, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (AA):

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

The Habitats Directive is implemented in Ireland by the European Communities (Natural Habitats) Regulations (SI 94/1997), which has been replaced by *European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)*. This Birds and Natural Habitats Regulations 2011 consolidate the Natural Habitats Regulations 1997 to 2005 and the Birds and Natural Habitats (Control of Recreational Activities) Regulations 2010.

In recognition of this, an Appropriate Assessment of Natura 2000 sites potentially impacted by the Plan was carried out in parallel with the SEA process. The findings of the Appropriate Assessment Screening are included in **Appendix A** of this document.

3 METHODOLOGY

3.1 INTRODUCTION

The SEA Directive requires that certain Plans and Programmes, which are likely to have a significant impact on the environment, be subject to the SEA process. As noted above, the SEA process is broadly comprised of the steps listed below.

SEA Step / Stage	Purpose	Status
Screening	Decision on whether or not an SEA required.	The requirement to carry out SEA of the Kildare Town LAP is mandatory in accordance with both Articles 2 and 3 of the SEA Directive as the Plan is a) subject to preparation and adoption by a local authority and b) it is prepared for land use which will set the framework for future development consent of projects listed in the EIA Directive. Furthermore, the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended require that SEA be carried out in respect of all local area plans where the population is 5,000 persons or more (Article 14 (B) of 2011/2011).
Scoping	Consultation with the defined statutory bodies on the scope and level of detail to be considered in the assessment.	Completed in September 2011.
Environmental Assessment	Assessment of the likely significant impacts on the environment as a result of the Plan or Programme culminating in the production of an Environmental Report.	Completed in June 2012.
Consultation	Consultation on the draft Plan/Programme and associated Environmental Report.	Ongoing.
SEA Statement	Identification of how environmental considerations and consultation have been integrated into the final Plan/Programme culminating in the production of an SEA Statement.	To be published with final adopted Plan in 2012.

3.2 GUIDANCE

The following guidance / methodology documents have been referred to during the SEA process:

Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)
Circular Letter PSSP 6/2011 Department of Environment, Community and Local Government
Available at: <http://www.environ.ie>

Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland. Synthesis Report. 2003. Environmental Protection Agency.
Available at: <http://www.epa.ie>

GISEA Manual, *Current Practice And Potential On The Application Of Geographic Information Systems As A Support Tool In Strategic Environmental Assessment Of Irish Land Use Plans* 2009 Environmental Protection Agency. Available at: <http://www.epa.ie>

Implementation of SEA Directive (2001/42/EC). Assessment of Certain Plans and Programmes on the Environment. Guidelines for Regional Planning Authorities. November 2004. Department of Environment, Heritage and Local Government. Available at: <http://www.environ.ie>

Strategic Environmental Assessment (SEA) Checklist - Consultation Draft. January 2008 (updated 6th September 2011). Environmental Protection Agency. Available at: <http://www.epa.ie>

3.3 KEY DELIVERABLES IN STRATEGIC ENVIRONMENTAL ASSESSMENT

3.3.1 Scoping

Process

The objective of scoping is to identify key issues of concern that should be addressed in the environmental assessment of the Plan so that they can be considered in appropriate detail. Scoping also helps determine the boundaries of the assessment in terms of geographical extent and the time horizon for the assessment. **Figure 3.1** outlines the various elements that contribute to the scope of the SEA. Consultation was undertaken with the statutory consultees for SEA during the scoping process. In addition Public consultation was undertaken as part of the Plan Process for the draft Kildare town LAP.

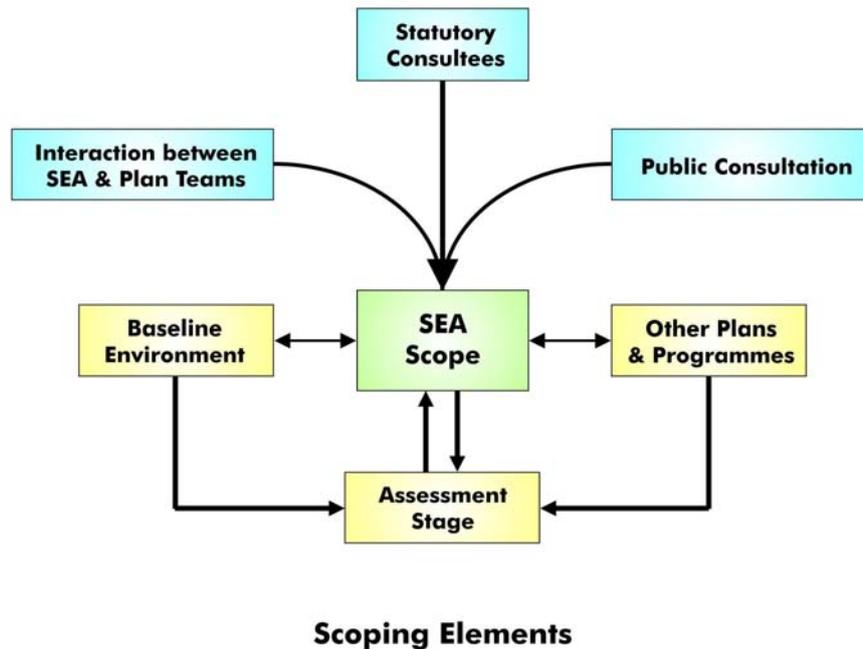


Figure 3.1 Overview of the Scoping Process

Consultation on Scope

Under Article 6 of the SEA Directive, the competent authority preparing the plan or programme is required to consult with specific “environmental authorities” (statutory consultees) on the scope and level of detail of the information to be included in the Environmental Report.

The amendment regulations (S.I. 201 of 2011) have made alterations regarding the scoping process. Previously under S.I. 436 of 2004 three statutory consultees were identified, those being the Environmental Protection Agency, the Department of Environment, Heritage and Local Government and the Department of Communications, Energy and Natural Resources (formerly Communications, Marine and Natural Resources). The amended regulations now list five bodies which are outlined in Article 13A (4) (a) of S.I. 201 of 2011, as follows;

- (i) *the Environmental Protection Agency*
- (ii) *the Minister for the Environment, Community and Local Government,*
- (iii) *where it appears to the planning authority that the plan or programme or modification of the plan or programme, might have significant effects on fisheries or the marine environment, the Minister for Agriculture, Marine and Food, and the Minister for Communications, Marine and Natural Resources,*
- (iv) *where it appears to the competent authority that the plan or programme or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs, and*
- (v) *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.*

A draft Scoping Document was sent to the five environmental authorities on the 21st September 2011. Responses were received from the Environmental Protection Agency and the Department of Arts, Heritage and the Gaeltacht and these are included within **Appendix B**.

Defining the Scope

The following table outlines the scope for the Environmental Report.

Table 3.1 Defining the Scope of the LAP

Geographic Scope	The geographical extent of the Local Area Plan is the administrative area of Kildare town (Figure 2.1). Therefore, the geographical scope of the SEA will, in the main, be focussed on this area though geographical areas, which are contiguous with the town boundary, may be considered depending on the impacts identified for each issue area. Chapter 10 of this report provides details on the potential cumulative impacts of key environmental receptors from a strategic planning perspective.
Temporal Scope	The LAP will cover the period from 2012 to 2018. However some reference is made in the Plan to the long term horizon of 15 to 20 years and this has also been considered for completeness.
Level of Detail of the Plan	The plan is a sub-regional planning document informing development within Kildare town and it sits under the Kildare County Development Plan.
Level of Detail of the Assessment	The assessment will be at a sub-regional level reflecting the position of the Kildare town LAP in the planning hierarchy.
Assessment Parameters	Cumulative/synergistic and secondary, permanent and temporary effects will be assessed along with direct and indirect impacts. Short, medium and long-term impacts will also be assessed.
Scoping of the SEA Topics	The following environmental topics, listed in the SEA Directive and associated regulations have been scoped in for the assessment of the Kildare Town LAP. These are: Biodiversity, Flora and Fauna Population Noise Landscape

Requirement of SEA Directive (Article 5(1), Annex 1)	Section of Environmental Report
A non-technical summary of the information provided under the above headings.	Chapter 1: Non-Technical Summary

3.3.3 SEA Statement

The SEA Statement for the Kildare LAP will be compiled after the statutory consultation on the draft Plan and Environmental Report has been completed.

The main purpose of the SEA Statement will be to provide information on the decision-making process and to document how environmental considerations, i.e. the views of consultees and the recommendations of the Environmental Report, have been taken into account in the adopted LAP. The SEA Statement will illustrate how decisions were taken, making the process more transparent.

3.4 APPROPRIATE ASSESSMENT

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) obliges Member States to designate Special Areas of Conservation (SACs) to protect and conserve habitats and species of importance in a European Union context. Articles 3 to 9 of this Directive provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000.

Article 6 is one of the most important articles of the Habitats Directive in determining the relationship between conservation and site use. Article 6(3) requires that *“Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”*

An Appropriate Assessment Screening of the LAP was carried out in parallel with the SEA process, with the findings of the Screening used to guide the development of the alternatives to be considered as part of the SEA.

3.5 SEA DIFFICULTIES AND DATA GAPS

- Corine landcover data for the year 2006 was the most up to date data available.
- There was no available noise mapping data for Kildare Town.

4 DESCRIPTION OF THE LAP

4.1 MAIN AIM OF THE LOCAL AREA PLAN

The main aim of the Kildare Local Area Plan 2012-2018 is:

“To build on Kildare town’s strengths to provide a focused approach to planning for future growth in a coherent sustainable, spatial fashion. The Plan aims to achieve a more consolidated urban form that facilitates a sustainable economic base and creates sustainable and integrated communities while balancing future development with the conservation and enhancement of the town’s natural and built environment”.

This LAP identifies specific policies and objectives applicable to Kildare town in order to facilitate land use in a manner that will promote proper planning and sustainable development. The following is a summary of the objectives of the LAP.

“1) *Compliance with Core Strategy to achieve Sustainable Growth*

To ensure the future development of Kildare town is in accordance with the Core Strategy of the Kildare CDP 2011-2017, the LAP sets out policy in relation to the phasing of lands for residential and employment uses together with the implementation of a detailed monitoring mechanism. A framework is also established for the town’s sustainable growth through the incorporation of policies in relation to density, housing mix, community development and new housing provision.

2) *Economic Development*

The need to build on the potential of Kildare town as a place to do business is paramount. To achieve this, the LAP sets out policies and objectives that build on the town’s retail and heritage strengths to create a unique tourism destination while also taking maximum advantage of lands strategically located to provide for future new employment hubs.

3) *Retail*

The potential of Kildare town to operate as a national tourist and retailing destination is advocated by combining and marketing the town and environs as a unique heritage, retail and tourism offer. Reflecting this, the LAP sets out policies and objectives that reinforce the heart of the town, in tandem with the lands designated for town centre expansion to the south west of the town centre, as a key location for new retail development. The protection of built heritage and the integration and linkage of new retail developments with the existing urban form/layout are key objectives.

4) *Urban Design & Town Centre Development*

The importance of Kildare’s townscape qualities which are derived from its historic urban structure are noted throughout the LAP. In this regard a detailed urban design analysis of the existing townscape is set out together with policies and objectives specific to the future development of the town. The LAP encourages the regeneration and conservation of the town centre by using best practice urban design principles and requiring detailed design considerations.

5) *Design Briefs*

The regeneration of strategic sites within the town are advocated and comprise; (1) The South Western Expansion site and (2) The Regeneration of Magee Barracks. These design briefs have been prepared to assist in the planning process by setting out broad design parameters for the future development of these sites.

6) Movement & Transport

The improvement of transportation infrastructure in Kildare is a key element of the sustainable development of the town. Policies and objectives are outlined to promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel. The LAP also sets specific policies for local improvements in and around the town centre and objectives to secure routes for long term roads infrastructure.

7) Water, Drainage & Environmental Services

The adequacy of water, drainage and environmental services is necessary to facilitate the sustainable development of the town. These key issues are addressed in various policies and objectives to provide for sufficient water, waste water and water drainage infrastructure to service the predicted requirements for future development of the town over the plan period. Relevant legislative requirements in relation to environmental requirements are set out including policies and objectives relating to flood risk requirements.

8) Energy & Communications

The development of a more sustainable approach to energy use, power generation and energy efficiency in all sectors is vital to reducing local greenhouse gas emissions. This includes focusing on renewable, energy generation and improving energy efficiency.

9) Educational, Community & Cultural

The provision of education and community facilities to support the projected population levels of Kildare town are recognised. In this regard the need for an additional primary school, the improvement of local community facilities and sports facilities together with the need to encourage the shared use of existing facilities is advocated. The LAP supports the Area Implementation Team (AIT) in the promotion of community facilities in the town including the development of the Youth Hub and other cultural facilities including a county museum in Magee Barracks.

10) Architectural & Archaeological Heritage

The protection and enhancement of Kildare town's significant and unique built heritage is one of the core objectives of this LAP. This LAP has been informed by the findings and recommendations set out in the 'Kildare Town Historic Landscape Characterisation Study' (HLC), 2011 incorporating policies and objectives which seek to protect, preserve and enhance the towns archaeology, built heritage and townscape.

11) Natural Heritage & Biodiversity

The importance of green infrastructure is recognised in the LAP and is based on detailed habitat mapping of the area. The LAP maps and describes the different green infrastructure identified in Kildare town including relevant policies for its protection and enhancement. While there are no designated natural heritage sites within the LAP boundary, policies and objective requiring the protection of two designated Special Areas of Conservation (SACs), located within 8 km of the town, are set out. Policies are also set out to ensure the protection of the Curragh Natural Heritage Area (NHA) from any development that would adversely affect its conservation and amenity value.

12) Recreation, Amenity & Open Space

The LAP recognises the absence of a dedicated town park in the town by identifying the requirement for neighbourhood parks within both the Magee Barracks regeneration site and within the expansion of the town centre to the south west. At town park may also be considered as Open Space lands on the Dublin road, known locally as Cherry Avenue. A series of local routes are identified for recreation and tourism use and to increase permeability within and around the town. Policies requiring the protection of existing open space and the Green belt lands adjacent to the Curragh also set out".

4.2 STRATEGIC VISION

The Strategic Vision and Strategic Policy Objectives of the LAP provide the overall strategy for Kildare town for the proper planning and sustainable development of Kildare town for the period up to 2018. The strategy for the future development of Kildare town will focus on the principles established in the Kildare Local Area Plan 2002, the framework provided by the Regional Planning Guidelines and the Kildare County Development Plan 2011-2017.

It is envisaged that Kildare town will plan for consolidated growth rates over the short to medium term, achieving a critical mass which will support competitiveness, sustainability and create opportunities for local economic development. This growth pattern can also generate economies of scale to justify strategic investment into the town achieving sustainable levels of development through the provision of a range of residential, employment, recreational, cultural, retail and educational facilities appropriate for a town of its size. The long term (15-20 year) development strategy for the future development of Kildare town focuses on the following strategic objectives;

- 1) The Regeneration of Magee Barracks;
- 2) Enhancing the Historic Town Centre;
- 3) Planning for Town Centre Expansion;
- 4) Enhance Linkages to Kildare's National Tourism Hub;
- 5) Development of High-Density Employment Areas;
- 6) Phasing Lands;
- 7) Transportation Infrastructure and Development of Linkages; and
- 8) New Gateway Entrance.

5 BASELINE ENVIRONMENT

5.1 INTRODUCTION

This section of the Environmental Report examines the relevant significant issues of the current state of the environment within Kildare town and environs in relation to biodiversity, fauna, flora, population, soil, water, climatic factors, cultural heritage, landscape, material assets and the interrelationship between these factors. The baseline has been compiled using available datasets and indicators suggested during scoping. It has focused on mapping the relevant baseline information that relates to the policies and objectives contained within the Kildare LAP.

5.2 CURRENT STATE OF THE ENVIRONMENT

According to recent EPA publications (EPA, 2008), Ireland's natural environment, although under increasing pressure, generally remains of good quality and represents one of the country's most essential national assets. In the EPA's *2020 Vision – Protecting the Irish Environment* document it is noted that pressures on the environment have increased significantly. As Ireland's economy grew in the past ten years these pressures accelerated at a rate that far exceeds that observed in other EU countries.

The fourth EPA *State of the Environment Report (2008)* identified four priority challenges for the environment, which, if addressed successfully, should benefit the present and future quality of Ireland's environment. These comprise: limiting and adapting to climate change; reversing environmental degradation; mainstreaming environmental considerations; and complying with environmental legislation and agreements. These challenges are summarised below in.

Table 4.1 EPA State of the Environment Report (2008) Key Challenges

Challenges	Components	Relationship to LAP
Limiting and Adapting to Climate Change	Mitigating the causes and effects of climate change; Adapting to climate change impacts; and Improving our understanding of climate change.	The LAP should take account of potential climate change impacts when developing policies and objectives to ensure that the Plan does not contribute to the impact of climate change. In addition Kildare Town LAP should consider the impacts of climate change when applying land use zonings to areas that are vulnerable to these impacts e.g. flooding.
Mainstreaming Environmental Considerations	Incorporating environmental considerations into policies and plans; Ensuring environmental responsible business; and Changing behaviours.	The LAP needs to consider the objectives and precepts of other existing Policies, Plans and Programmes, such as the Habitats Directive, to ensure that the issues addressed by these are brought forward into the overall planning process.
Reversing Environmental Degradation	Preventing eutrophication and other water pollution; Protecting natural habitats and species populations; and Remediation of contaminated land.	The LAP needs to consider these issues to ensure they are brought forward into the overall planning process. Consideration of the objectives of other existing Policies, Plans and Programmes, such as the River Basin Management Plan will aid in addressing the challenge of reversing environmental degradation.

Challenges	Components	Relationship to LAP
Complying with Environmental Legislation and Agreements	Building a culture of environmental compliance; Enforcement of legislation at national and local level; and Meeting EU and other international obligations.	The LAP needs to consider the requirements of national and local level legislation in developing policies and objectives as well as EU and international obligations. Policies which reinforce a culture of environmental compliance should also be considered for the LAP.

In *2020 Vision – Protecting the Irish Environment* (EPA, 2007) the EPA outlines six environmental goals which reflect on the main challenges identified in the State of the Environment reports as well as key issues at the global and EU level as reflected in the 6th Environmental Action Plan (EAP). These goals are:

- Limiting and adapting to climate change;
- Clean air;
- Protected waters;
- Protected soils and biodiversity;
- Sustainable use of natural resources; and
- Integration and enforcement.

These goals are identified as a means of realising the vision of protecting and improving Ireland's environment. Many of these goals are relevant to the Kildare Town LAP as this local level plan contains the policies and objectives to guide land use and development in the town.

5.3 POPULATION

Kildare town recorded a population of 8,142 in the 2011 census, which represents an 8% increase on the 2006 population figure. In 2006 Kildare town had a population of 7,538 persons, representing a 32% increase from its 2002 census population. This compares to a national average increase of 8%.

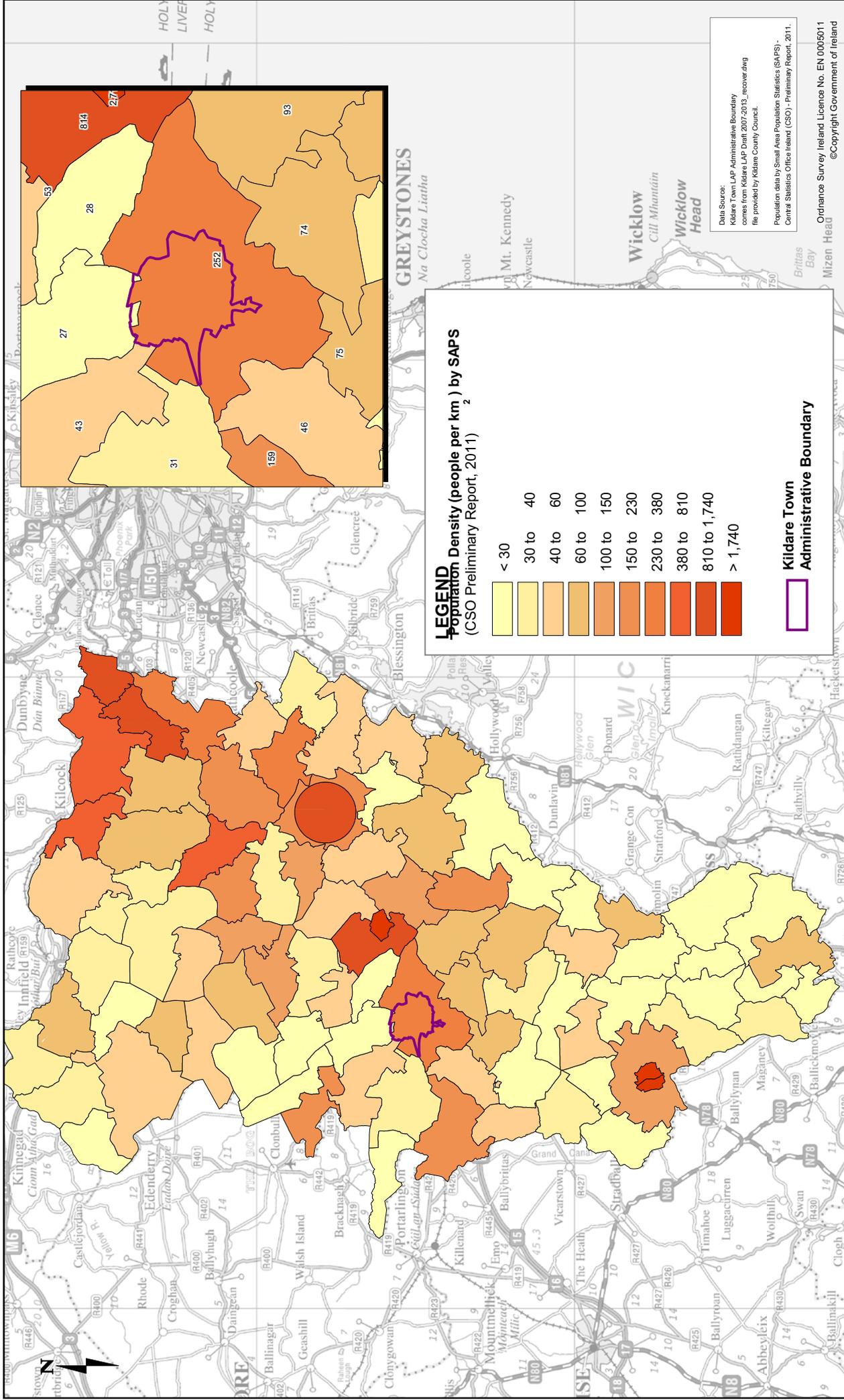
The target population for Kildare town as set out in the Kildare County Development Plan is 10,679 for the year 2017² which averages at a growth rate of 2.4% per annum.

Figure 5.1 displays population density within County Kildare. This map indicates that the town of Kildare has a population density of 252 people per km according to the CSO Preliminary Report which is generally in line with other moderate growth towns within Kildare.

5.3.1 Existing Environmental Pressures / Problems

The population within the ED in which Kildare town is located increased during the last inter censal period, however growth was significantly lower than the County average.

² At an increase of 1,362 people over a 6 year period.



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FIGURE 5.1 - POPULATION DENSITY IN COUNTY KILDARE

Population targets for the town are set to double population growth rates per annum over that experienced in the last inter censal period³. As a result the following existing environmental pressures/problems exist:

- Need to increase population within the town to achieve critical mass and meet the town's designation as a Moderate Growth Town;
- New housing to meet population projections is likely to be developed on greenfield lands which puts pressure on agricultural lands and open spaces;
- Local services and social infrastructure will be required in tandem with growth in population, particularly in relation to schools and leisure facilities and are likely to be developed on greenfield lands (which puts pressure on these resources);
- New population is likely to put pressure on utilities such as ESB and Broadband connections, and public services such as waste water and water supply resources; and
- New development is likely to put increased pressure on the transportation network.

5.4 BIODIVERSITY, FLORA AND FAUNA

5.4.1 Introduction

Urban growth on the island of Ireland has been accelerating at a greater rate over recent years as increased development expands city and town limits into the countryside. Artificial land cover throughout Ireland remains relatively low; however, the constant encroachment on natural habitats undoubtedly has an impact on natural flora, fauna and biodiversity.

5.4.2 Designated Ecological Sites

Designated ecological sites in close proximity to the LAP area are shown on **Figure 5.2**. Special Areas of Conservation (SACs) have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) - referred to as the Habitats Directive. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each Member State to designate SACs to protect habitats and species, which, together with Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC), form the Natura 2000 network. Pollardstown Fen and Mouds Bog are two SACs in closest proximity to Kildare Town. Both of these SACs are water dependent habitats.

Pollardstown Fen SAC has the following qualifying habitats:

- Calcareous fens with *Cladium mariscus* and species of the *Caricion davalliance*;
- Petrifying springs with tufa formation (Cratoneurion); and
- Alkine fens.

In addition Pollardstown Fen has the following qualifying species

- Greyer's Whorl Snail;
- Narrow-mouthed Whorl Snail; and
- Desmoulin's Whorl Snail.

³ Between 2006 and 2011 based on the Kildare ED population figures.

Mouds Bog SAC has the following qualifying habitats:

- Active raised bogs;
- Degraded raised bogs still capable of natural regeneration; and
- Depressions on peat substrates of the *Rhynchosporion*.

Mouds Bog has no qualifying species.

The integrity of a Natura 2000 site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC. The qualifying features for each site have been obtained through a review of the Conservation Objectives available from the NPWS.

The Wildlife (Amendment) Act, 2000 provides the legal basis for the establishment of a national network of sites known as Natural Heritage Areas (NHAs). NHAs aim to conserve and protect nationally important plant and animal species and their habitats. NHAs are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Planning authorities are obliged by law to ensure that these sites are protected and conserved. There is one NHA, the Curragh which lies adjacent to the boundary of Kildare town administrative area.

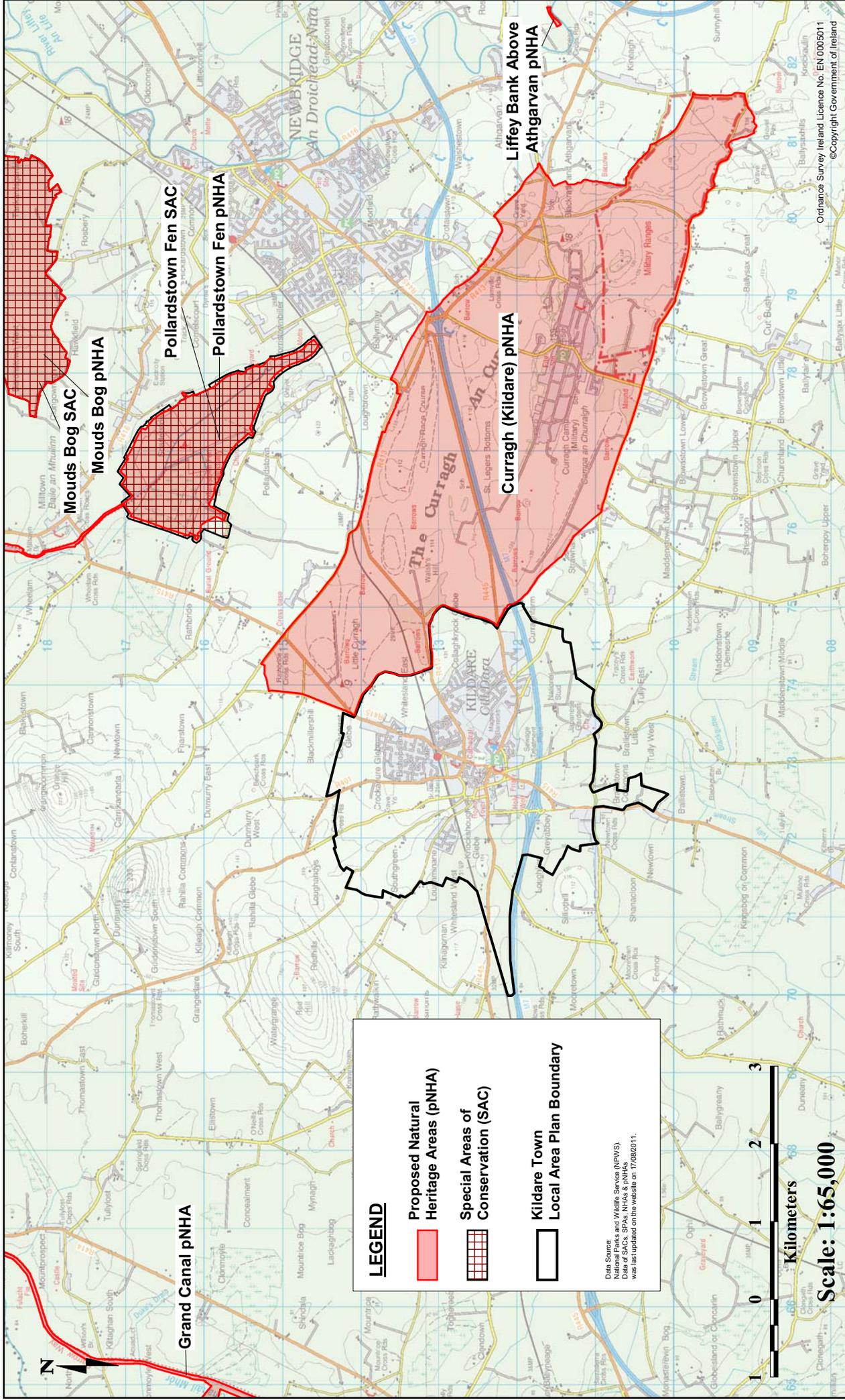
The Curragh is an unusual site in an Irish and European context in that it has an extensive open plain area of lowland acid grassland, with dry heath in places. These grasslands are grazed but have been unfertilized for hundreds to thousands of years. There are also small areas of wet heath throughout the Curragh and they have been found to be associated with a perched water table. The Curragh is a unique landscape that has considerable natural heritage significance for the wide diversity of habitats, plants, fungi and animals that it supports.

5.4.3 Appropriate Assessment

An Appropriate Assessment Screening Report is included within **Appendix A** and it provides an assessment of the Natura 2000 sites within a 15km radius of the LAP. An AA is required for any Plan/ Programme and it has been undertaken in parallel with the development of the Kildare Town LAP. It has identified that within this 15km radius of the LAP there are five SACs, Mouds Bog, Pollardstown Fen, River Barrow and River Nore, Ballynafagh Lake and Ballynafagh Bog. There were no SPAs within the 15km radius.

All 5 SACs are water dependent ecosystems, and therefore, any changes to the groundwater regime or surface water quality as a result of the Kildare Town LAP could have adverse effects on the habitats and species for which the River Barrow and River Nore SAC, Pollardstown Fen SAC, Mouds Bog SAC, Ballynafagh Lake SAC and Ballynafagh Bog SAC are designated. The Council have specific policies relating to the protection and maintenance of both the groundwater regime and surface water quality as a result of the Kildare Town LAP.

The likely impacts that will arise from the Kildare Town LAP were examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. The AA Screening found that none of the sites within 15km of the LAP area will be adversely affected. On the basis of the findings of the Screening for Appropriate Assessment of Natura 2000 sites, it is concluded that the proposed Kildare Town LAP will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.



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FIGURE 5.2 - DESIGNATED SITES

5.4.4 Habitat Mapping

Within Kildare town there are a variety of habitats as shown in **Figure 5.3**. This habitat mapping which was undertaken in 2007 provides detailed information on areas of local biodiversity importance. The dominance of improved agricultural grassland (GA1) can be clearly seen for lands within the LAP. There is a large expanse of dry humid grassland (GS3) but it lies outside of the Kildare Town LAP boundary, on the north eastern corner. To the centre of Kildare town are large patches of amenity grassland improved (GA2), demonstrating the urban fabric. There are some lands containing arable crops (BC1) which are situated to the exterior of the LAP.

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping-stones for the movement of wildlife. Migration, movement and the long-term genetic health of species are assisted through creating linked networks for biodiversity purposes. The Directive requires that connectivity and areas of ecological value that lie outside of designated ecological sites be maintained. The Directive recognises the need for the management of these areas through land use planning and development policies. The networks are considered imperative in connecting areas of biodiversity to each other, thus avoiding the creation of isolated islands of habitat. These corridors are particularly important for mammals, small birds and bats.

Treelines and hedgerows are important components of Kildare's ecological networks, allowing for linkages between and within designated ecological sites and the non-designated surrounding countryside. The habitat mapping **Figure 5.3** demonstrates the existing tree lines within Kildare town and these form important corridors for the ecological network.

5.4.5 Aquatic Flora and Fauna

There are no river systems within Kildare Town LAP but the Tully River, a tributary of the River Barrow is situated to the south of the LAP boundary.

Kildare town lies within the South Eastern River Basin District and a River Basin Management Plan 2009-2015 has been prepared. The Kildare Town LAP area is located within the Barrow Main Water Management Unit. The Tully River waterbody extends from Kildare town and joins the River Barrow north of Athy. The overall status of the Tully River is bad and water quality must be restored to "good status" by 2021. The River Barrow has a biological water quality rating ranging from Q4 to Q3-4 as it traverses County Kildare and this is seen as being of good to moderate status. Under the Water Framework Directive the river is defined as "at risk" of not achieving good status. Monitoring by the Council and other agencies of all water sources is carried out for the purpose of implementing the Water Framework Directive.

5.4.6 Existing Environmental Pressures / Problems

Kildare town has high quality ecological sites at an international, national and local level. Existing pressures in the town relate to losses of biodiversity flora and fauna through the construction of hard standing surfaces as a by product of development.

The area has experienced a lot of pressure in the recent past from development due to the proximity of Kildare town to the Greater Dublin Area. This has led to pressure on the Tully River, which has been classified as 'bad' status under the Water Framework Directive (WFD). This status must be improved to at least 'good' status by 2015 which is within the lifetime of this Plan.

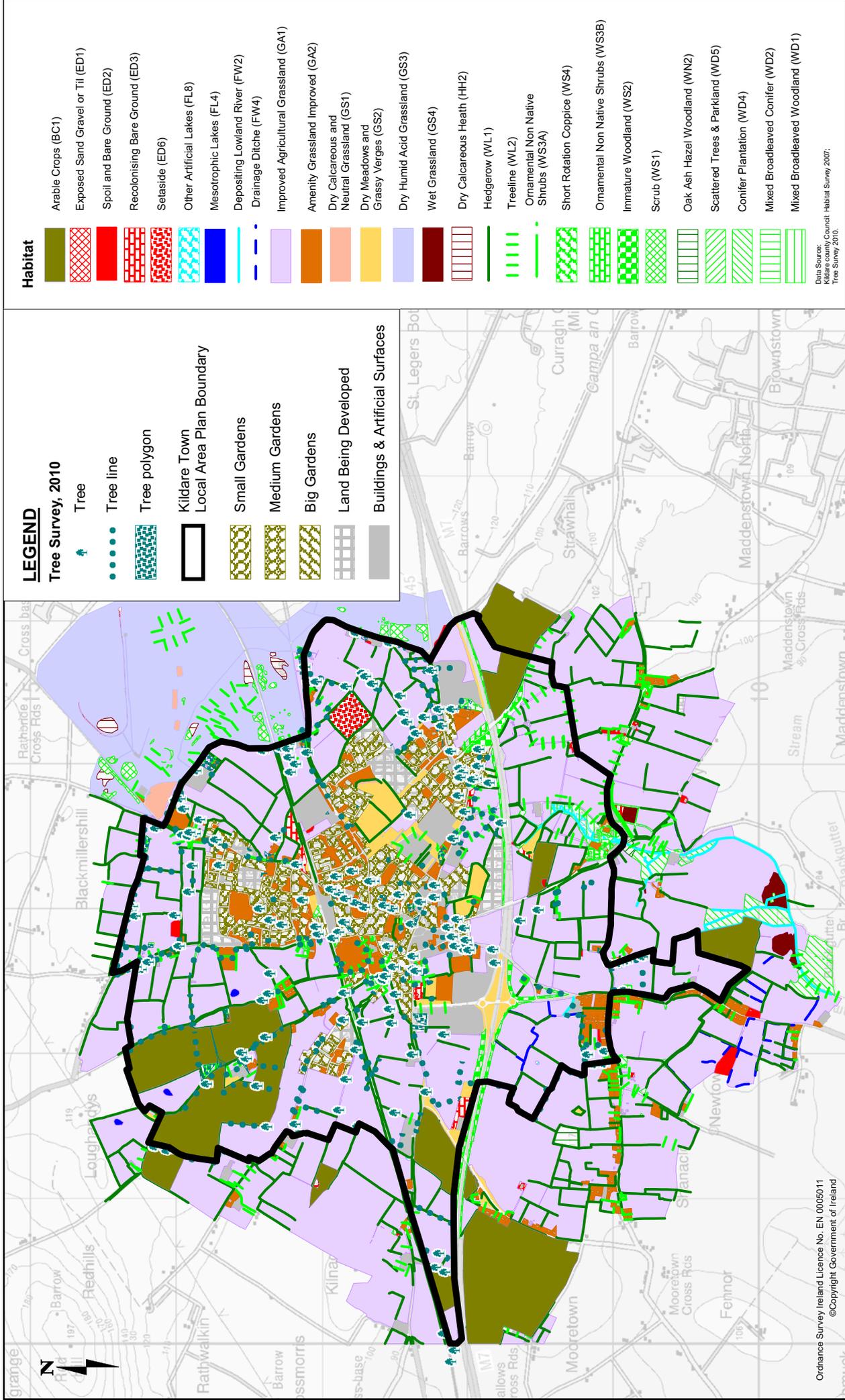


FIGURE 5.3 - HABITAT MAPPING - KILDARE

The close proximity of the town to Pollardstown Fen and Moulds Bog can put pressure on these water dependent habitats. These habitats are both Natura 2000 sites and are further outlined in the Appropriate Assessment Screening Statement in **Appendix A** of this document.

5.5 SOIL

5.5.1 Soils Types

Soils are offered protection through the proposed EC Directive 2004/35/EC of the European Parliament and of the Council for establishing a framework for the protection of soil and amending Directive 2004/35/EC. This Directive provides a common strategy for the protection and sustainable use of soil based on the principles of integration of soil concerns into other policies, preservation of soil functions within the context of sustainable use, prevention of threats to soil and migration of their effects, as well as restoration of degraded soils to a level of functionality consistent with the current and approved future use.

The Kildare town administrative area is dominated by shallow and deep well drained mineral soils. These mineral soils are typically grey brown podzolic soil which is common in the lowland parts of Ireland. This soil is freely draining and very fertile due to its large amount of organic matter. It has a soil horizon of clay material with the parent material being mainly limestone. Generally it is a "medium-heavy" textured soil with a weak to moderately good structure. It has desirable physical properties and ideally suited to tillage, pasture, meadow and forestry.

There are patches of alluviums to the south of the LAP boundary alongside the motorway which traverses the LAP area. There is a long stretch of alluviums outside of the LAP boundary in proximity to the Tully River. Alluvium soils are a mix of silt, sand, clay and gravel and would generally have a high organic content. This soil is rich in potassium and highly suitable for agriculture.

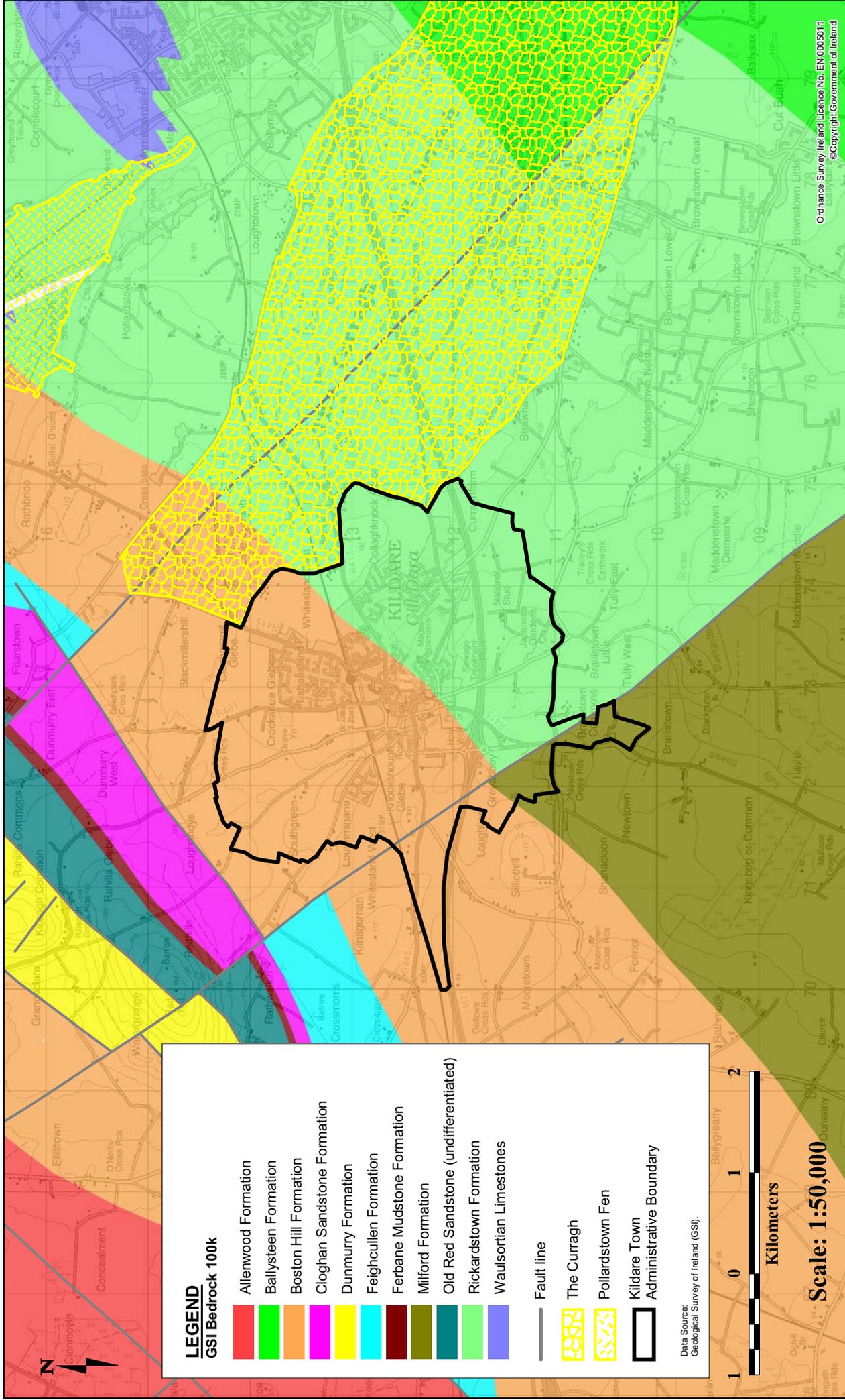
5.5.2 Geology

The geology within the administrative area of Kildare is represented in **Figure 5.4**. The bedrock geology is classified as Boston Hill Formation to the north west and Feighcullen Formation to the south east of the LAP. In addition there are two sites of geological interest that exist in close proximity to the LAP, that being the Curragh and Pollardstown Fen.

5.5.3 Existing Environmental Pressures / Problems

Soil erosion due mainly to surface erosion resulting from construction works has major potential to impact on water quality and fisheries resources. In addition to water quality and fisheries, these can impact on infrastructure and can have health and safety implications.

Pressures on soils outside the administrative area include development on previously rural sites, which restricts the agricultural potential of these soils and decreases the sustainable production of food within proximity to urban areas.



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FIGURE 5.4 - BEDROCK GEOLOGY & AREAS OF GEOLOGICAL/GEOMORPHOLOGICAL INTEREST



5.6 WATER

5.6.1 River Basin Districts and Water Bodies

Since 2000, the Water Framework Directive 2000/60/EC (WFD) has directed water management in the EU. The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters (surface, ground, estuarine and coastal) and protect, enhance and restore all waters with the aim of achieving at least Good Status by 2015. All public bodies, including Kildare County Council, are also required to coordinate their policies and operations so as to achieve/ maintain Good Status of water bodies, within their jurisdiction in line with the relevant River Basin Management Plan and Programme of Measures.

For the purpose of implementing the WFD, Ireland has been divided into eight River Basin Districts and Kildare is partly located within both the Eastern River Basin District (ERBD), (Boyne and Liffey Catchments) and the South Eastern River Basin District (SERBD) (Barrow Catchment). Kildare town is located wholly within the SERBD.

5.6.2 Register of Protected Areas

The WFD requires that Registers of Protected Areas (RPAs) are compiled for water bodies or parts of water bodies that must have extra controls on their quality by virtue of how their waters are used by people and by wildlife.

The WFD requires that these RPAs contain the following areas:

- areas from which waters are taken for public or private water supply schemes;
- designated shellfish production areas;
- bathing waters;
- areas which are affected by high levels of substances most commonly found in fertilisers, animal and human wastes - these areas are considered nutrient sensitive; and
- areas designated for the protection of habitats or species, e.g. salmonid areas; Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Both Pollardstown Fen and Mouds Bog are registered as RPA water dependent habitats.

5.6.3 Surface Water

Figure 5.5 shows the location of the Tully River, a tributary of the River Barrow. The most recent water quality data from the EPA identifies the River Tully as being of 'poor water quality' which is taken from 2010 EPA data. The River Tully is also classified according to the WFD as 'bad status' and at 'significant risk' based on current risk assessments undertaken as part of the WFD. This means that there is a high risk that the River Tully will not achieve the objectives of the WFD by 2015.

The surface water status within Kildare LAP and surrounding it is also identified in **Figure 5.5**. It can be seen that the existing status is 'bad' within the majority of the LAP except for a small portion to the western corner of the LAP. This classification is for the status of the surface water determined by the ecological and chemical status of the water body.

5.6.4 Groundwater

Groundwater monitoring is undertaken by the EPA and within the County of Kildare there are approximately eleven monitoring locations one of which is in proximity to the LAP, that being Pollardstown Fen. Groundwater is an important source and is of critical importance in many regions. Groundwater Protection Schemes are a county based project to provide protection by placing tighter controls on activities within all or part of the zone of contribution of the source. The groundwater protection zones in proximity to the LAP are shown in **Figure 5.6**.

The Geological Survey of Ireland (GSI) rates aquifers based on their hydrogeological characteristics as well as on the value of the groundwater resource. Ireland's entire land surface is divided into aquifer categories. Kildare town is divided into two main classifications, Regionally Important Aquifer and Locally Important Aquifer as shown in **Figure 5.7**. The GSI further rates aquifers according to their vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water. The majority of the LAP is classed as having high vulnerability, except for a small section to the west of the LAP which is classified as moderate vulnerability.

5.6.5 Flooding

Figure 5.8 shows the latest available flood data for the town. Kildare town is vulnerable to adverse effects from changes in the frequency and severity of rainfall events but due to the absence of a main river flowing within the LAP flood events within the LAP are not a significant issue.

The European Directive 2007/60/EC on the assessment and management of flood risks requires member states to carry out preliminary flood assessments in order to identify the areas at risk. These flood risk maps will be constructed by 2013 and following this flood risk management plans will be drawn up.

The DEHLG published '*The Planning System and Flood Risk Management Guidelines for Planning Authorities*' which will ensure that flood risk assessment and management is incorporated within the planning system. These guidelines have been adhered to during the preparation of the LAP for Kildare Town.

5.6.6 Existing Water Environmental Pressures / Problems

The above descriptions identify a number of sensitivities with regard to the status of surface and groundwater bodies within the LAP area. The existing surface water status identify the majority of the LAP to be classified under the WFD as having 'bad status', while the river closest to the LAP is 'at significant risk' as defined under the WFD. The eastern section of the town is overlain by a regionally important aquifer and pressure has already been put on this aquifer as a result of the construction of the motorway.

Changes in the occurrence of severe rainfall events as a result of climate change over the next 50 to 100 years would be likely to increase the frequency and severity of flooding events and inundation, which could result in damage and loss to houses and infrastructure. These risks could be further exacerbated by: urban development increasing the speed and volume of run-off; and changes to geomorphological processes such as sediment transport, siltation and erosion.

5.7 NOISE

Strategic noise mapping was undertaken in 2007 by the National Roads Authority and is shown in **Figure 5.9**. The overriding noise source for Kildare town is traffic which arises from the nearby M7. The mapping does not provide details on noise sources within Kildare Town, but it is evident that all of the radial routes leading into Kildare town would be a source for noise pollution.

Streets in low lying areas that have high traffic counts as well as enclosing taller buildings are likely to have harsh sensory environments with regard to noise levels in relation to this source. Traffic hotspots, such as intersections, are likely to have higher noise levels. In addition, there are localised noise sources that include air conditioning equipment, train movements and night clubs.

Figure 5.9 shows that the highest noise level of >75dB is along the main carriageway and the noise levels decrease the further away from the centre of the carriageway. Noise levels of between 55dB and 64dB would be experienced for residents in proximity to the motorway.

5.7.1 Existing Noise Environmental Pressures / Problems

The identification of quiet areas, which have low noise levels, and maintaining or reducing existing noise levels, in order to sustain quiet areas is important. Reducing high levels and maintaining low levels are the main noise issues facing development of the Town.

5.8 CLIMATIC FACTORS

5.8.1 Greenhouse Gases

In order to reduce greenhouse gas (GHG) emissions the internationally agreed Kyoto Protocol established emissions reduction targets for developing countries. Ireland's emission target for greenhouse gases is to limit the increase in combined emissions during the five-year period 2008-2012 to 13% above 1990 levels.

Based on the inventory figures for 2006, the EPA estimates that Ireland's emissions in 2006 were 25.5% higher than the baseline estimate that underlies Ireland's allowable emissions for the period 2008-2012, as agreed in the peer review of Ireland's 2006 submission to the United Nations Framework Convention on Climate Change (UNFCCC).

With regard to overall emissions in Ireland, Agriculture is the single largest contributor, at 27.7% of the total, followed by Energy (power generation & oil refining) at 22.3% and Transport at 19.7%. The remaining 30% is made up by the Residential Sector at 10.4%, Industry and Commercial at 17.2%, and Waste at 2.6%.

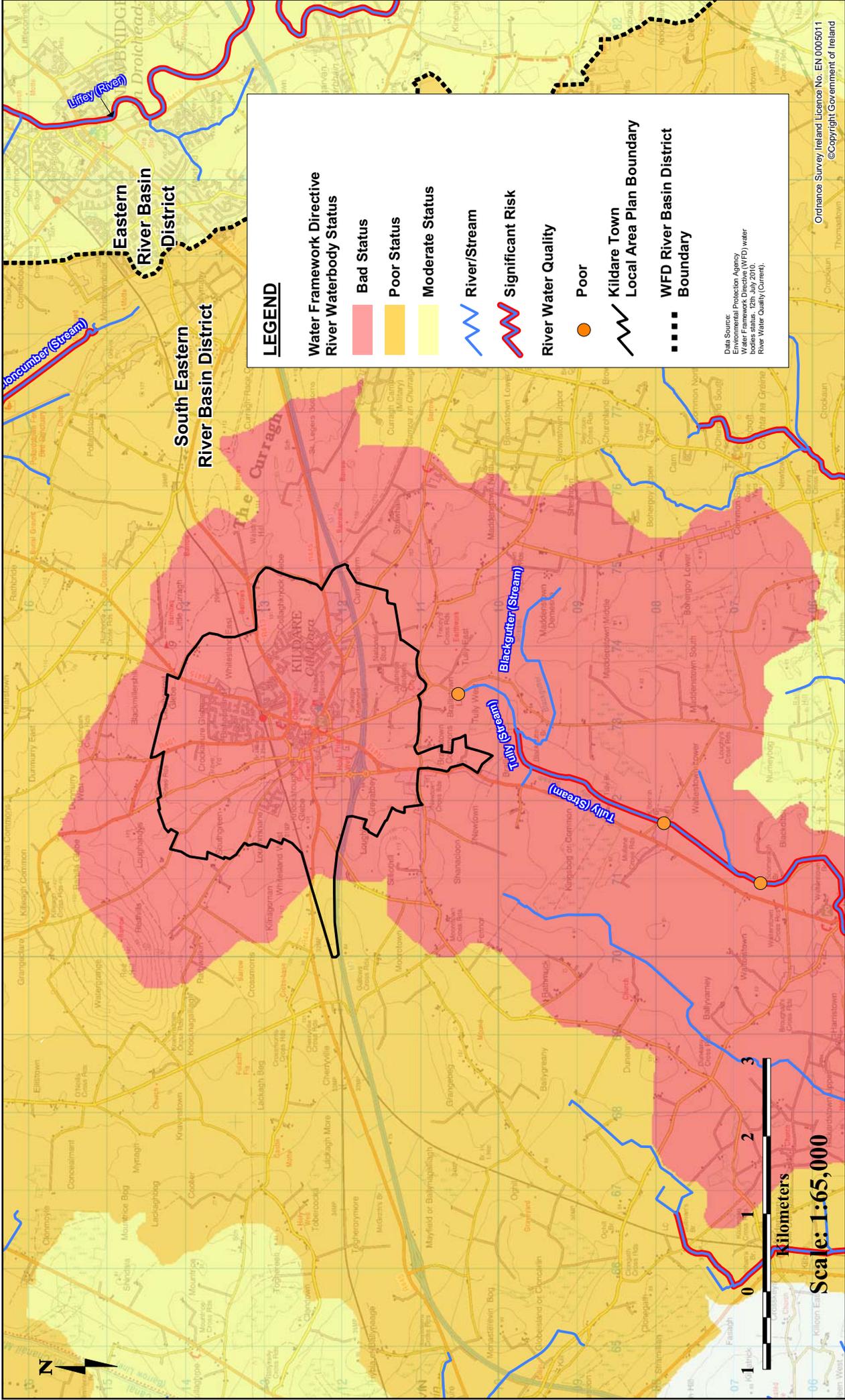


FIGURE 5.5 - WATER FRAMEWORK DIRECTIVE SURFACE WATER STATUS

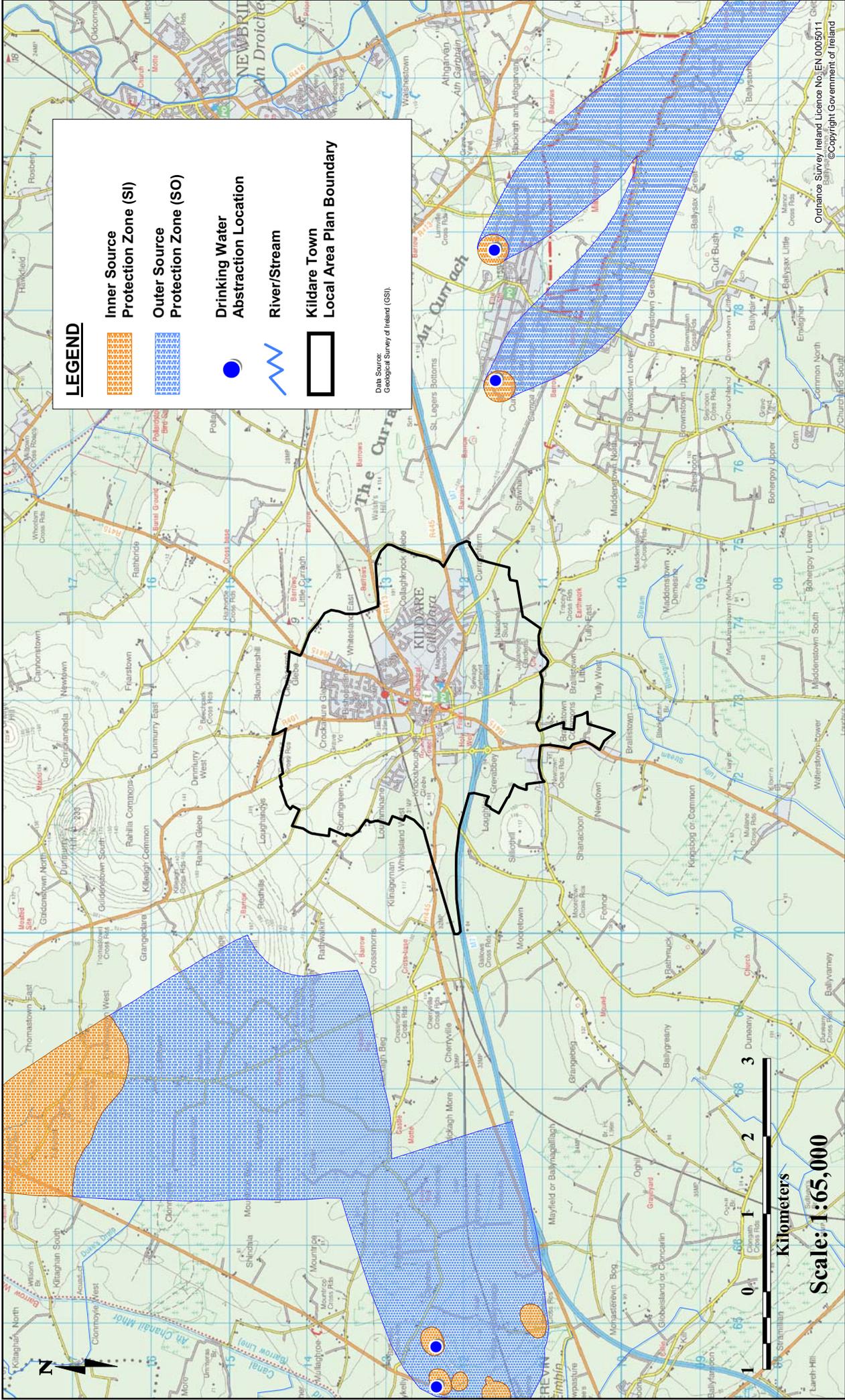
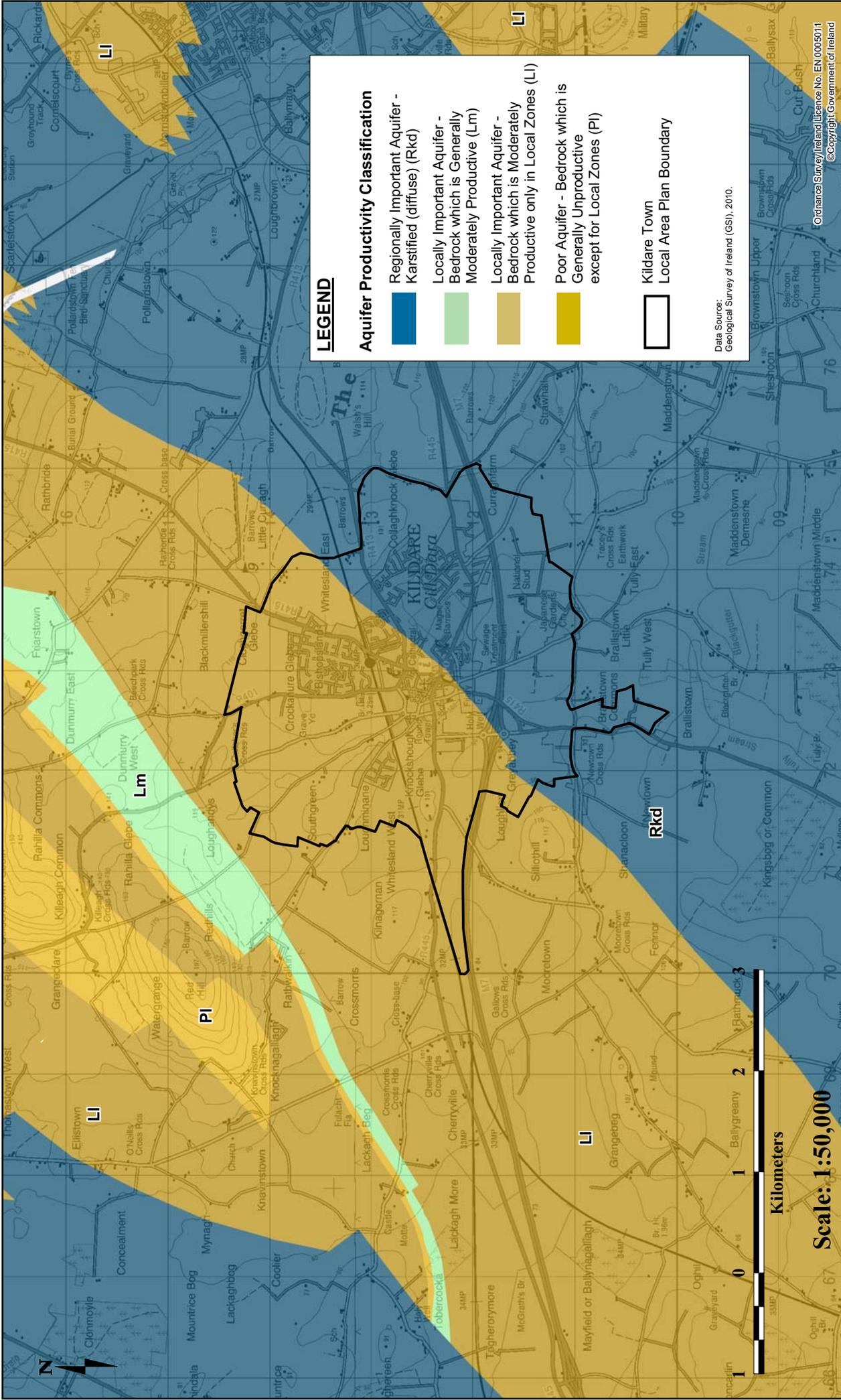


FIGURE 5.6 - GROUNDWATER SOURCE PROTECTION ZONES



LEGEND

Aquifer Productivity Classification

- Regionally Important Aquifer - Karstified (diffuse) (Rkd)
- Locally Important Aquifer - Bedrock which is Generally Moderately Productive (Lm)
- Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones (LI)
- Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones (PI)

Kildare Town Local Area Plan Boundary

Data Sources:
Geological Survey of Ireland (GSI), 2010.

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FIGURE 5.7 - AQUIFER PRODUCTIVITY CLASSIFICATION

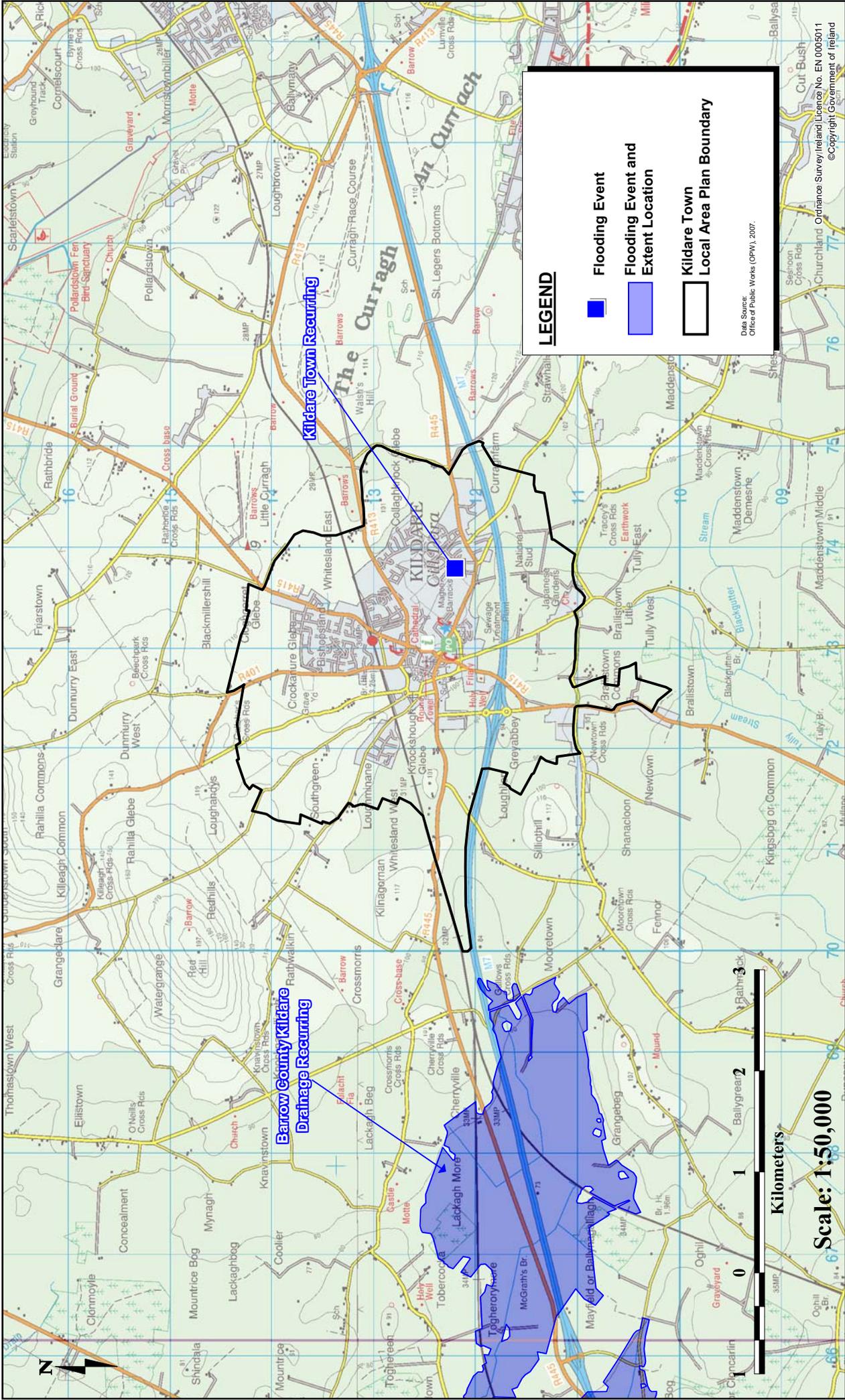


FIGURE 5.8 - FLOOD EVENTS AND EXTENTS

Kildare Town LAP Strategic Environmental Assessment

File Ref: WDE1048M1014A01



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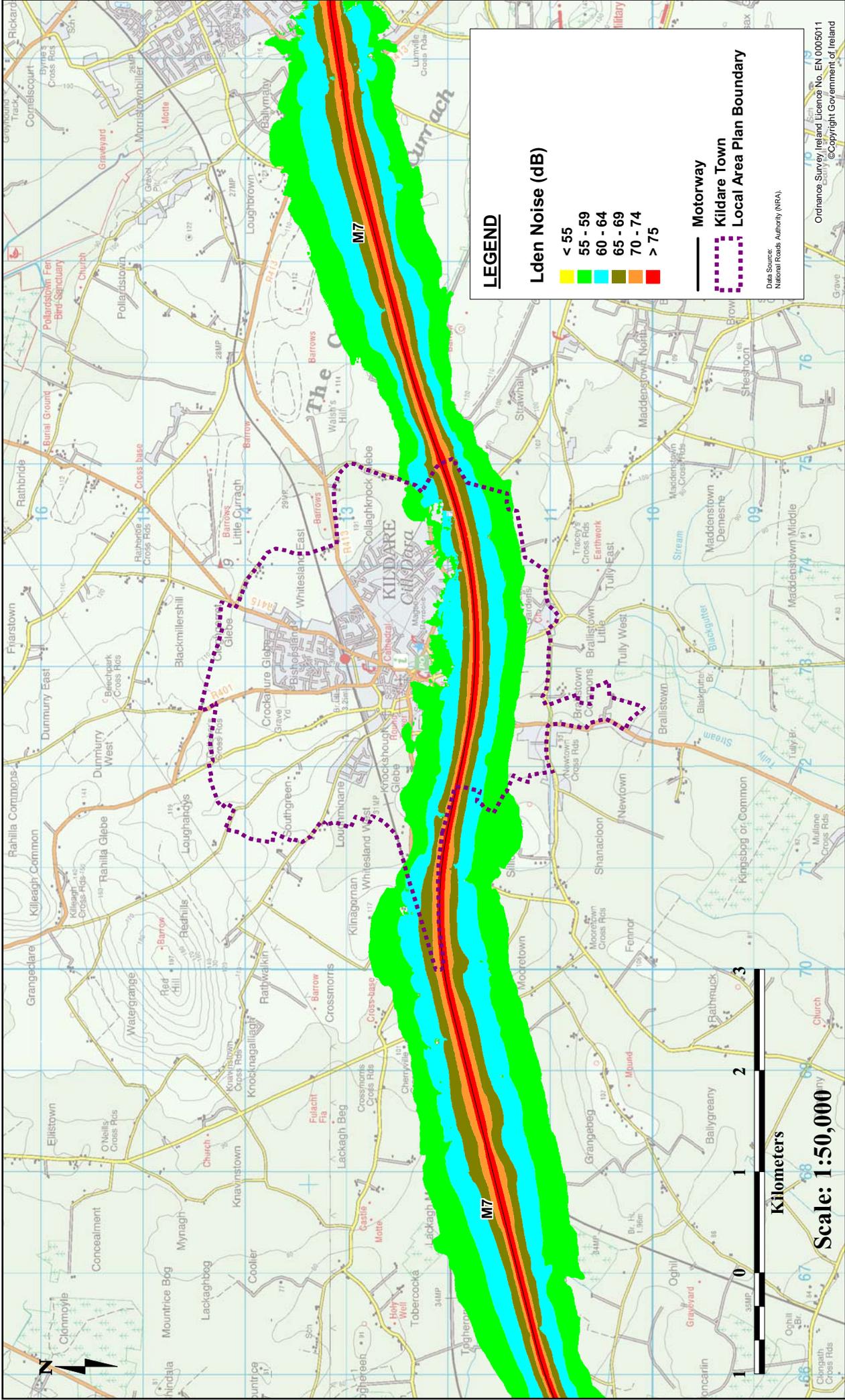


FIGURE 5.9 - NOISE MAPPING

Transport continues to be the dominant growth sector with emissions 682,000 tonnes higher in 2006 than in 2005. This represents a 5.2% increase on 2005 levels and 165% increase on the 1990 level of transport emissions. Road transport accounts for 97% of transport sector emissions. The increase in GHG emissions from the transport sector reflects sustained increases in fuel consumption with petrol usage up 3.4% and diesel consumption up 7.9% from the previous year.

At a national level the National Climate Change Strategy 2007-2011 provides for the protection of air quality. The strategy for reducing emissions will be shared across all sectors but the main focus will be on transport, residential, industry, electricity production, the public sector and waste. The new Programme for Government outlines a 3% reduction in greenhouse gas emissions per annum. The programme will also require Ireland to join the top five countries in the world, as measured by the Environmental Performance Index (EPI). The National Climate Change Strategy will also be supported by other relevant government policy such as the National Development Plan, Transport 21 and National Energy Policy 2007.

5.8.2 Climate Model Predictions

The EPA's Climate Change: Regional Climate Model Predictions for Ireland (2005) report provides an analysis of future Irish climate conditions for the period 2021–2060 based on the outputs from a new regional climate modelling facility located in Met Éireann. Projected temperature changes from the model output show a general warming in the future period with mean monthly temperatures increasing typically between 1.25 and 1.5°C. The largest increases are seen in the southeast and east, with the greatest warming occurring in July.

For precipitation, the most significant changes occur in the months of June and December. June values show a decrease of about 10% compared with the current climate, noticeably in the southern half of the country, while December values show increases ranging between 10% in the south east and 25% in the north west. For the east it is predicted that less rain will fall during the year, but that more intense storms will be experienced. Year on year the conditions will vary significantly, and from catchment to catchment, and it is not yet clear what conditions should be accommodated.

In the future scenario, the frequency of intense cyclones or storms over the North Atlantic area in the vicinity of Ireland increases by about 15% compared with the current climate. This is related to the projected general rise in sea surface temperatures. Sea level changes result from changes that occur in external forcing mechanisms, such as changes in the redistribution of heat between the equator and the poles and other atmospheric changes. The EPA's Climate Change: Scenarios and Impacts for Ireland (2003) report chose three sea level rise scenarios in order to assess six selected areas along the Irish coastline (one of which is Dublin Bay, the closest to the Kildare town area) at risk from an increase in sea levels of 0.09 m, 0.48 m and 0.88 m in conjunction with a digital elevation model to project probabilities of inundation.

5.8.3 Potential Effects of Changed Climate

The EPA's Climate Change: Scenarios and Impacts for Ireland (2003) report identifies where vulnerability to climate change exists in Ireland and what adjustments are likely in the operation of environmental systems in response to such changes.

As increased temperatures will lead to greater amounts of water vapour in the atmosphere and an accelerated global water cycle, it is reasonable to expect that river catchment areas will be exposed to a greater risk of flooding. Heavier winter rain and summer storms may cause more flash flooding, causing an increase in diffuse pollution loads to waters from soil run-off or the overflow from CSOs (combined sewer overflows) and raising demand for flood controls. Summer droughts are more likely and there may be a reduction in drinking water supplies.

River flooding tends to be more common during the wetter winter months when soils are near saturation and can be exacerbated in coastal areas when interactions occur between high tides and high flows. Many of the rivers draining upland areas have a rapid or 'flashy' response to rainfall enhanced by rising topography. Steep slopes and thin soils favour rapid flow pathways and water is rapidly transmitted to the channel network especially in urbanised catchments with extensive areas of impermeable surfaces. A critical impact of climate change will be the likely changes to habitats and the flow conditions in rivers and lakes.

5.8.4 Existing Climate Change Environmental Pressures and Problems

Potential effects of climate change on Kildare town could result in an increase in the frequency and severity of flooding events from rainfall. Severe rainfall events as a result of climate change could adversely impact upon the Town's population, its biodiversity and its local economy. In addition the potential effects of climate change are also raising increased concern for the security of future water supplies for the Greater Dublin Water Supply Area for which Kildare town falls within. However, Kildare has adequate water supply for the lifetime of this LAP.

5.9 MATERIAL ASSETS

5.9.1 Introduction

The material assets of Kildare town may be broken down into a number of relevant categories. These are: quarries and minerals, wastewater, drinking water, transport infrastructure and waste management.

5.9.2 CORINE Land Cover Mapping

A review of the CORINE land cover mapping for 2006 identified that the lands within the LAP have a large urban fabric. There is a predominance of this urban fabric to the eastern lands within the LAP.

5.9.3 Quarries and Mineral Locations

There are a number of mineral locations to the north-west of the LAP around Red Hill, but no quarries are identified in proximity to Kildare LAP. The mineral locations were identified from the GSI Active quarry directory.

5.9.4 Drinking Water

The Ballymore Eustace Reservoir as part of the Mid-Regional Water Supply Scheme and the local well-fields supply Kildare town with water. At present Kildare town is well served with water to meet present needs in the medium term and there are plans to enhance the water supply abstractions from the River Barrow as a long term measure.

Kildare town falls within the Greater Dublin Water Supply Area which currently is looking to obtain a new source of water to meet the water demands within this area. Kildare is very much dependant on the Greater Dublin Region for its water supply. The requirement for a new water supply is based on the future planned development of the Greater Dublin Area as identified in the National Spatial

Strategy (2002-2020) and previous studies carried out to investigate how water demand for future development in the region can be met when existing sources have been developed to their sustainable water supply limits. The current estimate, based on a per capita consumption of 145 l/day indicates that a new source is required by 2016-2020. New water source options have been evaluated and have been subject to a separate SEA process. Kildare town has adequate water supply to meet projected demands during the plan period.

5.9.5 Wastewater

The Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) aims to protect the environment from the adverse effects of wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. Such treatment is essential in order to meet the requirements of the WFD. The wastewater strategy for the Greater Dublin Region is set out in the Greater Dublin Strategic Drainage Study (GSDSDS).

The Kildare Waste Water Treatment Plant (WWTP) provides tertiary treatment and has a capacity of 9,700 population equivalent (pe). Works have commenced to upgrade the treatment plant to a capacity of 28,000pe and works should be complete by the end of 2012. The Kildare County Development Plan SEA (2011-2017) outlined a predicted population for Kildare in 2017 at 10,176 which would mean that the WWTP would have predicted spare capacity of approximately 19,659pe.

5.9.6 Transportation

Traffic volumes have increased in Kildare town over recent years due to development within the town and its location as a commuter base to Dublin. However, the construction of the M7 bypass has taken large volumes of traffic away from the centre of the town providing a positive impact. The transportation network for Kildare town is presented in **Figure 5.10** with the M7 bypass lying to the south of the town and the rail line to the north.

To facilitate the increased population and demand for trips on the existing streets of Kildare, more efficient use of the available street space must be made. This can only be achieved by increasing the use of sustainable modes of transport and by reducing the reliance on the private car, particularly at peak periods.

Kildare town recognises that cycling and walking are cost effective, non-polluting and highly flexible transportation modes that reduce congestion, foster improved health and are accessible to young people. Newly published government policy, 'Smarter Travel – A New Transport Policy for Ireland (2009-2020)' and the 'National Cycle Policy Framework (2009-2020)' have clearly placed an emphasis on walking and cycling as alternatives to vehicular transport. Kildare town will have regard to the cycle policy framework document produced by the Department of Transport, which seeks to ensure that the urban road infrastructure and traffic management measures are designed to be cyclist friendly.

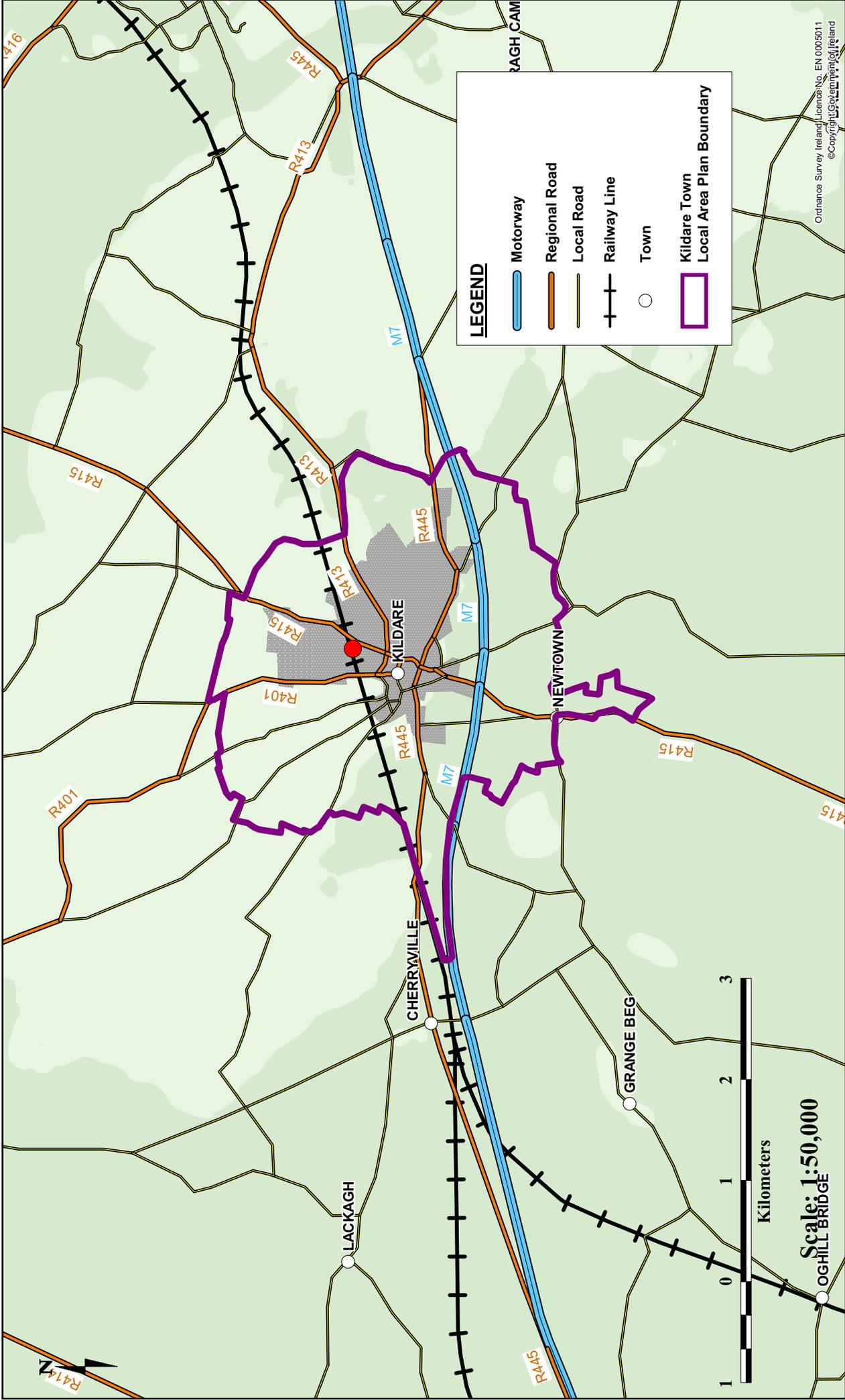


FIGURE 5.10 - TRANSPORTATION NETWORK

5.9.7 Waste Management

There is currently a review being undertaken on the current Waste Management Plan for Kildare (2005-2010) which was prepared in accordance with the Waste Management Act, 1996. The updated plan will provide strategic objectives and policies with regard to waste management with the county.

The emphasis in the LAP will be to carry out waste management in conjunction with Kildare County Council. Kildare town will conform to the European Union and national waste management hierarchy in the undertaking of waste prevention, waste recycling and, energy recovery and disposal. In particular, Kildare town will encourage, enable and facilitate Kildare County Council on the implementation of the Waste Management Plan to provide recycling facilities and services in the town.

Kildare County Council is responsible for the operation of litter collection in Kildare. The Council recognises that littering and illegal dumping are serious problems. To this accord the Council have, in cooperation with the relevant agencies, and in consultation with the public, prepared and implemented a Litter Management Plan (2008-2011). This Litter Management Plan will put in place policies and initiatives to combat the problems of litter and illegal dumping. In particular, the Litter Management Plan will focus on developing initiatives in conjunction with existing initiatives such as the Green Schools Programme.

This Litter Management Plan was put in place for the future management of litter prevention and control and includes a number of strategies. The success of the plan will be the measure of how litter pollution is controlled, alleviated and / or prevented in Kildare during its lifetime.

5.9.8 Existing Environmental Pressures / Problems

It is considered that the completion of projects arising out of the WSIP (Water Services Investment Programme) will resolve the majority of issues regarding wastewater treatment constraints up to 2017. This will allow for wastewater treatment capable of serving sustainable and in some instances, appropriate higher density development of the area, without any negative impact on the achievement of the objectives of the WFD. The assimilative capacity of the River Tully is a critical factor in relation to wastewater.

Long-term water supplies for the town should be resolved through the Water Supply Project – Dublin Region. This project aims to supply water to the Dublin region up to 2031 and beyond. Improvements in the existing water infrastructure as well as more efficient use of the water resource are considered sufficient to accommodate development within the town for the period of the Plan. Kildare town currently ensures the provision of adequate high quality drinking water. These high standards will not be affected by improvements to the network. However, there is no timetable for the Water Supply Project and it is still to proceed through the planning process and it is expected that it will not be completed in the lifetime of this LAP.

The need to increase the use of existing public transport, and provide for additional systems to accommodate existing and future growth of the Kildare town and its environs is a pressing priority. Increasing the amount of pedestrian and cyclist movements is also a significant challenge.

5.10 CULTURAL, ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE

5.10.1 Introduction

Heritage, by definition, means inherited properties, inherited characteristics and anything transmitted by past ages and ancestors. It covers everything, from objects and buildings to the environment. Heritage features include physical buildings, structures and objects, complete or in part, which have been left on the landscape by previous and indeed current generations.

Kildare has both a rich and diverse architectural heritage, comprising a number of structures of historical and architectural importance. This heritage provides the town with a resource of tremendous social, educational, recreational and aesthetic value. In economic terms, it is of fundamental importance to the maintenance and development of the town's tourism industry. For present and future generations who will live and visit the town, the historic and cultural heritage of the town has the ability to enhance and enrich the context of everyday existence.

5.10.2 Historic Landscape Characterisation

In 2011 a Historic Landscape Characterisation (HLC) report was prepared on Kildare Town. This HLC sought to establish a greater understanding of the historic evolution of rural and urban landscapes within Kildare Town. It had three main objectives, which was to:

- Identify the principal factors that influenced the evolution of the town and its hinterlands;
- Establish a detailed record of the elements that contribute to the historic character of the town and its hinterlands; and
- Make recommendations with respect to the protection and enhancement of the historic landscape of Kildare Town.

The full report can be obtained from KCC and it is titled 'Kildare Town Historic Landscape Characterisation (May, 2011)'. The recommendations will be considered within the policies and objectives for the LAP.

5.10.3 Archaeological Heritage

The archaeological heritage of Kildare, includes structures, constructions, groups of buildings, developed sites, recorded monuments as well as their contexts, and moveable objects, situated on land. Archaeological heritage is not confined to the archaeological sites within the Record of Monuments and Places. It includes any archaeological site that may not have been as yet recorded, as well as archaeology beneath the ground surface, and the context of any site.

Under the National Monuments (Amendment) Act, 2004 the archaeological heritage of Kildare town is protected. The record of monuments and places as outlined in **Figure 5.11** is an inventory of archaeological sites of significance. It can be seen that there are a number of sites within the town centre and along the R445 lying to the west of the town.

5.10.4 Architectural Heritage

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and sites which are of historical, archaeological, artistic, cultural, scientific, social or technical interest. These are identified in **Figure 5.11**. The NIAHs purpose is to protect and conserve the built heritage and it is the NIAH surveys that provide the basis for the recommendations to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

The RPS has been compiled to protect the structures of the town that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In relation to a protected structure, the meaning of the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, and any other structures lying within that curtilage and their interiors, and all fixtures and features which form part of the interior or exterior of these structures. Where indicated in the RPS, protection may relate to specified features within the attendant grounds of a structure, which would not otherwise be included. The specific structures within the town that are recorded as an RPS are detailed within the Historic Landscape Characterisation Report.

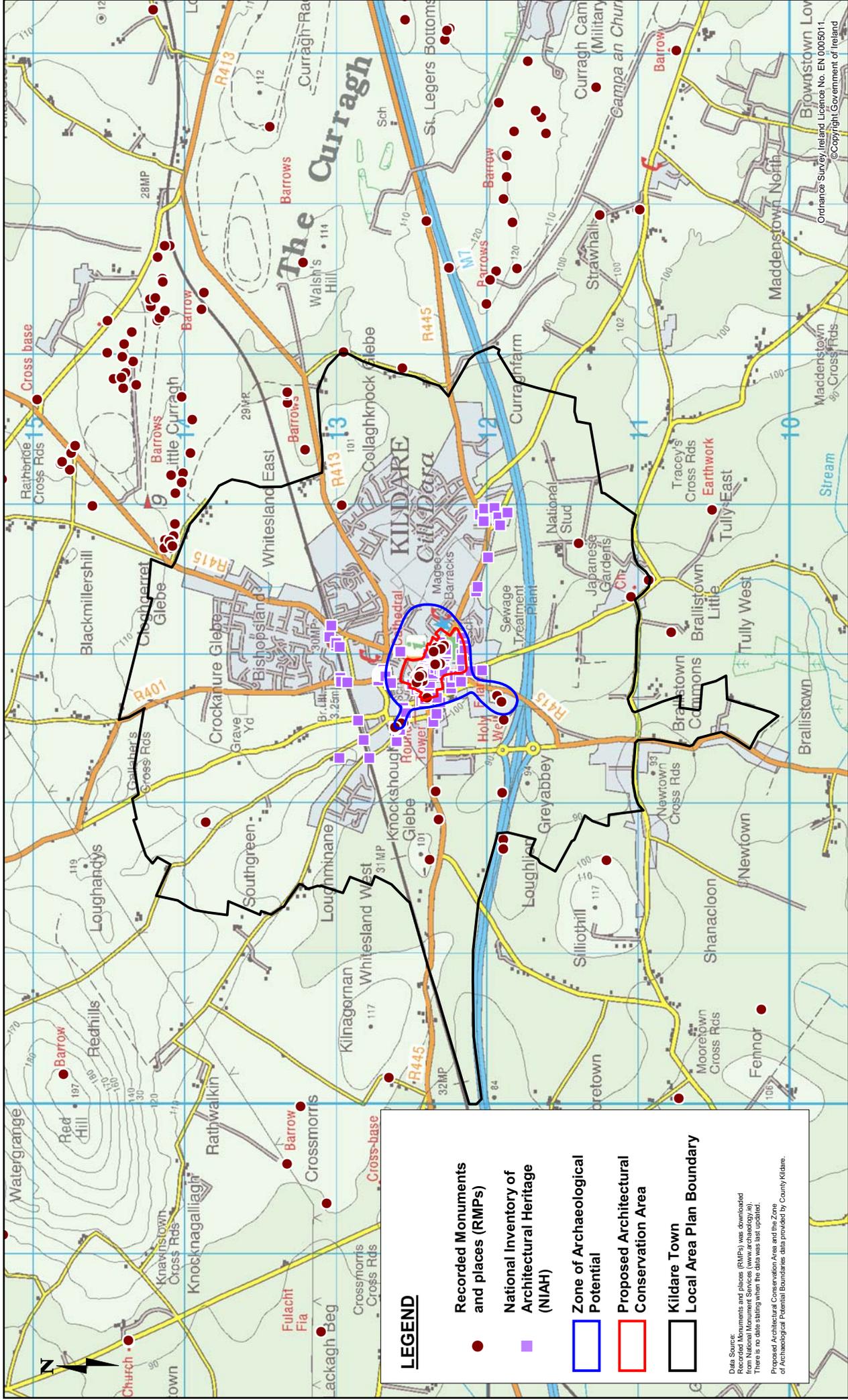
The Council may designate a place, area, group of structures or townscape, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, as an Architectural Conservation Area (ACA). A proposed ACA has already been drawn up for Kildare town which is identified in **Figure 5.11**.

5.10.5 Existing Environmental Pressures / Problems

The accommodation of further development in Kildare has the potential to cumulatively impact upon the heritage features of the area.

Development which involves material alterations or additions to protected structures can detract from the special character of the structure and its settings, and have the potential to result in the loss of features of architectural or historical interest. Development on sites adjoining protected monuments, places or structures can also impact the setting of these cultural heritage items.

Alternately, encouraging and facilitating the accommodation of growth on infill or redevelopment sites, such as Magee Barracks will contribute to mitigating a number of the adverse impacts associated with development of previously undeveloped sites, both within and outside the Kildare administrative area.



LEGEND

- Recorded Monuments and places (RMPs)
- National Inventory of Architectural Heritage (NIAH)
- Zone of Archaeological Potential
- Proposed Architectural Conservation Area
- Kildare Town Local Area Plan Boundary

Data Source: Recorded Monuments and places (RMPs) was downloaded from National Monument Services (www.archaeology.ie). There is no date stating when the data was last updated. Proposed Architectural Conservation Area and the Zone of Archaeological Potential Boundaries data provided by County Kildare.



FIGURE 5.11 - ARCHAEOLOGY, ARCHITECTURE AND CULTURAL HERITAGE

5.11 LANDSCAPE

5.11.1 Introduction

Landscapes are areas that are perceived by people and are made up of a number of layers:

- Landform, which results from geological and geomorphological history;
- Land cover, which includes vegetation, water and human settlements; and
- Human values, which are a result of historical, cultural, religious and other understandings and interactions with landform and land cover.

Figures 5.12 and **5.13** provide an overview of the landscape character and sensitivities within and surrounding the LAP.

5.11.2 Landscape Character

Figure 5.12 outlines the indicative landscape characters for the lands within and surrounding the LAP. This classification was undertaken in 2004 as part of a Landscape Character Assessment for the county. The assessment looked at the character of the landscape based on land cover and landform and also addresses landscape values relating to historical, cultural, religious and other understandings of the landscape.

The findings of the Landscape Character Assessment were used to generate a landscape sensitivity rating for areas within Kildare. This landscape sensitivity is a measure of the ability of the landscape to accommodate change or intervention without the implication of unacceptable effects to its character and values. The following classifications apply for the lands within and surrounding the LAP. The Pollardstown Fen, Chair of Kildare and the Curragh are all rated as high landscape sensitivity areas.

Table 5.1 Landscape Sensitivity

Landscape Character Areas	Landscape Sensitivity
Central Undulating Lands	Medium
Chair of Kildare	High
Pollardstown Fen	High
The Curragh	High
Southern Lowlands	Low

5.11.3 Areas of High Amenity

These areas of high amenity are classified as such due to their outstanding natural beauty and/ or unique interest value. There are a number of Areas of High Amenity adjacent to Kildare town and these areas are in general sensitive to development. The areas include, the Curragh and Pollardstown Fen which are both located to the east and north east of the LAP.

5.11.4 Scenic Routes

Figure 5.13 provides the location of the scenic routes which are important and valued routes and views within proximity to the LAP.

A protected view is the requirement within the LAP to preserve the view of a specific place or historic building from another location. Within the LAP, a number of views are protected. These are shown on **Figure 5.13** and are listed below.

Table 5.2 Scenic Routes

No.	Description of Scenic Route
3	Views of the Curragh Plains, from the M7 interchange to St. Ledgers Bottoms
4	Views of the Curragh Plains including Little Curragh; county road from Kildare town boundary to Military Ranges, R413 from Kildare town boundary to motorway interchange
14	Views to and from Red Hill and views of Central Kildare Plains and boglands on the R401 and adjoining roads
15	Views to and from Dunmurray and views of Central Kildare Plains and boglands on the R401 and adjoining roads
16	Views of Chair of Kildare and views of Central Kildare Plains and boglands on the R415 and adjoining roads
36	Views of Gibbet Rath and the Curragh from the N7 at Ledgers Bottoms

5.11.5 Habitats and Landscape Features of Importance for Biodiversity

Most of our biodiversity occurs outside sites that are subject to legal protection under national or EU law. There are habitats and features that are of particular importance for biodiversity throughout the landscape. These include, but are not limited to, woodlands, hedgerows and other field boundary types, such as stone walls, earthen embankments and ditches, rivers, streams and associated riparian zones. These elements should be protected and enhanced. It is also important to recognise that habitats and landscape features cannot be sustained in the long-term in isolation from one another. There must be a network of protected areas, ecological 'corridors' and ecological 'stepping stones' available to support the movement of species and to sustain the habitats, ecological processes and functions necessary to maintain biodiversity.

5.11.6 Existing Landscape Environmental Pressures / Problems

Kildare has a number of sensitive landscapes adjacent to the LAP administrative boundary, including the Curragh and Chair of Kildare which are both classified as having high sensitivity. Therefore these areas of land to the east and north of the LAP are sensitive to the effects of development.

A problem with regard to the environment component of landscape is the cumulative visual impact that occurs as a result of developments such as one off housing. Such developments which individually often do not have significant adverse impacts have the potential to cumulatively impact upon sensitive landscapes. In the context of Kildare this type of development has the potential to occur on the outskirts of the town boundary, but could have an impact on the protected scenic route which crosses through the town.

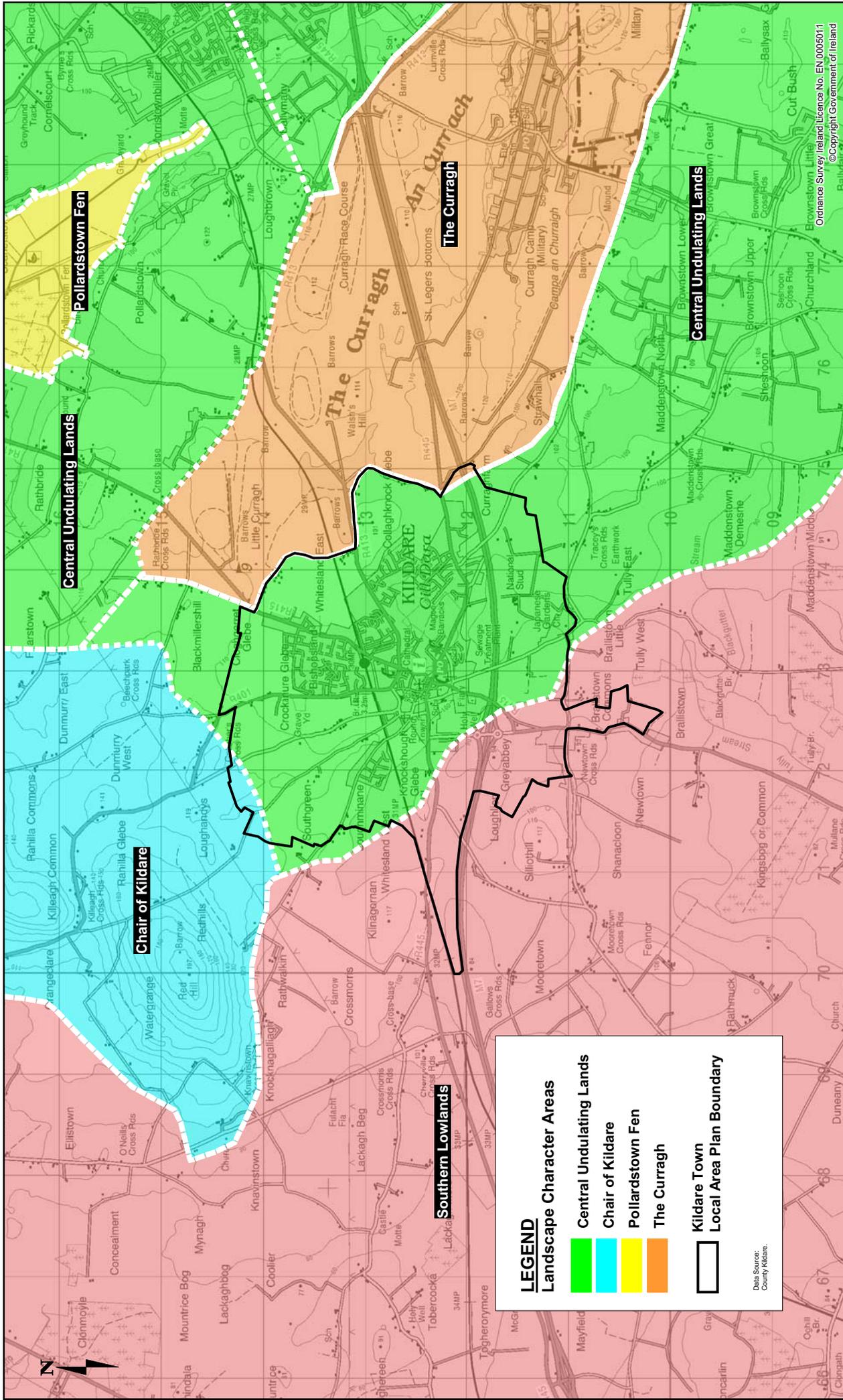
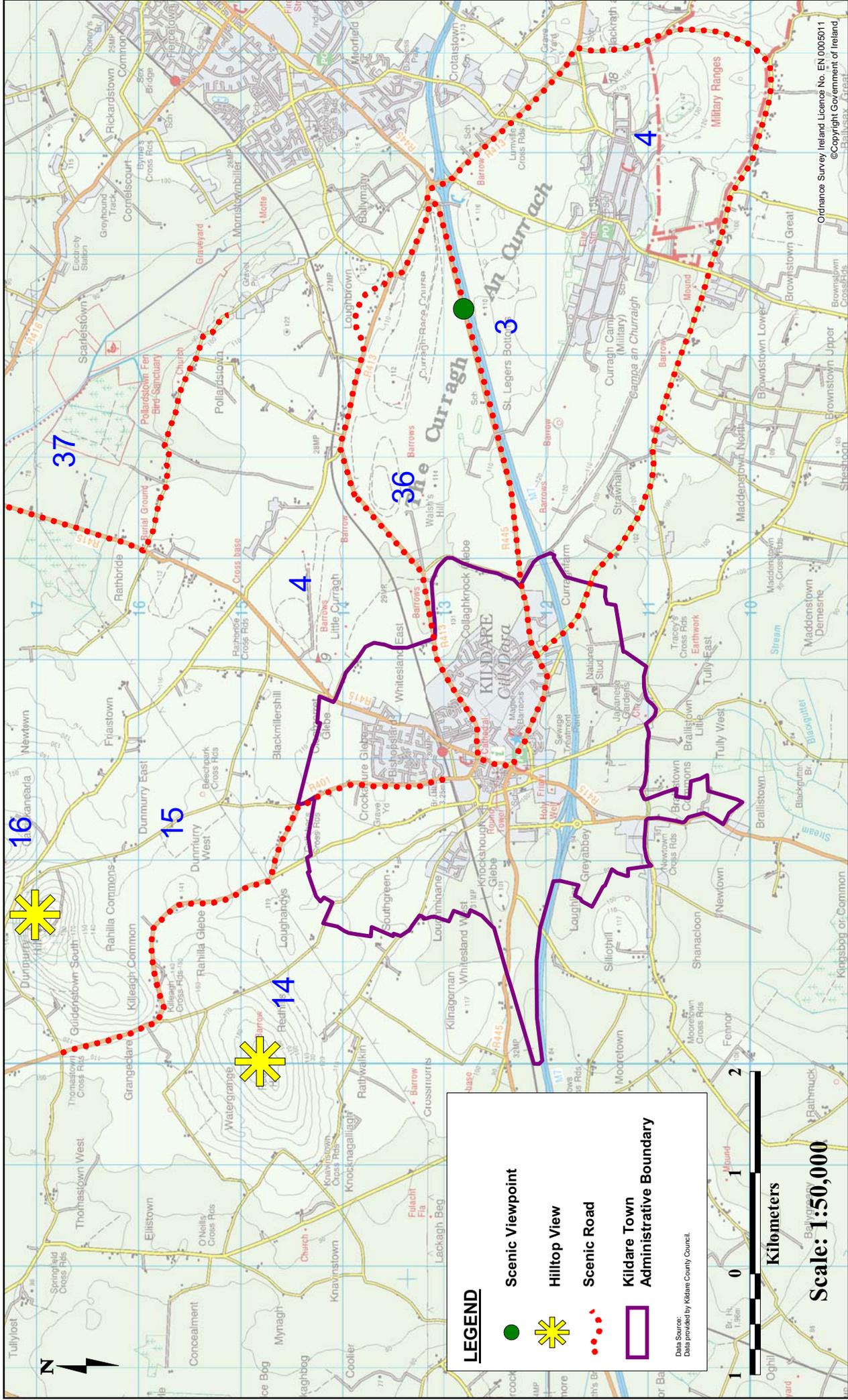


FIGURE 5.12 - LANDSCAPE CHARACTER AREAS



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**Kildare
County Council**



Kildare Town LAP Strategic Environmental Assessment

FIGURE 5.13 - SCENIC VIEWS & ROADS

5.12 INTER-RELATIONSHIPS

The interrelationship between the SEA environmental topics is an important consideration for environmental assessment. **Table 5.3** highlights the key interrelationships identified in this SEA. These potential interrelationships will be taken into account in the assessment of the different alternatives.

Of particular note are the primary relationships between water quality and biodiversity, flora and fauna. Flora and fauna, including protected species and habitats, rely directly on the aquatic environment as a habitat. Water and climate also have a key relationship. Global GHG emissions associated with transport, industry and other sources have the potential to negatively impact on climate change. This in turn can result in more frequent and more intense flooding and drought conditions affecting material assets, such as private residences and infrastructure, and biodiversity through changes in water quality and the hydrologic regime.

In carrying out the assessment these important direct and indirect relationships have been taken into account fully to ensure a robust and complete assessment.

Table 5.3 Key Interrelationships between SEA Environmental Topics

Soils	√								
Water	√	√							
Noise	√	X	X						
Biodiversity, Flora, Fauna	√	√	√	√					
Climatic Factors	√	√	√	X	√				
Material Assets	√	√	√	X	√	√			
Cultural Heritage	√	√	√	X	√	√	√		
Landscape	√	√	√	√	√	√	√	√	√
	Population	Soils	Water	Noise	Biodiversity Flora, Fauna	Climatic Factors	Material Assets	Cultural Heritage	

√ = interrelationship anticipated

X = no interrelationship anticipated

5.13 EVOLUTION OF THE ENVIRONMENT IN THE ABSENCE OF THE LAP

Population: In the absence of the LAP there may be pressure to increase population densities in an unsustainable manner with potential impacts on sensitive areas such as the Curragh and Pollardstown Fen. Without the provision of objectives that emphasise the consolidation of the town and use of infill and redevelopment sites, the spread of development into the countryside may continue to the agricultural land bank in the Kildare environs.

Biodiversity, flora and fauna: There can be a conflict between recreation/ tourism and biodiversity. Kildare town has a tourist hub area containing the attractions of the National Stud and the Japanese Gardens. In addition the open resource of the Curragh lies adjacent to the town. Without this LAP strict controls on such development may not be in place and the balance between recreation and

function may conflict. Also, without the LAP development will not be restricted or phased to mirror delivery of the appropriate infrastructure, such as drainage and wastewater, and this would also have negative impacts on biodiversity and water quality.

Soils: There could be increased pressure on greenfield lands as opposed to re-development of brownfield lands and infill development in the absence of the LAP. Focus should always be towards the redevelopment of existing brownfield sites and infill development within the town centre.

Water: There are no surface waters flowing through the LAP administrative boundary. However the Tully River lies to the south of the town and the Kildare Wastewater Treatment Plant discharges to this river. The catchment in which Kildare town is situated (and to which the Tully River discharges) is recorded as 'bad status' under the WFD classification system and there is a requirement to improve this to at least "good status" by 2015. The RBMP and associated Programme of Measures POM) set out the approach to achieving improved status. The development plan process is the vehicle for implementation of many of the actions included in the RBMP and POM, therefore, it is expected that improvement to "good status" would occur more swiftly if this LAP is adopted as it includes a provision

Noise: Increased amounts of private vehicle movements are a concern within Kildare Town. Large amounts of travel take place within, through and adjacent to the town, due to its close proximity to Dublin and its position as a commuter town. The proposed LAP includes provision for many sustainable transport options, which will improve conditions within the town. Without the provision of protection for these transport corridors in the LAP, it is anticipated that development of these may be more difficult in the long term and the result would be: increased numbers of private vehicles using the roads; development of new roads to service a more dispersed population; and resulting noise impacts on residential and recreational amenity.

Climate: An issue facing Kildare town in relation to climate change relates to the danger posed by flooding events, which may occur, at least in part, as a result of increased amounts of global GHG emissions from transport. Even though there are no surface water bodies flowing through the administrative boundary of the town, high incidence rainfall events are occurring more frequently which cause local flooding. Local solutions to this international issue include reduction in unsustainable transport movements, which is encouraged under the proposed LAP.

Material Assets: With an increased population within Kildare town there will be increased generation of waste and litter. The policies within the LAP will facilitate, on a local level, the county waste management plan and the strategies to deal with collection, recycling and disposal of waste from householders and industrial/ commercial businesses. Other material assets are included under the water section.

Cultural Heritage and Landscape: Further development in Kildare has the potential to cumulatively impact upon heritage features in and surrounding the town. Development without the LAP has the potential to affect its landscapes as well as changing the context of existing architectural assets. The town contains a zone of archaeological potential along with a proposed architectural conservation area and two scenic routes travel through the administrative boundary. The LAP provides a way to balance the needs of the built, architectural, cultural and natural heritage in order to continue development in a sustainable manner. Without the drive for consolidation included in the LAP, it is likely that development will continue in rural areas outside of town boundary. This scattered development, or sprawl, would impact on the rural landscape around Kildare and would lead to loss of hedgerows and trees and their contribution to biodiversity. Fragmentation of habitats and field boundaries is also likely to result.

6 REVIEW OF RELEVANT POLICIES, PLANS AND PROGRAMMES

6.1 INTRODUCTION

The objective of the SEA Directive is “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations in the preparation and adoption of plans and programmes with a view to promoting sustainable development”.

In order to meet the requirements of the Directive in this respect, the environmental assessment must,

...identify the environmental protection objectives, established at International, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.

The purpose of this review is to take into consideration the policy and legislative framework within which the Kildare Town LAP 2012-2018 is being developed. Consideration has been given to the key statutory and non-statutory plans, programmes and policies relevant to the LAP in order to inform the SEA Strategic Environmental Objectives and Targets (discussed further in **Chapter 7**).

The following section provides an overview of the key relevant planning policies that are relevant and influence the Kildare Town LAP. **Appendix C** provides details on all of the key legislation, plans and programmes considered most relevant to LAP.

6.2 THE KEY RELEVANT PLANNING POLICIES

The following is a summary of the key relevant policies, plans and programmes in relation to the Kildare Town LAP.

6.2.1 Planning and Development Policies

National Development Plan (2007-2013)

The National Development Plan integrates strategic development frameworks for regional development, for rural communities, for all-island co-operation, and for protection of the environment with common economic and social goals. The National Development Plan together with the National Spatial Strategy and Regional Planning Guidelines must inform the development of Kildare through its County Development Plan and associated core strategy, which in turn informs the Kildare Town LAP.

National Spatial Strategy (2002-2020)

The National Spatial Strategy (NSS) is a 20 year planning framework to guide policies, programmes and investment in the interest of delivering balanced social, economic and physical development and population growth between the regions. The National Spatial Strategy together with the Regional Planning Guidelines must inform the development of Kildare through its County Development Plan and associated core strategy, which in turn informs the Kildare Town LAP.

The NSS is based on a hierarchy of settlements including gateways, hubs, county towns, smaller towns, rural villages and diverse rural economies. Within the NSS, Kildare is recognised as a strong county with an inter-relationship with Dublin due to its proximity. Strategic issues of importance relevant to Kildare town include effective integration in terms of land use and transportation and maintaining a high quality environment.

Regional Planning Guidelines for the Greater Dublin Area (2010-2022)

These Guidelines combine two Regional Authority Areas, the Dublin Regional Authority and the Mid-East Regional Authority. The Regional Planning Guidelines (RPGs) work to implement the strategic planning framework set out in the National Spatial Strategy (NSS). As part of the planning framework, the Guidelines allocate housing and population targets for the individual counties based on national and regional population targets set by the NSS. The RPGs designate Kildare town as a Secondary Economic Growth Centre. The RPGs set out that growth in the hinterland area which includes Kildare town will be focused on high quality integrated growth and consolidation. They specify that key towns will be separated from each other by extensive areas of strategic green belt.

The RPGs set out that Kildare will have high levels of employment activity, higher order shopping and a full range of social services with good road and bus linkages to other towns and Dublin City and will serve the surrounding rural hinterland and rural villages.

Greater Dublin Area draft Transport Strategy 2011-2030

This strategy outlines a strategic transport plan for the GDA for the next 20 years. The role of the strategy is to establish the essential policies and measures required to support the GDA in meeting its full potential as are outlined in the Strategy visions and objectives. Major infrastructural developments such as the Kildare Route Project were provided for under Transport 21 a government public transport initiative. This project already improved transport services to Kildare and other counties such as Carlow and Laois. The new GDA draft Strategy outlines additional measures for which the south-western Kildare rail corridor is part of.

Kildare County Development Plan (2011-2017)

This Plan was prepared in accordance with the requirements and provisions of the Planning and Development Act and sets out an overall strategy for the proper planning and sustainable development of County Kildare over the period 2011-2017. This plan is very relevant to Kildare Town LAP as it sets out an overall vision, core strategy, policies and objectives for the County.

The Kildare County Development Plan (CDP) designates Kildare town as a 'Moderate Sustainable Growth Town'. The CDP has set a target population increase of 35% within Kildare town between the periods of 2006 and 2017 to 7,538 people. It also sets a target increase of an increase of 1,187 units between 2006 and 2017.

The CDP designates Kildare town as a secondary economic growth centre providing an important and complementary role in developing economic growth and sectoral interests in tandem with primary economic growth towns (Naas, Maynooth and Leixlip). Kildare is also recognised for its important role in terms of tourism.

The aim for Kildare town is to grow in a self sufficient manner, reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas; The provision of strong social infrastructure in tandem with growth in population, particularly in relation to schools and leisure facilities is also required.

6.2.2 Environmental Plans and Policies**Habitats (92/43/EEC) and Birds (2009/147/EC) Directives**

These directives seek to prevent and eliminate the causes of habitat loss and maintain and enhance current levels of biodiversity. The Habitats Directive requires Ireland and other EU member states to designate key habitats as Special Areas of Conservation (SACs) while the Birds Directive protects bird species through designation of Special Protection Areas (SPAs). Together, these form the Natura 2000 network of sites. There are two SACs in direct proximity to the LAP: Pollardstown Fen and Mouds Bog. The LAP must protect these designated sites and the habitats and species for which they

have been designated (see also the Appropriate Assessment Screening for the Kildare Town LAP). There are no SPA sites in direct proximity to the LAP.

Water Framework Directive (2000/60/EC)

This Directive seeks to maintain and enhance the quality of all surface water and groundwater in the EU. The Directive is focussed at the River Basin District level to ensure that all potential pathways for pollution can be explored and measures to mitigate negative impacts can be better focussed. There are eight RBD on the island of Ireland and County Kildare falls into two of them: eastern and south eastern RBD. Kildare town falls within the southeast RBD. River Basin Management Plans and associated programmes of measures have been developed for each region and must be implemented. The Kildare Town LAP must have regard to these measures. The assessment of potential impacts on water quality needs to be considered in the context of the WFD and the River Basin Management Plan and Programme of Measures for the South Eastern River Basin district which lays out the objectives for waters within Kildare.

Surface Water Regulations (2009)

Aligned to the WFD is the Surface Water Regulations (S.I. 272 of 2009). These Regulations have significant implications across a range of existing legislation. They provide for the classification of surface water bodies by the EPA for the purposes of the Water Framework Directive which dictates that water bodies are required to achieve Good Status by 2015.

Groundwater Directive (2006/118/EC)

The Directive seeks to prevent and combat groundwater pollution in the EU. It contains key criteria for the assessment of the chemical status of groundwater, for identifying significant upward trends in groundwater pollution levels and for preventing and limiting indirect discharges of pollutants to groundwater. As Kildare town have sensitive groundwater habitats in proximity to its administrative boundary. The formulation of the Plan should have regard to these objectives.

Floods Directive (2007/60/EC) and Associated CFRAMS

Floods are a natural and inevitable part of life in Ireland. Floods pose a risk to human life and wellbeing, can cause extensive damage to property and have significant consequences for the environment. With the effects of climate change, it is likely that there will be more frequent and severe flooding events in the future. The EU has responded to this with the Floods Directive. This Directive sets a framework for proactive management of flooding and, like the WFD, will see measures being implemented through the development plan process. The first step in this is the development of Catchment Flood Risk Assessment and Management Studies (CFRAMS) which are ongoing through the OPW. These studies will identify areas susceptible to flooding and identify measures to reduce or eliminate flooding in key areas.

There are no rivers within the LAP lands but the town is susceptible to severe rainfall events. The LAP should therefore take account of the Directive and monitor the CFRAMS for the southeast as it progresses to conclusion in 2015.

Urban Waste Water Directive (91/271/EEC), amended by Directive (98/15/EEC)

The primary objective is to protect the environment from the adverse effects of discharges of urban wastewater, by the provision of urban wastewater collecting systems (sewerage) and treatment plants for urban centres. The Directive also provides general rules for the sustainable disposal of sludge arising from wastewater treatment. With the construction of a new wastewater treatment facility for Kildare, capacity is unlikely to be a key issue for the development of Kildare Town.

Drinking Water Directive (80/778/EEC) as amended by (Directive 98/83/EC)

The primary objective is to protect the health of the consumers in the European Union and to make sure drinking water is wholesome and clean. The (Drinking Water) (No. 2) Regulations 2007 (SI No. 278 of 2007) have the following aims:

- To provide for the creation of EPA and local authorities as supervisory authorities;
- To set obligations for water suppliers to provide wholesome and clean drinking water;
- To ensure protection of public health;
- To inform the public; and
- To monitor and carry out remedial action.

The primary source of Kildare's water is the Ballymore Eustace Treatment Plan and local well fields. The LAP must have regard to ensuring adequate and clean water is available for all existing and planned developed within the Town.

Water Services Act (2007) and Water Services Investment Programme DEHLG (2010-2012)

The Water Services Act provides for provision of water services and gives effect to certain Acts adopted by the institutions of the European Communities. The Act identifies and prioritises national water infrastructure through the Water Services Investment Programme (WSIP). The WSIP has evolved from needs assessments received from the 34 Water Services Authorities in Ireland (and which includes Kildare). The programme presents a balanced national strategic programme of works designed to support the national socio-economic objectives established by government in the National Development Plan and related plans and policies.

Surface Water Regulations (2009)

These Regulations have significant implications across a range of existing legislation. They provide for the classification of surface water bodies by the EPA for the purposes of the Water Framework Directive which dictates that water bodies are required to achieve Good Status by 2015.

National Climate Change Strategy (2007-2012)

This strategy outlines how Ireland will meet its 2008-2012 Kyoto commitments and identifies what further policy measures are needed. It shows sector by sector how the Kyoto commitments, to reduce national GHG emissions are to be met by a range of existing and additional measures including limiting emissions and investment in energy efficiency and renewable resources

National Sustainable Development Strategy (1997) and Making Ireland's Development Sustainable (2002)

The aim for Ireland outlined in the Sustainable Development Strategy (1997) is "to ensure that economy and society in Ireland can develop to their full potential within a well protected environment, without compromising the quality of that environment and with responsibility towards present and future generations and the wider international community". The subsequent report in 2002 "Making Ireland's Development Sustainable" was a five-year review of the original 1997 Strategy. The overall tenet of the Strategy is to balance economic growth with a continued commitment to promoting environmental quality.

National Biodiversity Plan (2002 – 2006)

In response to the requirements set out in Article 6 of the UN Convention of Biological Diversity 1992, a Bio-diversity Plan was prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. The Plan seeks to ensure the full and effective integration of bio-diversity concerns in the development and implementation of other policies, legislation and programmes which is of critical importance if the conservation and sustainable use of bio-diversity is to be achieved.

National Heritage Plan (2002-2006)

The core objective is to protect and enhance Ireland's heritage. The Plan sets out archaeological policies and principles that should be applied by all bodies when undertaking a development. An aim of this National Plan is to enhance the role of Local Authorities in heritage protection and management. This could take the form of a Heritage Plan which Kildare County Council has developed. The Kildare Heritage Plan 2005-2011, aims "*to identify, preserve and conserve the built, natural and cultural heritage of the county*". A number of projects have been completed such as habitat mapping for specific towns, and there are a number of projects being undertaken and proposed.

7 STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS

7.1 INTRODUCTION

SEA is carried out at a strategic level with a focus on readily available information (primarily desk-top assessment). It is therefore not possible for the baseline environment to be presented in as much detail as could be done for a project-level environmental impact assessment as often suitable baseline information does not exist at the regional or sub-regional level. Instead, SEA uses a system of *objectives*, *targets* and *indicators* to rationalise information for the purposes of assessment. This is the approach which has been taken for the LAP assessment in this case, however where possible baseline led assessment has also been undertaken to provide the most robust assessment possible.

In order to streamline the assessment process, this report has used broad themes, based on the environmental topics listed in the SEA Directive, to group large environmental data sets, e.g., cultural heritage and climate. Assigned to each of these themes is a high-level **Strategic Environmental Objective** that specifies a desired direction for change, e.g. reduce CO₂ emissions, against which the future impacts of the Plan can be measured. These high-level Strategic Environmental Objectives are then paired with specific **Targets**. The progress towards achieving these specific Targets is monitored using **Indicators**, which are measures of identified variables over time and form part of the monitoring programme proposed as part of this SEA.

7.1.1 Appropriate Assessment

As stated previously an AA is being undertaken in conjunction with the SEA process. The AA will specifically assess the likely impacts that will arise from the LAP having been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. The SEO for biodiversity, flora and fauna as outlined in **Table 7.1** has been developed with reference to the associated AA and in consultation with the AA ecologist.

7.2 DEVELOPMENT OF STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS

7.2.1 Strategic Environmental Objectives

There are essentially three types of Objectives considered as part of this SEA. The first relates to the *Objectives of the Kildare LAP 2012 - 2018* (see **Chapter 4**). The second relates to wider *Environmental Objectives*, i.e. environmental protection objectives at national and European level (see **Chapter 6**), and finally there are the *Strategic Environmental Objectives*, which were devised to test the environmental effects of the Plan.

The Strategic Environmental Objectives reflect the existing environmental issues relevant to the Plan. They are focussed on protecting and enhancing the natural and human environment and on minimising negative effects. The Strategic Environmental Objectives were developed to be consistent with environmental protection objectives established by international, European and national environmental policies, objectives and standards.

The selected Strategic Environmental Objectives for this SEA are set out in **Table 7.1**. These Strategic Environmental Objectives are based on the current understanding of the key environmental

issues identified as well as the indicative list of environmental protection objectives outlined in the document *Implementation of SEA Directive 2001/42/EC* (DoEHLG, 2004). Selection was also based on consultation with statutory consultees during the scoping stage and discussions between the SEA and Plan Teams.

Also, included in **Table 7.1** are detailed assessment criteria, which represent the issues that will be considered during the assessment of whether the Plan, including the proposed alternatives, will contribute to meeting the Strategic Environmental Objectives.

Table 7.1 Strategic Environmental Objectives

Environmental Objective	Detailed Assessment Criteria* – To what extent will Kildare LAP:	SEA Topics
<p>Objective 1 Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species.</p>	<ul style="list-style-type: none"> • Provide effective protection of international, national and local “protected areas”; • Provide effective protection of biodiversity in the wider landscape including species protected by law; • Contribute to Irish Biodiversity Action Plan objectives; • Support delivery of Ireland’s Biodiversity Strategies. • Protect habitats from invasive species. 	<p>Biodiversity, Flora and Fauna (BFF)</p>
<p>Objective 2 Improve people’s quality of life based on high-quality residential, working and recreational environments and on sustainable transport.</p>	<ul style="list-style-type: none"> • Reduce population exposure to high levels of noise; • Increase modal shift to public transport; • Facilitate integration of land use and transportation; • Improve access to recreation opportunities; and • Protect drinking water areas (including private abstractions). 	<p>Population (P)</p>
<p>Objective 3 Improve water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.</p>	<ul style="list-style-type: none"> • Improve water quality in rivers in line with the South Eastern River Basin Management Plan and Programme of Measures; • Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for biodiversity; • Reduce the impacts from point source pollution, diffuse source pollution, abstraction and flow regulation and morphological alterations; • Ensure sustainable levels of abstraction from surface and groundwater; and • Promote sustainable use of water and water conservation. 	<p>Water (W)</p>
<p>Objective 4 Protect and, where appropriate, enhance the function and quality of the soil resource in the lands within Kildare LAP.</p>	<ul style="list-style-type: none"> • Safeguard soil and geological quality, quantity and function. 	<p>Soil (S)</p>
<p>Objective 5 Contribute to mitigation of, and adaptation to, climate change</p>	<ul style="list-style-type: none"> • Minimise emissions of greenhouse gases; • Reduce waste of energy and maximise use of renewable energy sources; • Ensure flood protection and management; and • Reduce vulnerability to the effects of climate change. 	<p>Climate (C)</p>

Environmental Objective	Detailed Assessment Criteria* – To what extent will Kildare LAP:	SEA Topics
<p>Objective 6 Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Kildare LAP</p>	<ul style="list-style-type: none"> • Improve protection for protected archaeological sites and monuments and their settings; • Improve protection for protected structures and conservation areas; • Improve protection for areas of archaeological potential and for undiscovered archaeology; and • Enhance access to sites of heritage interest. 	Cultural Heritage (CH)
<p>Objective 7 Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Kildare LAP</p>	<ul style="list-style-type: none"> • Protect and, where appropriate, enhance designated areas of high quality landscape; • Improve protection for landscapes of recognised quality; • Ensure that landscape character is considered in the development process; and • Maintain clear urban/rural distinctions. 	Landscape (L)
<p>Objective 8 Make best use of existing infrastructure and promote the sustainable development of new infrastructure.</p>	<ul style="list-style-type: none"> • Increase local employment opportunities i.e. adequate lands zoned for employment; • Improve efficiencies of transport, energy and communication infrastructure; • Include water conservation measures within new developments; and • Reduce the generation of waste and adopt a sustainable approach to waste management. 	Material Assets (MA)

*Detailed criteria are cited where appropriate and these will be used to ensure consistent application of the objectives. Note air quality and human health have been screened out as part of the scoping process. See Table 3.1.

7.2.1.1 Internal Compatibility of Strategic Environmental Objectives

The internal compatibility of the Strategic Environmental Objectives has been examined to identify potential areas of conflict in relation to each objective so that subsequent decisions can be well based. As shown in **Table 7.2** the eight objectives above are generally compatible. In some cases there is no obvious relationship between the objectives.

Table 7.2 Internal Compatibility of Strategic Environmental Objectives

Objective 1 B	Y							
Objective 2 P	Y/N	Y						
Objective 3 W	Y	Y	Y					
Objective 4 S	Y	Y	Y	Y				
Objective 5 C	Y	Y	Y	0	Y			
Objective 6 CH	Y/N	Y/N	Y/N	Y/N	Y	Y		
Objective 7 L	Y/N	Y	Y	Y	0	Y	Y	
Objective 8 MA	Y	Y	Y	Y/N	Y	Y/N	Y	Y
	Obj 1 B	Obj 2 P	Obj 3 W	Obj 4 S	Obj 5 C	Obj 6 CH	Obj 7 L	Obj 8 MA

Key: Y = Yes, compatible N = No, not compatible 0 = Neutral Y/N = May be compatible depending on how it is implemented

B: Biodiversity, Flora and Fauna; P: Population; S: Soil; W: Water; C: Climate Change; MA: Material Assets; CH: Cultural Heritage; L: Landscape

7.2.2 Strategic Environmental Indicators and Targets

The overall purpose of Environmental Indicators in the SEA is to provide a way of measuring the environmental effect of implementing the Plan. Environmental Indicators are also used to track the progress in achieving the Targets set in the SEA as well as the Plan itself. The proposed Indicators have been selected bearing in mind the availability of data and the feasibility of making direct links between any changes in the environment and the implementation of the Plan.

Targets were considered over the duration of the baseline data collection and assessment, and throughout the consultation process, in order to meet the Strategic Environmental Objectives as well as the objectives of the Plan. In each case, any target that is set must be attributable to the implementation of the Plan. The targets and indicators associated with each SEA Objective are presented in **Table 7.3**.

Table 7.3 Strategic Environmental Objectives, Targets and Indicators

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 1 Biodiversity, Flora & Fauna</p> <p>Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species.</p>	<ul style="list-style-type: none"> No significant negative impacts on designated habitats in Mouds Bog SAC, Pollardstown Fen SAC and Curragh pNHA. No loss of locally rare species/ habitats. No net loss of green linkages / ecological networks especially rivers and hedgerows etc. 	<ul style="list-style-type: none"> Change in conservation status of habitats in Mouds Bog SAC, Pollardstown Fen SAC and Curragh pNHA. Number of sites containing locally rare species/habitats. Number of planning permissions with biodiversity conditions ensuring no net loss of green linkages / ecological networks. 	<p>Kildare County Council in consultation with the NPWS</p> <p>Kildare County Council</p>

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 2 Population</p> <p>Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable transport.</p>	<ul style="list-style-type: none"> • Appropriate mix of tenure types (including social housing) in all new developments. • All significant planning applications for new residential developments within areas designated for expansion to be accompanied by a design statement. • All public water supplies to be of good drinking water standard. • All new housing schemes to be built within: <ul style="list-style-type: none"> ○ 300m of a public open space. ○ 1km of local neighbourhood services. 	<ul style="list-style-type: none"> • % of homes in private occupancy relative to all tenures in new developments. • % of significant planning applications granted for new residential developments that are accompanied by a design statement. • Number of non compliances with EC (Drinking Water) Regulations (No. 2) 2007 • Number of new homes built within <ul style="list-style-type: none"> ○ 300m of a public open space. ○ 1km of local neighbourhood services. 	Kildare County Council
<p>Objective 3 Water</p> <p>Improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.</p>	<ul style="list-style-type: none"> • Implementation of the Programme of Measures identified under the SERBD River Basin Management Plan. • Ensure wastewater collection system capacity is provided either prior to construction of new development or is developed in parallel. • Ensure that there is no development granted on lands which are outlined in the flood risk assessment as not suitable for development. 	<ul style="list-style-type: none"> • % increase in waters achieving 'good status' as defined in the WFD. • Wastewater collection system capacity compared with wastewater collection demand from development in the Town. • Number of developments granted permission on lands which are outlined in the flood risk assessment as not suitable for development. 	EPA Kildare County Council Kildare County Council
<p>Objective 4 Soil</p> <p>Protect and where appropriate, enhance the function and quality of the soil resource on lands within Kildare LAP boundary</p>	<ul style="list-style-type: none"> • Limit net loss of groundwater recharge capability through loss of permeable soil resource. 	<ul style="list-style-type: none"> • Change in groundwater recharge capability through development in the Town. 	Kildare County Council

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 5 Climate Change</p> <p>Contribute to mitigation of, and adaptation to, climate change</p>	<ul style="list-style-type: none"> All new development applications within areas at risk of flooding to be accompanied by a flood impact assessment. Increase access by households to public transport, including bus and rail services. Increase in number of people travelling to work and school via public transport. 	<ul style="list-style-type: none"> % of planning applications for development in areas at risk of flooding accompanied by a Flood Impact Assessment. % of households granted planning permission within 500m of a bus service or 1km of a rail station. % increase in number of people travelling to work and school via public transport. 	Kildare County Council
<p>Objective 6 Cultural Heritage</p> <p>Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Kildare LAP</p>	<ul style="list-style-type: none"> No impact on the fabric or setting of monuments on the Record of Monuments and Places (RMP) by development granted planning permission. No impacts on the architectural heritage value or setting of protected structures by development granted planning permission. No protected structures to be demolished because of long term neglect and dereliction. 	<ul style="list-style-type: none"> Number of monuments on the RMP, impacted by granted planning permissions. Number of protected structures impacted by development granted planning permission. Number of protected structures that have been demolished because of long term neglect and dereliction. 	<p>The Archaeological Survey monitoring programme, Ireland Buildings at Risk Register, Heritage Council Ireland.</p> <p>Kildare County Council</p>
<p>Objective 7 Landscape</p> <p>Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes and views in Kildare LAP boundary</p>	<ul style="list-style-type: none"> No planning permission granted within special qualities of landscapes that materially contravene the policies or objectives of the plan, within the lifetime of the plan. No negative alteration to protected views. 	<ul style="list-style-type: none"> Number of planning permissions granted which materially contravene the special qualities of landscapes. Number of protected views lost through development. 	Kildare County Council

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 8 Material Assets</p> <p>Make best use of existing infrastructure and promote the sustainable development of new infrastructure.</p>	<ul style="list-style-type: none"> • Maximise development potential within urban envelope in order to reduce pressure on peripheral areas. • Minimise the % of unaccounted for water. This refers to leakage from the system. • Maximise length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town. • Increase in planning permissions making provision for renewable energy and water conservation measures. 	<ul style="list-style-type: none"> • Increase in population within urban area. • % unaccounted for water. • Change in length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town. • Increase in planning permissions making provision for renewable energy and water conservation measures. 	<p>Corine Land Cover Project</p> <p>EPA</p> <p>Kildare County Council</p>

8 LOCAL AREA PLAN ALTERNATIVES

8.1 INTRODUCTION

The preparation of Local Area Plan (LAP) policy and objectives affecting a geographical area such as Kildare town presents a significant opportunity to affect the way physical change and development occurs, where it happens and the character of that process. The SEA process seeks to document the development process where key decisions are reached, and consider the environmental impacts of the policy path chosen. The examination of alternative means of achieving the strategic objectives of the LAP, in the first place recognises the broad challenges before policy makers, as well as seeking the articulation of why the LAP prescribes one path over another.

The consideration of LAP alternatives is a real-world exercise that recognises that the plan must work within an existing context of National and Regional Strategic Plans, climate change, and an Irish and European legislative framework that has sustainable development at its core. It is not an open-book exercise, where every conceivable option is examined. Therefore, in selecting realistic alternatives that could be evaluated, 'no development' or 'unconstrained development', were considered unreasonable alternatives, as they are unlikely to be delivered and would not reflect the statutory and operational requirements of the LAP.

This section sets out:

- The legislative context for the consideration of alternatives;
- An outline of the reasons for selecting the alternatives dealt with;
- A description of the alternatives; and
- Evaluation of the alternatives and identification of preferred alternative.

8.2 LEGISLATIVE CONTEXT

The consideration of alternatives is a requirement of the SEA Directive (2001/42/EC). It states under Article 5(1) that;

Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I.

Annex 1 (h) of the Directive clarifies that the information to be provided on alternatives under Article 5(1), is *inter alia* an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

Article 9 of the Directive requires that a statement shall be prepared providing information on the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with.

Annex 1 (f) details the environmental topics to be considered in the evaluation of the alternatives, which is the same as that addressed in the assessment of the plan itself:

...biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Therefore, the Directive emphasises that the SEA process must consider alternatives that are 'reasonable', and take into account 'the objectives' of the plan, and 'the geographical scope of the plan'.

The term 'reasonable' is not defined in the legislation. Good practice points to the analysis of 'alternatives' as being a constructive and informative exercise for the policy makers, and that only 'possible' options for policy are examined. Plan scenarios that run counter to European environmental directives, the National Spatial Strategy (NSS), Ministerial Guidelines or Regional Planning Guidelines (RPG) would not be considered reasonable.

Alternatives are required to take into account the objectives of the plan. The alternatives study therefore must operate within the strategic objectives, set out for the plan, and provide an examination of alternative means of implementing the plan.

Section 3.14 of the DEHLG Guidelines notes that the higher the level of the plan, the more strategic the options which are likely to be available. Conversely, lower tier plans, such as LAPs, will be framed in a policy context set by the level(s) above them, and strategic options may be limited. As a result, the strategic options available to the preparation of the draft Kildare LAP 2012 – 2018 are limited in terms of growth scenarios as population and housing growth is inherited from the strategic planning framework and growth is allocated from the NSS, RPGs and Kildare County Development Plan⁴. The preparation of local area plan policy and objectives affecting a geographical area such as Kildare town boundary presents a significant opportunity to affect the way physical change and development occurs, where it happens and the character of that process. The LAP comprises areas of contrasting character, from the urban centre of Kildare to the rural hinterland including the Curragh and Natura 2000 sites. The alternatives study must take account of this contrasting landscape and context, and only consider policies appropriate for the nature and extent of the LAP.

The Directive does not prescribe at what stage consideration of alternatives should be undertaken, as it requires a rationale for choosing the LAP as adopted, in the light of the other reasonable alternatives dealt with. However, to present a useful input into the plan making process, all guidance points to alternatives assessing the implementation of the plan at a strategic level, at the stage where the preferred strategy is being finalised. This is not to say that location specific policies should not be examined. But this must be placed within the context of the SEA's role to examine the strategic environmental implications of the direction of the plan at the appropriate policy level.

8.3 REASONS FOR SELECTING THE ALTERNATIVES

The SEA process seeks to document the LAP process where key decisions are reached, and consider the environmental impacts of the policy path chosen. The examination of alternative means of achieving the strategic objectives of a LAP, in the first place recognises the broad challenges before policy makers, as well as seeking the articulation of why the LAP prescribes one path over another.

It is a mandatory objective of a LAP that sufficient lands are zoned for particular purposes. This is especially relevant in relation to the quantum and location of new residentially zoned lands. In this regard it is important to highlight that it is not proposed to rezone any significant additional residential or commercial lands within the Kildare LAP 2012 –2018.

⁴ Refer to Strategic Planning Policy in Chapter 6 of this Environmental Report.

The Kildare Town LAP team developed 5 alternative plan options detailing potential scenarios for the future development of Kildare Town. Options developed are not predictions or preferences; instead they offer a range of outcomes arising from different planning and development strategies. These five scenarios form the basis for comparative evaluation of the likely environmental effects of each as part of this study.

Alternatives are required to take into account the objectives of the LAP. The alternatives study therefore must operate within the constraints of the core strategy and the strategic objectives, set out for the LAP, and provide an examination of alternative means of implementing the LAP. The principles of the core strategy of this LAP as identified within the Kildare Local Area Plan Issues Paper (August 2010) and inherited from the Kildare County Development Plan are as follows:

- Kildare town is designated as a 'Moderate Sustainable Growth Town' as set out within the Kildare CDP and reflects the RPGs and NSS;
- Kildare is targeted for 35% increase in population from its 2006 population of 7,538 people to 2017;
- Zoning requirement of 25⁵ hectares;
- Kildare will grow in a self sufficient manner, reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas; and
- The provision of strong social infrastructure in tandem with growth in population, particularly in relation to schools and leisure facilities is also required.

In preparing the alternative scenarios Kildare County Council prepared a pre-draft land availability study and consideration was given to undeveloped zoned lands with planning permission and capacity of alternative option scenarios in terms of facilitating development as per the table in **Appendix D**.

8.4 ALTERNATIVES CONSIDERED FOR SEA

The following strategic alternatives for the LAP were considered for assessment as part of the SEA process for the Kildare LAP 2012-2018, and are shown in **Figures 8.1 - 8.5**. The five alternatives specifically focus on the alternative means of achieving the aims of the new LAP. Arising from this discussion the strengths and weaknesses of the various approaches are evaluated and a preferred alternative derived. A summary of the assessment is included in **Table 8.1**.

⁵ Based on unit target of 667 and 27 units per hectare as per Appendix D (Note: this also caters for 50% over provision in accordance with section 4.14 of the DoEHLG).

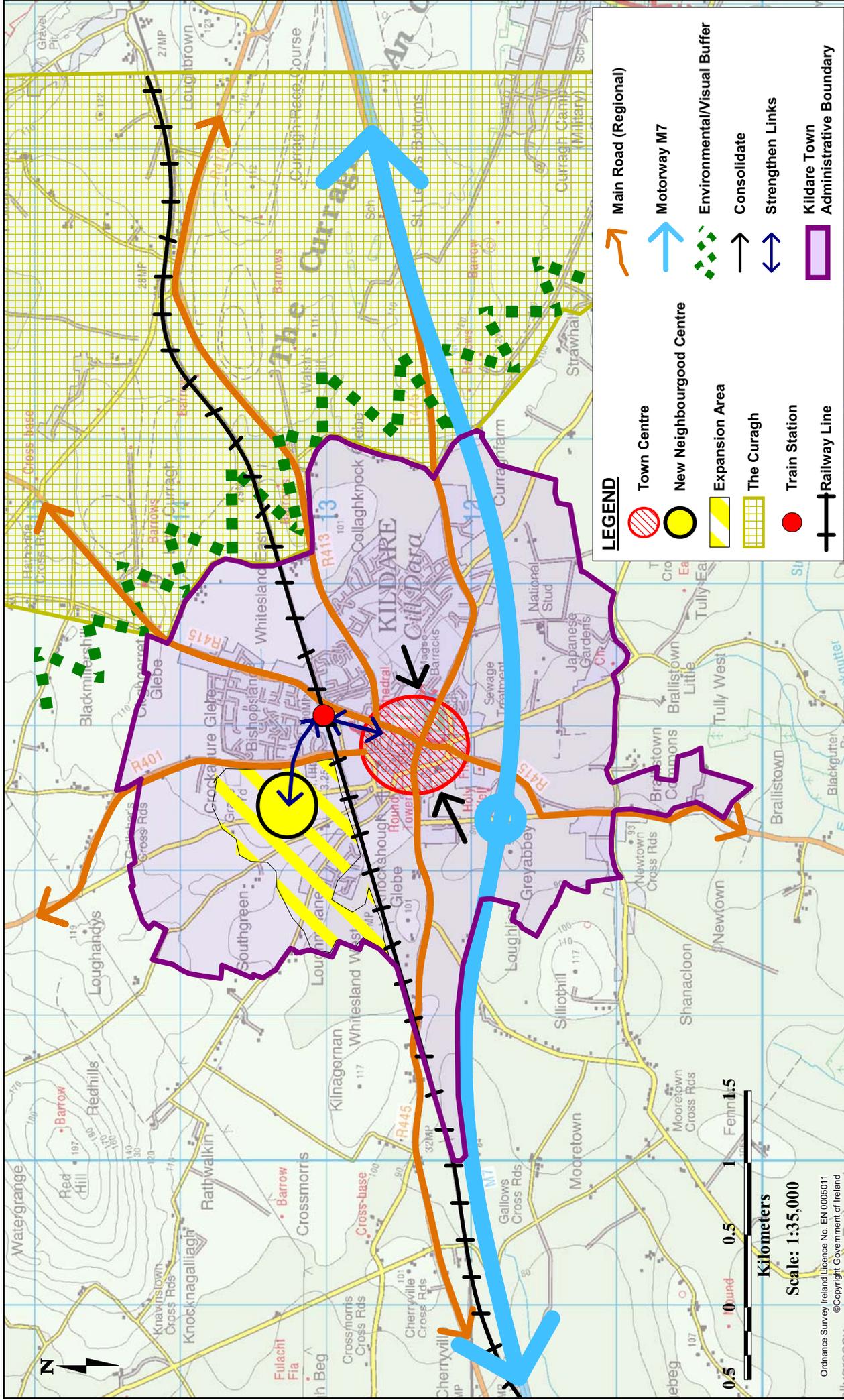


FIGURE 8.1:

KILDARE TOWN LAP ALTERNATIVES - OPTION 1: NORTHWEST EXPANSION



Kildare
County Council



8.4.1 Alternative Scenario 1: Northwest Expansion Development of Southgreen and Consolidation of Existing Town Centre (Figure 8.1)

8.4.1.1 Description of Objective

- Extension of the town into lands to the northwest in a phased manner in accordance with an action area plan for Southgreen, which includes the provision of a district centre;
- Consolidation of the existing town centre by encouraging the development of vacant and under-utilised sites in the town;
- The provision of infrastructural links back to the town centre; and
- Provision of a public transport corridor linking Kildare town centre, the train station and employment and mixed uses within and around the town.

8.4.1.2 Environmental Effects

The environmental effects have been assessed under each of the strategic environmental objectives (SEOs) outlined in **Chapter 7**.

SEO1 - Loss of greenfield lands, unlikely to impact on SACs and pNHA to the north west of the town.

SEO2 - Scope to provide 4 ha of infill housing within the town centre and close to public transport. This alternative would result in an overprovision of 65 ha of zoned lands. Potential for noise pollution close to railway line. Not many parks or open space within this area, although it is possible to provide same in future development proposals. Parts of this expansion area extends further west of the town which is peripheral to the town centre and is likely to require extension of services and does not lend itself to the use of public transport within the town centre and train station.

SEO3 – The surface water status of the town in terms of the Water Framework Directive is bad and the area has high aquifer vulnerability.

SEO4 – This expansion area comprises arable land and improved grassland mainly, which would be lost as a result of this development. Eastern expansion area has deep poorly drained mineralised soil, while western expansion area comprises of deep, well drained mineral soil. The western area has till soils which provide good quality land for farming.

SEO 5 – This expansion area is located close to the railway station and town centre therefore public transport is good. However this alternative does create urban sprawl and results in negative impacts in terms of climate change due to extension of services and lack of public transport in peripheral areas.

SEO 6 – There are no issues, but there is 1 NIAH in area. However, it is likely that there will be policies to protect this.

SEO 7 - This expansion area is within the central undulating landscape character area. There is a hilltop view to the north of this area from the Redhills and a scenic route runs along the R401 to the east which development could impact.

SEO 8 – This alternative option does not maximise self sufficiency and development within the envelope of the town therefore there would be a need for extension of services within this area.

8.4.1.3 Critical Evaluation

- Underutilises the potential to consolidate the existing town centre by not prioritising the more efficient use of land on identified strategic sites closer to the centre.
- Efficient use of land within the Southgreen area with improved links to the town centre. Development of a mixed use vibrant new urban quarter with a strong district centre with a strong identity.
- Protection of the Curragh NHA, adjoining to the east of the town.

8.4.1.4 Effects on Planning

- Responds to the relevant national/regional planning strategies including the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area.
- Contradicts the DoEHLG Guidelines '*Sustainable Residential Development in Urban Areas*' (2009) and accompanying '*Urban Design Manual – A Best Practice Guide*' (2009), in not developing large brownfield sites closer to the town centre (e.g. Magee Barracks and AAP3) prior to developing peripheral greenfield sites.
- Requires the implementation of a detailed masterplan for the northwest quadrant.
- Requires significant upgrading of infrastructural links to town centre and surrounding residential areas.
- Requires specific local planning and urban design guidance for the development of key sites in the town centres and clear guidance on the density and quality of new residential development in all areas identified for consolidation.

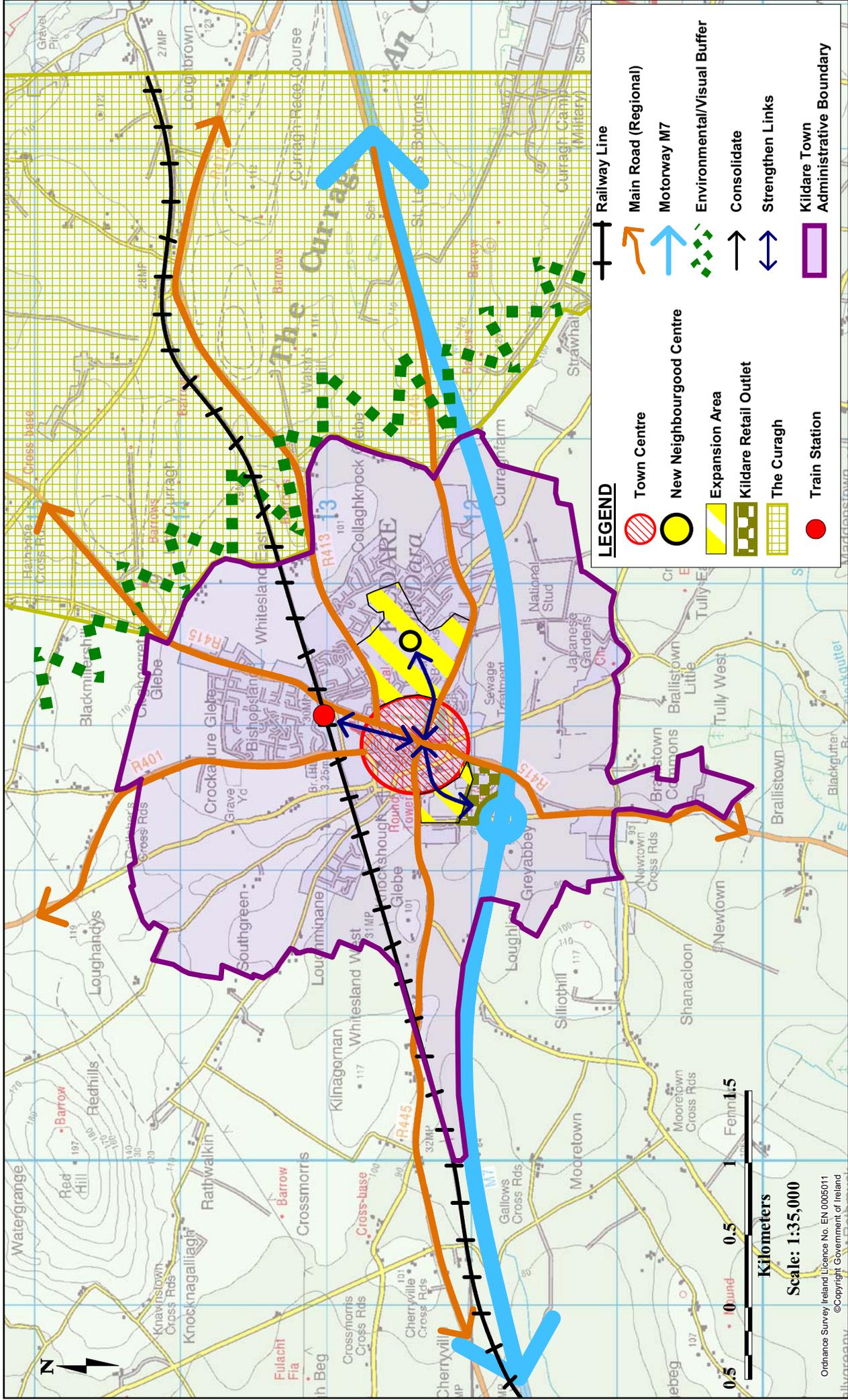


FIGURE 8.2:

KILDARE TOWN LAP ALTERNATIVES - OPTION 2: BROWNFIELD CONSOLIDATION



Kildare
County Council



8.4.2 Alternative Scenario 2: Brownfield Consolidation Development of Magee Barracks and Expansion to the South and Southeast (Figure 8.2)

8.4.2.1 Description of Objective

The population growth of the town is to be facilitated within the existing footprint. This strategy focuses on the following three key development areas:

- Consolidation of the existing town centre by encouraging the development of under-utilised sites in a sensitive and appropriate manner;
- Creation of a new urban quarter in the grounds of the former Magee Barracks (brownfield) through the provision of either a campus style development which is the priority option or a new community quarter with a mix of community uses centred on a high quality public realm and a series of linked open spaces that reflect both the military history of the site and the existing urban fabric of the town; and
- Creation of a new and vibrant urban expansion area to the west side of the historic town that connects to the Kildare Retail Outlet, Tesco supermarket and to the historic town centre.

8.4.2.2 Environmental Effects

SEO1 – This alternative option is located to the east of the town in the direction of the Curragh pNHA, however this expansion area of the town is already largely developed already and therefore the loss of greenfield lands is limited. There is amenity grasslands scattered throughout this area and any infill development would need to ensure that it does not impact on any useable public open space.

SEO2 – This option would allow 4ha of infill development within the town centre and could cater for 21 ha of additional growth lands to the east and south east of the town which has the capacity to meet the population projections for the town in accordance with the RPGs and CDP, leaving a small overprovision of 4 ha. These expansion areas are located in close proximity to the town centre encouraging greater use of public transport and self sufficiency within the town centre.

SEO3 – The expansion areas are not prone to flooding, however an area to the east of the eastern expansion area is subject to flooding and has high aquifer vulnerability.

SEO4 – Most of the eastern and south western expansion areas have miscellaneous soil types with parts of the south western expansion being of deep poorly drained mineral soils. Most of the expansion areas are already developed with some greenfield lands within the south west expansion area. The expansion area beside the motorway interchange has good till lands while the expansion area to the north west is on glaciofluvial sands and gravel.

SEO 5 – The two expansion areas are located close to the town centre which would encourage the use of public transport and services within the town centre. New development located close to the M7 is likely to be impacted by noise.

SEO 6 – Both expansion areas to the east and south west adjoin the town centre which is rich in cultural heritage. There are no RMPs or NIAH structures within the eastern expansion area and there are three RMPs within the south east corner of the south western expansion area.

SEO 7 – Both expansion areas are within the central undulating landscape character area. There are no scenic routes in close proximity to the south west expansion area. Scenic routes bound the eastern expansion area along the R445 and R413.

SEO 8 – Both expansion areas are located in close proximity to the town centre, this alternative option also proposes 4 ha of infill development within the town centre which would promote the use of public transport and use of services within the town centre. Due to the relatively limited expansion of the town as part of this option it is unlikely that services would require significant expansion.

8.4.2.3 Critical Evaluation

- Enhancement of the self sufficiency of the town by consolidation which encourages a greater degree of coordination of employment, public infrastructure, amenities, community facilities, public transport, etc. through a plan-led approach.
- More efficient use of under utilised land in the town centre and on identified strategic sites (Magee Barracks and to the east of the town centre).
- Development of a mixed use vibrant new urban quarter in Magee barracks with strong community uses and a permeable and pedestrian friendly urban environment that focuses on the quality of the public realm.
- Protection of the Curragh pNHA, adjoining to the east of the town.

8.4.2.4 Effects on Planning

- Responds to the relevant national/regional planning strategies including the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area.
- Accords with the DoEHLG Guidelines '*Sustainable Residential Development in Urban Areas*' (2009) and accompanying '*Urban Design Manual – A Best Practice Guide*' (2009), in not developing large brownfield sites closer to the town centre (e.g. Magee Barracks and AAP3) prior to developing peripheral greenfield sites.
- Requires the implementation of detailed design guidance for the eastern town centre expansion site and the Magee Barracks site to be developed in a phased manner.

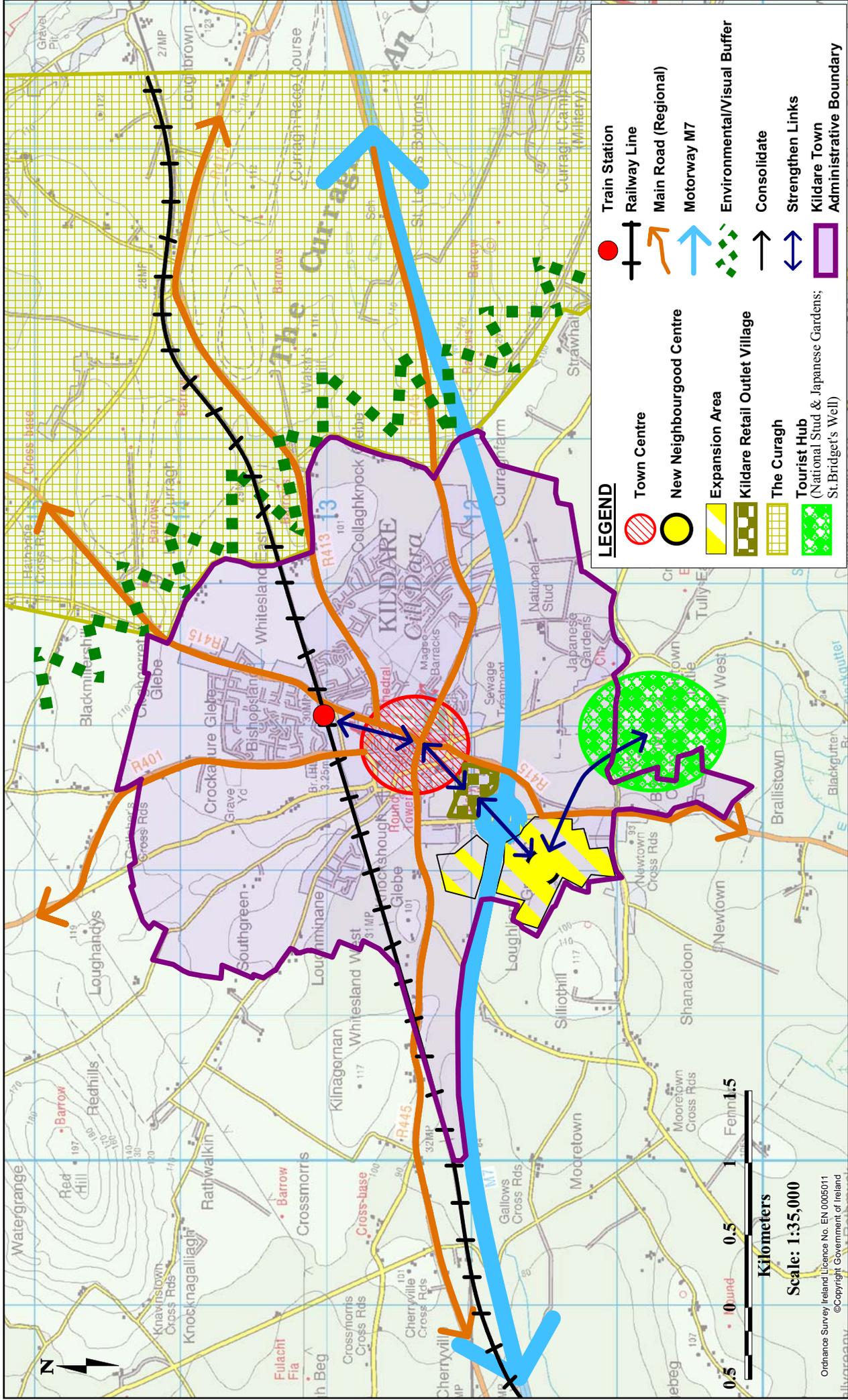


FIGURE 8.3:

KILDARE TOWN LAP ALTERNATIVES - OPTION 3: SOUTHWEST EXPANSION



Kildare
County Council



8.4.3 Alternative Scenario 3: Southwest Expansion Development of a Southwest Quarter and Consolidation of Existing Town Centre (Figure 8.3)

8.4.3.1 Description of Objective

- The growth and development of the town is focused on greenfield lands to the southwest, either side of the M7 motorway;
- The rezoning of industrial and agricultural lands identified in the current LAP regardless of infrastructure capacity or environmental constraints; and
- The provision of infrastructural links back to the town centre. Provision of a public transport corridor linking the train station, Kildare town centre, the Retail Outlet and the tourist hub of the National Stud and Japanese Gardens.

8.4.3.2 Environmental Effects

SEO1 – This option is located on the opposite side of the town to the designated sites (i.e Curragh, Mouds Bog and Pollardstown Fen). This expansion area is mainly improved agricultural grassland (GA1).

SEO2 – This option does not propose any infill within the town centre, it has the capacity to meet CDP population targets, however would result in an overprovision of 30 ha of zoned lands (based on CDP targets). This expansion area is primarily a greenfield area located to the southwest of the town to the north and south of the M7 which is distant and disjointed from the town centre and railway station and therefore would not lend itself to the use of public transport or encourage use of services within the town centre. The M7 is likely to cause noise pollution to this area and there is a high likelihood of increased congestion at the M7 interchange.

SEO3 – The expansion areas are not prone to flooding, however an area to the east of the eastern expansion area is subject to flooding and has high aquifer vulnerability.

SEO4 – Lands within this area are mainly greenfield and area mixture of deep well drained soil with some areas of deep poorly drained areas to the south east of this area and areas of shallow well drained mineral soil close to the M7. Around the motorway interchange there are till soils with glaciofluvial soils at the tourist hub. Both of these soils types are of high value.

SEO 5 – This expansion area lends itself to vehicular use as it adjoins the M7 and is not located in close proximity to the town centre and its associated public transport linkages.

SEO 6 – There is one RMP located on the northern boundary of the M7 within the southwest expansion area and 3 RMPs to the east of the Kildare Retail Outlet expansion area. Due to the proximity to the M7 there is a high likelihood that these RMP site were assessed as part of the M7 Environmental Impact Assessment.

SEO 7 - Kildare Retail Outlet lands are located within the central undulating landscape character area, while lands further west on either side of the M7 is part of the southern lowlands landscape character area. Both of these lands have lower sensitivity to the lands to the north and east which have high landscape sensitivity. In addition there are no scenic routes within this area.

SEO 8 - It is likely that expansion of the Kildare Retail Outlet and the National Stud and Japanese Gardens would improve employment opportunities for the town. The south-western expansion area lends itself to vehicular use as it adjoins the M7 and is not located in close proximity to the town centre and its associated public transport linkages. The south-western expansion area would also require extension of services from the town to this area which is likely to be unsustainable and expensive due to the need to cross the motorway. Overall this option is considered inefficient in this regard.

8.4.3.3 Critical Evaluation

- Under utilises the potential to consolidate the existing town centre by not prioritising the more efficient use of land on identified strategic sites closer to the centre.
- Impact on the interchanges with the M7 with increased residential development creating traffic congestion at key junctions.
- The development pattern is likely to detract from the town centre with increased vacancies on the existing Main Street and lack of critical mass resulting in a less vibrant town centre.

8.4.3.4 Effects on Planning

- Contradicts the DoEHLG Guidelines '*Sustainable Residential Development in Urban Areas*' (2009) and accompanying '*Urban Design Manual – A Best Practice Guide*' (2009), in not developing large brownfield sites closer to the town centre (e.g. Magee Barracks and AAP3) prior to developing peripheral greenfield sites.
- Requires the implementation of a detailed masterplan for the southwest quadrant of the expansion area.
- Requires significant upgrading of infrastructural links to town centre and surrounding residential areas.
- Has potential to lead to an uncoordinated use of lands with disconnected neighbourhoods and isolated areas of employment.

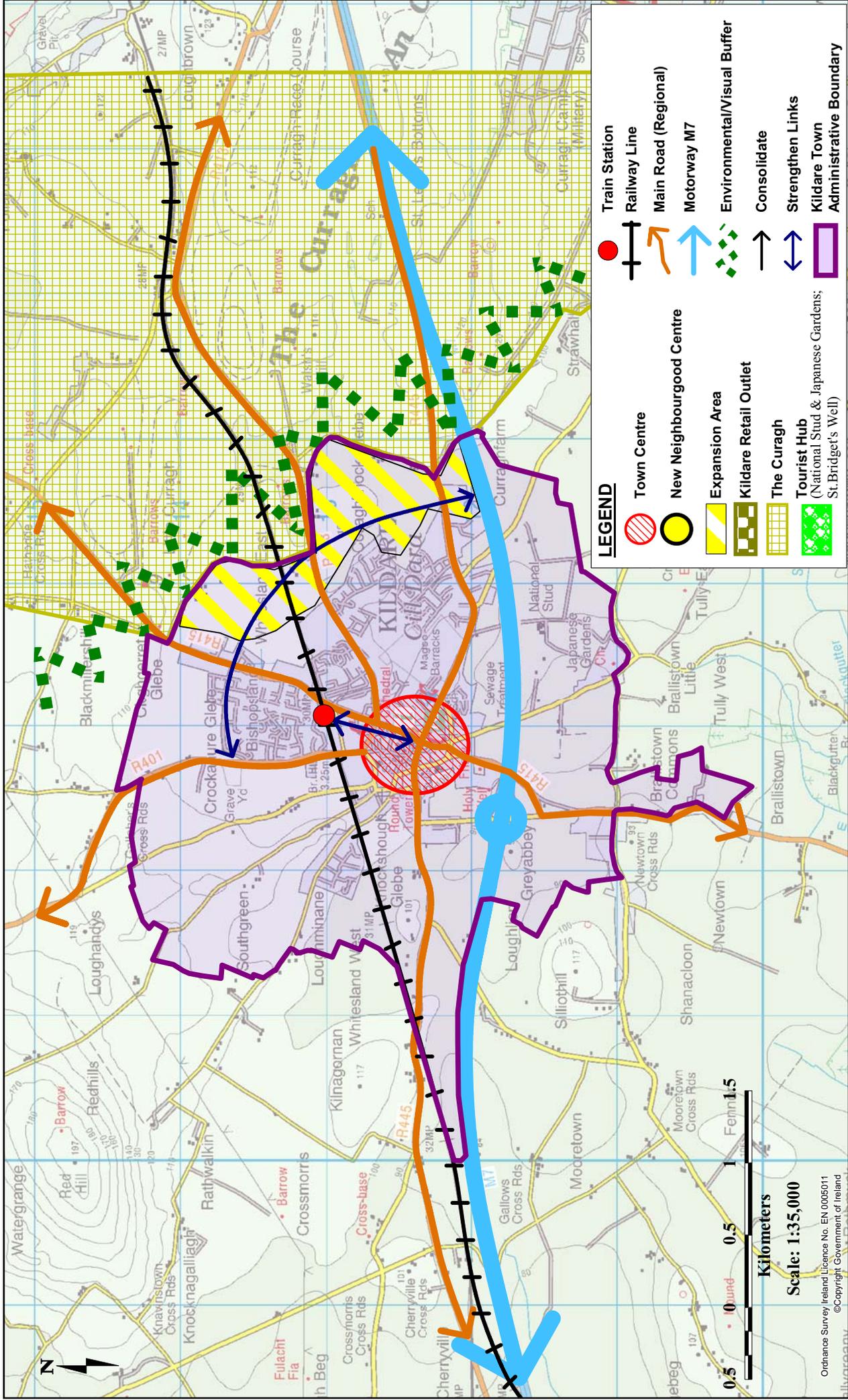


FIGURE 8.4:

KILDARE TOWN LAP ALTERNATIVES - OPTION 4: NORTH - EAST EXPANSION



8.4.4 Alternative Scenario 4: Northeast Expansion Development on the North-Eastern Periphery of the Town (Figure 8.4)

8.4.4.1 Description of Objective

- Allows for growth of low density employment and residential development at peripheral locations to the north-east of the town;
- Focuses on the further development of low density residential and employment uses in the environs of the town and along a new ring road; and
- Proposes single use, low density development and does not place an emphasis on the creation of a mixed use development pattern.

8.4.4.2 Environmental Effects

SEO1 – This expansion area adjoins the Curragh pNHA and is located in close proximity to Pollardstown Fen SAC and pNHA and Mouds Bod SAC and pNHA. Lands within this area are largely undeveloped improved Agricultural Grassland (AG1) and some trees and setaside (ED6) are also located within this area.

SEO2 - This option does not propose any infill within the town centre and contains 62.5 ha of expansion lands which is 38 ha more than that required (based on CDP targets). Part of this expansion area contains approx 20 ha of lands with the benefit of planning permission. This expansion area comprises primarily of greenfield lands on the north eastern periphery of the town which is distant and disjointed from the town centre and railway station and therefore would not lend itself to the use of public transport or encourage use of services within the town centre.

SEO3 – The expansion areas are not prone to flooding, however an area to the east of the eastern expansion area is subject to flooding and has high aquifer vulnerability.

SEO4 – This area contains shallow well drained mineral soil (it is possible that surface water will drain north east). The expansion area contains an esker to the southern end, which would have potential for high value biodiversity.

SEO 5 – This alternative would require extension of infrastructure and services to services due to the out of centre nature of this area. It would also result in the loss of greenfield lands.

SEO 6 – There are three RMPs located within this area.

SEO 7 – These lands are located within the central undulating landscape character area. There are two scenic routes running through this area along the R445 and R413. These lands also adjoin the Curragh to the east which is a sensitive area in terms of landscape.

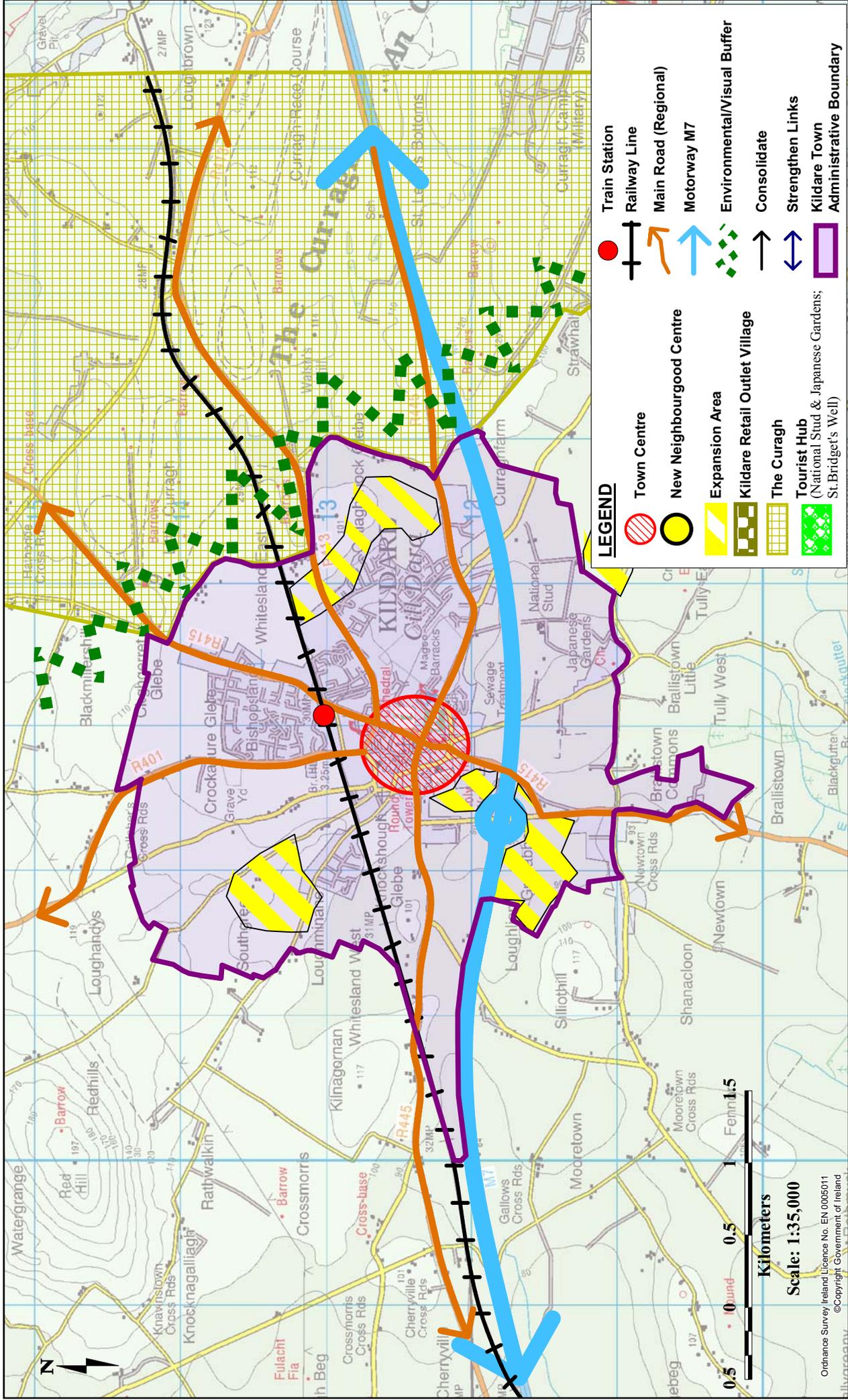
SEO 8 – This alternative is located at a distance from the town centre and would require extension of services from the town. It is also not easily accessible in terms of public transport.

8.4.4.3 Critical Evaluation

- Low density development results in the insufficient use of strategically located and serviced lands leading to a sprawling pattern of development.
- Likely to detract from the town centre, through the lack of a development vision for the town centre.
- Would not assist in developing a high quality economic infrastructure and is unlikely to attract high-end enterprise.

8.4.4.4 Effects on Planning

- Fails to respond to the relevant national/regional planning strategies including the National Spatial Strategy and the Regional Planning Guidelines for the GDA.
- Would not support the overall vision for the town of promoting Kildare as a sustainable and efficient town.
- Potential conflicts and safety issues with the M7 national motorway in terms of traffic generation and movements.
- Inefficient use of existing and future physical infrastructure including the existing street and road network.
- Leads to an uncoordinated use of lands with disconnected neighbourhoods and isolated areas of employment.
- Merging of urban edges of existing town into the Curragh pNHA resulting in environmental degradation and loss of identity.



LEGEND

-  Town Centre
-  New Neighbourhood Centre
-  Expansion Area
-  Kildare Retail Outlet Village
-  The Curragh
-  Tourist Hub
(National Stud & Japanese Gardens;
St. Bridget's Well)
-  Train Station
-  Railway Line
-  Main Road (Regional)
-  Motorway M7
-  Environmental/Visual Buffer
-  Consolidate
-  Strengthened Links
-  Kildare Town
Administrative Boundary

FIGURE 8.5:

KILDARE TOWN LAP ALTERNATIVES - OPTION 5: MARKET LED GROWTH



8.4.5 Alternative Scenario 5: Market-Led Growth Development of various peripheral locations (Figure 8.5)

8.4.5.1 Description of Objective

- The growth and development of the town is completely dependent on market demand;
- The rezoning of agricultural and industrial lands identified in the current LAP, regardless of conformity with planning guidelines, infrastructure capacity or environmental constraints; and
- Additional zoning of lands results in the extension of the urban footprint of the town within the administrative boundary of the town and beyond.

8.4.5.2 Environmental Effects

SEO1 – The eastern expansion area is located in close proximity to the Curragh pNHA and closer (than other alternatives except alternative 4) to Pollardstown Fen and Mouds Bog (both SACs and pNHAs). Varying habitats in all areas and mainly greenfield sites. Haphazard development in these locations likely to give rise to impacts on biodiversity, flora and fauna.

SEO2 – This alternative does not make provision for infill town centre development and would result in overzoning lands within the town by approx 69 ha. Parts of each of the three alternative option locations have the benefit of planning permission. These peripheral and haphazard alternatives do not lend themselves to public transport and would result in overzoning of lands which would result in wasteful resource of services.

SEO3 – The expansion areas are not prone to flooding, however an area to the east of the eastern expansion area is subject to flooding and has high aquifer vulnerability.

SEO4 – These alternative locations include improved agricultural grassland (GA1) to the east and south west and arable crops to the north west. These areas contain various soil types, with till to the northwest and southwest and an esker to the east, adjacent to the Curragh.

SEO 5 - These peripheral and haphazard alternatives do not lend themselves to public transport and would result in overzoning of lands which would result in wasteful resource of services and ad hoc development.

SEO 6 – There are three RMPs located within the south west expansion area, one within the eastern expansion area and none within the north-western expansion area. It is possible that there would be indirect negative effects on cultural heritage within the town as a result of this type of development as development and growth would take place outside the town and buildings of heritage value are less likely to be renovated within the town.

SEO 7 – Mix of landscapes within these alternative locations. The eastern and north western expansion areas are located within the central undulating landscape character area, while lands within the south west expansion area are located within the southern lowlands landscape character area.

SEO 8 - These peripheral and haphazard alternatives do not lend themselves to public transport and would result in overzoning of lands which would result in wasteful resource of services and ad hoc development.

8.4.5.3 Critical Evaluation

- All forms of development more likely to take place on the edges of the town, where greenfield land is freely available.
- Impact on the interchanges with the M7 with increased residential development creating traffic congestion at key junctions
- The development pattern is likely to detract from the town centre with increased vacancies on the existing main street and lack of critical mass resulting in a less vibrant town centre.
- The quantum of lands proposed for rezoning is not consistent with any housing need.
- Impacts on the towns relationship with the Curragh pNHA and a reduction in agricultural land base on the edge of the existing town.

8.4.5.4 Effects on Planning

- Fails to respond to the relevant national/regional planning strategies including the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area.
- Planning focused on the case-by-case assessment of planning applications with no clear vision set out for the strategic development of the town.
- Merging of urban edges of existing town into the Curragh NHA and surrounding agricultural lands resulting in environmental degradation and loss of identity.
- Leads to an uncoordinated use of lands with disconnected neighbourhoods and isolated areas of employment.

A summary of the assessment is included in **Table 8.1**.

8.5 AA SCREENING OF ALTERNATIVES

Appropriate Assessment (AA) Screening has been undertaken which specifically addressed potential impacts on the Natura 2000 sites in proximity to the LAP. Within a 15km radius of Kildare LAP there are three Natura 2000 sites identified. These include the water dependent sites of Pollardstown Fen SAC and Mouds Bog SAC, along with the River Barrow and River Nore SAC. A small distance beyond the 15km radius are Ballynafagh Bog and Ballynafagh Lake which were also included within the AA Screening.

After a review of the five alternative options presented it was concluded that consolidation of the town centre would be the preferred approach to ensure minimal potential impacts on the Natura 2000 sites identified. Alternative 4, Northwest Expansion along with Alternative 5, Market Lead Growth would draw development towards Pollardstown Fen SAC which could have significant impacts on this Natura 2000 site and these are not favoured in the AA as a result. Alternative 3 which included south west expansion and Alternative 1 which included north-west expansion would be preferred.

Overall consolidation of the town centre should be the first option considered followed by expansion to the western side of the town. However, due to the sensitivity of the groundwater system around Kildare, any future planning will be required to undergo project level AA to ensure minimal impacts on the sites.

8.6 EVALUATION OF SEA ALTERNATIVES

Table 8.1 summarises the scoring for each development alternative against the Strategic Environmental Objectives (SEOs). In conjunction the sensitivity mapping outlined in **Figures 8.1 to 8.5** should be referred to whilst reviewing **Table 8.1**.

Table 8.1 Alternatives Option Scores against SEOs

Alternative Scenarios	Likely to Improve status of SEOs	Neutral interaction with status of SEOs	Potential Conflict with status of SEOs would be mitigated	Probable Conflict with status of SEOs – unlikely to be mitigated
Alternative 1	SEO1	SEO2, SEO4, SEO6	SEO1, SEO2, SEO3, SEO7, SEO8	SEO1, SEO2, SEO5
Alternative 2	SEO2, SEO4, SEO5, SEO8	SEO1, SEO4, SEO7	SEO3, SEO6	
Alternative 3	SEO1, SEO8	SEO5, SEO7, SEO1	SEO1, SEO3, SEO6	SEO2, SEO4, SEO5
Alternative 4		SEO7	SEO1, SEO3, SEO4, SEO6	SEO1, SEO2, SEO5, SEO7, SEO8
Alternative 5		SEO1, SEO6, SEO7	SEO1, SEO3, SEO4, SEO6	SEO1, SEO2, SEO5, SEO8

8.6.1 SEA Preferred Alternative

Table 8.1 highlights that Alternative 2 is generally considered to be the most positive alternative when measured against the SEOs of the Environmental Report. There are aspects of Alternative 3 which are already contained within Alternative 2 that are positive in relation to the SEOs. Under the same exercise Alternatives 4 and 5 generally are generally considered to be more negative when reviewed in relation to the SEOs of this environmental report. Therefore, the preferred SEA Alternative for the purposes of the Local Area Plan is Alternative 2.

8.7 THE PREFERRED ALTERNATIVE

The preferred Alternative as proposed under the development strategy for the Kildare LAP is Alternative 2 and also includes aspects of Alternative 3. The alternative as chosen within the Kildare LAP is in accordance with preferred alternative scenario as prepared in this environmental report.

The development strategy for the LAP as set out in Part A, Section 6.0 of the Kildare LAP focus's on the consolidation of the town centre and expansion to the south west towards Kildare Retail Outlet Centre and regeneration of the Magee Barracks site to the east of the town for a range of alternative uses. This conforms to alternative option 2 as assessed in **Section 8.4.2** and is likely to have positive effects with respect to biodiversity, soils, and climate change and material assets.

The development strategy for the Kildare LAP also provides for enhanced linkages to the existing National Tourism Hub, which includes the National Stud Farm, the Japanese Gardens and St. Brigid's Well to the south east of the town. This objective formed part of Alternative 3 as assessed in **Section 8.4.3**. As per the assessment of alternatives above, it is anticipated that improved linkages to the

National Tourism Hub would improve employment opportunities for the town and therefore is likely to have positive effects with respect to population and material assets going forward.

This combined alternative scenario would meet a large number of the objectives of the Plan, as it would allow the rejuvenation of existing brownfield lands and consolidation and expansion of the town centre to the south west. It would improve linkages between the Kildare Retail Outlet and the Town's historic core which would improve the town's architectural character and townscape and consequently improve its tourist function. Improved linkages with the National Tourism Hub would also improve tourism and result in increased retail sales and employment within the town. It would also be likely to have a positive impact on existing residents and traders in the town.

9 EVALUATION OF LOCAL AREA PLAN POLICIES AND OBJECTIVES

9.1 INTRODUCTION

The purpose of **Chapters 9, 10 and 11** of the Environmental Report is to evaluate as far as possible the potential environmental effects of the LAP policies and objectives and to set out measures to prevent, reduce and as far as possible offset any significant adverse effects on the environment. **Chapter 9** provides an overview of the impacts under key policy headings and this is supplemented by a detailed policy by policy assessment matrix contained in **Appendix E**. Each policy in **Appendix E** has been assessed against the strategic environmental objectives as set out in **Table 7.1**, taking into consideration likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic).

The assessment matrices contain a comparison of each of the Plan policies and objectives against each of the Strategic Environmental Objectives with an assessment rating assigned for the purposes of comparison. In this case, plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, plus/minus (+/-) indicates that both positive and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by a zero (0). Combinations of these symbols have also been used, e.g.0/-, which indicates that impact may be neutral or negative depending on how the policy or objective is delivered.

Where negative impacts have been identified mitigation measures have been devised through inclusion of either new policies / objectives, or recommendations have been made to amend or include additional text within the policies / objectives. Comments with respect to the recommended mitigation measures identified as a result of this assessment are highlighted in bold and underlined within the comments section of the matrices of **Appendix E** of this report. Mitigation measures are highlighted in bold and underlined in the policies and objectives section of the same matrices.

All mitigation measures proposed as a result of this assessment are documented in the **Chapter 11** of this report.

9.2 OVERVIEW OF EVALUATION OF POLICIES AND OBJECTIVES

9.2.1 Phasing of Lands and Housing

The policies for Housing are generally aimed at the provision of adequate suitable housing and at a rate and scale which is in line with the core strategy of the County Development Plan and subsequently this LAP. These policies are expected to result in positive direct and indirect impacts to population through improvements to quality of life and will provide suitable accommodation for a cross-section of the population.

Appropriate densities, housing mix and provision of services in parallel to development of new residential development is promoted. The prioritisation of development on infill lands, prior to rezoning previously undeveloped lands, will reduce disturbance of habitats and species in undeveloped rural areas and is likely to improve the overall quality of the environment in these brownfield areas. This will also allow for more efficient provision of facilities such as waste, transport, water and wastewater, provided that these are in place in advance or in parallel with new residential development.

Further, policies promote the phasing of development and prioritisation of Phase I residential development within close proximity of the town during the lifetime of this LAP. This will indirectly assist

in maintaining the habitat networks and rivers in undeveloped rural areas, through increasing development capacity within the town centre. There is some potential for negative impacts on biodiversity, water and soils unless design and layout take such issues into account at the outset. Any new development applications in this regard will also be subject to development management requirements of this LAP and the Kildare CDP 2011 and potential impacts will be minimised or mitigated at this stage.

Impacts in relation to climate as a result of consolidating development within and immediately adjoining the town are expected to be positive, as this policy will focus development within the urban area, which is well served with public transport links and would also promote walking and cycling.

Please refer to the phasing and housing matrix in **Appendix E** for further information.

9.2.2 Economic and Tourism Development

The policies regarding Economic and Tourism Development are aimed at facilitating and encouraging tourism and economic development of Kildare town which would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. To achieve this, policies and objectives aim to build on the town's retail and heritage strengths to create a unique tourism destination while also taking maximum advantage of lands strategically located to provide for future new employment hubs. This is likely to increase tourist numbers and employment opportunities and quality of life for those living in the Town. These policies are largely anticipated to have positive impacts on population through improving the economic prosperity of Kildare and improvement of the visitor experience and the quality of life of its population.

As with new residential developments outlined above, any new developments, such as commercial, industrial etc. development has potential for negative effects on biodiversity, water and soils unless design and layout take such issues into account at the outset. Any new development applications in this regard will also be subject to development management requirements of this LAP and the Kildare CDP 2011 and potential impacts will be minimised or mitigated at this stage.

Please refer to the Economic and Tourism Development matrix for further information.

9.2.3 Retail, Urban Design, Renewal Reuse and Regeneration and Town Centre Policies and Objectives

The Kildare LAP promotes the town as a national tourist and retailing destination which is advocated by combining and marketing the town and environs as a unique heritage, retail and tourism offer. Reflecting this, the LAP sets out policies and objectives that reinforce the heart of the town, in tandem with the lands designated for town centre expansion to the south west of the town centre, as a key location for new retail development. The protection of built heritage and the integration and linkage of new retail developments with the existing urban form/layout are key objectives.

The importance of Kildare's townscape qualities which are derived from its historic urban structure are noted throughout the LAP. In this regard a detailed urban design analysis of the existing townscape is set out together with policies and objectives specific to the future development of the town. The LAP encourages the regeneration and conservation of the town centre by using best practice urban design principles and requiring detailed design considerations.

It is anticipated that these objectives will help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines and are likely to increase employment opportunities and quality of life for those living in Kildare Town.

Prioritisation of development on brownfield sites and infill lands in Kildare town centre and immediately adjoining it would have a positive direct impact, as it would be expected to discourage sprawl of commercial and retail development in undeveloped rural areas outside the town boundary. This will also allow for more efficient provision of facilities such as waste, transport, water and wastewater, provided that these are in place in advance or in parallel with the new development. Also, impacts from infill development would be expected to be positive in terms of climate, as this will focus development within the urban envelope of the town, which is well served with public transport links.

Consolidation and expansion of the town centre will have positive direct impacts with respect to cultural heritage and landscape as this would allow for potential improvements to these areas through regeneration. However, care will have to be taken to protect the heritage setting.

The regeneration, consolidation and expansion of the town centre as planned is primarily expected to result in positive impacts as these would represent development on infill and brownfield lands, thereby protecting soils, water and biodiversity and population from cumulative impacts of new development. In certain circumstances, development and intensification may have unforeseen impacts in terms of placing pressure on water, soils and biodiversity. However, integration of these policies with the provision of required infrastructure would be expected to reduce indirect negative impacts on other these receptors.

Lastly, assessment of significant developments may be required if impacts on the environment are deemed likely to occur. The assessment of environmental impacts at the project level and implementation of any required mitigation measures would be expected to further reduce any direct, indirect and cumulative negative impacts.

Please refer to the Retail and Town Centre matrix for further information.

9.2.4 Transport

Many of the policies and objectives for Transport promote the use of sustainable forms of transport, such as walking, cycling and public transport networks, and as such will have positive benefits on the wider environment. This also has positive indirect and cumulative impacts in relation to climate as a result of the decrease in emissions associated with a reduction in use of private vehicles; positive impacts on population through reduced congestion, lower transport emissions and improved economic competitiveness; and positive impacts on material assets through provision of improved infrastructure for users of sustainable transport modes, e.g. Public Transport, cycling and walking.

In addition, promotion of sustainable travel with integrated land use and transportation policies should encourage the redevelopment of Kildare town rather than development on sites that are not currently serviced by public transport or cycle/walking networks, thus resulting in a positive direct impact on material assets.

There is potential for indirect negative effects with regard to the development of new road infrastructure with respect to biodiversity, water, soils and landscape in particular. Route selection and environmental assessment of road infrastructure will be important in terms of avoidance of impacts.

Please refer to the Transport matrix for further information.

9.2.5 Water, Drainage, Utilities and Environmental Services

The adequacy of water, drainage and environmental services in the future development of the town is necessary to facilitate sustainable development. These key issues are addressed in various policies and objectives to provide for sufficient water, waste water and water drainage infrastructure to service

the predicted requirements for future development of the town over the plan period. Relevant legislative requirements in relation to environmental requirements are also set out including policies and objectives relating to flood risk requirements.

The policies for public services relate to reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the town, in an environmentally sustainable manner during the plan period.

The policies in relation to waste management will generally have positive direct and indirect impacts through the provision of recycling facilities throughout the plan area which benefits biodiversity, flora and fauna, population, soils, water, air quality and climate, cultural heritage, landscape, and material assets.

The policies relating to the provision of energy and communications infrastructure will have direct and indirect positive impacts on population by improving the quality of life of Kildare Town's population.

Please refer to the Water, Drainage, Utilities and Environmental Services matrix for further information.

9.2.6 Education and Community

The policies for education and community are generally aimed at provision of services and education for the community. The requirement to provide education and community facilities to support the projected population levels of Kildare town are recognised within policy provision. In this regard the need for an additional primary school, the improvement of local community facilities and sports facilities together with the need to encourage the shared use of existing facilities is advocated. Further, the LAP supports the Area Implementation Team (AIT) in the promotion of community facilities in the town including the development of the Youth Hub and other cultural facilities including a county museum in Magee Barracks.

Direct positive effects with respect to population are anticipated with respect to most of the community and education policies and objectives due to the requirement to provide adequate provision of services associated with population growth. Indirect positive impacts with respect to climate change are anticipated with respect to provision of adequate education and community services within the town as this is likely to result in a reduction in the number of students/people which would otherwise be required to commute (either outside of the settlement or outside of the area) for education and other community services purposes.

Please refer to the Education and Community matrix for further information.

9.2.7 Culture, Built Heritage and Archaeological Heritage

The protection and enhancement of Kildare town's significant and unique built heritage is one of the core objectives of the Kildare LAP. The Kildare LAP has also been informed by the findings and recommendations set out in the '*Kildare Town Historic Landscape Characterisation*' (HLC), 2011 incorporating policies and objectives which seek to protect, preserve and enhance the towns archaeology, built heritage and townscape.

The policies for Cultural, Architectural and Archaeological Heritage will generally be positive particularly for cultural heritage and landscape through the recognition, protection and preservation of the cultural heritage (including archaeology and architecture) of Kildare.

Please refer to the Cultural, Built Heritage and Archaeological Heritage matrix for further information.

9.2.8 Natural Heritage, Green Infrastructure and Recreation and Amenity

The importance of green infrastructure is recognised in the Kildare LAP and is based on detailed habitat mapping of the area. The LAP maps describe the different green infrastructure identified in Kildare town including relevant policies for its protection and enhancement. While there are no designated ecological sites within the LAP boundary, policies and objectives requiring the protection of two designated Special Areas of Conservation (SACs), located within 8 km of the town, are set out. Policies are also set out to ensure the protection of the Curragh, proposed Natural Heritage Area (pNHA) from any development that would adversely affect its conservation and amenity value.

The policies for natural heritage for the Kildare LAP will generally be positive for biodiversity as it aims to protect and promote opportunities for enhancement of local biodiversity features throughout the LAP area. Specific policies to protect the status of Natura 2000 sites and their associated habitats and features are provided within the LAP which will have overall positive impacts with regard to biodiversity. Positive secondary impacts are also likely to occur in the areas of soil and water, as the protection, conservation and enhancement of biodiversity is expected to also result in protection of these resources due to the controls that would be placed on development during its implementation. Secondary impacts on landscape may also occur as a result of implementation of protective policies on the natural environment.

The LAP recognises the absence of a dedicated town park in the town by identifying the requirement for neighbourhood parks within both the Magee Barracks regeneration site and within the expansion of the town centre to the south west. A series of local routes are identified for recreation and tourism use and to increase permeability within and around the town. Policies requiring the protection of existing open space and the Green belt lands adjacent to the Curragh are also provided for within the Kildare LAP.

The policies for green infrastructure, recreation and amenity are aimed at protecting, improving and enhancing open spaces and a range of facilities providing for leisure and relaxation throughout the Town. These policies are expected to result in largely positive direct, and indirect impacts to population through the improvements to the quality of life. Indirect positive effects are also anticipated with respect to biodiversity and landscape as a result. Policies and objectives with respect to green infrastructure and open space will primarily result in direct positive impacts to population and landscape with potential indirect and / or secondary impacts with respect to biodiversity, soils and water.

Please refer to the Green Infrastructure and Recreation and Amenity matrix for further information.

9.2.9 Overview of Evaluation of Land Use Zoning Objectives

The Kildare LAP 2012 provides a development framework to guide the development of the town for the next six years. As part of this development framework, one of the key principles to this approach as set out in the Kildare LAP is to achieve consolidated growth rates over the short to medium term through development of residential, employment, recreational, cultural, retail and educational facilities. The framework for the town going forward is provided for in the land use zoning map in Map 8.1 of the Kildare LAP and associated land use zoning objectives, which have been assessed in relation to strategic environmental objectives for the subject of this report. The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone.

Land use zoning objectives are provided for with respect to the following uses: town centre, existing and proposed residential, commercial, community and educational, national stud and greenbelt, open space and amenity, industry and warehousing, the equine industry, agriculture, enterprise and employment and transport and utility uses. In addition, specific zoning objectives with respect to the regeneration of strategic sites within the town, including the South Western Expansion site and the

Regeneration of the Magee Barracks site. Design briefs have also been prepared to assist in the planning process by setting out broad design parameters for the future development of these sites.

Town Centre and Existing Residential

Lands zoned for town centre uses and existing residential uses are generally considered to be quite positive objectives with respect to population, climate change and material assets as they promote the consolidation and improvement of these areas and provision of services in close proximity to same, which will lend itself to the use of public transport, walking and cycling. These objectives are also likely to have indirect positive effects on landscape due to the promotion of infill development which will have a net positive effect through reduction in development of greenfield lands.

New Residential

Lands zoned for new residential development during the lifetime of the 2012 LAP in Phase I are zoned C1 in Map 8.1 of the Kildare LAP. C1 zoned lands include lands which have the benefit of planning permission since the 2002 LAP and have not yet been developed. C1 zoned lands also include residentially zoned lands identified as part of the development strategy for the Kildare LAP 2012 which makes provision for potential residential uses within Magee Barracks and lands at French Furze road and Tully Road east located to the south and southwest of the town.

Map 8.1 of the Kildare town LAP also makes provision for residentially zoned Phase II lands under zoning C2. These lands are generally located in more peripheral areas to the northwest, north and northeast of the town. According to the Kildare LAP these lands will not be eligible for development during the lifetime of this LAP, unless permissions expire on existing zoned residential lands designated as Phase 1 and consideration may be given to development of the Phase II lands which are sequentially close to the town centre and are adequately serviced by appropriate infrastructure. The remaining Phase II lands will not be eligible for development until such time as Phase I lands are developed appropriately or until the review of the LAP through the statutory process.

The phased development of lands for residential use in accordance with Map 8.1 will have an overall beneficial effect on population, climate change, landscape and material assets as residential development will be developed in a planned, phased and serviced manner. This would result in high quality living environments; it promotes sustainable transport, walking and cycling and will reduce potential effects on landscape from otherwise sprawling developments throughout the environs of the town.

As with all new developments on greenfield sites, there is potential for negative effects on biodiversity, water and soils. However it is anticipated that any potential mitigation measures would be offset or mitigated against through the normal development management process.

Commercial, Industry and Enterprise and Employment

Objectives for the development of commercial, industrial and enterprise and employment uses are anticipated to have a positive direct impact on population and material assets as these land uses will help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. The zoning of these lands provides an opportunity to increase employment in these areas and as a result to improve quality of life for those living in Kildare Town.

Zoning of lands for these uses in close proximity to the town in line with the LAP's development strategy supports the use of public transport and walking and cycling and will as a result reduce impacts on climate change. Secondary positive impacts on population, climate, landscape and material assets as these objectives would be expected to discourage sprawl of these uses in an unregulated manner throughout the town.

As with all new developments, development within commercial, industrial, enterprise and employment zones have potential for in combination effects (along with other developments planned for the town) to have impacts on biodiversity, soil, water and landscape through pressure on wastewater systems,

water supplies and through development of greenfield lands. However, any new developments on these lands would be subject to the normal development management process which is likely to offset any significant impacts associated with development of these lands.

Community and Education

The aim of the land use zoning objective for community and educational use is to protect and provide for the development of schools, religious orders and other community and educational facilities. It is anticipated that this land use zoning objective would have an overall positive effect on population as it would improve educational and community facilities serving the public. As with all new developments there is potential to impact on biodiversity, soils, landscape and water through the development of greenfield lands. However any new development would be subject to development management requirements of the LAP and the Kildare CDP 2011.

Open Space and Amenity and Agriculture

The land use zoning objective for open space and amenity aims to protect, improve and provide for recreation, open space and amenity provision. The land use objective for agriculture aims to retain and protect agricultural uses and to protect these lands from urban sprawl and ribbon development.

These land use objectives will have overall positive effects with respect to population and climate change they would help to maintain the quality of people's lives through high quality environments and providing recreational areas which may indirectly have positive effects on people.

These land use objectives are expected to result in direct positive impacts to biodiversity. Positive and secondary impacts are also likely to occur in the areas of soil and water due to the controls that would be placed on development as a result of implementation of this objective.

Regeneration of Magee Barracks

The aim of the land use zoning objective for Magee Barracks is to regenerate the area through the provision of a wide range of uses to allow for flexibility in the regeneration of this site in a sustainable manner. It is anticipated that this objective will have a direct positive impact on population and material assets through the creation of new employment and educational facilities which will benefit the population. This objective will have indirect positive effects on climate as the site is located in close proximity to the town centre, rail and bus which will result in increased use of public transport.

The re-development of this site is likely to have a neutral to positive impact with respect to landscape as the site is currently dilapidated and is in need of regeneration. The development of Magee Barracks has the potential to have a positive impact on CH through protection and reuse of buildings and structures of historical importance.

Further, it is recommended that there is inclusion of the requirement to undertake Appropriate Assessment screening with respect to development of Magee Barracks.

This development objective is likely to have cumulative effects along with other developments planned for the town. There is potential for negative impacts with respect to biodiversity, soils and water as a result of any proposed development of this site. However, any future development of this site would be required to adhere to development management requirements of this LAP and the Kildare CDP 2011.

National Stud and Greenbelt

The purpose of this zoning is to protect and enhance the National Stud and other established agricultural and bloodstock industries in this area, by protecting them from urban sprawl and ribbon development. Overall this objective is considered to be positive with respect to all SEO's as it has either direct positive or indirect positive effects on each of the environmental objectives of this environmental report due to the protective nature of this objective on this established agricultural area.

This objective is expected to result in direct positive impacts to biodiversity, soils, climate and landscape as it supports the preservation of the greenbelt area and prevention of urban sprawl. Positive secondary impacts are also likely to occur in the areas of soils and water, as the protection, conservation and enhancement of biodiversity is expected to also result in protection of these resources within this important area due to the controls that would be placed on development during the implementation of this objective.

Further, as per the written text of the LAP in section 7.2.3, it states that 'The primary aim for the agricultural and greenbelt zone in Kildare is to preserve agricultural and equine uses and to protect the physical, environmental, natural and heritage resources of these areas.' In line with this statement, the following text is recommended for inclusion within this land use objective: and to protect the physical, environmental, natural and heritage resources of these areas.

Further, it is recommended that the inclusion of requirement to undertake Appropriate Assessment screening with respect to development of the National Stud.

Equine Industry

The primary purpose of this zoning is to facilitate the further development of the Racing Academy and Centre of Education (RACE) campus to the east of the town as Ireland's academy for the horse racing industry and an international centre of horse racing excellence. This objective is likely to have positive effects on population and material assets as it will provide a specialised racing education facility and associated employment opportunities within the area.

As with any new developments, this facility has potential to impact on biodiversity, water and soils through development of this area. Integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new development would also be subject to adhere to the normal development management requirements of the CDP and this LAP.

Please refer to the Land Use Zoning Objectives matrix for further information.

10 CUMULATIVE EFFECTS

10.1 INTRODUCTION

This chapter of the Environmental Report provides an outline of the potential cumulative effects on the environment as a result of implementing the Kildare Town LAP (2012-2018).

Cumulative effects are referred to in a number of SEA guidance documents and are defined in the EPA SEA Process Checklist (2011) as “effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space”. Therefore the combined effect of human activity can pose a serious threat on our environment. These effects can be insignificant individually but cumulatively over time and from a number of sources can result in the degradation of sensitive environmental resources.

The 2004 Guidelines produced by the DEHLG outlines that the SEA process is in a good position to address cumulative effects for which the Environmental Impact Assessment process is not equipped to deal with. Due to the strategic nature of the SEA process a forum is provided in which cumulative effects can be addressed. The EPA are presently undertaking a study in relation to cumulative effects and it is anticipated that a *draft Cumulative Effects – Best Practice Guidance Document* will be available to SEA practitioners in 2012.

10.2 LEGISLATION

The consideration of cumulative effects is a requirement of the SEA Directive (2001/42/EC). It states under Article 5(1) that an Environmental Report shall be prepared and relevant criteria is provided in Annex I, which states that;

“The likely significant effect (these effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”.

Under Article 3(5) of the SEA Directive the determination of likely significant effects is addressed and within this it is stated that Member States shall take into account the relevant criteria within Annex II. Under Annex II (2) it is stated that “characteristics of the effects and of the area likely to be affected, having regard, in particular, to the cumulative nature of the effects”.

10.3 PLANNING

The National Spatial Strategy (NSS) sets out the national context for spatial planning with the overall aim of achieving a better balance of economic, social and physical development. This NSS together with the Regional Planning Guidelines (RPGs) must inform the development within the county of Kildare. The RPGs are a means by which to implement the NSS by providing detailed policy and guidance. These RPGs provide a long term planning framework for the development of a region, thereby providing a strategic forum in which cumulative effects can be identified. The Planning and Development Act clarifies the key obligations required of Planning Authorities whilst envisaging close alignment between the NSS, the RPGs, Development Plans and Local Area Plans.

Kildare is within the geographical area of the RPGs for the Greater Dublin Area 2010-2022. In accordance with national and European legislation SEA was undertaken to assess the potential significant environmental impacts and effects of the RPGs. Environmental factors have been integrated into the development of the RPGs and the related decision making process through the SEA process, thereby addressing cumulative effects within the broad context of the geographical areas of Kildare, Meath, Wicklow, Dublin City, Dun Laoghaire-Rathodwn, Fingal and South Dublin.

The framework for development within the county of Kildare is outlined within the Kildare County Development Plan 2011-2017 which was prepared under the provisions of the Planning and Development Act. This document which sets out the strategy for proper planning and sustainable development of the County was also the subject of SEA and cumulative impacts with respect to the entire county of Kildare were identified.

Under the Planning Act LAPs have the responsibility for presenting a strategy for the proper planning and sustainable development of a specific administrative area which for the purposes of this LAP is Kildare Town. The LAP for Kildare town will set out a strategic framework for planning covering the period 2012-2018. The administrative area of Newbridge, which is located 4km from Kildare is also undergoing an identical process with its LAP being fully reviewed to cover the same period as to that of Kildare Town. There are a number of potential pressures on the environment from these LAPs including such issues as population increases, increased housing units and associated developments within the towns. The key environmental sensitivities affected by these potential pressures are addressed in the following section.

10.4 KEY ENVIRONMENTAL RECEPTORS

There are a number of ecological resources in close proximity to both Kildare town and Newbridge including the Curragh pNHA, which comprises a large expanse of semi-natural grassland with unique ecology and is located as a buffer between the two LAPs. In addition two water dependent SACs lie in very close proximity to both LAPs. Pollardstown Fen SAC, situated on the northern margin of the Curragh and to the north west of Newbridge comprises primary and secondary fen peat fed by a continuous supply of water from about 40 springs. Mouds Bog SAC a raised bog is located directly north of Newbridge, and like Pollardstown Fen is susceptible to development pressure from associated human activity. In addition to Pollardstown Fen and Mouds Bog, there are three other Natura 2000 sites located within 15km of both LAPs. These sites include the River Barrow and Nore SAC, Ballynafagh Lake and Ballynafagh Bog (SACs).

The habitat mapping presented in **Figure 5.3** illustrates that the density of hedgerows increases, the further removed from the town centre. Hedgerows act as an important wildlife habitat that host a wide range of plant and shrub species along with birds, mammals and insects. They typically form the boundary to fields and properties and are susceptible to development pressure and farming expansion. The removal of hedgerows as a result of Greenfield development from both LAPs has potential cumulative impacts in relation to biodiversity.

The accessible road and rail connections within and surrounding the two LAPs ensures that Kildare town and Newbridge are popular commuter towns for people employed in Dublin City and Environs. However the combined increase in population and associated numbers of dwellings from both LAPs has the potential to raise noise levels through increased road traffic. With the introduction of sustainable transport policies and the buffering of residential dwellings to rail noise the cumulative impacts on human beings can be minimised.

Kildare town and Newbridge are not connected by surface water streams or rivers however both LAPs overlie the same regionally important aquifer. Kildare LAP is located within the South Eastern River Basin District with Newbridge located within the Eastern River Basin District. However, both districts need to comply with the same objectives outlined within the Water Framework Directive. Both the sections of the River Tully and the River Liffey in proximity to the LAPs are outlined as being 'at significant risk' of not meeting the objectives of the WFD. The wastewater discharged from Kildare

town is treated at Kildare town sewage plant which discharges into the Tully River located to the south of the town. The WWTP is presently at capacity but works are proposed to be completed by the end of 2012 which would provide the WWTP with a predicted spare capacity of approximately 19,659pe. There will not be a cumulative effect on the Tully River from the increased population of Newbridge as the wastewater is discharged to the Osberstown WWTP. The Osberstown Plant caters for the towns of Naas, Kilcullen, Sallins, Kill, Clane and Prosperous and has present capacity restrictions but an upgrade is planned. This plant discharges its effluent to the River Liffey which flows through the centre of Newbridge.

With increased populations for both Kildare town and Newbridge there will be cumulative pressure on the water supply demands for both towns. In the years between 2003 and 2009 the water supply demands for Kildare town increased by over 50%. Both towns reside within the Greater Dublin Water Supply Area and therefore cumulative pressures will be addressed in the context of planning for this region. Strategic planning has commenced and an SEA was undertaken on the Water Supply Project – Plan which identifies the need for a new source of water to supply the Greater Dublin Water Supply Area. Therefore monitoring and review of water supply to serve the growing population of these areas will be required.

10.5 CONCLUSION

The environment surrounding the LAPs of Kildare town and Newbridge contain sensitive ecological environments and surface and groundwater systems. Both the Kildare town and Newbridge LAPs have inherited population targets and projections from higher level plans in the planning hierarchy including the Regional Planning Guidelines and the County Development Plan. As a result, a core strategy has been formed which makes provision for projected targets at national, regional and local levels, which are not only in line with one another but also ensure a sustainable pattern of growth within the hierarchy. As a result, both the Kildare and Newbridge LAPs have inherited population growth projections as a result from the Kildare County Development Plan 2011, which will result in increased pressure on land resources and existing services such as wastewater disposal and water supplies within these areas. Both LAPs will adhere to the Core Strategy for Kildare taking into account the environment and sustainability and making provisions for the protection of the environment through phased development and the provision of adequate services.

11 MITIGATION MEASURES

11.1 INTRODUCTION

Annex 1 (g) of the SEA Directive requires that the Environmental Report describe the measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects on the environment from implementation of the LAP. While this section is largely focused on key mitigation measures that should be included in the LAP, in some cases recommendations are made as to issues that should be considered during the planning process during the lifetime of the LAP. The key recommendations arising from the SEA and AA Screening are outlined in **Table 11.2** of this section of the environmental report. For further information, the reader is referred to **Chapter 9** Assessment.

An initial assessment of draft policies and objectives was undertaken in March 2012 to inform the development of the LAP. The initial assessment resulted in a number of policies and objectives being amended to reflect initial concerns raised by the SEA and AA Team, these changes are outlined below in **Table 11.1** and mainly relate to specific general environmental concerns that should be included as policy within the LAP from the outset. The first column provides the recommendations from the SEA and AA team and the second column outlines the changes that were made to the policies/ objectives. A second detailed assessment of policies was then undertaken in May 2012 and the mitigation is presented in **Table 11.2**.

One of the key issues for the Kildare LAP as identified through the baseline environment and assessment stage is the potential for its policies and objectives to impact on the designated European sites of Mouds Bog and Pollardstown Fen. In recognition of the importance of these sites, the Council, in consultation with the SEA and Appropriate Assessment teams, has added significant sections to the Written Statement to highlight the importance of these sites and the legal requirement for Appropriate Assessment of these Natura 2000 sites for any plan or project with potential to negatively impact on them. This additional text is welcomed by the SEA and AA teams as it increases awareness of the sites and the legal obligations for all development in Kildare.

Table 11.1 Initial High Level SEA and AA Changes to Kildare LAP Policies, Objectives and Text

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
Water, Drainage and Environmental Services		
Recommendation of inclusion of leakage reduction.	To prepare a water conservation strategy <u>which includes leakage reduction</u> for the area during the lifetime of the Plan.	Recommendation was not included.
Recommendation of alteration of the policy to add more strength to the implementation of the EU Water Frameworks Direction	<u>To ensure that the EU Water Framework Directive is implemented.</u>	Recommendation was accepted.
New policy recommended in light of requirements under EU Water Framework Directive.	<u>The specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures will be implemented, where relevant.</u>	Recommendation was accepted.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
Recommendation that the Plan should refer to the requirements of the European Communities Drinking Water Regulations 2007.	Following text included within the Kildare Town LAP. <u>The European Communities (Drinking Water) (No. 2) Regulations 2007 (S.I. No. 278 of 2007) transpose outstanding aspects of the EU Drinking Water Directive into Irish Law by underpinning comprehensive supervision and maintenance regimes for both sanitary authority and group water scheme supplies and by providing for increased penalties for non-compliance. Achieving and improving appropriate water quality standards for the town is of significant importance to the Council.</u>	Recommendation was accepted.
Wastewater		
Recommendation that the Plan reference the EPA's code of practice in relation to wastewater treatment and disposal systems for individual one of housing.	To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and that all new developments utilise and connect to the existing wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Kildare area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, <u>including the EPA's a Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤ 10), (EPA, 2009), will be required.</u>	Recommendation was accepted.
New policy recommended to address waste leakage from the system.	<u>To develop a wastewater leak detection programme.</u>	Recommendation was accepted.
New policy recommended so that the plan implements and promotes the Urban Waste Water Treatment Regulations 2001 and 2004.	<u>To implement and promote the Urban Waste Water Treatment Regulations 2001 and 2004.</u>	Recommendation was accepted.
New policy recommended to ensure that the existing wastewater treatment facility (ies) are assessed to ensure they are in good working order.	<u>To promote assessment of the adequacy of the existing wastewater treatment facility (ies) in terms of both capacity and performance as well as potential risk to human health and water quality.</u>	Recommendation was accepted.
New policy recommended to promote Integrated Constructed Wetlands within the administrative boundary of the LAP.	<u>To promote the appropriate use of Integrated Constructed Wetlands (ICWs) within the Kildare area were appropriate which follows the guidance provided by the Department of the Environment, Heritage and Local Government.</u>	Recommendation was not accepted by Kildare County Council.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
Recommendation that the Plan should outline that the waste water treatment plant upgrade was carried out in accordance with the Waste Water Discharge (Authorisation) Regulations 2007, S.I. No. 684 of 2007.	Following text included within the Kildare Town LAP. <u>The waste water treatment plant upgrade will be carried out in accordance with the Waste Water Discharge (Authorisation) Regulations 2007, S.I. No. 684 of 2007.</u>	Recommendation was accepted.
Surface Water Drainage		
Recommend that this policy refers to Surface Water legislation 'Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No 272 of 2009).	Inclusion of following within Section 7.8.4 of the Plan. <u>The Council will also implement all relevant Surface Water legislation including 'Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No 272 of 2009).</u> Following policy includes reference to section 7.8.4 of the Plan. To require developers to adopt site specific solutions to surface water drainage systems in all cases. In this regard the site specific issues set out in <u>section 7.8.4</u> shall be considered where relevant.	Recommendation was accepted.
Recommendation of the removal of the words 'will not impact on' and replacement with the word 'meets'. Developers must demonstrate that they are in compliance with the requirements of the Water Framework Directive.	To require developers to demonstrate that their application <u>meets</u> the requirements of the Water Framework Directive and associated South Eastern River Basin Management Plan.	Recommendation was accepted.
Recommendation that source protection zones are also included.	To ensure that planning applications have regard to any existing groundwater protection schemes <u>and groundwater source protection zones</u> and/or the likely impacts that the development may have on groundwater.	Recommendation was accepted.
New policy recommended to ensure protection of groundwater. There are a number of groundwater sensitive Natura 2000 sites within proximity to Kildare town and they are sensitive to pollution.	<u>To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.</u>	Recommendation was accepted.
New policy recommended to ensure the implementation of the Programme of Measure which is within the River Basin Management Plan.	<u>Maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by implementing the Programme of Measures contained in the South Eastern River Basin District (SERBD) River Basin Management Plan 2009-2015.</u>	Recommendation was accepted.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
Flood Risk Management		
Recommended the inclusion of a 10-15 meter buffer zone on all watercourses to ensure protection of this habitat.	Buffer Zones shall be created between all watercourses including the Tully River and any new development, <u>a minimum of 10-15 meters</u> . The extent of these buffer zones shall be determined in consultation with a qualified ecologist and following a Flood Risk Assessment. Any hard landscaping proposals shall be located outside of any buffer zone areas.	Recommendation was accepted.
New policy recommended to ensure that the recommendations from the SEA and Appropriate Assessment of the South East Catchment Flood Risk Assessment and Management Study are implemented.	<u>To implement the recommendations of the South East Catchment Flood Risk Assessment and Management Study, and the mitigation measures and recommendations arising from the associated SEA and Appropriate Assessment shall also be addressed and implemented.</u>	Recommendation was accepted.
New policy recommended to ensure that Flood Risk Management is implemented.	<u>To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009).</u>	A Strategic Flood Risk Assessment was prepared as part of the draft Plan and sufficient flood risk management policies are included in the LAP.
Waste Management		
New policy recommended to ensure compliance with the Kildare Waste Management Plan.	<u>Prevent and minimise the generation of waste in accordance with the Waste Management Plan for County Kildare.</u>	New policy was not accepted but Section 7 of the Plan states that the overarching policies and objectives of the Kildare County Development Plan (CDP) will also apply to development within the LAP boundary.
Recommendation that provision should be made for policy for hazardous waste within Kildare LAP.	<p>Comment regarding hazardous waste was taken onboard by Plan team. It is stated within Section 7 of the Plan that <u>the overarching policies and objectives of the Kildare County Development Plan (CDP) will also apply to development within the LAP boundary.</u></p> <p>Within Section 7.10 of the Kildare County Development Plan are the hazardous waste policies. No specific policies relation to Kildare LAP and therefore there is no requirement for a hazardous waste policy.</p>	Recommendation was accepted.
Energy and Communications		
Recommendation that there is consideration of 'Energy Conservation Strategy' objective for the Plan.	Comment regarding Energy Conservation Strategy was taken onboard by Plan team, however such a strategy is not required as policy EN04 of the Kildare County Development Plan sets a county level response and these overarching policies and objectives will apply to development within the Kildare LAP boundaries.	Recommendation was accepted.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
New policy recommended for inclusion of renewable energy policies within the Plan.	<u>To seek to implement the policies and objectives set out in Chapter 8 Of the Kildare County Development Plan 2011-2017 in relation to renewable energy, energy efficiency and the promotion of renewable technology in Kildare town.</u>	Specific policy not accepted however energy policies are included in the Plan.
Built Heritage		
New policy recommended to ensure promotion of the requirement for an appropriate Visual Impact Assessment for proposed development.	<u>To require an appropriate 'Visual Impact Assessment' for proposed development that may have a potential to impact adversely on significant built heritage and landscape features within and adjoining the plan area.</u>	Recommendation was accepted.
Natural Heritage		
Recommendation that instead of 'any' proposed development text should state that 'all' proposed development should be screened for Appropriate Assessment.	<u>All proposed development within and adjoining the Kildare area will be screened for Appropriate Assessment of its potential to impact on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive.</u>	Recommendation was accepted and is outlined in Policy NH3.
New policy recommended to provide protection of the Natura 2000 sites.	<u>To ensure the favourable conservation status of Natura 2000 sites within or adjacent to the Kildare area are protected.</u>	Recommendation was accepted.
New policy recommended to provide maintenance of the existing Natura 2000 sites.	<u>To promote the maintenance and, as appropriate, the achievement of favourable conservation status of Natura 2000 sites and their associated habitats and species, in association with the National Parks and Wildlife Service.</u>	Recommendation was accepted.
New policy recommended to ensure protection of Annex I and II, Habitat, Animal and Plant Species.	<u>To promote the protection of Annex I and Annex II – Natural Habitats, Animal and Plant Species respectively of Community Interest whose conservation requires the designation of Special Areas of Conservation and Annex IV – Animal and Plant Species of Community Interest in need of Strict Protection of "Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora" which occur within Kildare and adjoining areas.</u>	Recommendation was accepted.
New policy recommended to provide the protection of groundwater resources.	<u>To ensure the protection of the groundwater resources in and around the Kildare area and associated habitats and species.</u>	Recommendation was accepted.
New policy recommended to promote and enhance local biodiversity.	<u>To promote opportunities for enhancement of local biodiversity features, where appropriate.</u>	Recommendation was accepted.
New policy recommended to ensure the control of alien/invasive species.	<u>To implement measures to control and manage alien / invasive species (e.g. Japanese Knotweed, Giant Hogweed, etc.) and noxious weeds (e.g. Ragwort, thistle, dock, etc.) within the Kildare area.</u>	Recommendation was accepted.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Recommendation to include a minimum buffer of 10-15 metres and to remove the 2.5 metres proposed.</p>	<p>NH 12: To maintain a suitable buffer zone between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. In all instances however a minimum buffer of <u>10-15 metres</u> of vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitat. In the event of lighting being proposed along river or canal corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.</p>	<p>Recommendation was accepted.</p>

Mitigation measures proposed as a result of the detailed assessment of policies and objectives of the LAP are set out in **Table 11.2**. Mitigation measures are proposed in the form of new policies / objectives and / or amendments to the text of policies / objectives. The mitigation included in the assessment of policies and objectives does not refer to the general requirement for assessment of impacts on the environment but instead assumes requirements for environmental assessment in accordance with the normal development management process and EIA Directive as a given.

Column one of **Table 11.2** provides information on the policy or objective which is to be mitigated and column two sets out the mitigation measures. All proposed insertions and proposed amendments are highlighted in bold and underlined for ease of reference.

Table 11.2: Mitigation Measures Proposed as a Result of Assessment of Policies and Objectives

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Policy HP2 could be improved if a prior commitment to undertake SEA and AA with regard to the re-zoning of phase II residential development. .</p> <p>Recommend inclusion of text within this policy to ensure that any future zoning of phase II lands will be the subject of SEA or AA as part of any future variation or review of the Kildare LAP.</p>	<p>HP 2: That the inclusion of new residential phase II lands within this plan will not in any way infer a prior commitment on the part of the Council regarding their future zoning for residential purposes within any future variation or review of the Kildare LAP <u>Any future zoning of the phase II lands would also be subject to appropriate environmental assessment(s) as required under the relevant legislation.</u></p>	<p>Recommendation was accepted.</p>
<p>Policy HP 11: This policy will have indirect positive effects on C and M if community services are facilitated in close proximity to new and existing residential development. Suggest rewording of policy.</p>	<p>HP 11: To facilitate and co-operate in the provision of community facilities in tandem with residential development including, in particular, local services, schools, crèches and other education and childcare.</p> <p><u>Suggested re-wording:</u></p> <p><u>To facilitate and co-operate in the provision of community services including, in particular, local services, schools, crèches and other education and childcare in tandem and in the vicinity of all new and existing residential development.</u></p>	<p>Recommendation was accepted.</p>
<p>Policy ED 4: Inclusion of sustainability as a criterion in this objective should ensure potential impacts to SEO's are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p> <p>Suggest inclusion of the word 'sustainable' after '<i>To facilitate the <u>sustainable</u> development...</i>'</p>	<p>ED 4: To facilitate the <u>sustainable</u> development of commercial, office, incubator units, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Cill Dara Ar Aghaidh and the County Development Board.</p>	<p>Recommendation was accepted.</p>
<p>Objective EDO promotes the development of Magee Barracks. This objective has potential to have a positive impact on CH as per the vision for this area as outlined in section 7.6.2.2 of the LAP. Therefore suggest inclusion of text which refers to the reflection of military history of the site as outlined in the vision for this area.</p>	<p>EDO 1: To promote Magee Barracks as an appropriate site for the <u>sustainable</u> development of a strategic employment/education centre for Kildare town and the wider area <u>creating a built environment that reflects both the military history of the site and the existing urban fabric of the town.</u></p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Objective EDO 2 promotes the development of an enterprise and employment campus on appropriately lands zoned “Q: Enterprise & Employment” to the west of Kildare town. A number of RMP’s are located along the northern and southern boundary of Q1, consideration should be given to inclusion of the word ‘cultural’ within text of this objective to ensure protection of these features.</p> <p>Further, recommend inclusion of text to ensure that the development of this site is subject to Appropriate Assessment.</p>	<p>EDO 2: To promote and facilitate the development of an enterprise and employment campus on appropriately lands zoned “Q: Enterprise & Employment” to the west of Kildare town. Lands zoned “Q: Enterprise & Employment” shall be the subject of a detailed design brief, to be agreed with the Planning Department, achieving a high standard of layout, landscaping and design of the overall site, buildings and groups of buildings. The overall development shall integrate well with the existing natural, cultural and built environment and deliver a high quality-working environment, which would be attractive to customers, employees and other users of the built environment. Design factors that shall be taken into account in the preparation of the design brief and design of the proposed site shall include:</p> <p>(i) Landscaping – A detailed landscaping strategy based on the site’s natural setting, views and adjoining land uses and the existing mature trees, hedgerows and natural boundaries of the site. All buildings, groups of buildings and open green spaces shall be integrated into the site by using landscaping that reflects the site’s topography, natural context and location beside the M9 motorway.</p> <p><u>(Viii) Development of these lands will be the subject of Appropriate Assessment screening.</u></p>	<p>Recommendation was accepted.</p>
<p>Policy R3 promotes the development of lands to the south west of the town centre as the priority area for retail led mixed use expansion of the town centre. Given the extent of these lands for development, recommend inclusion of text to ensure that the development of this site is subject to Appropriate Assessment.</p>	<p>R 3: To facilitate the development of lands to the south west of the town centre as the priority area for retail led mixed use expansion of the town centre in accordance with the Design Brief set out in Section 7.6 of this plan. Any proposed scheme shall provide a mix of uses and an overall design and layout that generates vitality and viability and strong linkages to the historic town centre.</p> <p><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></p>	<p>Recommendation was accepted.</p>
<p>Objective aims to reinforce the heart of the town, in tandem with the lands designated for town centre expansion to the south west of the town centre.</p> <p>Inclusion of sustainability as a criterion in this policy should ensure impacts to biodiversity, flora and fauna, soils, water quality, air quality and climate, cultural heritage and landscape are avoided or at least minimised so long as these issue areas are considered during planning of new development or extension / refurbishment of existing development.</p>	<p>To sustainably reinforce the heart of the town, in tandem with the lands designated for town centre expansion to the south west of the town centre, as the priority location for new retail development, with quality of design and integration/linkage with the existing urban form/layout being fundamental prerequisites.</p>	<p>This policy was not included in the draft Plan.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Policy RIO 12 has the potential to impact B, W, S, CH and L dependant on detailed design considerations. However, integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p>However proposed policy RI 7 if included would mitigate against potential effects.</p>	<p>RIO 12: To develop the North Link Street (Pigeon Lane, Bóthairín na gCorp, Shraud), identified on Map 8.2, to provide access to the motorway and railway station without the need to travel through the town centre.</p> <p><u>RI: 6: All Local Authority development within the plan area will be subject to adhere to the policies, objectives and development management requirements of this Plan and the Kildare CDP.</u></p>	<p>Recommendation was accepted.</p>
<p>Policy RIO 13 has the potential to impact B, W, S, CH and L dependant on detailed design considerations. However, integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p>However proposed policy RI 7 if included would mitigate against potential effects.</p>	<p>RIO 13: To develop the South Link Street (Meadow Road & Grey Abbey Road), identified on Map 8.2, to provide access from the motorway and Hospital Street without the need to travel through the town centre.</p> <p><u>RI: 6: All Local Authority development within the plan area will be subject to adhere to the policies, objectives and development management requirements of this Plan and the Kildare CDP.</u></p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Objective RIO 16 aims to preserve free from development the areas of and construct a number of routes throughout the town. This policy could potentially have negative effects on B, P, S, CH and L depending on where additional road development is located. Implementation should consider the legal requirement for EIA and AA for all projects. Sub-threshold screening should also be undertaken where EIA is not mandatory.</p> <p>Given that development is likely to be carried out by the Local Authority, recommend inclusion of a new policy stating that <i>'All Local Authority development within the plan area will be subject to adhere to the policies, objectives and development management requirements of this Plan and the Kildare CDP. See RI 7 above.</i></p> <p>Further, it is recommended that the following text is included at the beginning of this policy'subject to environmental and conservation considerations'....</p>	<p>RIO 16: To preserve all indicative routes, listed below and identified on Map 8.2, free from development and to seek the construction of identified indicative routes <u>subject to environmental and conservation considerations</u>, as follows:</p>	<p>Recommendation was accepted.</p>
<p>As per RIO 16 above, it is recommended that the following text is included at the beginning of this policy'Subject to environmental and conservation considerations'....</p>	<p>RIO 17: To realign, widen and/or improve the following routes <u>subject to environmental and conservation considerations</u>, as identified on Map 8.2:</p>	<p>Recommendation was accepted.</p>
<p>Policy ED 2 has potential for positive effects with respect to C and M if facilities were located in close proximity to schools. Therefore recommend inclusion of following text: <i>...within close proximity to the schools.</i></p>	<p>ED 2: To facilitate the development of sports, recreational and cultural facilities for <u>and within close proximity to the</u> schools.</p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Policy CO1 will have indirect positive effects on C and M if community services are facilitated in close proximity to new and existing residential development. Suggest inclusion of the following wording in the policy as follows:</p> <p>'in tandem and in the vicinity of all new and existing residential development.'</p>	<p>CO1: To facilitate the use of appropriate sites/buildings within the town for the provision of childcare services <u>in tandem and in the vicinity of all new and existing residential development</u></p>	<p>Recommendation was accepted.</p>
<p>Policy NH 3 is expected to result in direct positive impacts to B and the Natura 2000 network. There will be secondary positive impacts on W and S.</p> <p>Further, recommend inclusion of text providing that all development sites have a 15km radius of a Natura 2000 site when being screened for Appropriate Assessment.</p>	<p>NH 3: To require all proposed development within and adjoining the Kildare LAP boundary <u>within a 15km radius of a Natura site to</u> be screened for Appropriate Assessment of its potential impacts on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive. In all such cases the developer shall consult with the National Parks and Wildlife Service of the DoAHG.</p>	<p>Recommendation was accepted.</p>
<p>Policy NH 12 makes provision of buffer zones which have the potential to result in direct positive benefits to biodiversity, flora and fauna through limitations on the type of activities which can occur in these areas. The Tully River lies outside of the LAP but provision of buffer zones will have positive impacts on this River. However recommend inclusion of specific requirements with respect to buffer zones.</p>	<p>NH 12: To maintain a suitable buffer zone between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. <u>In all instances however a minimum buffer of 15 metres of vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitats.</u> In the event of lighting being proposed along river corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.</p>	<p>Recommendation was accepted.</p>
<p>Policy AR 1 has potential for positive effects with respect to C and M if facilities were located in close proximity to the town to promote walking and cycling and use of public transport. Therefore recommend inclusion of following text: <i>...in close proximity to the town....</i></p>	<p>AR 1: To cooperate with the school authorities and local sports organisations in the provision of sports facilities and active recreational spaces and to facilitate the development of additional recreational facilities <u>in close proximity to the town</u> to meet the needs of the town's residents.</p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Policy AR8 is generally considered to be positive, however there is potential for indirect effects on B, S and W due to the use of poor environmental practices. Recommend inclusion of following text within policy '...subject to implementation of sustainable environmental practices.</p>	<p>AR 9: To facilitate the development of community-managed gardens / allotments in the town <u>subject to implementation of sustainable environmental practices.</u></p>	<p>Recommendation was accepted.</p>
<p>Land use objective Z which promotes the regeneration of Magee Barracks, given the significant area of lands proposed for development would benefit from inclusion of text to ensure that the development of this site is subject to Appropriate Assessment.</p>	<p>Z: Regeneration Of Magee Barracks</p> <p>To facilitate a wide range of uses to allow for the flexibility in the regeneration of this site in a sustainable manner.</p> <p>This zoning allows for the development for an overall campus for employment and education uses subject to an agreed master plan. Alternatively, the zoning allows for the phased development of the site for a mix of neighbourhood and community uses in accordance with the design brief set out in section 7.6 of this plan.</p> <p>Notwithstanding the development approach taken, the following key objectives for the regeneration of the site shall be met:</p> <p><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>Land use objective G promotes the protection and enhancement of the development of the national stud and the greenbelt of the town.</p> <p>As per the written text of the LAP in section 7.2.3, it states that <i>'The primary aim for the agricultural and greenbelt zone in Kildare is to preserve agricultural and equine uses and to protect the physical, environmental, natural and heritage resources of these areas.'</i> In line with this statement, the following text is recommended for inclusion within this land use objective: <i>and to protect the physical, environmental, natural and heritage resources of these areas.</i></p> <p>Further, given the significant area of lands proposed for development would benefit from inclusion of text to ensure that the development of this site is subject to Appropriate Assessment</p>	<p>G: National Stud & Green Belt</p> <p>To protect and enhance the development of the National Stud and established agricultural and bloodstock industries in this area <u>and to protect the physical, environmental, natural and heritage resources of these areas.</u></p> <p><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></p>	<p>Recommendation was accepted.</p>

12 MONITORING MEASURES

12.1 INTRODUCTION

Article 10 of the SEA Directive (2001/42/EEC) requires Member States to monitor the significant environmental effects of the implementation of plans *“in order, inter alia, to identify at an early stage unforeseen adverse effects to be able to undertake appropriate remedial action”*. The primary purpose of monitoring is to cross-check significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.

The Directive leaves considerable flexibility to Member States in deciding how monitoring shall be arranged; however, it is generally agreed that a mixture of “quantitative and qualitative indicators are required. The Directive recognises that the monitoring does not necessarily require new research activity and that existing sources of information can be used. In addition, monitoring can be used to identify any information gaps and deficiencies that were identified as part of the SEA process. Furthermore, Government Guidelines state that monitoring should concentrate on the likely significant effects identified in the Environmental Report (DoEHLG, 2004).

Monitoring will be based around the Strategic Environmental Objectives, Indicators and Targets. The Strategic Environmental Objectives, Indicators and Targets for the various environmental topics are set out below in **Table 12.1**. The indicators that are used will show changes that would be attributable to the implementation of the LAP. The indicators chosen are at a level, which is relevant to the LAP and are collated on and reported on by a variety of government agencies including the EPA, NPWS and OPW.

Monitoring proposals must concentrate on likely significant environmental effects, as identified in the Environmental Report, and the measures identified as necessary to prevent, reduce, or offset any significant adverse effects. The indicators/monitoring will act as an early warning sign so that appropriate remedial action is undertaken.

Responsibilities and Frequency of Reporting

The statutory Manager’s Report on progress in achieving objectives of the LAP, takes place two years after the adoption of the LAP and “shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the Plan”. If an objective or policy is resulting in a significant adverse effect then a variation may be considered during the lifetime of the LAP. It is largely the responsibility of Kildare County Council to undertake the monitoring and to interpret the monitoring data relevant to Kildare town and to deal with unforeseen effect as a result of implementing the Kildare Local Area Plan.

Table 12.1 Monitoring and Reporting Programme

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 1 Biodiversity, Flora & Fauna</p> <p>Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species.</p>	<ul style="list-style-type: none"> No significant negative impacts on designated habitats in Mouds Bog SAC, Pollardstown Fen SAC and Curragh pNHA No loss of locally rare species/ habitats. No net loss of green linkages / ecological networks especially rivers and hedgerows etc. 	<ul style="list-style-type: none"> Change in conservation status of habitats in Mouds Bog SAC, Pollardstown Fen SAC and Curragh pNHA Number of sites containing locally rare species/habitats. Number of planning permissions with biodiversity conditions ensuring no net loss of green linkages / ecological networks. 	<p>Kildare County Council in consultation with the NPWS</p> <p>Kildare County Council</p>
<p>Objective 2 Population</p> <p>Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable transport.</p>	<ul style="list-style-type: none"> Appropriate mix of tenure types (including social housing) in all new developments. All significant planning applications for new residential developments within areas designated for expansion to be accompanied by a design statement. All public water supplies to be of good drinking water standard. All new housing schemes to be built within: <ul style="list-style-type: none"> 300m of a public open space. 1km of local neighbourhood services. 	<ul style="list-style-type: none"> % of homes in private occupancy relative to all tenures in new developments. % of significant planning applications granted for new residential developments that are accompanied by a design statement. Number of non compliances with EC (Drinking Water) Regulations (No. 2) 2007 Number of new housing schemes to be built within <ul style="list-style-type: none"> 300m of a public open space. 1km of local neighbourhood services. 	<p>Kildare County Council</p>
<p>Objective 3 Water</p> <p>Improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.</p>	<ul style="list-style-type: none"> Implementation of the Programme of Measures identified under the SERBD River Basin Management Plan. Ensure wastewater collection system capacity is provided either prior to construction of new development or is developed in parallel. Ensure that there is no development granted on lands which are outlined in the flood risk assessment as not suitable for development. 	<ul style="list-style-type: none"> % increase in waters achieving 'good status' as defined in the WFD. Wastewater collection system capacity compared with wastewater collection demand from development in the Town. Number of developments granted permission on lands which are outlined in the flood risk assessment as not suitable for development. 	<p>EPA</p> <p>Kildare County Council</p> <p>Kildare County Council</p>

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 4 Soil</p> <p>Protect and where appropriate, enhance the function and quality of the soil resource on lands within Kildare LAP boundary</p>	<ul style="list-style-type: none"> Limit net loss of groundwater recharge capability through loss of permeable soil resource. 	<ul style="list-style-type: none"> Change in groundwater recharge capability through development in the Town. 	Kildare County Council
<p>Objective 5 Climate Change</p> <p>Contribute to mitigation of, and adaptation to, climate change</p>	<ul style="list-style-type: none"> All new development applications within areas at risk of flooding to be accompanied by a flood impact assessment. Increase access by households to public transport, including bus and rail services. Increase in number of people travelling to work and school via public transport. 	<ul style="list-style-type: none"> % of planning applications for development in areas at risk of flooding accompanied by a Flood Impact Assessment. % of households granted planning permission within 500m of a bus service or 1km of a rail station. % increase in number of people travelling to work and school via public transport. 	Kildare County Council
<p>Objective 6 Cultural Heritage</p> <p>Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Kildare LAP</p>	<ul style="list-style-type: none"> No impact on the fabric or setting of monuments on the Record of Monuments and Places (RMP) by development granted planning permission. No impacts on the architectural heritage value or setting of protected structures by development granted planning permission. No protected structures to be demolished because of long term neglect and dereliction. 	<ul style="list-style-type: none"> Number of monuments on the RMP, impacted by granted planning permissions. Number of protected structures impacted by development granted planning permission. Number of protected structures that have been demolished because of long term neglect and dereliction. 	<p>The Archaeological Survey monitoring programme, Ireland Buildings at Risk Register, Heritage Council Ireland.</p> <p>Kildare County Council</p>
<p>Objective 7 Landscape</p> <p>Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes and views in Kildare LAP boundary</p>	<ul style="list-style-type: none"> No planning permission granted within special qualities of landscapes that materially contravene the policies or objectives of the plan, within the lifetime of the plan. No negative alteration to protected views. 	<ul style="list-style-type: none"> Number of planning permissions granted which materially contravene the special qualities of landscapes. Number of protected views lost through development. 	Kildare County Council

Objectives	Targets	Indicators	Source/ Responsibility
<p>Objective 8 Material Assets</p> <p>Make best use of existing infrastructure and promote the sustainable development of new infrastructure.</p>	<ul style="list-style-type: none"> • Maximise development potential within urban envelope in order to reduce pressure on peripheral areas. • Minimise the % of unaccounted for water. This refers to leakage from the system. • Maximise length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town. • Increase in planning permissions making provision for renewable energy and water conservation measures. 	<ul style="list-style-type: none"> • Increase in population within urban area. • % unaccounted for water. • Change in length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town. • Increase in planning permissions making provision for renewable energy and water conservation measures. 	<p>Corine Land Cover Project</p> <p>EPA</p> <p>Kildare County Council</p>

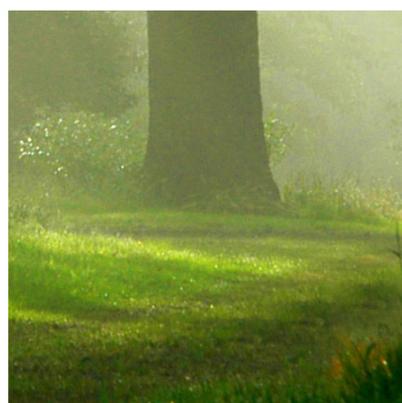
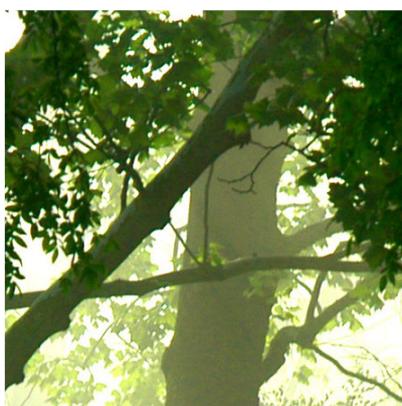
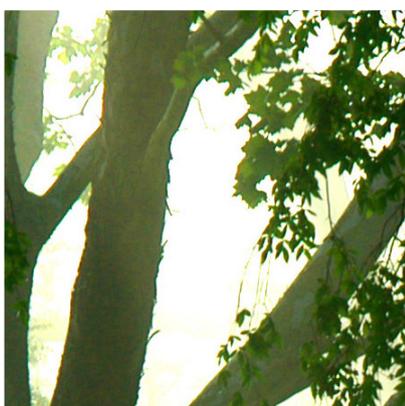
Appendix A

AA Screening Statement



Kildare Town Local Area Plan

Screening For Appropriate Assessment



Screening for Appropriate Assessment of the Kildare Local Area Plan

DOCUMENT CONTROL SHEET

Client:	Kildare County Council					
Project Title:	Kildare LAP Appropriate Assessment Screening					
Document Title:	Screening for Appropriate Assessment					
Document No:	MDE1048Rp0013F01					
This Document Comprises:	DCS	TOC	Text	List of Tables	List of Figures	No. of Appendices
	1	1	22	1	1	-

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				<i>A. Gaughran</i>		

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1 INTRODUCTION

1.1 BACKGROUND

This report comprises information in support of screening for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2010; and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011) of the Local Area Plan (LAP) for Kildare 2012-2018.

1.2 KILDARE TOWN LOCAL AREA PLAN

The Kildare Town Local Area Plan 2012-2018 has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 as amended. It sets out an overall strategy for the proper planning and sustainable development of Kildare town in the context of the Kildare County Development Plan 2011-2017 and the Regional Planning Guidelines of the Greater Dublin Area 2010-2022. It is also informed by Ministerial Guidelines published pursuant to Section 28 of the Planning and Development Act 2000 as amended together with EU requirements regarding Strategic Environmental Assessment and Appropriate Assessment. This Plan once adopted will replace the existing Kildare Town Local Area Plan 2002.

The Kildare County Development Plan (CDP) 2011-2017 sets out the overall strategy for the proper planning and sustainable development of the county over a six year period. The Plan has a critical role to play in ensuring that the needs of future population growth are planned for. The CDP settlement strategy has been informed by the Regional Planning Guidelines (RPGs) and the environmental sensitivities of the county. It is based on building strong urban centres while protecting the rural hinterlands. It aims to achieve critical mass in the Metropolitan urban areas (Maynooth, Leixlip, Celbridge, Kilcock) and at key towns and villages in the Hinterland (Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen). The plan promotes significant new economic development within the defined metropolitan and hinterland towns mentioned above. The plan also emphasises the need to protect the built heritage, unique landscape, natural heritage and biodiversity of the county for their intrinsic value and as a resource for the tourist economy of the future.

The designation of Kildare town as a *Moderate Sustainable Growth Town* is reinforced in the CDP settlement strategy with the town being targeted for consolidated growth. By consolidating development the town will develop in a self-sufficient manner, reducing commuting levels and ensuring sustainable levels of population and economic growth, while providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas.

1.3 LEGISLATIVE CONTEXT

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as "The Habitats Directive", provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC).

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment (AA):

Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

Article 6(4) states:

If, in spite of a negative assessment of the implications for the [Natura 2000] site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

1.4 STAGES OF THE APPROPRIATE ASSESSMENT

Both EU and national guidance exists in relation to Member States fulfilling their requirements under the EU Habitats Directive, with particular reference to Article 6(3) and 6(4) of that Directive. The methodology followed in relation to this AA screening has had regard to the following guidance:

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of Environment, Heritage and Local Government. <http://www.npws.ie>
- Managing Natura 2000 Sites: the provisions of Article 6 of the Habitats Directive 92/43/EEC, referred to as MN2000, European Commission 2000; <http://ec.europa.eu>
- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, referred to as the "EC Article 6 Guidance Document (EC2000); <http://ec.europa.eu>
- Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC – Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interest, compensatory measures, overall coherence, opinion of the commission. <http://ec.europa.eu>

In complying with the obligations under Article 6(3) and following the EC2000 and MN2000 Guidelines, this AA has been structured as a stage by stage approach as follows:

1) Screening stage

- Description of the plan;
- Identification of Natura 2000 sites potentially affected;
- Identification and description of individual and cumulative impacts likely to result;
- Assessment of the significance of the impacts identified above on site integrity;

- Exclusion of sites where it can be objectively concluded that there will be no significant effects;
and
- Screening conclusion.

2 SCREENING

2.1 DESCRIPTION OF PLAN

The overarching policies and objectives of the Kildare County Development Plan (CDP) will apply to development within the LAP boundary, including the development management standards set out in Chapter 19 of the CDP. The LAP identifies specific policies and objectives applicable to Kildare town in order to facilitate land use in a manner that will promote proper planning and sustainable development. Key issues comprise housing provision, economic development, retail and tourism development, urban design and town centre development, movement and transport, water, drainage and environmental services, community, education and cultural issues, built and natural heritage and biodiversity and recreation, amenity and open space.

The strategy for the future development of Kildare town will focus on the principles established in the Kildare Local Area Plan 2002, the framework provided by the Regional Planning Guidelines and the Kildare County Development Plan 2011-2017. The LAP establishes the framework to guide the development of Kildare town for the next 6 years. The development strategy is set out to be more focused on the sustainable development of the town over the next 15-20 years, thereby framing the policies and objectives set out in the LAP.

It is envisaged that Kildare will plan for consolidated growth rates over the short to medium term, achieving a critical mass, which will support competitiveness, sustainability and create opportunities for local economic development. This growth pattern can also generate economies of scale to justify strategic investment into the town achieving sustainable levels of development through the provision of a range of residential, employment, recreational, cultural, retail and educational facilities appropriate for a town of its size.

This LAP identifies specific policies and objectives applicable to Kildare town in order to facilitate land use in a manner that will promote proper planning and sustainable development. The following is a summary of the objectives of the LAP.

“1) *Compliance with Core Strategy to achieve Sustainable Growth*

To ensure the future development of Kildare town is in accordance with the Core Strategy of the Kildare CDP 2011-2017, the LAP sets out policy in relation to the phasing of lands for residential and employment uses together with the implementation of a detailed monitoring mechanism. A framework is also established for the town’s sustainable growth through the incorporation of policies in relation to density, housing mix, community development and new housing provision.

2) *Economic Development*

The need to build on the potential of Kildare town as a place to do business is paramount. To achieve this, the LAP sets out policies and objectives that build on the towns retail and heritage strengths to create a unique tourism destination while also taking maximum advantage of lands strategically located to provide for future new employment hubs.

3) *Retail*

The potential of Kildare town to operate as a national tourist and retailing destination is advocated by combining and marketing the town and environs as a unique heritage, retail and tourism offer. Reflecting this, the LAP sets out policies and objectives that reinforce the heart of the town, in tandem with the lands designated for town centre expansion to the south west of the town centre, as a key location for new retail development. The protection of built heritage and the integration and linkage of new retail developments with the existing urban form/layout are key objectives.

4) *Urban Design & Town Centre Development*

The importance of Kildare's townscape qualities which are derived from its historic urban structure are noted throughout the LAP. In this regard a detailed urban design analysis of the existing townscape is set out together with policies and objectives specific to the future development of the town. The LAP encourages the regeneration and conservation of the town centre by using best practice urban design principles and requiring detailed design considerations.

5) *Design Briefs*

The regeneration of strategic sites within the town are advocated and comprise; (1) The South Western Expansion site and (2) The Regeneration of Magee Barracks. These design briefs have been prepared to assist in the planning process by setting out broad design parameters for the future development of these sites.

6) *Movement & Transport*

The improvement of transportation infrastructure in Kildare is a key element of the sustainable development of the town. Policies and objectives are outlined to promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel. The LAP also sets specific policies for local improvements in and around the town centre and objectives to secure routes for long term roads infrastructure.

7) *Water, Drainage & Environmental Services*

The adequacy of water, drainage and environmental services in the future development of the town is necessary to facilitate sustainable development. These key issues are addressed in various policies and objectives to provide for sufficient water, waste water and water drainage infrastructure to service the predicted requirements for future development of the town over the plan period. Relevant legislative requirements in relation to environmental requirements are set out including policies and objectives relating to flood risk requirements.

8) *Energy & Communications*

The development of a more sustainable approach to energy use, power generation and energy efficiency in all sectors is vital to reducing local greenhouse gas emissions. This includes focusing on renewable, energy generation and improving energy efficiency.

9) *Educational, Community & Cultural*

The provision of education and community facilities to support the projected population levels of Kildare town are recognised. In this regard the need for an additional primary school, the improvement of local community facilities and sports facilities together with the need to encourage the shared use of existing facilities is advocated. The LAP supports the Area Implementation Team (AIT) in the promotion of community facilities in the town including the development of the Youth Hub and other cultural facilities including a county museum in Magee Barracks.

10) *Architectural & Archaeological Heritage*

The protection and enhancement of Kildare town's significant and unique built heritage is one of the core objectives of this LAP. This LAP has been informed by the findings and recommendations set out in the 'Kildare Town Historic Landscape Characterisation' (HLC), 2011 incorporating policies and objectives which seek to protect, preserve and enhance the town's archaeology, built heritage and townscape.

11) *Natural Heritage & Biodiversity*

The importance of green infrastructure is recognised in the LAP and is based on detailed habitat mapping of the area. The LAP maps and describes the different green infrastructure identified in Kildare town including relevant policies for its protection and enhancement. While there are no designated natural heritage sites within the LAP boundary, policies and objective requiring the protection of two designated Special Areas of Conservation (SACs), located within 8 km of the town,

are set out. Policies are also set out to ensure the protection of the Curragh Natural Heritage Area (NHA) from any development that would adversely affect its conservation and amenity value.

12) Recreation, Amenity & Open Space

The LAP recognises the absence of a dedicated town park in the town by identifying the requirement for neighbourhood parks within both the Magee Barracks regeneration site and within the expansion of the town centre to the south west. A series of local routes are identified for recreation and tourism use and to increase permeability within and around the town. Policies requiring the protection of existing open space and the Green belt lands adjacent to the Curragh also set out”.

2.2 EXISTING ENVIRONMENT AT THE LAP LANDS

2.2.1 Water Quality

Kildare town lies within the South Eastern River Basin District and a River Basin Management Plan (RBMP) 2009-2015 and Programme of Measures (POM) has been prepared in accordance with the Water Framework Directive. The Kildare Town LAP area is located within the Barrow Main Water Management Unit. The Tully River waterbody extends from Kildare town and joins the River Barrow north of Athy. The overall status of the Tully River is bad and water quality must be restored to "good status" by 2021 in line with the SERBMP and POM. The River Barrow has a biological water quality rating ranging from Q4 to Q3-4 as it traverses County Kildare and this is seen as being of good to moderate status. Under the Water Framework Directive the river is defined as "at risk" of not achieving good status. Monitoring by the Council and other agencies of all water sources is carried out for the purpose of implementing the Water Framework Directive. It is a policy of the Council to ensure that the EU Water Framework Directive is implemented. Further, it is a policy of the Council to ensure that the specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures are implemented.

The River Barrow forms part of the River Barrow and River Nore Special Area of Conservation (SAC) (Site code 002162), and the Council is committed to protecting and enhancing this river. All proposed development within and adjoining the Kildare area will be screened for Appropriate Assessment of its potential to impact on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive.

2.2.2 Water Supply

The water supply for the town is primarily supplied from the Ballymore Eustace Regional Water Supply. The combined historical impacts of increased population and associated industrial / commercial development has resulted in water demands within the county increasing by over 50% between 2003 and 2009 from 50,000 cubic metres per day to 80,000 cubic metres per day (17.6 million gallons). The following are key water supply projects underway in order to facilitate the future development of the county (dates subject to change):

- Barrow Abstraction Scheme Water (Q2, 2013): average production 31 mega/litres per day; and
- Ballymore Eustace Water Treatment Plant Upgrade (Q3, 2013): average production 312 mega/litres per day.

Kildare town is also served by local well-fields, which supplement the regional supply ensuring that water supply for the town is sufficient to meet present and future projected demands. Kildare County Council is currently preparing a regional water mains rehabilitation programme to identify and address water leakage rates in the county.

The level of growth in Kildare town will be managed in line with the ability of local services to cater for future growth. No development shall be permitted to proceed if the local services are insufficient to cater for the development. All proposed development within and adjoining the Kildare area will be screened for Appropriate Assessment of its potential to impact on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive.

2.2.3 Wastewater Facilities

The original Kildare Town Sewerage Treatment Plant was constructed in the mid 1930s. The current plant provides tertiary treatment and has a capacity of 9,700PE, but is overloaded. Under the Water Services Investment Programme 2010-2012, the Design Build Operate Contract to upgrade the Waste Water Treatment Works (WWTP) to a capacity of 28,000PE commenced in November 2010 and is ongoing. The WWTP is scheduled to be upgraded to 14,000PE in Q2 2012 and 28,000PE in Q4 2012. The new WWTP will discharge treated effluent to the River Barrow. Kildare County Council applied for an EPA Waste Water Discharge Licence for the Kildare WWTP in September 2008. The waste water treatment plant upgrade is being carried out in accordance with the Waste Water Discharge (Authorisation) Regulations 2007, S.I. No. 684 of 2007.

2.2.4 Flood Protection and Groundwater Protection

Kildare is situated in the The Curragh groundwater waterbody. The overall status of this waterbody is "Poor" and must be restored by 2015 in line with SERBMP and POM. The north-west of Kildare is situated on a locally important aquifer, while the south east of Kildare town is situated on a regionally important aquifer, with groundwater vulnerability in the area classified as High. The Geological Survey of Ireland has completed a Groundwater Protection Scheme for County Kildare. The overall aim of the groundwater protection scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme is not intended to have any statutory authority, but provides a framework for decision-making and guidelines for the Council in carrying out its functions.

Disposal of surface water drainage from Kildare town is constrained. In general, the existing surface water drainage system is a combination of soakaways, combined sewers and connections to the carrier pipe serving the M7 Kildare Town By-pass.

The Council is committed to protecting and enhancing groundwater around Kildare town, and have specific policies which include: to ensure that all proposed developments comply with the Greater Dublin Regional Code of Practice for Drainage Works and Sustainable Urban Drainage Systems (SUDS) in the design of surface water drainage; to ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration; to require surface water runoff to pass through an oil/ petrol / silt interceptor prior to discharging to groundwater, existing sewers or surface water; and to maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by implementing the Programme of Measures contained in the South Eastern River Basin District (SERBD) River Basin Management Plan 2009-2015.

The Council will also implement all relevant Surface Water legislation including 'Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No 272 of 2009).

2.3 BRIEF DESCRIPTION OF THE NATURA 2000 SITES

This section of the screening process describes the Natura 2000 sites within a 15km radius of the LAP area. A 15km buffer zone has been chosen as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process. This is in line with, *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, produced by the Department of the Environment, Heritage and Local Government.

Table 2.1 lists the SACs that are within 15km of the LAP area. **Figure 2.1** shows their locations in relation to Kildare town LAP area.

The integrity of a Natura 2000 site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC. The qualifying features for each site have been obtained through a review of the Conservation Objectives available from the NPWS.

Table 2.1: SACs within 15km of the draft Kildare LAP

Site Code	Site Name	Qualifying Habitats	Qualifying Species
002162	River Barrow and River Nore SAC	Estuaries [1130]; Mudflats and sandflats not covered by seawater at low tide [1140]; <i>Salicornia</i> and other annuals colonizing mud and sand [1310]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]; Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation [3260]; European dry heaths [4030]; Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]; Petrifying springs and tufa formation (<i>Cratoneurion</i>) [7220]; Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles [91A0]; and Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> [91E0].	Desmoulin's Whorl Snail [1016]; Freshwater Pearl Mussel [1029]; White-clawed Crayfish [1092]; Sea Lamprey [1095]; River Lamprey [1099]; Brook Lamprey [1096]; Twaite Shad [1103]; Atlantic Salmon [1106]; Otter [1355]; Killarney Fern [1421]; and Nore Freshwater Pearl Mussel [1990].
000396	Pollardstown Fen SAC	Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davalliance</i> [7210]; Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]; and Alkine fens [7230].	Greyer's Whorl Snail [1013]; Narrow-mouthed Whorl Snail [1014]; and Desmoulin's Whorl Snail [1016].
002331	Mouds Bog SAC	Active raised bogs [7110]; Degraded raised bogs still capable of natural regeneration [7120]; and Depressions on peat substrates of the <i>Rhynchosporion</i> [7150].	-
001387	Ballynafagh Lake SAC	Alkaline fens [7230].	Desmoulin's Whorl Snail [1016]; and Marsh Fritillary [1065].
000391	Ballynafagh Bog SAC	Active raised bogs [7110]; Degraded raised bogs still capable of natural regeneration [7120]; and	-

		Depressions on peat substrates of the <i>Rhynchosporion</i> [7150].	
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2.4 ASSESSMENT CRITERIA

2.4.1 Direct, Indirect or Secondary Impacts

As shown in **Tables 2.1** there are three SACs within 15km of the LAP lands. In addition there are two SACs just outside of the 15km radius. The Council is committed to protecting and enhancing the conservation status of these five SACs and have specific policies relating to their protection and maintenance, as appropriate.

All five SACs are water dependent ecosystems, and therefore, any changes to the groundwater regime or surface water quality as a result of the LAP could have adverse effects on the habitats and species for which the River Barrow and River Nore SAC, Pollardstown Fen SAC, Mouds Bog SAC, Ballynafagh Lake SAC and Ballynafagh Bog SAC are designated. Again, the Council have specific policies relating to the protection and maintenance of both the groundwater regime and surface water quality as a result of the LAP.

River Barrow and River Nore SAC

The new WWTP will discharge treated effluent to the River Barrow. The WWTP upgrade is being carried out in accordance with the Waste Water Discharge (Authorisation) Regulations 2007, S.I. No. 684 of 2007. Kildare County Council applied for an EPA Waste Water Discharge Licence for the Kildare WWTP in September 2008. In order for the EPA to issue a Waste Water Discharge Licence, the Council had to prove that the discharge would not impact on the receiving watercourse, therefore, the discharge of treated effluent to the River Barrow will not impact on the River Barrow or the species and habitats for which the river is designated.

The Tully River extends from Kildare town and joins the River Barrow north of Athy. The overall status of the Tully River is bad and water quality must be restored to "good status" by 2021 under the Water Framework Directive. The Council is committed to protecting and enhancing this river and the Kildare LAP includes policies and objectives for the protection and improvement of the Tully River and its water quality. New development will not be permitted within a minimum of 15m from either side of the watercourse measured from the top of the river bank. A minimum buffer zone of 15m of vegetation shall be retained along all river banks to mitigate against pollution risks and maintain habitats.

It is a policy of the Council to ensure that the EU Water Framework Directive is implemented. Further, it is a policy of the Council to ensure that the specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures are implemented.

The River Barrow forms part of the River Barrow and River Nore Special Area of Conservation (SAC) (Site code 002162), and the Council is committed to protecting and enhancing this river. Any development proposal within the vicinity of or potentially having an effect on a designated site (e.g. the Tully River, which discharges to the River Barrow and River Nore SAC) will be subject to an Appropriate Assessment screening under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS).

Such policies and measures would ensure that the developments within this LAP will not impact on the Tully River or the River Barrow and River Nore SAC to which it discharges.

Pollardstown Fen SAC

Pollardstown Fen SAC is located approximately 2.3km to the northeast of the LAP boundary. The proposed development within the LAP boundary will be focused towards the town centre (e.g. Re-use of Magee Barracks) and to the south west of the town centre.

Pollardstown Fen SAC is a ground water dependent ecosystem, and therefore, any changes to the groundwater regime as a result of the LAP could have adverse effects on the habitats and species for which the SAC is designed.

The Council is committed to protecting and enhancing the groundwater around Kildare town, and have specific policies to ensure the protection of groundwater against pollution and deterioration. Such policies and measures would ensure that all proposed developments within this LAP will not impact on the groundwater regime. Therefore, any potential development in Kildare is unlikely to impact on the groundwater regime of Pollardstown Fen SAC and will not impact on the integrity of the SAC or the habitats and species for which it is designated.

Mouds Bog SAC

Mouds Bog SAC is located approximately 4.3km to the northeast of the LAP boundary. Mouds Bog SAC is a ground water dependent ecosystem, and therefore, any changes to the groundwater regime as a result of the LAP could have adverse effects on the habitats and species for which the SAC is designed.

Given the elevation of the Mouds Bog SAC in the surrounding landscape relative to Kildare, it is anticipated that groundwater within the LAP boundary drains towards the River Liffey and is not connected to the groundwater of Mouds Bog SAC, which is also likely to drain to the River Liffey further north. The Council is committed to protecting and enhancing groundwater around Kildare town, and have specific policies to ensure the protection of groundwater against pollution and deterioration. Any potential development in Kildare is unlikely to impact on the groundwater regime of Mouds Bog SAC and will not impact on the integrity of the SAC or the habitats for which it is designated.

Ballynafagh Lake SAC

Ballynafagh Lake SAC is located approximately 13.5km to the northeast of the LAP boundary. There is no connecting surface waters between the LAP boundary and Ballynafagh Lake SAC. Therefore, any potential development within the LAP lands is unlikely to impact on the integrity of Ballynafagh Lake SAC or the habitats for which it is designated.

Ballynafagh Bog SAC

Ballynafagh Bog SAC is located approximately 14.4km to the northeast of the LAP boundary. Given the elevation of Ballynafagh Bog SAC in the surrounding landscape relative to Kildare, it is anticipated that the groundwater within the LAP boundary drains towards the south and is not connected to the groundwater of Ballynafagh Bog SAC. The Council is committed to protecting and enhancing groundwater around Kildare town, and have specific policies to ensure the protection of groundwater against pollution and deterioration. Therefore, any potential development within the LAP lands is unlikely to impact on the integrity of Ballynafagh Bog SAC or the habitats for which it is designated.

2.4.2 Cumulative and in Combination Impacts

This step aims to identify at this early stage any possible significant in-combination or cumulative effects/impacts of the proposed LAP with other such plans and projects on the five Natura 2000 sites. Other plans and projects specific to the five relevant Natura 2000 sites are the following:

- Kildare County Development Plan 2011-2017;

- Greater Dublin Area Regional Planning Guidelines 2010;
- National Spatial Strategy;
- South Eastern RBD Management Plan;
- Water Services Investment Programme;
- IPPC Programme;
- Local Authority Discharge;
- Groundwater Pollution Reduction Programmes;
- Surface Water Pollution Reduction Programmes;
- Catchment Flood Risk Assessment and Management Study; and
- Catchment Flood Risk Management Plans.

No other pathway has been identified by which any of the plans and projects identified could have a significant 'in combination' effect on any of the five Natura 2000 sites identified. In fact, the in combination effect of the above water related plans and programmes would have positive effects on water quality resulting in positive indirect impacts on the River Barrow and River Nore SAC.

2.4.3 Likely Changes to the Site

The likely changes that could arise from the implementation of the LAP have been examined in the context of a number of factors that could potentially affect the integrity of the identified Natura 2000 sites. It has been determined that no Natura 2000 sites will be potentially impacted as a result of the LAP. **Table 2.2** shows the Likely Changes to Natura 2000 Sites as a result of the STP.

Table 2.2: Likely Changes to Natura 2000 Sites

Site Name	Reduction of Habitat Area	Disturbance to Key Species	Habitat or Species Fragmentation	Reduction in Species Density	Changes in Key Indicators of Conservation Value (Water Quality Etc.)	Climate Change
River Barrow and River Nore SAC	None	None	None	None	None	N/A
Pollardstown Fen SAC	None	None	None	None	None	N/A
Mouds Bog SAC	None	N/A	None	None	None	N/A
Ballynafagh Lake SAC	None	None	None	None	None	N/A
Ballynafagh Bog SAC	None	N/A	None	None	None	N/A

2.4.4 Elements of the Plan Where the Impacts are Likely to be Significant

The development of these lands could potentially yield additional residential units within Kildare town, which may cause additional load on waste water treatment systems, water supply, surface water run off, etc. However, the level of growth in Kildare will be managed in line with the ability of local services to cater for future growth. No development shall be permitted to proceed if the local services are not

sufficient to cater for the development. Therefore, it is envisaged that no elements of the LAP are likely to cause significant impacts on Natura 2000 sites.

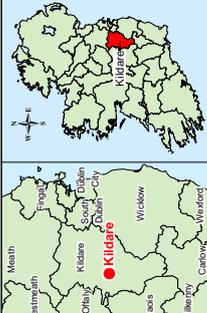
In addition, the Council will have regard to its responsibilities in relation to the requirements of the Habitats Directive, and any development proposal within the vicinity of or potentially having an effect on the designated site will be subject to an Appropriate Assessment under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS).

Legend

- Special Areas of Conservation (SACs)
- Main River
- Small River/Stream
- Grand Canal
- Kildare
- Buffer (15km)

Data Source: Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) were downloaded from National Parks and Wildlife Service (NPWS) website. Data was last updated 17/08/2011.

Rivers data was downloaded from Environmental Protection Agency (EPA).





Kildare County Council

Project Appropriate Assessment of Kildare Small Town Plan

Title Natura 2000 Designated Areas

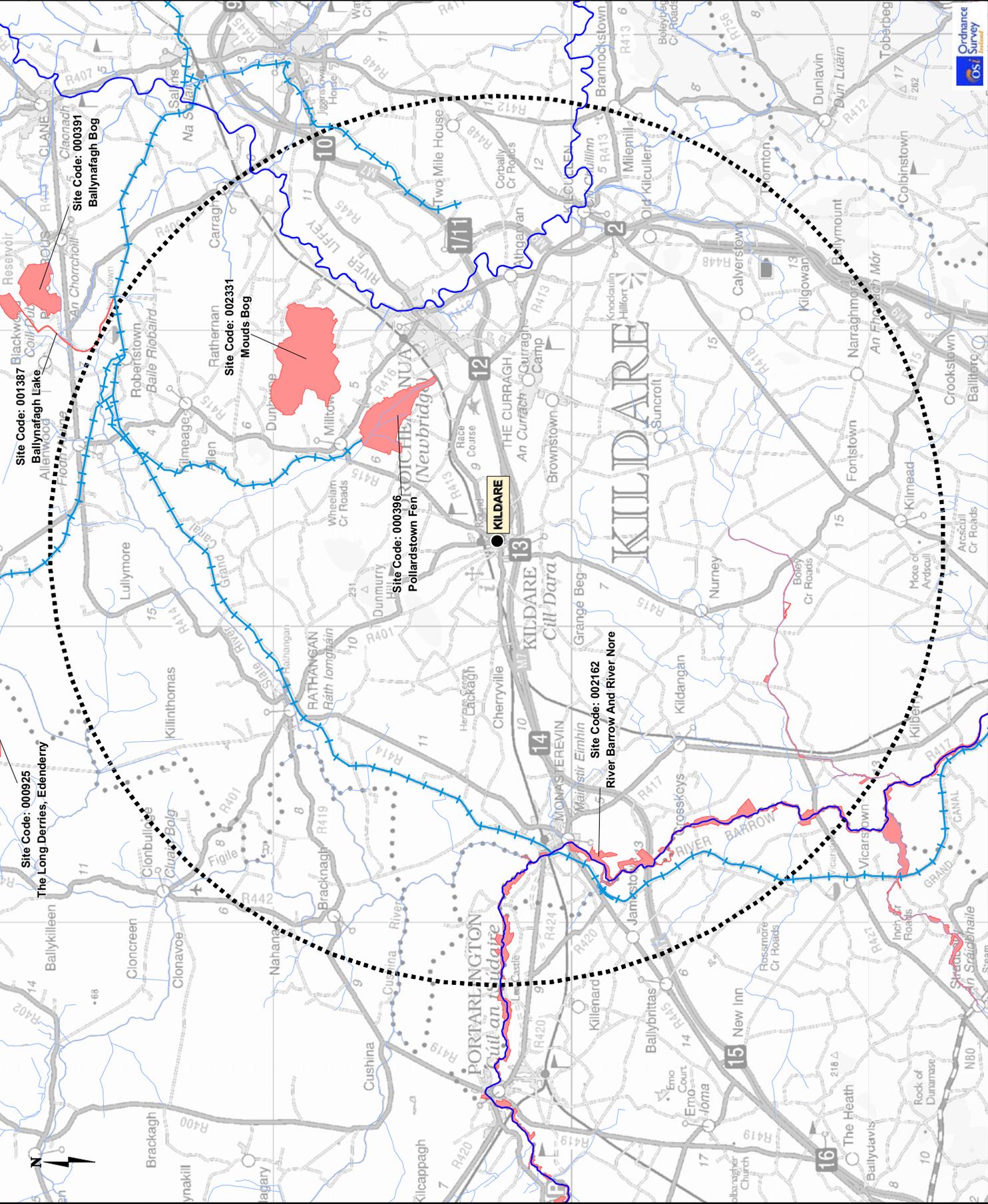
Figure 2.1

Issue Details

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Notes

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3 SCREENING CONCLUSION AND STATEMENT

The likely impacts that will arise from the LAP have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network. None of the sites within 15km of the LAP area will be adversely affected. A Finding of No Significant Effects Matrix has been completed and is presented in Section 4 of this Screening Statement.

On the basis of the findings of this Screening for Appropriate Assessment of Natura 2000 sites, it is concluded that the proposed LAP will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

4 FINDING OF NO SIGNIFICANT EFFECTS REPORT MATRIX

Name of project or plan	draft Kildare Local Area Plan
Name and location of Natura 2000 site	River Barrow and River Nore SAC; Mouds Bog SAC; Pollardstown Fen SAC; Ballynafagh Bog SAC; AND Ballynafagh Lake SAC.
Description of the project or plan	<p>The overarching policies and objectives of the Kildare County Development Plan (CDP) will also apply to development within the LAP boundary, including the development management standards set out in chapter 19. The LAP identifies specific policies and objectives applicable to Kildare town in order to facilitate land use in a manner that will promote proper planning and sustainable development. Key issues comprise housing provision, economic development, retail and tourism development, urban design and town centre development, movement and transport, water, drainage and environmental services, community, education and cultural issues, built and natural heritage and biodiversity and recreation, amenity and open space.</p> <p>Development Strategy</p> <p>The strategy for the future development of Kildare will focus on the principles established in the Kildare Development Plan 2002, the framework provided by the Regional Planning Guidelines and the Kildare County Development Plan 2011-2017. The LAP establishes the framework to guide the development of Kildare for the next 6 years. The development strategy is set out to be more focused on the sustainable development of the town over the next 15-20 years, thereby framing the policies and objectives set out in the LAP.</p> <p>It is envisaged that Kildare will plan for consolidated growth rates over the short to medium term, achieving a critical mass, which will support competitiveness, sustainability and create opportunities for local economic development. This growth pattern can also generate economies of scale to justify strategic investment into the town achieving sustainable levels of development through the provision of a range of residential, employment, recreational, cultural, retail and educational facilities appropriate for a town of its size.</p> <p>The strategic objectives for Kildare include:</p> <p>(1) The Re-use of Magee Barracks.</p>

	<p>The recently closed Magee military barracks represent a significant opportunity for the redevelopment of a strategic brownfield site in the immediate vicinity of the town centre. The LAP will allow for two alternative development options for this site. The first option allows for the development of a new quarter within the town through the provision of a campus style development with strategic educational, cultural, tourism and heritage uses. A detailed master plan for the site will be required to ensure the efficient and sustainable development of these lands in a manner which integrates with and enhances, rather than competes with, the existing town centre.</p> <p>The second option allows for the phased development of a new vibrant community quarter in the heart of Kildare town, which provides a mix of neighbourhood and community uses, high quality public realm and opens spaces, reflecting both the military history of the site and the existing urban fabric of the town. Developing this site as a new community quarter can contribute immensely to the attractiveness of the town centre as a whole as well as potentially linking the residential area to the east of the town back into the town centre.</p> <p>(2) Enhancing the Historic Town Centre for the benefit of the town.</p> <p>The cultural heritage of Kildare town is rich and varied, representing major periods from Irish history. By building on and promoting the towns unique heritage, Kildare can realise its full potential as a heritage town and major tourism destination. In hand with this, by enhancing and promoting a distinctive retail experience unique to the town, increased levels of footfall can boost its vibrancy and vitality along with the associated economic benefits. Key to this will be creation of strong physical linkages between existing retailing areas, key tourism sites and the town centre over the longer term. The LAP will promote policies and objectives in a coordinated manner which aims to achieve this goal. Key objective include, the strategic extension to the town centre, improving and promoting key routes that provide good connectivity within and around the town, protecting and enhancing the towns unique architectural and archaeological heritage and promoting the development of a unique retailing experience within the town.</p> <p>(3) Planning for Town Centre Expansion.</p> <p>The town centre expansion lands to the southwest of the town centre present an opportunity to create a new and vibrant urban expansion area that connects the Kildare Retail Outlet and Tesco supermarket back to the historic core. The design of this area will be centred on a</p>
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	<p>well designed public realm that integrates a mix of new buildings and uses which are respectful of the towns existing fabric. A careful balance between retail, commercial and residential development must be achieved here which seek to establish a distinct new area that connects to and enhances the historic town centre. New building form needs to respect the existing urban form and character of the town while establishing a new attractive and well designed identity for this part of the town. Establishing an urban centre for this expansion area and protecting key views into the town are additional design challenges.</p> <p>(4) Enhance linkages to Kildare's National Tourism Hub.</p> <p>Kildare Town has a significant tourism offer centred around its historic urban fabric. Kildare Town Heritage Centre is housed in the former market house in market square and provides a multi-media tourism venue, with Failte tourist office and shop. Additional to this is the hub of tourist sites located to the south of the M7 including the National Stud Farm, the Japanese Gardens and St. Brigids Well. This tourist hub is of national importance. Further a field, the Curragh Racecourse and various golf courses are also major attractions to Kildare. The Curragh Plains offers significant potential in terms of amenity value.</p> <p>(5) Development of high-density employment areas.</p> <p>Two distinct employment zones are proposed which seek to provide for office and industry based clusters. The first of these is an office park located to the west of the town centre on the Monasterevin Road. This park would be well positioned in terms of access to the motorway, Kildare railway station, the town centre and surrounding residential areas. Modus Media would be included within the catchment of this office park. An overall development strategy is required which sets out a design strategy for the phased development of an office campus with a strong emphasis on soft landscaping.</p> <p>The second employment zone provides for industrial development to the south of the M7 interchange where a large development of residential and industrial related uses have already been granted planning permission. Notwithstanding this planning permission, any subsequent proposals for development at this location will seek to provide for campus type industrial development, once again placing a strong emphasis on soft landscaping.</p> <p>It is recommended that industry and warehousing zoned land at Whitesland West, Knockshough Glebe and Newtown Cross Road, due to their</p>
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	<p>remote location, are developed at a low density with differentiated uses and building typologies.</p> <p>(6) Phasing Lands.</p> <p>Prioritising key development while also setting a clear vision for the longer term development of the town. Ensuring adequate recreational and community facilities are provided in tandem with population growth.</p> <p>(7) Transportation & Linkages.</p> <p>An urban structure is proposed which draws on existing roads, cycle track and footpath objectives contained within the town, whilst providing for the integration of the aforementioned strategic objectives into an overall urban structure of connected vehicular, cycle and pedestrian routes. Central to this urban structure is the identification of key routes around the town which provide connectivity for all users. The proposed urban structure for Kildare Town seeks to:</p> <ul style="list-style-type: none"> (i) Maintain the principal spine routes serving the town; (ii) Provide for an outer relief road connecting the Rathbride Road (R415) and the Rathangan Road (R401) to the Monasterevin Road; (iii) Develop the Green Road, Dunmurry Road, Rathbride Road and Melitta Road as radial routes connecting residential neighbourhoods to the town centre; (iv) Develop distributor roads (including cycle routes and continuous footpaths) connecting proposed neighbourhoods to primary radial routes, proposed primary and post primary school sites and ultimately forming an orbital route connecting the Dublin Road and the Monasterevin Road; (v) Develop a new street connection between the Dublin Road, the Tully Road and Grey Abbey Road; (vi) Establish new streets connecting the Kildare Retail Outlet to the Monasterevin Road and St. Brigid's Square; (vii) Develop an avenue at Magee Barracks connecting the proposed neighbourhood centre to the Dublin Road; (viii) Provide for connections between Magee Barracks and Melitta Road, Ruanbeg and Coolaghknock; (ix) Restrict the number of access points from proposed office and industrial parks onto the local road network; and (x) Investigate the potential of re-establishing
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	<p>the connection between the National Stud and the Dublin Road in consultation with the Irish National Stud and the National Roads Authority.</p> <p>(8) New Gateway entrance.</p> <p>Since the opening of the M7 motorway bypassing the town to the south, the interchange located to the south west of the town forms the principal entrance to the town. This area lacks the character and identity to reflect the principal entrance into the town. The LAP sets out an objective to create a new gateway entrance into the town that reflects the new importance of the area and the character of the town.</p>
Is the project or plan directly connected with or necessary to the management of the site (provide details)?	No
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	No
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.	The proposed development is not likely to affect Natura 2000 sites.
Explain why these effects are not considered significant.	<p>All 5 SACs are water dependent ecosystems, and therefore, any changes to the groundwater regime or surface water quality as a result of the LAP could have adverse effects on the habitats and species for which the River Barrow and River Nore SAC, Pollardstown Fen SAC, Mouds Bog SAC, Ballynafagh Lake SAC and Ballynafagh Bog SAC are designated. Again, the Council have specific policies relating to the protection and maintenance of both the groundwater regime and surface water quality as a result of the LAP.</p> <p>River Barrow and River Nore SAC</p> <p>The new WWTP will discharge treated effluent to the River Barrow. The WWTP upgrade is being carried out in accordance with the Waste Water Discharge (Authorisation) Regulations 2007, S.I. No. 684 of 2007. Kildare County Council applied for an EPA Waste Water Discharge Licence for the Kildare WWTP in September 2008. In order for the EPA to issue a Waste Water Discharge Licence, the Council had to prove that the discharge would not impact on the receiving watercourse, therefore, the discharge of treated effluent to the River Barrow will not impact on the River Barrow or the species and habitats for which the river is designated.</p> <p>The Tully River extends from Kildare town and joins the River Barrow north of Athy. The overall status of the Tully River is bad and water quality must be restored to "good status" by 2021 under the Water Framework Directive. The Council is</p>

	<p>committed to protecting and enhancing this river and the Kildare LAP includes policies and objectives for the protection and improvement of the Tully River and its water quality. New development will not be permitted within a minimum of 10-15m from either side of the watercourse measured from the top of the river bank. A minimum buffer zone of 10-15m of vegetation shall be retained along all river banks to mitigate against pollution risks and maintain habitats.</p> <p>It is a policy of the Council to ensure that the EU Water Framework Directive is implemented. Further, it is a policy of the Council to ensure that the specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures are implemented.</p> <p>The River Barrow forms part of the River Barrow and River Nore Special Area of Conservation (SAC) (Site code 002162), and the Council is committed to protecting and enhancing this river. Any development proposal within the vicinity of or potentially having an effect on a designated site (e.g. the Tully River, which discharges to the River Barrow and River Nore SAC) will be subject to an Appropriate Assessment screening under the Habitats Directive in consultation with the National Parks and Wildlife Service (NPWS).</p> <p>Such policies and measures would ensure that the developments within this LAP will not impact on the Tully River or the River Barrow and River Nore SAC to which it discharges.</p> <p>Pollardstown Fen SAC</p> <p>Pollardstown Fen SAC is located approximately 2.3km to the northeast of the LAP boundary. The proposed development within the LAP boundary will be focused towards the town centre (e.g. Re-use of Magee Barracks) and to the south west of the town centre.</p> <p>Pollardstown Fen SAC is a ground water dependent ecosystem, and therefore, any changes to the groundwater regime as a result of the LAP could have adverse effects on the habitats and species for which the SAC is designed.</p> <p>The Council is committed to protecting and enhancing the groundwater around Kildare town, and have specific policies to ensure the protection of groundwater against pollution and deterioration. Such policies and measures would ensure that all proposed developments within this LAP will not impact on the groundwater regime. Therefore, any potential development in Kildare is unlikely to impact on the groundwater regime of Pollardstown Fen SAC and will not impact on the</p>
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	<p>integrity of the SAC or the habitats and species for which it is designated.</p> <p>Mouds Bog SAC</p> <p>Mouds Bog SAC is located approximately 4.3km to the northeast of the LAP boundary. Mouds Bog SAC is a ground water dependent ecosystem, and therefore, any changes to the groundwater regime as a result of the LAP could have adverse effects on the habitats and species for which the SAC is designed.</p> <p>Given the elevation of the Mouds Bog SAC in the surrounding landscape relative to Kildare, it is anticipated that groundwater within the LAP boundary drains towards the River Liffey and is not connected to the groundwater of Mouds Bog SAC, which is also likely to drain to the River Liffey further north. The Council is committed to protecting and enhancing groundwater around Kildare town, and have specific policies to ensure the protection of groundwater against pollution and deterioration. Any potential development in Kildare is unlikely to impact on the groundwater regime of Mouds Bog SAC and will not impact on the integrity of the SAC or the habitats for which it is designated.</p> <p>Ballynafagh Lake SAC</p> <p>Ballynafagh Lake SAC is located approximately 13.5km to the northeast of the LAP boundary. There is no connecting surface waters between the LAP boundary and Ballynafagh Lake SAC. Therefore, any potential development within the LAP lands is unlikely to impact on the integrity of Ballynafagh Lake SAC or the habitats for which it is designated.</p> <p>Ballynafagh Bog SAC</p> <p>Ballynafagh Bog SAC is located approximately 14.4km to the northeast of the LAP boundary. Given the elevation of Ballynafagh Bog SAC in the surrounding landscape relative to Kildare, it is anticipated that the groundwater within the LAP boundary drains towards the south and is not connected to the groundwater of Ballynafagh Bog SAC. The Council is committed to protecting and enhancing groundwater around Kildare town, and have specific policies to ensure the protection of groundwater against pollution and deterioration. Therefore, any potential development within the LAP lands is unlikely to impact on the integrity of Ballynafagh Bog SAC or the habitats for which it is designated.</p>
List of agencies consulted: provide contact name and telephone or e-mail address.	N/A
Response to consultation.	N/A
Data Collected to Carry Out the Assessment	

Who carried out the assessment?	RPS
Sources of data	NPWS database Information from Kildare Water Services
Level of assessment completed	Desktop
Where can the full results of the assessment be accessed and viewed?	Kildare County Council Planning Department
Overall Conclusion	Stage 1 Screening indicates that the proposed LAP will not have a significant negative impact on the Natura 2000 network. Therefore, a Stage 2 'Appropriate Assessment' under Article 6(3) of the Habitats Directive 92/43/EEC is not required.

Appendix B

Scoping Responses



Ms Mary Foley
Administrative Officer
Planning Department
Kildare County Council
Áras Chill Dara
Co. Kildare

13th October 2011

Our Ref: SCP110905.1

Re: Proposed Kildare Town LAP

Dear Ms. Foley,

I refer to and acknowledge the correspondence, as received from your consultants (RPS), dated 22nd September, in relation to the Strategic Environmental Assessment Scoping for the Proposed Kildare Town LAP 2012-2018, hereafter referred to as “the Plan”.

Please find enclosed the EPA’s initial submission, which consists of an SEA Scoping Guidance Document and SEA Pack, to assist you in undertaking an environmental assessment as per the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) as amended by S.I. No. 201 of 2011.

Further comment will be provided by the Agency upon receipt of the Draft Environmental Report and Plan and associated documents during the next statutory consultation phase of the SEA Process.

Updated SEA Regulations / Circular

Your attention is brought to the new SEA Regulations, which should be referenced and integrated into the Plan and SEA process.

Two amending SEA Regulations were signed into Irish law on 3rd May 2011, amending the original SEA Regulations:

- European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011, (S.I. No. 200 of 2011), amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), and
- Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, (S.I. No. 201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

You are also referred to the recent DoECLG Circular (PSSP 6/2011) issued on the 26th July 2011 to each County/City Manager, Director of Services and Town Clerk in relation to ‘*Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)*’ which should also be referred to and integrated into the Plan.

European Communities (Birds and Natural Habitats) Regulations 2011

You are also referred to the requirements of the recent European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), which should be taken into account in implementing the Plan. These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.

Environmental Authorities

You are reminded of the requirement, where appropriate under the SEA Regulations, and as amended by S.I. No. 201 of 2011, to give notice to the following:

- The Environmental Protection Agency
- The Minister for the Environment, Community & Local Government
- Minister for Agriculture, Marine and Food, and the Minister for Communications Energy and Natural Resources, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs, and
- any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

You are further reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned.

I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours Sincerely,

Cian O'Mahony
Scientific Officer
SEA Section - Environmental Research Centre
Office of Environmental Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork

EPA SEA SCOPING SUBMISSION Kildare Town LAP 2012-2018

SEA Process Guidance

EPA SEA Pack

The EPA 's SEA Pack has been issued as a separate file electronically. This Pack has been compiled by the EPA and is based on our experience to date as a statutory SEA Environmental Authority and on current best practice in the SEA process. The SEA Pack is issued as part of statutory SEA Scoping consultation in relation to the Development Plan, it is a matter for Kildare County Council (the LA) to ensure that the contents of the Pack are taken into account and followed as appropriate during the SEA process.

Up-to-date Environmental Monitoring Data etc.

The current state of the environment should be described using most recent and up-to-date environmental data, information and reports. Where updating of significant environmental data and associated reports become available during the SEA process, where possible, this information should be incorporated into the description of the current state of the environment and where relevant related environmental problems. In addition the current state of drinking water quality and treatment, along with waste water effluent quality and treatment infrastructure, should be described using the most recent and up-to-date data, information and reports.

You are referred in this regard to the full range of Water and Air Quality Reports prepared by the EPA. See www.epa.ie <https://www.epa.ie/downloads/pubs/>

Geographical Information Systems

You are referred to the EPA's web based Environmental Mapping / Geographical Information System (GIS) ENVision, which can be found at:
<http://maps.epa.ie/InternetMapView/MapView.aspx>

The use, and application, of GIS should be considered where possible at the various key stages in the SEA process. GIS could, along with other methodologies, and depending on the availability of relevant spatial data, assist in determining the cumulative vulnerability of various environmental resources within the Plan area. GIS could also demonstrate visually how the Plan might impact on these resources. In undertaking the SEA, all the environmental data and information presented on these GIS based maps should be taken into account.

You are referred to the EPA GISEA Manual, which has recently updated and posted as a Consultation Document on the EPA's SEA WebPage. This document can be downloaded via the following link: <http://www.epa.ie/downloads/consultation/name,25835,en.html>

Appropriate Assessment

You are referred to the requirements of Article 6 of *Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*, the Habitats Directive. Appropriate Assessment, in accordance with the Directive, is required for:

“Any plan or project not directly connected with or necessary to the management of the site (Natura 2000 sites) but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the sites conservation Objectives...”

Kildare County Council should consult with the National Parks and Wildlife Service (NPWS) with regard to screening of the Plan for Appropriate Assessment. Where Appropriate Assessment is required, any findings or recommendations should be incorporated into the SEA Environmental Report and Plan, as appropriate.

In order to determine the requirement for an Appropriate Assessment the following Guidance is referenced.

European Commission, 2000. Managing Natura 2000 Sites – The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC

http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf

European Commission, 2002. Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC

http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_en.pdf

National Parks and Wildlife Service, 2009. Appropriate Assessment of Plans and Projects in Ireland

<http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

National Parks and Wildlife Service, Natura 2000 Screening Protocol – Water Service Plans and Projects

<http://www.npws.ie/en/>

Scoping Meetings/Workshops

As part of the SEA Scoping process, we would suggest that the convening of a Scoping Meeting / Workshop with key staff within the LA (planning, roads, environment, heritage etc.) be considered. There would also be merits in having personnel from National Parks and Wildlife Service (NPWS), Department of Communications, Energy and National Resources (DCENR), and Environmental Protection Agency, as appropriate, at this meeting.

For any environmental issue(s) determined to be scoped out of the SEA process, clear justification should be included in the Environmental Report as to why the specific environmental issues were not considered likely to be potentially affected by the Plan.

Alternatives

In considering and assessing alternatives, the alternatives proposed should be reasonable and realistic and should be set at the appropriate strategic level at which the Plan will be implemented operating within the national planning hierarchy. They should be assessed against the relevant environmental objectives established for the key environmental aspects of the environment likely to be significantly affected. Clear justification should be provided for the selection of the preferred alternative/ combination of alternatives.

Where relevant, the development of alternatives should be clearly described. In addition, the methodology applied in the assessment of alternatives along with any assumptions made should be described.

Consultation

In order to promote Best Practice in SEA in the context of consultation, it is recommended that the public be given an opportunity to make submissions on the issues to be addressed in

the SEA process for the Plan. To this effect consideration should be given to the publication of relevant and appropriate notices etc. to inform and engage the wider public in the SEA process.

Following completion of the Draft Scoping Report consideration should be given to the making available of this document on the LA website or other relevant websites.

Assessment of Likely Significant Effects

In assessing the likely significant effects of the Plan on the full range of environmental issues likely to be significantly affected, the full range of effects as set out in Annex I of the SEA Directive - likely significant effects should include- secondary, cumulative, synergistic, short, medium and long term, permanent, temporary, positive and negative effects, should be assessed and reported on.

Particular reference should be made to the potential for cumulative effects associated with the implementation of the Plan in association with other relevant Plans / Programmes and projects within the Plan area and adjoining areas.

The methodology applied in the assessment of the preferred alternative along with any assumptions made should be described. Where possible and practical, quantitative assessments should be undertaken of the assessment of the preferred alternative/ combination of alternatives.

Mitigation of Significant Effects

Where significant adverse effects are identified associated with the implementation of the Plan, there should be a clear link with relevant and appropriate mitigation measure(s). The emphasis should, in the first instance, be on avoidance of significant adverse effects.

Monitoring Proposals

Monitoring arrangements should be clearly set out along with responsibilities, frequency of monitoring, analysis, and reporting on monitoring. Monitoring arrangements should be sufficiently flexible so as to be able to react to unforeseen / unexpected events. Maximum use should be made of existing environmental monitoring programmes. To this effect, the significant environmental monitoring required under the Water Framework Directive should fulfil most if not all of the requirements with respect to water quality.

The monitoring arrangements and related monitoring programme for the Plan should include relevant and appropriate thresholds which should trigger when remedial action should be undertaken for the particular aspect of the environment being monitored.

Process and SEA-Environmental Report Compliance

The SEA Process for the Plan should comply fully with the procedural and output requirements set out in the SEA Directive, and the relevant national SEA Regulations. The Environmental Report should be prepared in accordance with the specific information specified in Article 5 - Environmental Report, Paragraphs 1 – 3 and Annex I of the SEA Directive.

Integration of SEA and Plan/Programme

Particular emphasis should be given during the SEA and Plan-making process to ensuring that both processes are fully integrated from the outset. Appropriate SEA Team /Plan Team Workshops should be held at key stages during both processes to ensure full engagement, interaction, and sharing of information with key members of both teams and to ensure full integration of environmental considerations in the Plan.

Consideration could also be given to the assigning a facilitator either within or external to the LA with the specific role of ensuring full integration takes place during the SEA process and the Plan making process. This can be particularly beneficial where SEA is being undertaken by the LA.

Documentation of the SEA Process

Where key decisions are made during the SEA process e.g. Scoping In/Out environmental topics, selection of preferred alternative (s) etc. these decisions should be documented as part of an overall SEA/ Plan making process.

Possible Proposed Amendments to the Draft Plan

You are referred to the requirement for any amendments proposed to the Draft Plan, to be assessed for likely significant effects. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I No.436 of 2004) and should be subject to the same method of assessment as undertaken in the “environmental assessment” of the Draft Plan.

Information on the Decision/ SEA Statement

Following adoption of the Plan the competent authority is required to make available the adopted P/P and a statement setting out relevant “Information on the Decision” as set out in Article 9 of the SEA Directive.

You are referred to the requirement to prepare an SEA Statement outlining “*Information on the Decision*” as required by Article 14I of Planning and Development Regulations as amended by Article 8 of the SEA Regulations in relation to Development Plans.

This SEA Statement should summarise the following:

- how environmental considerations have been integrated into the Plan;
- how the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- the reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- the measures decided upon to monitor the significant environmental effects of implementation of the Plan.

SEA Guidance /Methodology

You are referred to the following Guidance/ Methodology, which should be referred to along with other relevant and appropriate SEA and related Guidance during the SEA process:

- EPA –Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland –Synthesis report (EPA, 2003)
<http://www.epa.ie/downloads/advice/ea/name.13547.en.html>
- The Department of Environment Community and Local Government Guidelines: “Implementation of SEA Directive 92001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment –Guidelines for Local Authorities and Planning Authorities” (DoEH&LG, November 2004) While the focus is on Land use Planning, this SEA guidance is of relevance.
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/FileDownload,1616.en.pdf>

In addition, to the above, it is brought to your attention that a Draft Consultation SEA Process Checklist has been published on the EPA website. The Checklist can be accessed at the following link:

<http://www.epa.ie/downloads/consultation/name.24012.en.html>

You are also referred to SEA Process Checklist in EPA –*Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland – Synthesis report* (EPA, 2003).

Updated SEA Regulations / Circular

Your attention is brought to the new SEA Regulations, which should be referenced and integrated into the Plan and SEA process.

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- The Minister for the Environment, Community & Local Government
- Minister for Agriculture, Marine and Food, and the Minister for Communications Energy and Natural Resources, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs, and



- any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

You are further reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

INTEGRATION OF ENVIRONMENTAL CONSIDERATIONS IN THE KILDARE TOWN LAP

The Kildare Town LAP, hereafter referred to as “the Plan”, should be set in the context of the planning hierarchy and a clear statement should be provided as to the function of the Plan and what the Plan can and cannot do. Where other Plans/Programmes/Strategies are responsible for implementing relevant policies / objectives / initiatives, these should be acknowledged and fully referenced in the Plan.

The comments below relate to the integration of the environmental considerations and recommendations that have been set out in the Environmental Report, as well as the additional information highlighted by the EPA, within the Plan. Suggestions are put forward for consideration with a view to addressing the integration of a number of key environmental considerations within the Plan.

The EPA is a statutory Environmental Authority under the SEA Regulations. The EPA’s role in SEA in relation to Land Use Plans focuses on promoting full integration of the findings of the Environmental Assessment into the Plan. It is not the function of the EPA to either approve or enforce the Plan.

Summary of Latest Updates

Update Date	24/08/2011
Changes	Comments
1	Added Change Tracker
2	Included information on new SEA Regulations and associated Circular
3	Included information on new AA Circular PSSP 5/2011
4	Section on Drinking Water updated to most recent guidance
5	Added reference to European Communities (Good Agricultural Practice For Protection Of Waters) Regulations 2010
6	New sub section on hydrometrics added under Water
7	New reference to groundwater reports available on the EPA website
8	Clarified license/certification requirements for WWTPs
9	Added subsection on new Birds&NaturalHabitat Regs (S.I.No.477 of 2011)

1 WATER

1.1 Water Framework Directive

The Tully River is currently classified as being of “Bad status” under the Water Framework Directive (WFD) and as being of Poor quality (Q2-3 in 2009) by the EPA. In addition, the rivers Cloncumber, Slate and Monasterevin are all classified as being of poor status under the WFD. The Plan should promote the protection of surface water and groundwater water resources and their associated habitats and species, including fisheries.

Provisions should be made in the Plan for the incorporation of the specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan (RBMP) and associated Programme of Measures (POM). The Plan should not hinder, and where possible promote the achievement of these specific objectives at water body level. In addition the plan should outline the current water quality status and the status to be achieved by 2015 in any receiving waters covered by the Plan.

You are in particular referred to the Water Maps GIS Tool within this weblink:

SCP110905.1 EPA SEA Submission Kildare Town LAP

13.10.11

<http://www.wfdireland.ie/maps.html>

You are also referred to the full range of Protected Areas within the South Eastern River Basin District (SERBD) as set out in Annex IV 1(i) – (v) inclusive of the Water Framework Directive. These should be taken into account in the Drafting of the Plan.

The Plan should refer to and incorporate the recent Surface Water legislation ‘*Environmental Objectives (Surface Waters) Regulations 2009*’ 2009 (S.I. No 272 of 2009), where relevant and appropriate. You are referred to the Legislation at:

<http://www.environ.ie/en/Environment/Water/WaterQuality/EnvironmentalObjectivesSurfaceWatersRegulations2009/>

The Plan should refer to the recent ‘*Water Quality in Ireland 2007 – 2009*’ (EPA, 2011) as appropriate and relevant. You are referred to the Report at: <http://www.epa.ie/downloads/pubs/water/waterqua/>

1.2 Drinking Water/Water Supply

The SEA and Plan making processes should address drinking water supply capacity, leakage and quality in the Plan area. Future predicted increases in population and demand should be taken into consideration in the context of current drinking water supply and future requirements.

The Plan should implement the European Communities (Drinking Water)(No.2) Regulations 2007 and should implement and include, as appropriate, the relevant recommendations set out in *The Provision and Quality of Drinking Water in Ireland – A Report for the Years 2008-2009*, (Office of Environment Enforcement- EPA, 2011). You are referred to this Report at: <http://www.epa.ie/downloads/pubs/water/drinking/>

The Ballymore Eustace Drinking Water Supply, servicing the Plan area, is currently listed on the EPA’s Remedial Action List due to “*EPA Audit Observation – Treatment and management issues*”. The Plan should include, where applicable, specific objectives for the improvement of any water supplies in the Plan area. In particular, the Plan should address the specific objectives to be achieved where these water supplies are included on the EPA’s Remedial Action List (RAL). The RAL published in the most recent annual Drinking Water report can be found at: <http://www.epa.ie/downloads/pubs/water/drinking/>. It should be noted that the RAL is a dynamic list which is reviewed quarterly by the EPA, so the current list may differ from that published in the most recent annual Drinking Water Report. Guidance on the Remedial Action List has been prepared by the EPA and is available in Section 6 of the Drinking Water Handbook mentioned above and available at: <http://www.epa.ie/downloads/pubs/water/drinking/>.

The Plan should refer to the EPA guidance handbook on the *Implementation of the Regulations for Water Services Authorities for Public Water Supplies* which has been prepared under the European Communities (Drinking Water) (No.2) Regulations 2007. This guidance handbook was published in 2010 and contains practical information for local authorities on the implementation of the Drinking Water Regulations, including statutory and binding guidance on certain issues in accordance with the Regulations. You are referred to this guidance document at: <http://www.epa.ie/downloads/pubs/water/drinking/>.

Two parallel handbooks were prepared, one to assist private water suppliers and WSAs to implement the Regulations in respect of private water supplies and the second handbook to cover public water supplies including the role of the EPA as the supervisory authority. The two handbooks together replace the previous handbook, published by the EPA in 2004. The

handbooks also replace and incorporate the guidance booklets number 1 to 4 published by the EPA in the last two years. The drinking water guidance booklets that are replaced are as follows:

- Guidance Booklet No.1. *Guidance for local authorities on Regulation 9 and Regulation 10 of EC (Drinking Water) (No.2) Regulations 2007.*
- Guidance Booklet No.2. *Annual reporting of drinking water monitoring results.*
- Guidance Booklet No.3. *Guidance for local authorities on the Remedial Action List for public water supplies.*
- Guidance Booklet No.4. *Risk Screening for Cryptosporidium.*

The EPA has also published a series of Drinking Water Advice Notes, which cover the following areas:

- Advice Note No. 1: Lead Compliance Monitoring and Surveys
- Advice Note No. 2: Action programmes to restore the quality of drinking water impacted by lead pipes and lead plumbing
- Advice Note No. 3: E.coli in Drinking Water
- Advice Note No. 4: Disinfection By-Products in Drinking Water
- Advice Note No. 5: Turbidity in Drinking Water
- Advice Note No. 6: Restoring Public Water Supplies Affected by Flooding

These can be found at: <http://www.epa.ie/downloads/advice/water/drinkingwater/>

These Advice Notes set out EPA guidance on the actions that are necessary following exceedances of these parameters and also the preventative measures that should be taken to improve the security of the supply to prevent a repeat failure in the future. This is provided in the context of the EPA recommended approach to managing a drinking water supply i.e. the Water Safety Plan Approach. Please be aware that EPA Lead Guidance Circulars No.s 1 and 2 have been reissued as Advice Notes No.s 1 and 2 though there has been no change to the text of these documents.

As set out in the recommendations referred to above, the Local Authority must develop appropriate solutions that may involve abandoning or replacing drinking water sources, upgrading the treatment facilities or improving management and operational practices.

The Plan should take account of any Groundwater Protection Schemes and Groundwater Source Protection Zones data available at the Geological Survey of Ireland: <http://www.gsi.ie>

1.3 Waste Water Treatment

The Plan should highlight the requirement under *The Waste Water Discharge (Authorisation) Regulations* for all for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed (for agglomerations over 500pe) or certified (for agglomeration below 500p.e). In this regard, the Plan should highlight the specific requirements of Regulations 43 & 44 of the *Waste Water Discharge (Authorisation) Regulations, 2007*, S.I. No. 684 of 2007, regarding the consideration of proposals and consultation on such proposals by Planning Authorities and An Bord Pleanála, where applications for proposed development are being considered and decided upon.

The Plan should include as appropriate measures to improve water quality impacted by waste water discharges as identified in the EPA Waste Water Report and the Water Quality in Ireland reports.

It is noted that in 2009, the Kildare Town Waste Water Treatment Plant “*failed to meet the overall requirements of the Waste Water Treatment Regulations 2001*”.The Plan should

implement the Urban Waste Water Treatment Regulations 2001 and 2004 and promote, as appropriate, specific provisions for the implementation of the relevant recommendations set out in *Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007* (EPA, 2009). You are referred to this Report at: <http://www.epa.ie/downloads/pubs/water/wastewater/>

The EPA has published a *Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e ≤ 10)*, (EPA, 2009). The code of practice (CoP) establishes an overall framework of best practice in relation to the development of wastewater treatment and disposal systems, in unsewered rural areas, for protection of our environment and specifically water quality. The code replaces previous guidance issued by the EPA on wastewater treatment systems for single houses (EPA, 2000) and incorporates the requirements of new European guidelines, recent research findings and submissions and comments received during the consultation process. It is available from the link provided above.

The Plan should, where possible and appropriate, include/ and /or promote the inclusion of specific Policies and Objectives regarding the provision and maintenance of adequate and appropriate wastewater treatment infrastructure to service zoned lands and developments within the Plan area.

Where the introduction of additional lands for development is being proposed within the Plan area, relevant Policies/objectives should be included in the Plan, and as appropriate, to promote assessment of the adequacy of the existing wastewater treatment facility (ies) in terms of both capacity and performance and the potential risk to human health and water quality. Where relevant, the potential impact on habitats and species of ecological importance should be addressed.

The Plan should include as appropriate measures to ensure that trade effluent in the area covered by the Plan is managed properly and discharged to sewer in accordance with relevant discharge licences where appropriate.

1.4 Groundwater Protection

The Geological Survey of Ireland has identified areas of high and extreme groundwater vulnerability throughout the Plan area. In addition, the groundwater in the plan area is also classified as being of “Poor status” under the WFD. The Plan should include clear Policy and Objective for the protection of groundwater resources and associated habitats and species. The Plan should make reference to the requirements of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

This Directive addresses the main elements of groundwater protection as required by Article 17 of the WFD. It establishes underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater. You are referred to the following recent legislation *European Communities Environmental Objectives (Groundwater) Regulations 2010* (S.I.9 of 2010) at:

<http://www.environ.ie/en/Environment/Water/WaterQuality/GroundwaterRegulations2010/>

Where not already available, the Plan should promote the development of a Groundwater Protection Scheme for the relevant local authority areas covered by the Plan.

Consideration should also be given, where relevant and appropriate, to promotion of the inclusion of Policies and Objectives in the Plan for the following:

- *Enforcement of Planning Conditions related to installation, operation and maintenance of on-site wastewater treatment / septic tank systems.*

- *Connection of all remaining houses within Town Boundary to the Wastewater Treatment Plant.*
- *The development of a wastewater leak detection programme. The use of a strategic metering system to aid in leak detection should be considered*
- *The implementation and enforcement of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009.*

1.5 Water Conservation

The Plan should include measures to promote conservation of water. In this context, the development of a Water Conservation Strategy should be considered, and where relevant addressed in combination with adjoining local authorities. The Strategy should address new and existing developments within the Plan area. Where such a Strategy is being developed, specific timescales should be assigned to its preparation with clear responsibilities and timescales for its implementation.

1.6 Water Services Act 2007- Strategic Water Services Plans

The Plan should include provisions to promote the preparation and implementation of Water Services Plans in accordance with any Regulations likely to be made under Section 36 of the Water Services Act 2007.

Section 36 Subsection (7) c. of the Water Services Act 2007 makes specific reference to the inclusion in Water Services Strategic Plans, where considered reasonable and necessary, of objectives to:

- *“protect human health and the environment”;*
- *“facilitate the provision of sufficient water services for domestic and non – domestic requirements in the area to which the plan relates”; and,*
- *“support proper planning and sustainable development including sustainable use of water resources”.*

1.7 Flood Prevention and Management

The OPW have identified a recurring flood event within the Plan area. The Plan should promote the appropriate zoning of lands and restriction of use in areas liable to flooding to avoid increased risk of flooding of the lands either within or adjoining the zoned areas. A specific Policy should be included to provide for/promote appropriate flood risk assessments to be undertaken, where development(s) and zoning are being proposed in the Plan area where there is risk of flooding.

The Plan should make reference to the E.U Directive (2007/60/EC) on the assessment and management of flood risks entered into force on 12 December 2007. The provisions of this Directive include the development of flood risk management plans.

The Flood Risk Management approach as adopted by the Office of Public Works (OPW) should be promoted, as appropriate, in consultation with the OPW where there is potential risk of flooding in the Plan area. You are referred to the Planning Guidelines on flooding in *“The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Environment, Heritage and Local Government – OPW, November 2009* which can be consulted at:

<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/NationalSpatialStrategy/Flood%20Risk%20Management/>

The Plan should promote the development, where appropriate, of adaptation measures to account for the likely increased risk of flooding due to Climate Change within the Plan area.

The Plan should include measures to promote the implementation of adequate and appropriate Sustainable Urban Drainage Systems.

The Plan should provide for protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are necessary. See definition of “Wetlands” in - *Wetlands Conservation and Protection in EPA Code of Practice: Environmental Risk Assessment for Waste Sites (EPA, 2007)*. The full report is available at:

http://www.epa.ie/downloads/pubs/other/corporate/oeecop_waste_sites_consultation_draft.pdf

1.8 Hydrometrics

Consideration should be given to incorporating hydrometric information, as relevant and appropriate, into the Plan, particularly in relation to water services and wastewater treatment. You are referred to the Agency’s available information in this regard at: <http://hydronet.epa.ie/conditions>.

Where flood risk assessment is concerned, your attention is also brought to existing hydrometric data available from the OPW: See: <http://www.opw.ie/hydro/index.asp>

1.9 Integration of infrastructure, zoning and development

Where zoning/rezoning of lands and the introduction of new development is being proposed within the Plan area, the Plan should ensure the adequacy of the existing water supply/wastewater treatment facilities and associated networks are assessed. This should address both capacity and performance and the potential risk to human health, water quality and water quantity. The potential impact on habitats and species of ecological importance should also be addressed as appropriate, from pressures impacting on water quality and quantity.

Zoning for development within the Plan area should be linked to availability and adequacy of water supply/waste water treatment infrastructure and capacity. The provision of adequate and appropriate infrastructure in advance of development within the Plan area should be promoted through the Plan.

The implications of Flood Risk likely to be associated with already zoned and undeveloped lands in the Plan area should also be considered. This should be considered in the context of possible rezoning options as appropriate.

The above requirements should be promoted in the Plan and as appropriate should be reflected in relevant Policies/Objectives associated with relevant Land Use and other relevant Plans within the Plan area.

2 BIODIVERSITY

2.1 EU Protected Habitats and Species in Ireland

The Plan should include a clear Policy to protect all designated habitats and species within the area including Mouds Bog (SAC/pNHA), Pollardstown Fen (SAC/pNHA), River Barrow & River Nore (SAC), the Curragh (pNHA) and the Grand Canal (pNHA). Reference should be made to any sites / areas within the Plan area listed on the Water Framework Directive Register of Protected Areas in particular those relating to biodiversity.

The Plan should include Policies/Objectives to ensure that the local authority, in fulfilling its responsibilities in the supply of services, zoning of lands and authorisation of development, addresses the threatened habitats and species identified in the National Parks and Wildlife Service Report “*The Status of EU Protected Habitats and Species in Ireland*”, (NPWS, Department of the Environment, Heritage and Local Government, 2008) which occur within or adjoining the LA areas.

<http://www.npws.ie/en/media/Media,6440,en.pdf>

The Plan should refer to the requirement of the Habitats Directive (Article 4 Paragraph 4) for the maintenance of special areas of conservation at a “favourable conservation status”. In particular the Plan should include a specific Policy / Objective promoting the maintenance and as appropriate achievement of favourable conservation status of habitats and species, in association with the NPWS.

In addition, provisions should be made in the Plan to deliver insofar as is possible the requirement Article 10 to “*improve the ecological coherence of Natura 2000 by maintaining, and where appropriate developing, features of the landscape which are of major importance for wild fauna and flora*”,.) Further, the Plan should include a Policy/ Objective to reflect the provisions of Article 3, Paragraph 3 of the Habitats Directive, to “*endeavour, where they consider it necessary, in their land-use planning and development policies, and in particular, with a view to improving the ecological coherence of the Natura 2000 Network, to encourage the management of features of the landscape which are of major importance for wild fauna and flora*” as referred to in Article 10, namely “*Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.*”

National Biodiversity Data Centre (NBDC)

The National Biodiversity Data Centre has recently launched a new website. <http://www.biodiversityireland.ie/>. This website is to be used as a national resource, presenting data and information on all aspects of biodiversity. It also serves as a link between the NBDC knowledgebase and the provision of high quality information to improve decision making. Key features of the website include:

- Easy access to over 1 million observations of Ireland’s Wildlife
- Provisional distribution maps of 8545 Irish species presented on national Biodiversity Maps available here: <http://maps.biodiversityireland.ie/>
- A latest news feature to highlight any new developments in wildlife recording and surveying in Ireland

Annex I/ Annex II /Annex IV Habitats Directive

The Plan should also refer to the protection of Annex I and Annex II - Natural Habitats Animal and Plant Species respectively of Community Interest whose conservation requires the designation of Special Areas of Conservation and Annex IV –Animal and Plant Species of Community Interest in need of Strict Protection of “Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora” which occur within and adjoining the Plan area.

Management Plans for Designated Areas

The availability and status of Management Plans for the Natura 2000/ European sites within the Plan area, required in accordance with the Habitats Directive, should be determined. Where available, the Plan should include a specific Policy/Objective in local authority land use Plans to take into account the objectives and management practices proposed in the available Management Plans.

Fisheries

The Plans should promote the protection of designated fisheries where relevant and appropriate within the Plan area and adjoining LA areas.

The Plans should promote the guidance from Inland Fisheries Ireland (formed from the amalgamation of the Regional Fisheries boards in July 2010), including where appropriate and relevant:

- *Guidelines to the Planning, Design, Construction and Operation of Small Scale Hydro Electric Schemes and Fisheries*
- *10 steps to environmentally friendly drainage maintenance*

See: <http://www.fisheriesireland.ie/Research/recent-publications.html>

European Environment Agency “10 Message” Publications

The European Environment Agency (EEA) has released a series of publications which provide a short assessment of European Biodiversity and associated climate change impacts on a range of ecosystems. These topics include the following: *Protected Areas, Freshwater Ecosystems, Forest Ecosystems, Urban Ecosystems, Agriculture Ecosystems, Mountain Ecosystems and Cultural landscapes and biodiversity heritage*. These publications are available at:

<http://www.eea.europa.eu/publications/10-messages-for-2010>

Mineral Abstraction and Natura 2000 Sites

You are referred to the recent EU guidance in relation to “*Undertaking Non-Energy Extractive Activities in Accordance with Natura 2000 Requirements*” which should be taken into consideration and referenced as appropriate and relevant to the Plan.

http://ec.europa.eu/environment/nature/natura2000/management/docs/nee_i_n2000_guidance.pdf

Buffer Zones

The Plan should promote the provision/application of appropriate buffer zones between designated ecological sites and areas zoned for development. Where the application of buffer zones is being considered, you should consult with the National Parks and Wildlife Service (NPWS) of the Department of Arts, Heritage and the Gaeltacht, with regard to their application and implementation. The Department of Agriculture, Fisheries and Food (DAFF) and Inland Fisheries Ireland should also be liaised with where fisheries protection is a concern / objective.

Appropriate Assessment

The Plan should include a clear Policy/Objective that sets out a requirement for Appropriate Assessment Screening for new/reviewed/amended Plans or proposed projects, being prepared by the local authority for the Plan area that may have the potential to impact on Natura 2000 sites. Consideration should be given to carrying out an Appropriate Assessment screening to determine the potential for likely significant effects on Natura 2000 sites within and in the zone of influence of the plan area. Potential for cumulative / in-combination effects associated with other relevant Plans/ Programmes / Projects should also be determined.

A determination for the requirement for an Appropriate Assessment of all Land Use Plans and related variations should be made in consultation with the Department of Environment, Community and Local Government - National Parks and Wildlife Service, and this should be highlighted in the Plan.

The Plan should promote the application of the Guidance set out in the recent DoEHLG Publication ‘*Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities* (2009)’.

<http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

The Plan, should promote the setting up of procedures to ensure compliance with the requirement of Article 6 of the Habitats Directive.

You are also referred to the recent DoECLG Circular PSSP 5/2011 ‘*Compliance of existing land use plans with the EU Habitats Directive*’ issued on the 1st July 2011 which should be referred to and integrated as appropriate and relevant into the Plan

2.2 Non-Designated Habitats and Species

The Plan should promote the protection non-designated habitats, species and local biodiversity features including rivers, wetlands, hedgerows, individual trees, streams, grassland, etc.

The provision of appropriate buffer zones between local biodiversity features and areas zoned for development should be considered. The Plan should provide for the promotion of protection of linkages between local biodiversity features and ecological networks e.g. hedgerows, watercourses etc. Opportunities for enhancement of local biodiversity features should be promoted where appropriate.

The Plan should support / acknowledge existing Local Heritage / Biodiversity Plans and should promote the implementation of key actions set out in these Plans. Where not already prepared and adopted through County Development Plans, the Plan should promote the preparation of County and where relevant and appropriate Local Heritage/ Biodiversity Plans.

2.3 Habitat Mapping

The Plan should promote the inclusion of a Policy/Objective, as appropriate, for phased and co-ordinated Habitat Mapping (including wetlands) within the Plan area.

This Habitat Mapping should be undertaken at an appropriate scale and in accordance with agreed national Habitat Mapping Methodology. This mapping should be undertaken on a phased basis and should have specific timescales assigned.

The scope of this mapping should be agreed in consultation with the National Parks and Wildlife Service – Department of Arts, Heritage and the Gaeltacht, the Heritage Council, Inland Fisheries Ireland and other relevant statutory and non statutory nature conservation interest groups.

2.4 Alien species and Noxious Weeds

The Plan should promote the implementation of measures to control and manage alien/invasive species (e.g. Japanese knotweed, Giant Hogweed, Zebra Mussel etc.) and noxious weeds (e.g. Ragwort, thistle, dock etc.) within the Plan area.

Invasive Species Action Plans are available for a number of species on the Invasive Species Ireland website. Information on invasive species can be found at:

<http://www.invasivespeciesireland.com/>

The National Roads Authority has produced a report entitled the “*Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads*” which can be found at: <http://www.nra.ie/Publications/DownloadableDocumentation/Environment/file.16172.en.pdf>

In addition, the National Biodiversity Data Centre (referenced in Section 2.2) contains online maps and information showing the distribution of invasive species on a national level which should be consulted where relevant.

The measures set out in these documents should be applied at a Plan level where appropriate and could control further spread of these species at regional, county and local level.

2.5 Inland waters – rivers, streams, wetlands

A relevant policy should be included to enhance biodiversity richness by protecting rivers and stream corridors and valleys by reserving riparian zones / ecological corridors, maintaining them free from inappropriate development, and discouraging culverting or realignment.

2.6 European Communities (Birds and Natural Habitats) Regulations 2011

You are referred to the requirements of the recent *European Communities (Birds and Natural Habitats) Regulations 2011*, (S.I. No. 477 of 2011), which should be taken into account in implementing the Plan. These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.

3 AIR, NOISE AND CLIMATIC FACTORS

3.1 Noise

The Plan should include reference to and, as appropriate, promote the implementation of Noise Directive and associated national regulations as well as the specific “measures”/ “actions” set out in or due to be set out in a proposed “Noise Action Plan” for the relevant local authority area within the Plan area.

3.2 Air & Climatic Factors

Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area, particularly in areas zoned for increased urban and transport related development.

The Plan should promote specific Policies/Objectives and associated provisions for the development and promotion of appropriate climate change adaptation and mitigation measures that can be implemented through relevant land use plans and/or specific plans e.g. Flood Risk Management Plans etc.

The Plan should also promote the inclusion of specific Policies which promote the integration of the implications of Climate Change at a county and local level, in land use planning within the Plan area. In particular the Plan should refer to *Ireland’s National Climate Strategy 2007 – 2012*. This is available at:

<http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/>

As referred to above, the European Environment Agency (EEA) has released *10 Messages for 2010* including a publication on ‘*Climate Change and Biodiversity*’ which provides a short assessment focusing on climate change. This is available at:

<http://www.eea.europa.eu/publications/10-messages-for-2010>

The Plan should also address how climate change might impact on the implementation of land use plans in the Plan area. In this regard you are referred to the potential impact of climate change on “increased risk of flooding” and possible “increased occurrence of drought conditions”

You are referred to *Air Quality in Ireland 2009, (EPA, 2010)*, which sets out the most recent status in each of the four air quality zones in Ireland. You are referred to this report at: <http://www.epa.ie/downloads/pubs/air/quality/>

The objectives of EU and Irish air quality legislation is “*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*”, and the relevant local authorities, where appropriate, “*shall promote the preservation of best ambient air quality compatible with sustainable development.*” To this effect the Plan should include as appropriate a Policy/Objective to ensure this requirement is complied with.

Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area, particularly in areas zoned for increased urban and transport related development.

4 ENERGY CONSERVATION/RENEWABLE ENERGY

Consideration should be given to the inclusion in the Plan, as appropriate, of a Policy/Objective in relation to the preparation and implementation of “An Energy Conservation Strategy” and associated awareness campaign within the Plan area. Specific timescales should be assigned to the preparation of such a strategy.

The Plan should promote, where appropriate, the use of renewable energy systems (e.g. solar, wind, geothermal etc.) within the Plan area. The Plan should also provide for promotion of energy conservation measures in buildings. Relevant guidance can be found on the website of Sustainable Energy Ireland: www.sei.ie

5 LANDSCAPE CHARACTER ASSESSMENT

The Plan should promote the protection of designated scenic landscapes, scenic views, scenic routes and landscape features of regional, county and local value. Where not already available the Plan should promote the undertaking of Landscape Character Assessment in accordance with the relevant Guidance from the Department of the Environment, Community and Local Government and the Heritage Council.

The Plan should also take into account the landscape character adjoining the Plan area. There is a need to take into account landscape features and designations adjoining the Plan area.

Consideration should also be given to promoting the requirement for an appropriate “Visual Impact Assessment” for proposed development with potential to impact adversely on significant landscape features within the Plan area. The Plan should promote the application of standard impact assessment methodology for all such development.

Consideration should also be given to the promotion of the designation, and use of, agreed and appropriate viewing points for these assessments. The scope of each assessment should be agreed in consultation with the relevant Planning Department staff.

The Plan should promote the recognition of visual linkages between established landmarks and landscape features and views which should be taken into account when land is being zoned and when individual development proposals are being assessed / considered within the Plan area.

6 HUMAN HEALTH / QUALITY OF LIFE

The Plan should ensure provision of adequate and appropriate infrastructure and to serve both the existing community and likely future predicted increases in population within the Plan area.

In preparing the Plan, there would be merits in exploring current practice and opportunities with respect to promoting the protection and, as appropriate, improvement of “Quality of Life”. Where relevant, the application of existing “Quality of Life Indices” would be considered in consultation with relevant statutory and non-statutory bodies/organisations.

You are also referred the relevant aspects already referred to above under water, biodiversity, air, energy.

7 TRANSPORTATION

The Plan should promote and, as appropriate provide for, the provision of sustainable modes of transport. The *Department of Transport 2020 Vision – Sustainable Travel and Transport Public Consultation Document (February 2009)* should be reviewed in the context of possible initiatives which could be included as Objectives within the Plan.

8 TOURISM

The Plan should promote where relevant and appropriate long term, sustainable planning for tourism within the Plan area. There may be merits in considering the promotion of the preparation of Integrated Sustainable Regional Tourism Strategy for the region.

9 INFRASTRUCTURE PLANNING

The Plan should promote the integrated planning for adequate and appropriate infrastructure to service any development proposed and authorised during the lifetime of the individual land use plans within the Plan area.

In particular, the Plan should promote the provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. on planned and phased basis to address any current problems and/or deficits and to reflect predicted increases in population during the life of individual plans adopted within Plan area.

The Plan should promote the development of traffic management measures to reduce the potential for traffic congestion and associated vehicular emissions within the Plan area. In particular the preparation of Integrated Traffic Management Plans, where relevant and appropriate, for the existing urban areas and proposed new urban developments should be promoted as appropriate through the Plan. This approach should address the short, medium and long-term traffic management requirements within the Plan area.

10 URBAN WASTE WATER DISCHARGE LICENSING

The Plan should refer to the requirement under The Waste Water Discharge (Authorisation) Regulations (as described in *Section 1.3 Wastewater Treatment* above) for all for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed. The EPA is currently in the process of licensing discharges from wastewater treatment facilities.

11 WASTE MANAGEMENT

The Plan should promote the integration of land use zoning and development to existing and planned availability of waste infrastructure and capacity. Priority should be given to provision of adequate and appropriate waste related infrastructure in advance of any development.

The Plan should seek to incorporate relevant guidance and legislation to address issues such as Waste Prevention, Food Wastes, Identification of Historic Landfill Sites, Backyard Burning, Illegal Dumping, Brown Field Development etc

The Plan should promote and incorporate the information, and any recommendations, in the following EPA reports:

- *The Nature and Extent of Unauthorised Waste Activity in Ireland (Sep 2005)* - This report sets out the findings of a nationwide investigation by the EPA's Office of Environmental Enforcement (OEE) on unauthorised waste activities in Ireland and sets out an Action Plan to deal with the issue. You are referred to the report at: <http://www.epa.ie/downloads/pubs/waste/unauthorisedwaste>
- *National Waste Report 2009* – you are referred to this Report at: <http://www.epa.ie/downloads/pubs/waste/stats/>
- *National Hazardous Waste Management Plan 2008 – 2012* – available at <http://www.epa.ie/downloads/pubs/waste/haz/>
- *Ireland's Environment 2008* – State of the Environment report - This fourth state of the environment report evaluates the state of the environment across a number of themes including, water quality, air quality and emissions, waste, chemicals, land and soil. You are referred to this report at: <http://www.epa.ie/downloads/pubs/other/indicators/irlenv/>.

12 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

The Plan should highlight that under the EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an Environmental Impact Assessment. There are also requirements with regard to EIA for sub-threshold development. In this regard, you are referred to the following Publications:

- “*Guidelines on Information to be contained in Environmental Impact Statements*” (EPA, 2002).
- “*Advice Notes on Current Practice in the preparation of Environmental Impact Statements*”, (EPA, 2003).

In addition to the above, you are referred to the Department of the Environment, Community and Local Government's Publication:

- “*Environmental Impact Assessment (EIA) Guidance for consent Authorities regarding sub-threshold development*”, (DoEH&LG, 2003).

These documents can be downloaded at: <http://www.epa.ie/downloads/advice/ea/guidelines/>

It should be noted that the Projects would also be required to be screened with respect to the requirement for Habitats Directive Assessment/Appropriate Assessment as required by Article 6 of the Habitats Directive.

You are also referred to the recently published DoEHLG guidance available in relation to Appropriate Assessment 'Appropriate Assessment of Plans and Projects in Ireland' (DoEHLG, 2009) at:

<http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

13 STRATEGIC ENVIRONMENTAL ASSESSMENT(SEA)

Consideration should be given to the inclusion of a specific Policy/Objective in the Plan to ensure full compliance, with the requirements of *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment* – The SEA Directive and the associated *Planning and Development (Strategic Environmental Assessment) Regulations, 2004*.

Your attention is brought to the new SEA Regulations, which should be referenced and integrated into the Plan and SEA process. Two amending SEA Regulations were signed into Irish law on 3 May 2011, amending the original SEA Regulations:

- European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011, (S.I. No. 200 of 2011), amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), and
- Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, (S.I. No. 201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

You are also referred to the recent DoECLG Circular (PSSP 6/2011) issued on the 26th July 2011 to each County/City Manager, Director of Services and Town Clerk in relation to 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)' which should also be referred to and integrated into the Plan.

Kildare County Council need to be cognisant of their responsibilities with respect to the SEA Directive and related SEA Regulations through the Plan. This is of relevance to County Development Plans, Town Plans, Local Area Plans including reviews, variations and amendments etc.

The Plan should promote the development and implementation of Procedures to ensure compliance with the requirements of the SEA Directive and related SEA Regulations.

14 OBLIGATIONS WITH RESPECT TO NATIONAL PLANS AND POLICIES AND EU ENVIRONMENTAL LEGISLATION

The Plan should refer to Kildare County Council's responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Kildare County Council to ensure that, when undertaking and fulfilling their statutory responsibilities, they are at all times compliant with the requirements of national and EU environmental legislation.

15 EPA REPORT: IRELAND'S ENVIRONMENT 2008 "MAIN ENVIRONMENTAL CHALLENGES"

The Plan should include relevant Policies and Objectives are included, to address, where appropriate, the "Main Environmental Challenges" for Ireland as set out in Chapter 16 – "Main Environmental Challenges" of EPA Ireland's Environment 2008 (EPA, October 2008). These are as follows:

Limiting and Adapting to Climate Change

1. Mitigating the causes and effects of climate change
2. Adapting to climate change impacts
3. Improving our understanding of climate change

Reversing Environmental Degradation

1. Preventing eutrophication and other water pollution
2. Protecting natural habitats and species populations
3. Remediation of contaminated land

Complying with Environmental Legislation and Agreements

1. Building of a culture of compliance
2. Enforcement of legislation at national and local levels
3. Meeting EU and other international obligations

Mainstreaming of Environmental Considerations

1. Incorporating environmental considerations into policies and plans
2. Ensuring environmentally responsible businesses
3. Changing behaviours

This Chapter can be downloaded at:

<http://www.epa.ie/downloads/pubs/other/indicators/irlenv/43366%20epa%20report%20chap%2016.pdf>

Kildare County Council in implementing the Plan and in fulfilling its responsibilities should ensure Plan –making authorities take into account and address, where appropriate, the relevant Environmental Challenges" set out above.



An Roinn
Ealaíon, Oidhreachta agus Gaeltachta

Department of
Arts, Heritage and the Gaeltacht

20th October 2011

Your Ref: SEA Scoping Kildare Town LAP
Our Ref: DAU-2011-KD-CON-FP2011/149a

Emma Oliveira
RPS
West Pier Business Campus,
Dun Laoghaire,
Co. Dublin.

Re: SEA Scoping for Kildare Town LAP

A Chara,

I refer to the above-proposed SEA scoping report. Please find hereunder the observations and recommendations of the Department of Arts, Heritage and the Gaeltacht for consideration by your Authority.

Archaeological Heritage

The scoping report adequately addresses issues relating to archaeological heritage.

Nature Conservation

It is recommended that the Local Area Plan (LAP) should include a natural heritage section. The Local Authority should ensure the Plan does not adversely impact on designated sites or protected species and should ensure that the Plan and any development proposals take into account the need to protect, retain and enhance biodiversity generally as per the National Biodiversity Plan.

All designated sites within the Plan area should be listed and mapped, including, if applicable, candidate Special Areas of Conservation (cSAC), special Protection Areas (SPA), Natural Heritage Areas (NHA), Proposed Natural Heritage Areas (pNHA), Nature Reserves and Refuges for fauna. Details of these sites are available on www.npws.ie. Where SIs have recently been issued they may not yet be available on www.npws.ie but may be available on www.irishstatutebook.ie. For information on Geological and Geomorphological NHAs the Geological Survey of Ireland should be consulted. The Plan should take cognisance of boundary changes to sites made during the lifetime of the Plan and all such sites should be zoned appropriately and policies and objectives should be devised to ensure their protection.

With regard to legislation the Plan and SEA should take account of the Biodiversity Convention, the Ramsar Convention, the Birds and Habitats Directives, the Wildlife Acts of 1976 and 2000,

and the European Communities (Natural Habitats) Regulations, 1997 (SI No 94 of 1997) and its amendments (SI No 233 of 1998 and SI No 378 of 2005).

We recommend that the Biodiversity SEOs in the SEA cover habitats and species both within and outside of designated sites as below;

- Natura 2000 sites, i.e. Special Areas of Conservation (SAC) designated under the EC Habitats Directive (Council Directive 92/42/EEC) and Special Protection Areas designated under the EC Birds Directive (Council Directive 79/409 EEC),
- Other designated sites, or sites proposed for designation, such as Natural Heritage Areas, Nature Reserves and Refuges for Fauna or Flora, designated under the Wildlife Acts of 1976 and 2000,
- Habitats listed on annex I of the Habitats Directive,
- Species listed on Annexes II and IV of the Habitats Directive,
- Habitats important for birds,
- Birds listed on Annex I of the EC Birds Directive,
- Species protected under the Wildlife Acts including protected flora,
- Habitats that can be considered to be corridors or stepping stones for the purpose of article 10 of the Habitats Directive,
- Red data book species,
- and biodiversity in general.

With regard to biodiversity you should take account of the 2020 biodiversity target agreed at the Nagoya CBD CoP in 2010 which is to “take effective and urgent action to halt the loss of biodiversity in order to ensure that by 2020 ecosystems are resilient and continue to provide essential services, thereby securing the planet’s variety of life, and contributing to human well-being, and poverty eradication. To ensure this, pressures on biodiversity are reduced, ecosystems are restored, biological resources are sustainably used and benefits arising out of utilization of genetic resources are shared in a fair and equitable manner; adequate financial resources are provided, capacities are enhanced, biodiversity issues and values mainstreamed, appropriate policies are effectively implemented, and decision-making is based on sound science and the precautionary approach.”

With regard to the SEOs for Water in the SEA it is important that the needs of protected species such as salmon, lamprey species and freshwater pearl mussels, which are listed on annex II of the Habitats Directive, are considered in relation to water quality. It is important that the needs of the Freshwater Pearl Mussels, which are listed on annex II of the Habitats Directive, are considered in relation to water quality. Copies of the Draft Management Plans and Programmes of Measures for this species can be downloaded from

http://www.wfdireland.ie/docs/5_FreshwaterPearlMusselPlans/ or through [www.viron.ie](http://www.environ.ie) .

It is also important that water SEOs are compatible with the relevant River Basin Management Plans. Regarding flood risk, flood plains should be left undeveloped to allow for the protection of these valuable habitats along the river corridors and provide areas for floodwater retention. Account should be taken of the guidelines for Planning Authorities entitled “The Planning System and Flood Risk Management” and published by the Department of the Environment, Heritage and Local Government in November 2009.

With regard to the scope of baseline data for flora and fauna we advise that the data of the National Parks and Wildlife Service (NPWS) is availed of by consulting www.npws.ie and that the data of the National Biodiversity Data Centre is availed of by consulting <http://www.biodiversityireland.ie/>

Please note that the draft Plan should be screened for appropriate assessment. The Departmental guidance document on Appropriate Assessment, which was launched by the Minister on 10th December 2009, and since revised, is available on the NPWS web site at <http://www.npws.ie/media/npws/publications/codesofpractice/AA%20Guidance%2010-12-09.pdf>.

We also refer you to the EU Commission guidance entitled “*Assessment of plans and projects significantly affecting Natura 2000 sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*” which can be downloaded from http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_assess_en.pdf.

It is particularly important that the appropriate assessment procedure, commencing with stage 1 screening, should take place in consultation with the teams working on the draft Plan and SEA as each process can help inform the other to ensure that the objectives and policies in the draft Plan will have no significant effects on any Natura 2000 site. The appropriate assessment should examine the effects of policies, objectives and any indicative maps or zonings, as well as cumulative impacts with other plans and projects both within and outside of the Plan area. In order to carry out the appropriate assessment you will need to collect information about the relevant Natura 2000 sites including their conservation objectives. These may be available on our web site www.npws.ie or can be obtained by requesting them by completing the data request form on our website at <http://www.npws.ie/media/npws/publications/Data%20request%20form.doc>

Kindly forward any further information to the following address:

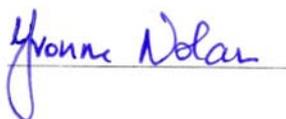
The Manager,
Development Applications Unit,
Department of Arts, Heritage and the Gaeltacht,
Newtown Road,
Wexford.

Alternatively, documentation associated with the above can be referred electronically to the DAU at the following address:

manager.dau@environ.ie

In addition, please acknowledge receipt of these observations by return.

Is mise le meas,



Yvonne Nolan,
Development Applications Unit
Tel: (053) 911 7382
E-mail: yvonne.nolan@environ.ie

Appendix C

Relevant Plans, Programmes and Policies

International Level Plans, Policies and Programmes

Topic	Title
Biodiversity	UN Convention on Biological Diversity (1992)
Climate Change	UN Kyoto Protocol The United Nations Framework Convention on Climate Change (UNFCCC) Kyoto Protocol, 1997
Cultural Heritage	The World Heritage Convention United Nations Convention Concerning the Protection of the World Cultural and Natural Heritage (Paris 1972)
Human Health/Air	World Health Organisation (WHO) Air Quality Guidelines (1999) and Guidelines for Europe (1987)

European Level Plans, Policies and Programmes

Topic	Title
Noise	The Environmental Noise Directive (END) (2002/49/EC)
Biodiversity	The EU Biodiversity Strategy Communication on a European Community Biodiversity Strategy [Com (98) 42] The EU Habitats Directive Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC) The EU Birds Directive Conservation of Wild Birds Directive (79/409/EEC) Freshwater Fisheries Directive (78/659/EEC)
Cultural Heritage	Convention for the Protection of the Archaeological Heritage of Europe (revised) (Valletta 1992)

Topic	Title
Sustainable Development	Convention for the Protection of the Architectural Heritage of Europe (Granada 1985)
	The Gothenburg Strategy (2001) Communication from the Commission on "a Sustainable Europe for a Better World"
	The Sixth Environmental Action Programme (EAP) of the European Community 2002- 2012
	The SEA Directive (2001/42/EC)
	The EIA Directive (85/337/EEC) as amended by Directive 97/11/EC
Water	Second European Climate Change Programme (ECCP II) 2005.
	The Water Framework Directive (2000/60/EC)
	EU Floods Directive (2007/60/EC)
	Bathing Water Directive (2006/7/EC)
	The Groundwater Directive (1980/68/EC) and Groundwater Directive (2006/118/EC)
	The Urban Wastewater Treatment Directive (91/271/EEC) as amended by Directive (98/15/EEC)
	Drinking Water Directive (80/778/EEC) as amended by Directive 98/83/EC
Waste	The Landfill Directive (99/31/EC)

National Level Plans, Policies and Programmes

Topic	Title
Biodiversity	National Biodiversity Plan 2002 - 2006
	The Wildlife Act 1976 and the Wildlife (Amendment) Act 2000
	Flora Protection Order 1999

Topic	Title
	European Communities (Natural Habitats) Regulations, S.I. 94/1997, as amended S.I. 233/1998, S.I. 378/2005 and European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011)
	Quality of Salmonid Waters Regulations 1988 (S.I. 293 of 1988)
Climate	National Climate Change Strategy (2000) and National Climate Change Strategy 2007-2012
	Department of Transport, 2003: 'Statement of Strategy: 2003-2005'
Heritage	National Heritage Plan 2002 - 2006
	The National Monuments Acts (1930 to 2004)
	The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999
Planning	Planning and Development Act 2000
	National Spatial Strategy 2002-2020
	National Development Plan 2007-2013 Transforming Ireland - A Better Quality of Life for All.
	Planning and Development Act 2000
	Planning and Development (Strategic Infrastructure) Act 2006
	The Sustainable Residential Development in Urban Areas Guidelines 2008

Topic	Title
Sustainable Development	Retail Planning Guidelines for Planning Authorities, 2005
	Sustainable Development: A Strategy for Ireland, 1997
	Making Ireland's Development Sustainable - 2002
	National Sustainable Development Policy
	National Climate Change Strategy 2007 - 2012
	Housing Policy Framework: Building Sustainable Communities, 2005
	Towards Sustainable Communities; Guidelines on Local Agenda 21, 2001
Transport	Transport 21
Water	Arterial Drainage Acts, 1945 and 1995
	European Communities (Drinking Water) (No. 2) Regulations 2007 (SI No. 278 of 2007)
	Water Services Act 2007
	Water Pollution Acts 1977-1990

Topic	Title
	European Communities (Waste Water Treatment) Prevention of Odours and Noise) Regulations 2005 (SI No. 787 of 2005)
	Waste Water Discharge (Authorisation) Regulations 2007 (SI No. 684 of 2007)
	Surface Water Regulations 2009
	Water Services Investment Programme
Waste	The Waste Management Act 1996 and amendments
	Changing our Ways (1998)
	Delivering Change - Recycling and Preventing Waste (2002)

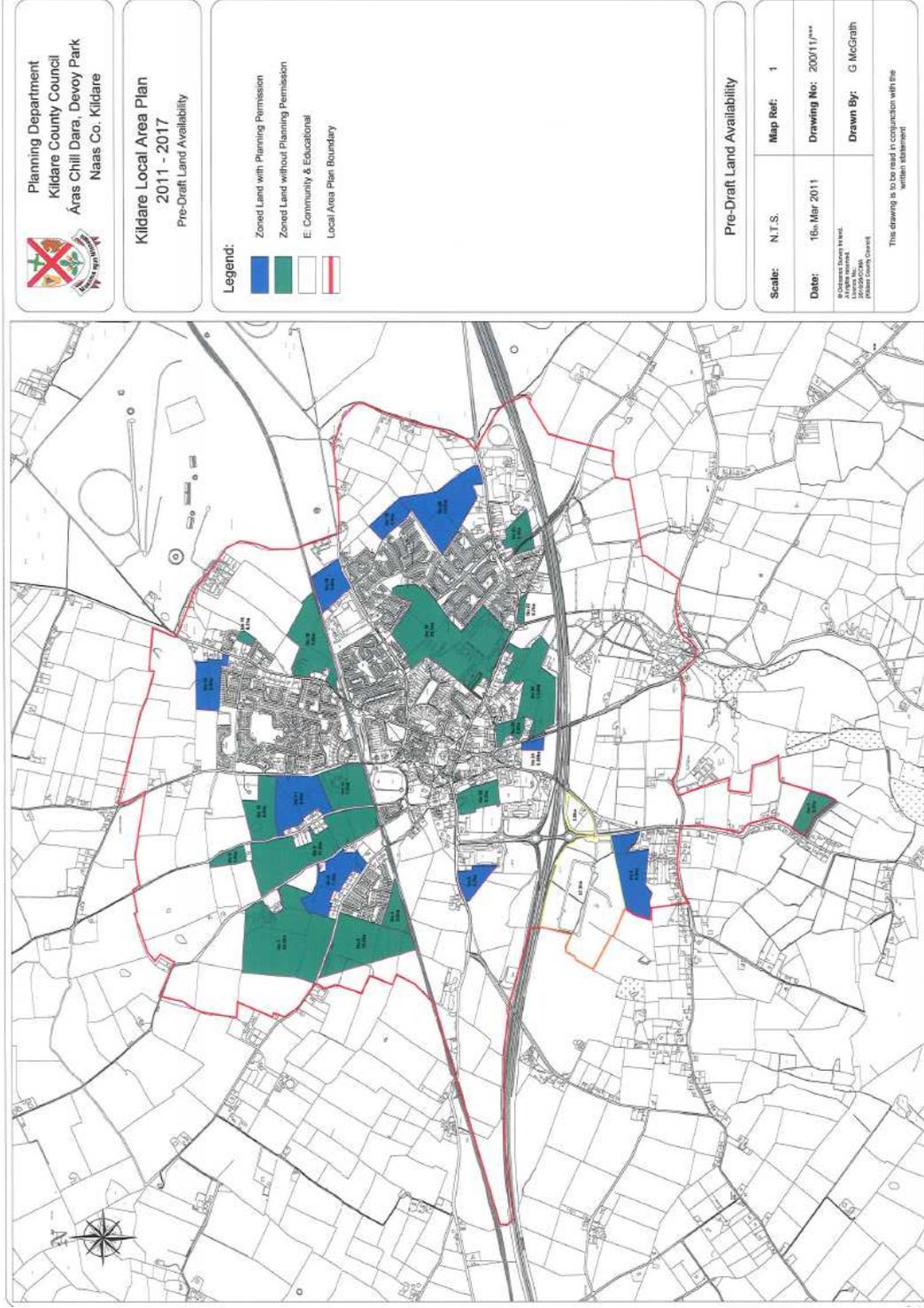
Regional and County Level Plans, Policies and Programmes

Topic	Title
Transport	A Platform for Change Strategy 2000-2016
	Greater Dublin Area draft Transport Strategy 2011-2030
Cultural Heritage	Kildare Heritage Plan 2005-2009

Topic	Title
Water and Wastewater	Greater Dublin Strategic Drainage Study
	Water Supply Project – Dublin Region
Planning	Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016
	Retail Planning Strategy for the Greater Dublin Area 2008-2016
	Kildare Development Plan 2011-2017
	Relevant Local Area Plans

Appendix D

Pre-draft Land Availability



Appendix E

Matrix Assessment of Policies/ Objectives

1. Phasing of Lands and Housing Policies and Objectives

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
Phasing of lands									
PLD 1: To monitor carefully the scale, rate and location of newly permitted developments and apply appropriate development management measures to ensure compliance with the core strategy including population targets and to achieve the delivery of strategic plan led and coordinated balanced development within the town.	+	+	+	+	+	+	+	+	<p>This policy would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines in meeting population projections for the town. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This policy will have positive and positive indirect effects on all SEO's as it is proposed to monitor the scale, rate and location of all proposed development and ensure compliance with development management measures which will help to offset any potential effects.</p> <p>Overall this policy will have positive impacts on all SEO's.</p>
Housing									
HP 1: To facilitate development in Kildare in line with its designation as a Moderate Sustainable Growth Town in the RPGs and in accordance with the settlement strategy set out in Kildare CDP 2011-2017.	0	+	0	0	0	0	0	+	<p>This policy would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
<p>HP 2: To facilitate the phased development of lands in Kildare for residential use in accordance with Map 8.1, to ensure compliance with the core strategy and the settlement strategy set out in Kildare CDP 2011-2017. In the event that permissions expire on existing zoned residential lands designated as Phase 1 consideration may be given to development of Phase 2 lands which are sequentially close to the town centre and are adequately serviced by appropriate infrastructure. The remaining Phase 2 lands will not be eligible for development until such time as Phase 1 lands are developed appropriately or until the review of this plan through the statutory process and in the context of the core strategy set out in the County Development Plan (CDP), as may be amended. The inclusion of new residential Phase 2 lands within this plan will not in any way infer a prior commitment on the part of the Council regarding their future zoning for residential purposes within any future amendment or review of the Kildare Local Area Plan <u>which would also be subject to appropriate environmental assessment(s) as required under the relevant legislation.</u></p>	+/-	+	+/-	+/-	+	0/+	+	+	<p>Lands zoned for new residential development during the lifetime of the 2012 LAP in phase 1 are zoned C1 in Map 8.1. C1 zoned lands include lands which have the benefit of planning permission since the 2002 LAP and have not yet been developed. C1 zoned lands also include residentially zoned lands identified as part of the development strategy for the draft Kildare LAP 2012 which makes provision for potential residential uses within Magee Barracks and lands at French Furze road and Tully Road east located to the south and southwest of the town.</p> <p>Map 8.1 also makes provision for residentially zoned Phase II lands under zoning C2. These lands are generally located in more peripheral areas to the northwest, north and northeast of the town. A sequential approach is being taken on these lands and only lands which can be serviced will be considered. This should provide sufficient mitigation against potential impacts and all applications will be subject to the normal development management process.</p> <p>The phased development of lands for residential use in accordance with Map 8.1 will have an overall beneficial effect on P, C, L and M as residential development will be developed in a planned, phased and serviced manner. This would result in high quality living environments; it promotes sustainable transport, walking and cycling and will reduce potential effects on landscape from otherwise sprawling developments throughout the environs of the town.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
									<p>The development of residentially zoned lands has the potential to have cumulative effects (along with other residential development planned for the town) and to impact on B, W and S through pressure on wastewater systems and water supplies and impact on soils through development of greenfield lands. However, integration of this policy with the provision of other protective policies within the plan would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new residential development would also be subject to conform to the development management requirements of this Plan and the Kildare CDP 2011.</p> <p>This policy is in line with the preferred alternative selected as part of the SEA process as per section 8 of this ER.</p> <p>This Policy has the potential to have a positive impact on all SEO's as this policy does not provide a commitment to the development of Phase II lands for residential development in the future.</p> <p><u>Recommend inclusion of text within this policy to ensure that any future zoning of Phase II lands will be the subject of SEA or AA as part of any future variation or review of the Kildare LAP.</u></p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
HP 3: To require a phasing programme for a residential development larger than 20 units is proposed. The phasing programme shall be lodged and agreed with the Planning Authority detailing the construction, phasing and completion of each phase and timeframe of the overall project.	+	+	+	+	+	+	+	+	<p>This Policy would have potential positive impacts on all SEO's as development would be phased to mirror delivery of the appropriate infrastructure, such as drainage, wastewater, water supply, roads etc. and this would also have positive impacts on all SEO's.</p> <p>It would also prevent negative impacts of half finished estates on CH and L.</p> <p>This would have an overall positive impact on P.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
<p>HP 4: To encourage appropriate densities for new housing development in different locations in the town while recognising the need to protect existing residential communities and the established character of the town and surrounding area.</p>	+/-	+	+/-	+/-	+	+	+	+	<p>This policy would have a positive direct impact on P and M as it encourages appropriate residential densities which would provide for high quality living environments, facilitate public transport and walking and cycling (where appropriate) and would as a result improve quality of life.</p> <p>This policy would also result in secondary positive impacts on P, C, L and M, as it would be expected to discourage urban sprawl throughout Kildare town environs.</p> <p>Impacts in relation to C are expected to be positive, as this policy will focus development in appropriate densities in a planned manner close to public transport which will have a positive effect on C.</p> <p>Positive indirect effects are anticipated with respect to CH as appropriate building densities are unlikely to impact on features of CH.</p> <p>New housing development has potential to impact on B, W and S through pressure on wastewater systems and water supplies and the development of Greenfield lands. Integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new residential development would be subject to conform to the development management requirements of this LAP and the Kildare CDP 2011 also.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
HP 5: To ensure that the density and design of development respects the character of the existing and historic town in terms of structure, pattern, scale, design and materials with adequate provision of open space, which protects the amenities of the area.	0	+	0	0	0	+	+	0	This policy would have positive direct impacts on P, CH and L as it encourages high quality residential developments which respects the historic town and protects the amenities of the area.
H6: To consider the provision of serviced sites on residentially zoned land at outer suburban locations to cater for a range of household sizes (refer to section 4.9.3 of the CDP). Serviced site proposals should include general design principles for individual plots (plot ratios, building heights, building orientation, private open space, palette of building materials, boundary details and parking).	+/-	+	+/-	+/-	+	+/-	+	+	The development of residential lands at serviced sites at suburban locations will have beneficial impacts on P, C, L and M. The provision of general design principles will benefit the residential development and impacts on the surrounding environment. As with any development, especially Greenfield sites there is the potential for negative impacts on B, W, S and CH.
HP7: To ensure that new development proposals are appropriately designed to create a sense of community. In this regard individual residential schemes shall generally be of a scale not exceeding 100 units (exceptions to this will be considered on the merits of each application).	0	+	0	0	+	0	+	+	This policy is considered to have positive impacts on P and C as it encourages appropriate scales with respect to housing developments. There would also be secondary positive impacts on L and M as the policy will discourage urban sprawl and provide a scale amenable to access public transport.
H8: To encourage the use of equine place names in order to strengthen and underline links with the equine industry.	0	0	0	0	0	+/-	0	0	This policy will have neutral impacts on the environment as it is related to the naming of places. There could be both positive and negative effects on CH, should equine names be prioritised ahead of selecting cultural place names.

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
<p>HP 9: To require applications for residential developments (over 20 units), to demonstrate the provision of an appropriate mix of dwelling types having regard to:</p> <ul style="list-style-type: none"> • The nature of the existing housing stock and existing social mix in the area; • The desirability of providing for mixed communities; • Provision of a range of housing types and tenures; • The need to provide a choice of housing, suitable to all age groups and persons at different stages of the life cycle; • The need to cater for special needs groups. 	0	+	0	0	0	0	+	0	<p>This policy will have a beneficial impact on P as it will provide suitable accommodation for people at all different stages in the life cycle and people with special needs. It also allows for integration of mixed communities.</p> <p>This policy will have an indirect positive effect on landscape as design of new housing will need to have regard to existing housing stock in the area.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
<p>HP 10: To restrict apartment developments generally to town centre locations or suitably located sites adjoining the train station. Only in exceptional circumstances will apartments be considered outside town centre locations or adjoining the train station. Apartments will not be permitted where there is an over concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating an attractive and sustainable living environment.</p>	0	+	0	0	+	0	+	+	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes the development of apartments within the town centre and close to public transport connections which will result in higher densities at these locations making the most of these connections, lending itself to the use of public transport, walking and cycling.</p> <p>A direct positive impact with respect to P is also likely as only high quality high density schemes will only be considered, which will ensure high quality living environment in this regard.</p> <p>An indirect positive effect on L is predicted as the promotion of apartments within town centre locations is likely to reduce urban sprawl outside of the town.</p> <p>Lands within the town centre are generally likely to be brownfield in nature therefore a neutral impact with regard to B, S and W is predicted.</p> <p>Recommend inclusion of text outlining that 'apartments will not be permitted where there is an over concentration of this type of development [apartments] 'outside of the town centre'. As it is likely that there will be a concentration of apartments within the town centre, however this should not be considered an overprovision as it meets Kildare LAP objectives of consolidation of the town centre and promotion of development close to public transport linkages etc.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
<p>HP 11: To facilitate and co-operate with the provision of community services including, in particular, local services, schools, crèches and other education and childcare in tandem and in the vicinity of all new and existing residential development.</p>	+/-	+	+/-	+/-	+	+/-	+/-	+	<p>Direct positive effects with respect to P are envisaged as it is proposed to facilitate necessary services in tandem with residential developments to serve the community.</p> <p>This policy will have indirect positive effects on C and M if community services are facilitated in close proximity to new and existing residential development. Suggest rewording of policy as follows:</p> <p><u>HP 9: To facilitate and co-operate with the provision of community services including, in particular, local services, schools, crèches and other education and childcare in tandem and in the vicinity of all new and existing residential development.</u></p> <p>Given that no specific locations with respect to services are outlined in this policy, impacts with respect to B, W, S, CH and L are unknown. Consideration will be given to any potential negative environmental impacts through the normal development management process.</p> <p>See also specific land use objective assessments.</p>

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
HP 12: To require applications for residential developments (over 20 units), to demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, guidelines from the Department of Environment, Heritage and Local Government and Department of Education indicate that 12% and 8.5% of a population at any time is assumed to be of primary and secondary going age respectively.	0	+	0	0	+	0	0	0	Direct positive effects with respect to P are envisaged as consideration will be given to provision of education with respect to any increase in population as a result of new residential developments. This policy could have indirect positive effects on C as there may be a reduction in the number of students which would otherwise be required to commute outside of the settlement for education purposes as a result of new residential developments.
HP13: To support high quality smaller residential developments to help foster a sense of local community.	+/-	+	+/-	+/-	0	+/-	+/-	+	This policy will have beneficial impacts on P as it will provide high quality accommodation to local communities. The provision of small developments within communities may also have positive landscape impacts. As it is unknown as to where these developments will be located it is unknown as to whether positive or negative impacts could incur for B, W, S, CH and M are likely
HP14: To facilitate the provision of purpose built dwellings for those with special needs, including provision for the needs of the elderly, persons with physical disabilities and persons with learning disabilities and in conjunction with other voluntary bodies and the private sector.	+/-	+	+	+/-	+	+/-	+/	+/-	This policy will have a beneficial impact on P, particularly those with special needs, disabilities and the elderly as it will provide accommodation for these people. Given that no specific locations with respect to the location of these purpose built dwellings is provided within this policy, it is not known whether positive or negative impacts with respect to B, W, S, C, CH, L and M are likely. Consideration will be given to any potential negative environmental impacts through the normal development management process.

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
HP 15: To strictly manage the provision of one off housing in lands zoned as 'I: Agricultural' and 'M: Greenbelt'. Limited one off housing will be permitted in this zone subject to compliance with the rural housing policy set out in the Kildare County Development Plan 2011-2017. Documentary evidence of compliance with this policy must be submitted as part of the planning application, including a separate statement by the applicant on the need to reside in the area.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>This policy will have a direct positive impact on P with regard to people seeking to live on lands zoned I: Agriculture and/or Greenbelt and who are in compliance with rural housing policy provisions.</p> <p>This policy will have positive impacts on B, P, W, S, C and M as it is proposed to limit and strictly manage rural housing. Therefore rural housing will only be allowed in certain circumstances based on need and siting and design considerations.</p> <p>There is potential for direct and indirect negative impacts with respect to all SEO's as a result of the development of rural housing. Consideration will be given to any potential negative environmental impacts through the normal development management process.</p> <p>Rural generated housing will generally have direct and indirect negative impacts with respect to C, L and M due to distant location of dwellings from existing services and public transport and resultant need to travel by car to avail of services.</p>
HP 16: To ensure that, notwithstanding compliance with the policy HP 15, applicants comply with all other normal siting and design considerations.	+/-	+	+/-	+/-	+/-	0	+/-	+/-	See assessment of HP: 12 previously.
HP 17: To protect the physical, environmental, natural and heritage resources of the agricultural and greenbelt zones.	+	+	+	+	+	+	+	0	This policy is generally considered to be positive. No negative impacts anticipated.

Policies/ Objectives	B/FF	P	W	S	C	CH	L	M	Comment/ Mitigation
HPO1: To secure the implementation of the Kildare Local Authorities Housing Strategy 2011-2017, or any subsequent amendment to or review of the strategy.	0	+	0	0	0	0	0	0	This policy is considered to be positive with respect to P as the Housing Strategy assesses the need for housing and puts forward strategies for meeting housing requirements throughout the County. This Strategy ensures that there is a range of housing for residents with different income levels, making provision for social and affordable housing. The County Housing Strategy forms part of the Kildare CDP 2011 which was subject to SEA.
HPO2: To provide adequate accommodation for Travellers in accordance with the Council's Traveller Accommodation Programme.	+/-	+	+/	+/-	+/	+/-	+/	+/-	This policy will have a beneficial impact on P, particularly those in the travelling community, as it will provide accommodation for travellers within the remit of the Council's Traveller Accommodation Programme. Given that no specific locations with respect to traveller accommodation is provided for within this policy, it is not known whether positive or negative impacts with respect to B, W, S, C, CH, L and M are likely. Consideration will be given to any potential negative environmental impacts through the normal development management process.
HPO3: To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure to cater for the needs of the population and facilitate the creation of balanced communities.	0	+	0	0	0	0	0	0	This policy will have a beneficial impact on P as it will provide high quality housing to cater for the needs of the population.

B: Biodiversity, Flora and Fauna; P: Population; S: Soil; W: Water; C: Climate Change; CH: Cultural Heritage;
L: Landscape MA: Material Assets.

2. Economic Policies and Objectives

Economic Development											
<p>ED 1: To promote enterprise creation opportunities and initiatives, in line with the designation of Kildare as a Secondary Economic Growth Town.</p>	0	+	0	0	0	0	0	0	0	+	<p>This policy will have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p>
	0	+	0	0	0	0	0	0	0	+	<p>This policy will have a positive indirect impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to boost tourism and shopping in Kildare, resulting in an increase in employment opportunities and quality of life for those living in Kildare Town.</p>
	0	+	0	0	0	0	0	0	0	+	<p>This policy will have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p>

<p>ED 4: To facilitate the sustainable development of commercial, office, incubator units, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Cill Dara Ar Aghaidh and the County Development Board.</p>	<p>+/-</p>	<p>+</p>	<p>+/-</p>	<p>+/-</p>	<p>+</p>	<p>0/+</p>	<p>+/-</p>	<p>+</p>	<p>This policy will have a positive direct impact on P and M, as it will help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This policy will have a positive direct impact on P, C and M as the zoning and development strategy for the LAP promotes the use of public transport and walking and cycling and will as result reduce impacts on climate change. This approach also promotes development of sites that are connected to services.</p> <p>This policy is also likely to result in secondary positive impacts on P, C, L and M, as it would be expected to discourage sprawl of commercial and industrial uses in a hap hazard manner throughout the town.</p> <p>Neutral to positive indirect effects are anticipated with respect to CH as this development strategy will either not impact on features of CH or will result in improvement of areas in the vicinity of CH through regeneration.</p> <p>New developments have potential to have cumulative effects (along with other developments planned for the town) and to have impacts on B, W, L and S through pressure on wastewater systems, water supplies and by development of greenfield lands.</p>
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<p>EDO 1: To promote Magee Barracks as an appropriate site for the sustainable development of a strategic employment/education centre for Kildare town and the wider area <u>creating a built environment that reflects both the military history of the site and the existing urban fabric of the town.</u></p>	+/-	+	+/-	+/-	+	+1	+0	+	<p>This objective will have a direct positive impact on P and M by creating new employment and educational facilities which will benefit the population through improved education and training facilities and also by creation of new jobs.</p> <p>This objective will have indirect positive effects on C as the site is located in close proximity to the town centre, rail and bus which will result in increased use of public transport.</p> <p>The re-development of this site is likely to have a neutral to positive impact with respect to L as the site is currently dilapidated and is in need of regeneration.</p> <p>This development objective is likely to have cumulative effects (along with other developments planned for the town). Inclusion of sustainability as a criterion in this objective should ensure impacts to B, S, W, CH and L are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p> <p>The development of Magee Barracks has the potential to have a positive impact on CH as per the vision for this area as outlined in section 7.6.2.2 of the LAP. <u>Therefore suggest inclusion of text which refers to the reflection of military history of the site as outlined in the vision for this area.</u></p>
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<p>EDO 2: To promote and facilitate the development of an enterprise and employment campus on appropriately lands zoned "Q: Enterprise & Employment" to the west of Kildare town. Lands zoned "Q: Enterprise & Employment" shall be the subject of a detailed design brief, to be agreed with the Planning Department, achieving a high standard of layout, landscaping and design of the overall site, buildings and groups of buildings. The overall development shall integrate well with the existing natural, cultural and built environment and deliver a high quality-working environment, which would be attractive to customers, employees and other users of the built environment. Design factors that shall be taken into account in the preparation of the design brief and design of the proposed site shall include:</p> <p>(i) Landscaping – A detailed landscaping strategy based on the site's natural setting, views and adjoining land uses and the existing mature trees, hedgerows and natural boundaries of the site. All buildings, groups of buildings and open green spaces shall be integrated into the site by using landscaping that reflects the site's topography, natural context and location beside the M7 motorway.</p> <p>(ii) Visual impact – The overall design and landscaping of the site shall complement and enhance the surrounding area. Particular regard shall be had to all views to and from the M7 motorway, Kildare Retail Outlet and Monasterevin Road. The design brief shall detail the appropriate use of key buildings and building frontages, internal green zones, landscape buffers and hard and soft landscaping features which enhance the development of this site.</p> <p>(iv) Building Design and Elevation treatment – The use of high quality building design will be required with particular emphasis on creating attractive building elevations along the M7 link road and roundabout. High quality materials will be used to create a visually attractive campus style layout and design.</p>	+/-	+	+/-	+/-	+	+/-	0	+	<p>This objective would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This Objective is likely to neutral effects with respect to L as provision has been made within this objective to mitigate against potential negative effects through the provision of landscaping, siting and design.</p> <p>This site is located in close proximity to the town centre and public transport routes which promotes walking and cycling, therefore a positive direct impact on C is anticipated.</p> <p>This objective is likely to have cumulative effects (along with other development planned for the town). There is potential for negative effects with regard to B, W and S due to the greenfield nature of the site. However the text of this objective makes provision for the integration of the development with the natural environment within the text of this objective which should ensure impacts are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p> <p><u>A number of RMP's are located along the northern and southern boundary of Q1, consideration should be given to inclusion of the word 'cultural' within text of this Objective to ensure protection of these features.</u></p>
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<p>v) Integrated design themes – The use of lighting, advertising, signage and information boards that are based on an overall designed theme. The design and location of these elements shall be visually appropriate to the site's context and reinforce the site as a high quality employment campus.</p> <p>(vi) Transport links - Generate links to public transport infrastructure. A Mobility Management Plan shall be prepared and implemented which will consider all modes of transport:</p> <ul style="list-style-type: none"> • A phasing plan, which will detail phasing arrangements in the context of services and infrastructure for the overall site and the individual employment units and associated landscaped areas. • The overall layout shall be in accordance with the new roads objective (indicative only) as shown on the Landuse Zoning Objectives map [Map ref 3 (a)]. This road shall be delivered as part of phase one. <p>(vii) Sustainability –The overall design and layout shall be based on implementing sustainable building practices in the construction and management of the scheme including the use of suitable materials, the implementation of sustainable drainage solutions and energy conservation measures.</p> <p><u>Development of these lands will be the subject of Appropriate Assessment Screening.</u></p>										
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	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	As per Policy T1 above.
	Population;	S;	Soil;	W;	Water;	C;	Climate	Change;	CH;	Cultural	Heritage;					
TO1: To facilitate and guide the development of additional attractions and facilities within the town in order to encourage tourists to extend their stay and increase tourism generated expenditure in the town.	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	As per Policy T1 above.
TO2: To facilitate the development of signage maps at gateways such as Kildare Railway Station and Kildare Retail Outlet as well as nodal spaces such as the Market Square, St. Brigid's Square and the proposed civic space at Magee Barracks.	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	Indirect positive effects with respect to M as improved signage could result in increased numbers visiting these locations resulting in increased use of rail and other facilities resulting in an increase in employment.
TO3: To create further linkages through Kildare Retail Outlet to connect with Academy Street. as identified on Map 8.6.	0	+	0	0	+	+	0	0	0	0	+	0	0	0	0	This objective is likely to have positive effects with respect to CH and L as it will promote linkages between newer areas adjoining the historic town core. This objective is likely to have positive indirect effects on C and P as it will ensure good linkages between the town centre and the Kildare Retail Outlet promoting walking and cycling, providing a high quality environment for people to live and work.
TO4: To create a design brief in consultation with the area committee for shop fronts and streetscapes that would offer a suggested complementary palette of colours, designs, signage and lettering for property owners.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral impact on the SEOs.
TO5: To identify in consultation with the area committee a high quality and appropriate design and style of civic furniture that will consistently be adhered to.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Neutral impact on the SEOs.

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 L: Landscape MA: Material Assets.

3. Retail Policies and Objectives

Retail										
<p>R 1: To encourage the development of the retail and service role of Kildare as a self sustaining centre in accordance with the policies contained in the County Development Plan, the current Retail Planning Guidelines 2005, the Draft Retail Planning Guidelines 2011 and any future Retail Planning Guidelines or strategy that may be issued during the life of this plan.</p>	0	+	0	0	0	0	0	0	+	<p>This policy would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p>
	0	+	0/+	0/+	0/+	+	+	+	+	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to redevelopment /regeneration of buildings in the town centre.</p> <p>A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area. Also the redevelopment of underutilised town centre sites supports the consolidation of the town and will have indirect positive effects in that development would otherwise take place on greenfield lands.</p>
<p>R 2: To facilitate the consolidation/expansion of the historic core of Kildare town centre through infill development and the redevelopment/regeneration of derelict/under-utilised sites and buildings in and around the Core Retail Area.</p>	0	+	0/+	0/+	0/+	+	+	+	+	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to redevelopment /regeneration of buildings in the town centre.</p> <p>A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area. Also the redevelopment of underutilised town centre sites supports the consolidation of the town and will have indirect positive effects in that development would otherwise take place on greenfield lands.</p>

<p>R 3: To facilitate the development of lands to the south west of the historic town centre as the priority area for retail led mixed use expansion of the town centre in accordance with the Design Brief set out in Section 7.6 of this plan. Any proposed scheme shall provide a mix of uses and an overall design and layout that generates vitality and viability and strong linkages to the historic town centre.</p> <p><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></p>	+/-	+	+/-	+/-	+	+	+/-	+/-	<p>This policy would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This policy would also result in a secondary positive impact on P, C, L and M, as it would be expected to discourage sprawl of retail, commercial and residential development in a hap hazard manner.</p> <p>Impacts in relation to climate are expected to be positive, as this policy will focus development in a planned manner within a specific urban area, close to the town centre and public transport links. It also promotes linkages with the town centre which would support walking and cycling.</p> <p>Positive indirect effects are anticipated with respect to CH as provision has been made within the design brief to consider the built heritage of the area, in particular with respect to Abbey Villa House and the Old Wallpaper factory, allowing for potential improvement with respect to these areas. This policy is likely to have cumulative effects (along with other development planned for the town).</p>
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<p>R 4: To facilitate the appropriate expansion of the Kildare Retail Outlet on the lands designated to the south west of the town centre in accordance with the Design Brief set out in Section 7.6 of this plan. To require significantly enhanced high quality linkages between the retail outlet and the historic town centre.</p>	+/-	+	+/-	+/-	+	+	+/-	+/-	<p>Development of these lands could also lead to pressure on wastewater systems and water supplies, energy networks and other material assets. Integration of this policy with the provision of other infrastructure would be expected to reduce direct negative impacts on other material assets and indirect negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p>Lastly, as per the Plan's Written Statement, assessment of significant developments of this type may be required if impacts on the environment are deemed likely to occur. The assessment of environmental impacts at the project level and implementation of any required mitigation measures would be expected to further reduce any direct, indirect and cumulative negative impacts.</p> <p>Further, given the extent of these lands for development, recommend inclusion of text to ensure that the development of this site is subject to Appropriate Assessment. Please refer to Section 8 of this ER which provides an assessment of alternative option no. 2 which includes the south west expansion area.</p> <p>As per R 3 above.</p>
<p>R 5: To encourage and facilitate the development of a combined and unique heritage, retailing and tourism experience, within the town and to encourage strong linkages between these attractions. A local committee should be established to identify and develop actions that will deliver same.</p>	0	+	0	0	0	+	0	+	<p>Likely to have positive impact on P and M due to increased employment in retail and tourism sectors.</p> <p>Potential positive impacts on CH due to development of heritage experience and linkages to same.</p>

<p>R 6: To encourage and facilitate the delivery of tourism related retail developments and initiatives in and around Kildare town centre.</p>	0	+	0	0	0	0	0	0	+	Likely to have positive impact on P and M due to increased employment in retail and tourism sectors.
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<p>R 7: To improve the town's attraction as a retail and tourist destination through additional investment in the public realm; attracting a critical mass of new retail investment within and adjacent to the historic town centre and by facilitating the enhancement of supporting tourism infrastructure (e.g. hotels, hostels, restaurants, bars and car parking).</p>		+/-	+	+/-	+		+		+	<p>Improvements to the public realm will have a positive impact on P, L and CH within the town.</p> <p>This policy will have positive indirect impact on P and M due to increase in tourist numbers and employment as a result of this policy.</p> <p>Secondary positive impacts with respect to C are expected due to increased provision and numbers using public transport as a result of achieving critical mass.</p> <p>Secondary positive impacts in relation to climate are likely, as this policy will focus development in a planned manner within a specific urban area, close to the town centre and public transport links. It also promotes linkages with the town centre which would support walking and cycling.</p> <p>This policy is likely to have cumulative effects (along with other development planned for the town). Development of these lands could also lead to pressure on wastewater systems and water supplies, energy networks and other material assets. Integration of this policy with the provision of other infrastructure would be expected to reduce direct negative impacts on other material assets</p> <p>Potential positive and/or negative impacts could occur with respect to sensitive environmental receptors, such as B, W and S resulting from development of new retail and tourist developments. However, assessment of environmental impacts at the project level and implementation of any required mitigation measures would be expected to further reduce any direct, indirect and cumulative negative impacts in this regard.</p>
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<p>R 8: To establish a new neighbourhood centre within the Magee Barracks regeneration site with a suitable range of uses to meet the daily needs of residents/employees of the emerging new neighbourhood and the existing surrounding residential area. This Neighbourhood Centre shall be of a size and function that ensures it complements rather than detracts or displaces retail or other activities from the town centre. The Neighbourhood centre may be anchored by a supermarket (net retail floorspace of up to 1,500m²) and have a limited range of non retail services, civic, community and commercial and leisure floorspace.</p>	+/-	+	+/-	+/-	+	+	+/-	+	+/-	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes a neighbourhood centre in close proximity to new residential development which will lend itself to walking and cycling providing good quality living environment.</p> <p>The anchor retail floorspace limitation will have positive indirect effects with regard to C attracting local shoppers only.</p> <p>Indirect secondary effects are anticipated with respect to CH due to the regeneration benefits of such a development on CH of the area.</p> <p>The re-development of this site is likely to have a neutral to positive impact with respect to L as the site is currently dilapidated and is need to regeneration.</p> <p>There is potential for negative effects with regard to B, W and S due to the re-development of the site. However, any future development will be subject to adhere to development management requirements of this LAP and the Kildare CDP 2011.</p>
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<p>R 9: To work with and encourage landowners, retailers and development interests to realise the potential of vacant and back land town centre lands in Kildare.</p>	0	+	0/+	0/+	+	+	+	+	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to redevelopment/regeneration of buildings and back land sites in the town centre.</p> <p>A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area. Also the redevelopment of underutilised town centre sites supports the consolidation of the town and will have indirect positive effects in that development would otherwise take place on greenfield lands outside of the town.</p>
<p>R 10: To facilitate the needs of existing and new residential areas through a network of sustainable local and neighbourhood centres. All local and neighbourhood centres shall complement rather than detract or displace retail or other activities from the town centre.</p>	0	+	0	0	+	0	0	0	<p>This policy will have a positive impact on population and climate with the location of the Local Neighbourhood Centres within convenient walking distance to residential areas.</p> <p>Inclusion of sustainability as a criterion in this policy should ensure impacts to biodiversity, flora and fauna, soils, water quality, air quality and climate, cultural heritage and landscape are avoided or at least minimised so long as these issue areas are considered during planning of new development or extension / refurbishment of existing development.</p>

<p>R 11: To assess all planning applications for large retail developments in accordance with the criteria set out in section 19.10 of Chapter 19 of the Kildare CDP 2011-2017.</p>	+	+	+	+	+	+	+	+	+	<p>This Policy sets out a list of criterion which should be used to assess significant retail developments including sequential testing, quantitative and qualitative need as well as town centre/capacity/ planning policy impact. Criterion also includes design, distance to public transport, regeneration provisions and</p> <p>Overall it is anticipated that this policy will have positive effects on all SEO's as it provides a number of protective measures that significant retail developments would be required to adhere to before planning permission is granted.</p>
<p>RI2:- To encourage the development of independent retail outlets in the town centre that will create a unique character and shopping experience for visitors.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+	<p>The policy would have positive impacts on Kildare Town, its population and potential employment opportunities.</p> <p>As the location of these retail outlets are unknown there is the likelihood that there could be potential impacts both positive and negative on B, W, S, C, CH and L. Any future developments will be subject to AA and appropriate environmental assessments through the planning process.</p>
<p>RO1: To enhance the retailing and tourist experience by making Kildare town a popular destination for eating, meeting and greeting by facilitating a range of restaurants, cafes and public houses linked to a high quality tourist and retail experience.</p>	0	+	0	0	0	0	0	0	+	<p>Likely to have positive impact on P and M due to increased employment in retail and tourism sectors.</p>

<p>RO2: To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses, having regard to the Sequential Approach outlined in the County Development Plan.</p>	<p>0</p>	<p>+</p>	<p>0/+</p>	<p>0/+</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes re-use and regeneration of derelict land and buildings for retail use which will improve the overall image of the town and lend itself to the use of public transport, walking and cycling and increased employment opportunities.</p> <p>Re-use of lands is likely to have direct positive effects for soil as it maximises use of brownfield lands and provides an opportunity to remove any existing contamination on site.</p> <p>Likely to have indirect positive effects on CH and L due to redevelopment /regeneration of the town centre.</p> <p>A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area. Also the redevelopment of underutilised town centre sites supports the consolidation of the town and will have indirect positive effects in that development would otherwise take place on greenfield lands outside of the town.</p>
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<p>RO3: To encourage and facilitate the preservation and enhancement of the retail and services role of Kildare town.</p>	+	0	0	0	0	0	0	0	+	<p>This objective would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>Inclusion of sustainability as a criterion in this policy should ensure impacts to biodiversity, flora and fauna, soils, water quality, air quality and climate, cultural heritage and landscape are avoided or at least minimised so long as these issue areas are considered during planning of new development or extension / refurbishment of existing development.</p>
<p>Urban Design</p>										
<p>UD 1: To ensure all proposed developments are designed to have regard to the rich and diverse urban and built fabric of the historic town core including its historic urban blocks, plots, buildings, streetscape, civic spaces, approach roads and connecting lanes.</p>	0	+	0	0	0	0	+	0		<p>This policy will have direct positive effects on CH.</p> <p>Further, it will have indirect positive effects on P and L due to improvement in the landscape of the town and resultant improvements in high quality living environment for the population of the area.</p>
<p>UD 2: To create a more attractive, vibrant and consolidated town centre by utilising quality urban design principles that preserve and enhance the existing townscape character of the town centre.</p>	0	+	0	0	0	+	+	+		<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to creation of a more attractive and vibrant the town centre.</p>

<p>UD 3: To retain the character of Kildare's medieval borough formed by its collective network of streets, lanes and market square as defined by compact urban blocks and finer urban grain.</p>	0	+	0	0	0	0	+	+	+	+	<p>This policy is likely to have positive effects with respect to CH and L as it is proposed to retain the character of Kildare's medieval streetscape. This is likely to have positive indirect effects on P due to retention of a high quality environment for people to live and work.</p>
<p>UD 4: To encourage increased permeability through the larger land parcels around the outer historic core and to link them to the existing hierarchy of routes and civic spaces within and around the town centre.</p>	0	+	0	0	0	+	+	0	+	+	<p>This policy is likely to have positive effects with respect to CH and L as it will promote linkages between newer areas adjoining the historic town core. This is likely to have positive indirect effects on C and P as it will ensure good linkages throughout the town promoting walking and cycling, providing a high quality environment for people to live and work.</p>
<p>UD 5: To retain, where appropriate, attractive stone boundary walls and mature landscaping including hedgerows and trees, which contribute to the character of the town.</p>	+	+	0	0	0	0	+	+	0	0	<p>No negative impacts anticipated. This policy would support biodiversity and would have positive effects with respect to landscaping. It would have resultant positive impacts on P and CH.</p>

<p>UD 6: To utilise the town's historic core as a tool to regenerate and expand (to the southwest) the town centre in a sustainable manner to achieve a place with a positive public image.</p>	+/-	+	0	+/-	+	+/-	+/-	+/-	<p>This policy would have a positive direct impact, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This would also result in a secondary positive impact, as it would be expected to discourage sprawl of commercial and retail development in undeveloped rural areas on the periphery of the town in an unsustainable manner.</p> <p>Enhancement and expansion of town centres may have unforeseen impacts in terms of increased pressure on wastewater systems and water supplies, energy networks and other material assets. Integration of this policy with the provision of other required infrastructure would be expected to reduce direct negative impacts on other material assets and indirect negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p>Implementation of transportation objectives should reduce impacts from traffic.</p> <p>Inclusion of sustainability as a criterion in this policy should ensure impacts to biodiversity, flora and fauna, soils, water quality, air quality and climate, cultural heritage and landscape are avoided or at least minimised so long as these issue areas are considered during planning of new development or extension / refurbishment of existing development.</p>
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<p>UD 7: To facilitate the development of the historic core as a cultural quarter that reinforces Kildare's status as a Heritage town.</p>	0	+	0	0	0	0	+	0	+	+	<p>Potential positive impacts on CH due to development of historic core as a cultural quarter. Likely to have positive indirect effects on P and M due to increased employment in retail and tourism sectors. Further, this policy is likely to have positive effects on L due to improvements to the town centre as a result of this designation.</p>
<p>UD 8: To improve access and use of new and existing amenity spaces in the town through well designed developments that provide connections from the town centre by way of good linkages and a higher level of permeability.</p>	0	+	0	0	+	0	+	+	+	+	<p>This policy is likely to have positive effects with respect to CH and L as it will promote new amenity space which could potentially improve the context of CH sites and provision of landscapes areas throughout the town. This policy is likely to have positive effect on C and P as it will provide linkages to open space areas promoting physical activities, walking and cycling and will provide a high quality environment for people to live and work.</p>
<p>UD 9: To protect key views of the historic townscape and skyline within the town and from approach roads into the town centre.</p>	0	+	0	0	0	+	+	0	+	0	<p>No negative impacts anticipated.</p>
<p>UD 10: To improve the visual approaches to the town from the M7 motorway and provide well designed entrances to mark the edges of the town centre at appropriate locations that reflect its character.</p>	0	+	0	0	0	+	+	0	+	0	<p>No negative impacts anticipated.</p>
<p>UD 11: To provide overlooked cycle and pedestrian linkages between the residential areas, amenity areas and the town core</p>	0	+	0	0	+	0	0	0	+	+	<p>This policy is likely to increase the number of people using these linkages due to improvements in safety and will therefore have positive impacts with respect to P and C and positive indirect effects on M.</p>
<p>UD 12: To encourage the construction of sustainable and energy efficient buildings</p>	+	+	+	0	0	0	0	0	+	+	<p>Direct positive impact on M and C, with indirect and cumulative positive impacts on B, P and W.</p>

UD 13: To require the undergrounding of utility cables in the town centre.	+/-	+	0/-	+/-	0	+/-	+	0	Direct positive impacts on L and P from placing cables underground. Potential negative impacts on B, CH and W from placing cables underground.
Renewal, Reuse and Regeneration									

<p>RR 1: To encourage and facilitate the appropriate and sustainable re-use and regeneration of the Magee Barracks site for uses that are appropriate to it's strategic location within the town creating a built environment that reflects both the military history of the site and the existing urban fabric of the town.</p>	+/-	+	+/-	+/-	+	+	+/-0	+	<p>This policy will have a direct positive impact on P and M by creating new employment and educational facilities which will benefit the population through improved education and training facilities and also by creation of new jobs.</p> <p>This policy will have indirect positive effects on C as the site is located in close proximity to the town centre, rail and bus transportation which will result in increased use of public transport.</p> <p>The re-development of this site is likely to have a neutral to positive impact with respect to L as the site is currently dilapidated and is need to regeneration.</p> <p>Given the extent of this site, this policy is likely to have cumulative effects (along with other development planned for the town).</p> <p>Inclusion of sustainability as a criterion in this policy should ensure impacts to B, S, W, CH and L are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this Plan and the Kildare CDP 2011 also.</p> <p>The development of Magee Barracks has the potential to have a positive impact on CH as per the vision for this area as outlined in section 7.6.2.2 of the LAP. Therefore suggest inclusion of text which refers to the reflection of military history of the site as outlined in this vision.</p>
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<p>RR 2: To encourage and facilitate the re-use and regeneration of derelict land and buildings within and the around the town centre and in particular vacant floorspace on the Main Street and side streets.</p>	0	+	0	0	0	+	+	+	+	<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes re-use of buildings and consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to redevelopment/regeneration of buildings in the town centre.</p> <p>A neutral impact with regard to B and W is predicted as derelict lands and buildings are brownfield.</p>
<p>RR 3: To continue to enhance the profile of Kildare through strategic environmental enhancement, the creation of spaces and places of interest and the introduction of public art.</p>	+	+	+	+	+	+	+	+	+	<p>Potential to have positive effects with respect to all SEOs.</p>
<p>RR 4: To carry out a review of existing street furniture in particular on the Main Street and the adjoining streets.</p>	0	0	0	0	0	0	0	0	0	<p>Neutral impacts on all SEOs.</p>
<p>RR 5: To seek the renewal of derelict, underused and vacant sites in accordance with relevant legislation.</p>	0	+	0	0	+	+	+	+	+	<p>As per RR 2 above.</p>
<p>RR 6: To seek the retention, restoration and improvement of all buildings of architectural merit (including those buildings that are not deemed 'protected structures' as defined in the Planning and Development Act 2000) in the town centre in a manner, which respects the special character of the area. Any proposed works to such buildings shall have regard to the streetscape as a whole and enhance rather than detract from the established character of the street. The retention of the façade only will not normally be permitted.</p>	0	+	0	0	+	+	+	+	+	<p>This policy is likely to have direct positive effects on CH due to improvement of buildings with architectural merit.</p> <p>Potential indirect effects on C and M are likely due to re-use of existing buildings within the town centre, which supports town centre consolidation and the use of public transport, walking and cycling.</p> <p>Overall this policy is likely to have a positive effect on P.</p>

<p>TCO3: To protect the town centre from inappropriate development and encourage the sustainable relocation of existing inappropriate uses.</p>	+/-	+	0	+/-	0	+			+/-	+/-	<p>This objective would have a positive direct impact on P, C and CH, as it would remove non conforming uses from the town centre and associated negative impacts from this area.</p> <p>The relocation of these uses outside of the town centre may have unforeseen impacts in terms of new development on Greenfield sites and associated potential impacts on B, S, and L.</p> <p>Therefore inclusion of sustainability as a criterion in this policy should ensure impacts to biodiversity, flora and fauna, soils, water quality, air quality and climate, cultural heritage and landscape are avoided or at least minimised so long as these issue areas are considered during planning of new development or extension / refurbishment of existing development.</p>
<p>TCO4: To improve the attractiveness of the town centre's built fabric, through the encouragement of appropriate redevelopment and renewal of vacant and derelict sites or buildings, and to ensure high quality in all new developments.</p>	0	+	0	0	+	+	+	+			<p>Overall this policy is considered to be positive with respect to P, C and M as it promotes re-use of buildings and consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to redevelopment /regeneration of buildings in the town centre.</p> <p>A neutral impact with regard to B and W is predicted as derelict lands and buildings are brownfield.</p>

<p>TCO5: To facilitate proposed retail and suitable commercial development, where appropriate, within the identified town centre. In instances where the applicant has demonstrated to the satisfaction of the Planning Authority that there are no suitable or available locations within the town centre, other lands adjoining the town centre may be considered in a sequential manner.</p>	+/-	+	0	+/-	+/-	+/-	+/-	+/-	+/-	<p>This objective is likely to have a positive direct impact on P, and M, as it would facilitate retail and commercial development and result in increased employment opportunities.</p> <p>The development of these uses on Greenfield lands may have unforeseen impacts on B, S, and L location dependant. Provision for use of sequential approach has been made which is positive. Location will be dependent on other sustainable policies of the LAP which will ensure impacts to B, S, C, CH, L and M are avoided or at least minimised so long as these issue areas are considered during planning of new development.</p>
<p>TCO6: To pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the town centre.</p>	0	+	0	0	+	+	0	+	+	<p>Likely to have positive impact on P, CH and L due to improvements in the public realm.</p> <p>Potential indirect positive impacts on M due to resultant increase in job creation due to regeneration.</p>

B: Biodiversity, Flora and Fauna; P: Population; S: Soil; W: Water; C: Climate Change; CH: Cultural Heritage;
 L: Landscape MA: Material Assets.

4. Transportation Policies and Objectives

Public Transport										
<p>PT 1: To ensure where possible, that all public transport is accessible to the disabled.</p>	0	+	0	0	0	+	0	0	+	<p>This policy will have a beneficial impact on P, C and M. It will particularly benefit those with special needs, the disabled and the elderly as it will provide ease of access for these people allowing them to avail of public transport.</p> <p>This policy will have direct positive effects as it will increase the number of people able to use public transport, making the best use of public transport.</p>
<p>PT 2: To support the extension of the Kildare Route Project to Kildare town <u>subject to planning and environmental considerations.</u></p>	+/-	+	+/-	+/-	+	+	+/-	+/-	+	<p>This policy will have positive effects on P, C and M as it will reduce travel times for those travelling by rail, will improve public transport efficiencies as a result and would have a resultant positive impact on quality of life.</p> <p>Twin tracking would be provided on the existing railway corridor therefore significant effects on B, W, S or other SEO's are not anticipated. However, negative effects on B, W, S may occur as a result of this policy. Integration of this policy with the provision of other protective policies in the LAP would be expected to reduce direct negative impacts on these SEO's.</p> <p>This policy may have negative effects on P, CH and L as a result of loss of bridges or older structures in the vicinity of the railway line.</p> <p>Recommend inclusion of text to ensure that planning and environmental considerations are taken on board with respect to this policy.</p>

<p>PT 3: To support the enhancement of facilities at Kildare Train Station</p>	0	+	0	0	0	0	0	0	+	<p>This policy will have a positive impact on P as improved facilities will be provided at the train station which will serve commuters, tourists etc. This policy could also have indirect positive effects on M due to increased employment as a result of enhancement of facilities.</p>
<p>PT 4: To improve public transport facilities throughout the town including bus shelters and timetable information.</p>	0	+	0	0	0	+	0	0	+	<p>This policy will have positive effects on P, C and M as it will support and help to promote public transport facilities throughout the town. This is likely to increase the number of people using public transport which in turn would improve transport efficiencies and quality of life for those within the town.</p>
Road Infrastructure										
<p>RI 1: To review and update the Kildare Traffic Management Plan on an ongoing basis to ensure that the specific measures contained within it reflect the ongoing development of the town and to extend the traffic management plan to cover areas outside the town centre.</p>	0	+	0	0	0	+	0	0	+	<p>This policy is likely to have a positive effect on P, C and M as it will ensure that transport proposals are up to date in accordance with the development strategy of the town. It is anticipated that this policy will have a positive effect on P, C and M as it will ensure that transport measures within the environs of Kildare are reviewed and implemented. This in turn will ensure that there are adequate transportation measures in place to facilitate development within the town and environs. This will provide a high quality environment for people to live and work.</p>

RI 2: To continue to seek the implementation of the recommendations of the Kildare Traffic Management Plan, as may be amended.	0	+	0	0	0	+	0	0	0	0	+	0	0	0	+
RI 3: To monitor traffic movements within the town and to provide passive traffic calming measures at appropriate locations as the need arises.	0	+	0	0	0	+	0	0	0	0	+	0	0	0	+
RI 4: To investigate the role and use of lower speed limits within the town centre area to improve safety for pedestrians and cyclists.	0	+	0	0	0	+	0	0	0	0	+	0	0	0	+
RI 5: To extend/upgrade public lighting throughout the town as the need arises.	0	+	0	0	0	+	0	0	0	0	+	0	0	0	+
<u>RI: 6: All Local Authority development within the plan area will be subject to the policies, objectives and development management requirements of this Plan and the Kildare GDP.</u>	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Sustainable Transport															
RI0 1: To provide a high quality footpath network by improving pedestrian facilities through the refurbishment of footpaths, construction of new footpaths and the provision of appropriate crossing facilities as necessary and along the routes identified in Map 8.6	+/-	+	+/-	+/-	+	+	+/-	+	+	+	+	+/-	+/-	+	+
See RI 6 comments above.															
Overall positive policy															

<p>RIO 2: To provide appropriate public lighting and facilities for people with disabilities throughout the footpath network.</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This policy will have a beneficial impact on P. It will particularly benefit those with special needs, the disabled and the elderly as it will provide ease of access for these people along footpaths improving their quality of life.</p>
<p>RIO 3: To provide/upgrade footpaths at the following locations along the routes identified on Map 8.6: a. Along Meadow road. b. Along Academy Street and Claremore Street. c. Along Fair Green Cottages and Chapel Lane d. Along Melitta Road</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This policy will have direct positive effects with regard to P and C as it will improve footpaths at these locations and encourage people to walk along these routes which provide for improved linkages within the town.</p>
<p>RIO 4: To provide public lighting at the following locations on the routes identified on Map 8.6: a. Between Newtown Cross roads and Tully road. b. Along Firecastle lane</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This policy will have direct positive effects with regard to P as it will improve pedestrian safety along the identified routes.</p>
<p>RIO 5: To provide a pedestrian/vehicular link from Grey Abbey to the Tully road to complete the historic route as identified on Map 8.6.</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>This policy will have direct positive effects with regard to P, CH and C as it will improve linkages between Grey Abbey to the Tully road and encourage people to walk along these routes which provide for improved linkages to historic features within the town.</p>
<p>RIO 6: To seek the provision of appropriate cycle facilities in accordance with the NTA National Cycle Manual, having regard to the routes identified in Map 8.6</p>	<p>+/-</p>	<p>+</p>	<p>+/-</p>	<p>+</p>	<p>+/-</p>	<p>+</p>	<p>+/-</p>	<p>+/-</p>	<p>+</p>	<p>See RI 6 comments previously.</p>
<p>RIO 7: To co-operate with public transport service providers to ensure that adequate public transport services are provided for the town.</p>	<p>0</p>	<p>+</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>+</p>	<p>This policy will have positive effects on P, C and M as it will support and help to promote public transport facilities throughout the town. This is likely to increase the number of people using public transport which in turn would improve transport efficiencies and quality of life for those within the town.</p>

<p>RIO 8: To promote and secure the provision of bus stops and shelters at appropriate locations in the town.</p>	0	+	0	0	0	+	0	0	+	<p>This policy will have positive effects on P, C and M as it will support and help to promote public transport facilities throughout the town. This is likely to increase the number of people using public transport which in turn would improve transport efficiencies and quality of life for those within the town.</p>
<p>RIO 9: To seek to ensure that all public transport services are accessible to people with disabilities.</p>	0	+	0	0	0	+	0	0	+	<p>This policy will have a beneficial impact on P, C and M. It will particularly benefit those with special needs, the disabled and the elderly as it will provide ease of access for these people allowing them to avail of public transport. This policy will have direct positive effects as it will increase the number of people able to use public transport, making the best use of public transport.</p>
<p>RIO 10: To investigate the feasibility and promote the provision of a recreational pedestrian/cycle route through the National Stud including a new pedestrian/cycle bridge over the M7.</p>	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+	<p>See RI 6 comments previously.</p>
<p>RIO 11: To rationalise signage within the town to promote a clearly defined signage network and avoid visual clutter.</p>	0	+	0	0	0	0	0	0	+	<p>Overall positive effects on P and L as a result of decluttering.</p>

Town Centre	
<p>RIO 12: To develop the North Link Street (Pigeon Lane, Bóthairín na gCorp, Shraud), identified on Map 8.2, to provide access to the motorway and railway station without the need to travel through the town centre.</p>	<p>This policy will have positive effects with respect to C and M as it will improve traffic within the town centre and will improve transportation linkages and access to public transport from the Pigeon Lane, Bóthairín na gCorp, Shraud areas. This will have indirect positive effects on population as it will reduce traffic and associated nuisances such as noise and air pollution within the town centre.</p> <p>This policy has the potential to impact B, W, S, CH and L dependant on detailed design considerations. However, integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p><u>Given that development is likely to be carried out by the Local Authority and is unlikely to be subject to the normal planning process, recommend inclusion of a new policy stating that 'All Local Authority development within the plan area will be subject to adhere to the policies, objectives and development management requirements of this Plan and the Kildare CDP. See RI 6 previously.</u></p>
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<p>RIO 13: To develop the South Link Street (Meadow Road & Grey Abbey Road), identified on Map 8.2, to provide access from the motorway and Hospital Street without the need to travel through the town centre.</p>	+/-	+	+/-	+/-	+	+/-	+/-	+	<p>This policy will have positive effects with respect to C and M as it will improve traffic within the town centre and overall improve transportation linkages within the Meadow Road & Grey Abbey Road area. This will have indirect positive effects on population as it will reduce traffic and associated nuisances such as noise and air pollution within the town centre.</p> <p>This policy has the potential to impact B, W, S, CH and L dependant on detailed design considerations. However, integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p><u>Given that development is likely to be carried out by the Local Authority and is unlikely to be subject to the normal planning process, recommend inclusion of a new policy stating that 'All Local Authority development within the plan area will be subject to adhere to the policies, objectives and requirements of this Plan and the Kildare CDP. See RI 6 previously.</u></p>
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<p>RIO 14: To develop the following as town Centre Streets by implementing appropriate physical measures to moderate vehicular movement function and achieve a high pedestrian movement function:</p> <ul style="list-style-type: none"> • Market Square • Cork Road (east of Pigeon Lane) • Claregate Street • Dublin Street • Station Road (south of Melitta Road) • Nugent Street • Bride Street • Bangup Lane • Cleamore Road / Academy Street 	0	+	0	0	0	+	0	+	The policy will have positive effects on P, C, CH and M as it promotes walking and cycling through out the town centre streets. This will reduce vehicular movements and associated noise and air pollution within this area which will have both direct and indirect positive effects on humans and cultural heritage features of the town centre.
<p>RIO 15: To develop an 'Environmental Traffic Cell' within the area surrounding the Cathedral and Round Tower, as identified on Map 8.2, in order to improve this historic network of lanes network and protect it from future growth in traffic in the surrounding areas. To ensure this area develops high quality pedestrian and cyclist linkages from South Green to the town centre.</p>	0	+	0	0	0	+	0	0	It is anticipated that this policy will improve traffic within lanes surrounding the cathedral which will have a direct positive effects on C and indirect positive effects on CH and P due to traffic improvements around the cathedral.
Roads and Streets									

<p>RIO 16: To preserve all indicative routes, listed below and identified on Map 8.2, free from development and to seek the construction of identified indicative routes subject to environmental and conservation considerations, as follows:</p> <p>(i) To preserve the indicative route identified for the Outer Relief Road, from the Kildare Retail Outlet roundabout (a) to the R415 Rathbride Road (j), free from development. To seek to construct a section of this road from the Kildare Retail Outlet roundabout (a) to the R445 Monasterevin Road (b), including the provision of new junctions/crossings at the following locations:</p> <ul style="list-style-type: none"> • The Kildare Retail Outlet roundabout (a) • R445 Monasterevin Road (b) <p>To preserve the remaining section of this indicative route free from development, including the provision of new junctions/crossings at the following locations:</p> <ul style="list-style-type: none"> • A new crossing over the rail line (c) • L7014 Green Road (d) • The proposed Inner Relief Road (e) • L7015 South Green Road (f) • L7016 Old Road (g) • R401 Dunmurray Road (h) • R415 Rathbride Road (i). <p>(ii) To preserve the indicative route identified for the Inner Relief Road, from the Outer Relief Road (e) to the R401 Dunmurray Road (l), free from development, including the provision of new junctions/crossings at the following locations:</p> <ul style="list-style-type: none"> • The proposed Outer Relief Road (e) • L7015 South Green Road (j) • L7016 Old Road (k) • R401 Dunmurray Road (l). 	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>This policy will have positive effects with respect to C and M as it will improve traffic within the town and will have overall positive effects in terms of improvement of transportation linkages within the town.</p> <p>This will have indirect positive effects on P and C as it will reduce traffic (in certain areas such as the town centre) and associated nuisances such as noise and air pollution within the town centre. However, negative effects as a result of increased traffic on new routes has potential for negative effects on P and C elsewhere closer to these new routes. Overall, improvements will be required in order to service sites in accordance with population targets for the area.</p> <p>This policy has the potential to impact B, W, S, CH and L dependant on detailed design considerations. However, integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these.</p> <p>Positive indirect and cumulative impacts in relation to C and P are expected as a result of the reduction in journey times.</p> <p>Direct negative impacts may occur on B, P, S, CH and L depending on where additional road development is located. Implementation should consider the legal requirement for an EIA study and AA for all projects.</p>
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<p>(viii) To seek the construction a new street from Hospital Street to Tully Road, including the provision of new junctions/crossings at the following locations:</p> <ul style="list-style-type: none"> • Hospital Street (bb) • Tully Road (cc) <p>(ix) To seek the construction of the following new streets within the town centre Expansion Site (refer to Section 7.6 – Town Centre Expansion Design Brief for further policies & objectives):</p> <ul style="list-style-type: none"> • From a new junction at Academy Street (dd) to the Tesco access road off Claregate Street (ee). • From the Kildare Retail Outlet access road (ff) to the Tesco access road off Claregate Street (ee). <p>(x) To preserve the indicative route identified for a new connecting road from the R445 Monasterevin Road (b) to the L7014 Green Road (gg), including the provision of new junctions/crossings</p>													
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<p>RIO 17: To realign, widen and/or improve the following routes <u>subject to environmental and conservation considerations</u>, as identified on Map 8.2:</p> <p>(i) The L7014 Green Road from the Outer Relief Road to the junction with Bothairin na gCorp, including improvements to the crossing of the rail line.</p> <p>(ii) The L7015 South Green Road from the Inner Relief Road to the junction with Bothairin na gCorp, including improvements to this junction and the crossing of the rail line.</p> <p>(iii) The L7016 Old Road from the Inner Relief Road to the junction with Bothairin na gCorp, including improvements to this junction and the crossing of the rail line.</p> <p>(iv) The R401 Dunmurray Road from the Outer Relief Road to the junction with Bothairin na gCorp, including improvements to this junction and the crossing of the rail line.</p> <p>(v) The Northern Link Street as recommended in the Traffic Management Plan along Shraud, Bothairin na gCorp and Pigeon Lane.</p> <p>(vi) The Southern Link Street as recommended in the Traffic Management Plan along Meadow Road to Grey Abbey Road.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>As per RIO 16 previously. <u>Further, it is recommended that the following text is included at the beginning of this policy'Subject to environmental and conservation considerations'</u></p>
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Junction Improvements												
<p>RIO 18: It is an objective of the Council to implement safety and/or capacity improvements as necessary at the following junctions, as shown on Map 8.2:</p> <p>(i). The junction of the R445 regional road and Pigeon Lane.</p> <p>(ii). The Pigeon Lane/Green Road/Bothairin na gCorp junction.</p> <p>(iii). The Bothairin na gCorp/South Green Road junction.</p> <p>(iv). The Bothairin na gCorp/Shraud junction.</p> <p>(v). Market Square and associated junctions.</p> <p>(vi) St. Brigid's Square and associated junctions.</p>	0	+	0	0	0	0	0	0	0	+	<p>Positive indirect and cumulative impacts in relation to P and M are expected as a result of implementation of safety and increased capacity measures due to improved pedestrian and vehicular safety and as a result of the reduction in journey times.</p>	
Parking												
<p>RIO 19: To examine the feasibility of providing additional off street public car parking within close proximity to the town centre.</p>	+/-	+	+/-	+/-	+/-	0	+/-	0	0	0	+/-	<p>Potential impacts with respect to B, W, S and L due to likely hard surfacing of car park and associated impacts as a result.</p> <p>Potential positive effects on P, C and M as additional car parking will be provided close to the town centre, which will result in a less traffic (trying to find car parking). Also potential negative impacts with respect to C and M as additional car parks may promote vehicular traffic rather than walking, cycling and public transport. Although some quantum of car parking will always be required.</p>
<p>RIO 20: To provide accessible car parking spaces at appropriate locations throughout the town.</p>	+/-	+	+/-	+/-	+/-	0	+/-	0	0	0	+/-	<p>As per RIO 16 above.</p>
<p>RIO 21: To ensure that all new development contains an adequate level of parking provision with regard to the policies outlined in the County Development Plan, and to the standards set out in chapter 19 of the CDP. (as maybe amended)</p>	0	+	0	0	0	0	0	0	0	0	0	<p>This policy promotes adequate car parking provision within new developments. This will improve safety for P as cars will be parked safely in fit for purpose allocated parking spaces.</p>

<p>RIO 22: To ensure that all public and private car parking facilities are constructed with a permanent durable surface.</p>	+/-	+	+/-	+/-	0	0	0	0/-	0	<p>Potential impacts with respect to B, W, S and L due to permanent hard surfacing of car park and associated impacts as a result.</p> <p>Potential positive effects on P as surface of car park will be safer for pedestrians and vehicles than temporary surface.</p>
<p>RIO 23: To promote and facilitate the provision of secure cycle parking facilities within the town at all public facilities.</p>	+	+	+	+	0	0	+			<p>Overall positive indirect impacts for P. M will benefit by provision of better facilities for cyclists. Positive indirect and cumulative impacts in relation to C are also expected to occur as a result of the decrease in emissions associated with a reduction in private vehicle being used for journeys.</p> <p>Secondary positive impacts to B and W due to reduction in contribution to climate change as a result of use of bicycles.</p>
<p>RIO 24: To implement a requirement for the provision of adequate cycle parking provision at all new developments in accordance with the standards set out in Chapter 19 of the County Development Plan.</p>	+	+	+	+	0	0	+			<p>As per RIO 19 above.</p>

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 L: Landscape MA: Material Assets.

5. Water, Surface Water, Waste Water and Flooding

Water, Drainage and Environmental Services											
WS 1: To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan. Where deficiencies exist the Council will facilitate only as much development as can be provided for, based on available water supply.	+	+	+	+	0	+	0	0	0	+	No negative impacts anticipated. This is a very positive policy.
WS 2: To ensure that all new developments in Kildare utilises and connects to existing water infrastructure.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated. This is a very positive policy.
WQ 1: To ensure that the EU Water Framework Directive is implemented.	+	+	+	+	+	+	0	0	0	+	Overall positive effects anticipated.
WQ2: The specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures will be implemented, where relevant.	+	+	+	+	+	+	0	0	0	+	Overall positive effects anticipated.
Wastewater											
WW 1: To ensure that the necessary drainage facilities to serve the needs of all development are provided.	+	+	+	+	+	+	0	0	0	+	There is the potential for positive impacts to P, W, S, C and M as this policy will help to manage sustainable drainage systems and will help to prevent flooding.
WW 2: To ensure the separation of foul and surface water effluent through the provision of separate sewerage and surface water run-off networks.	+	+	+	+	+	+	0	0	0	+	There is the potential for positive impacts to P, W, S, C and M as this policy will help to reduce the flows into the foul network which will improve capacity in this regard and prevent potential indirect effects on SEOs as a result.

WW 3: To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and that all new developments utilise and connect to the existing wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Kildare town area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's a <i>Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.s 10)</i> , (EPA, 2009), as may be amended, will be required.	+	+	+	+	+	+	+	+	+	+	0	0	0	+	Overall positive effects anticipated due to main connection.
WW4:- To develop a wastewater leak detection programme.	+	+	+	+	+	+	+	+	+	+	0	0	0	+	Overall positive effects from the development of a leak detection programme. This policy will indirectly help improve the environment by locating areas of leakage.
WW 5: To implement and promote the Urban Waste Water Treatment Regulations 2001 and 2004.	+	+	+	+	+	+	+	+	+	+	0	0	0	+	Overall positive effects anticipated due to main connection.
WW 6: To promote assessment of the adequacy of the existing wastewater treatment facility (ies) in terms of both capacity and performance as well as potential risk to human health and water quality.	+	+	+	+	+	+	+	+	+	+	0	0	0	+	No negative impacts anticipated. This is a very positive policy.
Surface Water Drainage															
SW 1: To require developers to adopt site specific solutions to surface water drainage systems in all cases. In this regard the site specific issues set out in section 7.8.5 shall be considered where relevant.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive and positive cumulative effects anticipated as this policy will help to manage sustainable drainage systems and will help to prevent flooding.
SW 2: To require developers to demonstrate that their application meets the requirements of the Water Framework Directive and associated South Eastern River Basin Management Plan.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive and positive cumulative effects anticipated.
SW 3: To require proposed developments to comply with the Greater Dublin Regional Code of Practice for drainage works incorporating SUDS (Sustainable Urban Drainage Systems) in the design of surface water drainage.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated. See comments as per SW 1 above.

SW 4: To ensure that planning applications have regard to any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.	+	+	+	+	+	+	+	+	+	+	0	0	+	Overall positive effects anticipated.
SW5: To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.	+	+	+	+	+	+	+	+	+	+	0	0	+	Overall positive effects anticipated.
SW 6: To require on site surface water attenuation measures if, in the opinion of the council, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive and positive cumulative effects anticipated. See comments as per SW 1 above.
SW 7: To require proposed surface water drainage plans to have regard to the policy and objectives of the Green Infrastructure section of this plan. (Section 7.12.2)	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated.
SW 8: To require surface water runoff to pass through an oil/ petrol/silt interceptor prior to discharging to groundwater, existing sewers or surface water.	+	+	+	+	+	+	+	+	+	+	0	0	+	Overall positive effects anticipated.
SW 9: To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by implementing the Programme of Measures contained in the South Eastern River Basin District (SERBD) River Basin Management Plan 2009-2015.	+	+	+	+	+	+	+	+	+	+	+	+	+	This is a very positive policy. Overall positive effects anticipated.
SWO 1: To undertake a study to determine flow / capacity of the M7 Motorway surface water carrier drain which would also identify the capacity of the connecting pipe network and the receiving waters of Simpsons Stream.	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated.
SWO 2: To establish a maintenance programme for the carrier drain and Simpson's Stream.	+	+	+	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated.

Flood Risk Management											
FRM 1: To require a site-specific Flood Risk Assessment be carried out for any proposals for development of lands identified at risk of minor localised flooding as indicated on Map 8.2. The site-specific assessments shall be appropriate to the nature and scale of the development being proposed.	+	+	+	+	+	+	+	+	+	+	There is the potential for overall positive impacts as this policy will help to prevent flooding.
FRM 2: To require on site surface water attenuation measures, if, in the opinion of the local authority, a development is likely to cause flooding or potentially destructive storm surges in existing watercourses. These measures will be in accordance with the requirements of the Sustainable Urban Drainage Systems scheme.	+	+	+	+	+	+	+	+	+	+	There is the potential for overall positive impacts as this policy will help to prevent flooding.
FRM 3: To create buffer zones between all watercourses including the Tully River and any new development, a minimum of 10-15 meters. The extent of these buffer zones shall be determined in consultation with a qualified ecologist and following a Flood Risk Assessment. Any hard landscaping proposals shall be located outside of any buffer zone areas.	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated, particularly with respect to B.
FRM 4: To implement the recommendations of the South East Catchment Flood Risk Assessment and Management Study, and the mitigation measures and recommendations arising from the associated SEA and Appropriate Assessment.	+	+	+	+	+	+	+	+	+	+	Overall positive and positive indirect effects anticipated especially with regard to P and C.

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6. Environmental Services, Waste Management, Litter and Dereliction

Environmental Services: Pollution Control											
PC 1: To enforce, where applicable, the provisions of all relevant water, noise and air legislation to reduce the occurrences of water and air pollution in the town.	+	+	+	0	+	0	+	0	0	+	Overall positive effects anticipated, particularly with respect to P, W and C.
PC 2: To preserve and maintain air quality in accordance with good practice and relevant legislation. The Council also aims to manage and control traffic flows within the Plan area, to reduce congestion and queuing times at road junctions within the Plan area, thereby improving air quality in the Plan area.	+	+	0	0	+	0	+	0	0	+	Overall positive effects anticipated.
Waste Management											
ES 1: To ensure that Kildare has an adequate solid waste collection system.	+	+	+	+	+	+	+	+	+	+	Direct positive impacts anticipated with respect to P, C and M. Positive indirect effects anticipated with respect to all other SEOs as this policy will help to prevent illegal dumping.
ES 2: To adequately maintain recycling facilities and to provide additional facilities if required in easily accessible locations.	+	+	+	+	+	0	+	0	0	+	Overall positive effects anticipated with respect to P, C and M. Positive indirect effects on B, W and S as a result of improvements to the environment.
ES 3: To require that new shopping centres provide secure bring centres.	+	+	+	+	+	0	+	0	0	+	Overall positive effects anticipated with respect to P, C and M. Positive indirect effects on B, W and S as a result of improvements to the environment due to increased recycling facilities.
Control of Litter											
L 1: To enforce, where applicable, the provisions of the Litter Pollution Act 1997.	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated.

<p>L 2: To continue education and awareness programmes in local schools and to promote grant schemes and initiatives to residential associations and other groups, in particular the Tidy Towns Committee, which aim to reduce litter in the town.</p> <p>L 3: To require the provision of litter bins on or directly adjoining the premises of all neighbourhood facilities.</p>	+	+	+	+	+	+	+	+	+	+	Overall positive effects anticipated.
<p>Dereliction</p>											
<p>DT1: To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Kildare as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.</p>	0	+	0/+	0/+	+	+	+	+	+	+	Overall this policy is considered to be positive with respect to P, C and M as it promotes re-use and regeneration of derelict land and buildings which will improve the overall image of the town and lend itself to the use of public transport, walking and cycling. Re-use of lands is likely to have direct positive effects for soil as it maximises use of brownfield lands and provides an opportunity to remove any existing contamination on site. Likely to have indirect positive effects on CH and L due to redevelopment /regeneration of the town centre. A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area. Also the redevelopment of underutilised town centre sites supports the consolidation of the town and will have indirect positive effects in that development would otherwise take place on greenfield lands outside of the town.

7. Energy and Communications

Energy and Communications											
T 1: To promote the expansion of broadband, along with wi-fi and wireless technology throughout the town including Market Square and Tourist venues in the town. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.	0/-	+	0	0	0	0	+	0/-	0/-	+	Positive effects anticipated with respect to MA.
T 2: To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts and to preserve significant views from the visual intrusion of large-scale telecommunications infrastructure.	0	0	0	0	0	0	0	+	0	0	Positive effects anticipated with respect to L..
T 3: To liaise with the ESB to investigate and encourage where possible the ducting and continued underground routing of overhead powerlines in Kildare in tandem with other work programmes, such as road resurfacing and footpath construction works.	+/-	+	0/-	+/-	0	0	0	+/-	+	0	Direct positive impacts on L and P from placing cables underground. Potential negative impacts on B, CH and W from placing cables underground.

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8. Education and Community

Education									
<p>ED 1: To continue to liaise with the Department of Education and Skills and Kildare VEC in the provision of school places.</p>	0	+	0	0	0	+	0	0	<p>Direct positive effects with respect to P are envisaged as consideration will be given to provision of education with respect to any increase in population and as a result adequate provision of education will be maintained in accordance with the introduction of new residential developments. This policy could have indirect positive effects on C as there may be a reduction in the number of students which would otherwise be required to commute outside of the settlement for education purposes as a result of new residential developments if the number of school places was not monitored.</p>
<p>ED 2: To facilitate the development of sports, recreational and cultural facilities for <u>and within close proximity to</u> schools in the town.</p>	0	+	0	0	0	+	0	+	<p>This policy would have positive effects with respect to P and CH as it would improve the quality of peoples lives. It would also make more cultural facilities available which would support the objectives of CH. Potential for positive effects with respect to C and M if facilities were located in close proximity to schools. Therefore recommend inclusion of following text: <u>...within close proximity to schools.</u></p>

<p>EDO1: To facilitate the development of a primary school in Magee Barracks or at such other location as may be deemed appropriate.</p>	+/-	+	+/-	+/-	+	0/+	0/+	+	<p>This Objective will have positive impacts on B, C and M as it will provide educational facilities within the vicinity of residential uses. As a result children will not be required travel outside this area to go to school which will promote the use of public transport and walking and cycling within the area. This will have a positive effect on the quality of life for people living in the area.</p> <p>Neutral to positive effects with regard to CH and L are expected as the site is brownfield in nature and any development is likely to have either neutral or positive effects in this regard.</p> <p>New developments have potential to impact on B, W and S through pressure on wastewater systems and water supplies through the development lands. Integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new residential development would be subject to conform to the development management requirements of this LAP and the Kildare CDP 2011 also.</p>
Community									
<p>C 1: To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, community facilities and sports facilities in Kildare.</p>	0	+	0	0	0	0	0	0	<p>It is anticipated that this policy would have overall positive effects on P as it would improve facilities serving the public.</p>
<p>C 2: To encourage shared use of existing educational and community facilities for community and non-school purposes where possible in order to promote sustainable use of such infrastructure.</p>	0	+	0	0	0	0	0	0	<p>It is anticipated that this policy would have overall positive effects on P as it would improve community facilities serving the public.</p>
<p>C 3: To support the development of the Youth Hub in Kildare Town.</p>	0	+	0	0	0	0	0	0	<p>It is anticipated that this policy would have overall positive effects on P as it would improve youth facilities in Kildare.</p>

9. Culture, Built Heritage and Archaeological Heritage

Culture											
CU1: To support and promote the development of cultural facilities in the town.	0	+	0	0	0	0	0	+	0	0	This policy would have positive effects with respect to P and CH as it would improve the quality of peoples lives. It would also make more cultural facilities available which would support the objectives of CH.

<p>CUO1: To support the development of a cultural facility in the town, Magee Barracks is deemed an appropriate location to accommodate a county museum.</p>	+/-	+	+/-	+/-	+	0/+	0/+	+	<p>This Objective is likely to have positive indirect effects on B, C and M as this new cultural facility would provide a draw for tourists to the area and would help to promote the towns tourist function. This is likely to result in increased tourists visiting the area, increased spend and an increase in employment opportunities. This objective would therefore have a positive effect on the quality of life of people living in the area as a result.</p> <p>Neutral to positive effects with regard to L are expected as the site is brownfield in nature and any development is likely to have either neutral or positive effects in this regard.</p> <p>This objective will have a positive effect on CH for obvious reasons.</p> <p>New developments have potential to impact on B, W and S through pressure on wastewater systems and water supplies through the development lands. Integration of this policy with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new residential development would be subject to conform to the development management requirements of this LAP and the Kildare CDP 2011 also.</p>
Built Heritage									
<p>BH 1: To use the 'Kildare Town Historic Landscape Characterisation' (2011) as a tool to aid the protection and enhancement of Kildare town's built heritage.</p>	0	0	0	0	+	0	+	0	<p>This policy will have positive effects with respect to CH and L directly and will have resultant indirect positive effects on P.</p>

BH 2: To protect and preserve buildings and the spaces between buildings that create a distinctive character in the proposed ACA. Improvements to historic buildings and the public realm will consolidate and protect this asset.	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	Overall positive policy as it promotes the preservation of buildings which would have a direct positive effect on P, CH and L as it would improve the quality and historic character of the area.
BH 3: To protect those built heritage items listed in Table 13 and shown on Maps 8.3(a) and 8.3(b) of this Local Area Plan.	0	+	+	0	0	0	+	+	0	0	0	0	0	0	0	0	0	Direct positive impact on cultural heritage. Indirect positive effects on P and L as a result of preservation of built heritage features and preservation of high quality environment. No negative impacts anticipated.
BH 4: To protect and preserve the views to and from those items listed in Table 13 and shown on Maps 8.3 (a) and 8.3 (b) of this Local Area Plan.	0	+	+	0	0	0	+	+	0	0	0	0	0	0	0	0	0	Direct positive impact on L, CH and P as a result of preservation of views which would include important features of built heritage. This would help to preserve a high quality environment. No negative impacts anticipated.
BH 5: To require an appropriate 'Visual Impact Assessment' for proposed development that may have the potential to impact adversely on significant built heritage and landscape features within and adjoining the plan area.	0	+	+	0	0	0	+	+	0	0	0	0	0	0	0	0	0	As per BH 4 above.
BH 6: To resist where appropriate the demolition of vernacular architecture of historical, cultural and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Kildare.	+	+	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	Overall positive policy as it promotes the preservation of buildings which would have a direct positive effect on P, CH and L as it would improve the quality and historic character of the area. Indirect positive effects on P due to preservation of high quality environment.
Archaeological Heritage																		
AH 1: To require an appropriate archaeological assessment to be carried out by licensed archaeologists in respect of any proposed development likely to have an impact on the Zone of Archaeological Potential, a Recorded Monument or its setting.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Positive effect with respect to CH.

<p>AH 2: To seek the protection of burial grounds within Kildare in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Community and Local Government (DoECLG), as appropriate.</p>	0	0	0	0	0	+	0	0	Positive effect with respect to CH.
<p>B: Biodiversity, Flora and Fauna; P: Landscape MA: Material Assets.</p>	Population;	S:	Soil;	W:	Water;	C:	Climate	Change;	CH: Cultural Heritage;

10. Natural Heritage, Green Infrastructure and Recreation and Amenity

Natural Heritage									
<p>NH 1: To protect the Curragh pNHA, including any additions or amendments to this site, from any development that would adversely affect its conservation and amenity value</p>	+	0	+	+	0	+	+	0	<p>Overall positive effects anticipated. The policy would result in direct positive impacts to B. Likewise, direct positive impacts to L are expected. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of B are expected to also result in protection of these resources due to the controls that would be placed on development during its implementation. This may also result in secondary impacts to CH and L as these will benefit from the preservation of biodiversity.</p>
<p>NH 2: To ensure that any development proposal within the vicinity of or having an effect on the Curragh pNHA, will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration.</p>	+	+	+	+	+	+	+	+	<p>Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of biodiversity expected to also result in protection of these resources due to the controls that would be placed on development during its implementation.</p>

<p>NH 3: To require all proposed development within and adjoining the Kildare LAP boundary <u>within a 15km radius of a Natura site to be screened for Appropriate Assessment</u> of its potential impacts on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive. In all such cases the developer shall consult with the National Parks and Wildlife Service of the DoAHG.</p>	+	0	+	+	+	0	0	0	0	Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B and the Natura 2000 network. There will be secondary positive impacts on W and S. <u>Further, recommend inclusion of text providing that all development sites have a 15km radius of a Natura 2000 site when being screened for Appropriate Assessment.</u>
<p>NH 4: To ensure the favourable conservation status of Natura 2000 sites in the vicinity of Kildare is protected.</p>	+	0	+	+	+	0	0	0	0	Overall positive effects anticipated. As with policy NH3, there will be direct positive impacts on Natura 2000 sites.
<p>NH 5: To promote the maintenance and, as appropriate, the achievement of favourable conservation status of Natura 2000 sites and their associated habitats and species, in association with the National Parks and Wildlife Service.</p>	+	0	+	+	+	0	0	0	0	Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B with indirect positive impacts to W and S.
<p>NH 6: To promote the protection of Annex I and Annex II – Natural Habitats, Animal and Plant Species respectively of Community Interest whose conservation requires the designation of Special Areas of Conservation and Annex IV – Animal and Plant Species of Community Interest in need of Strict Protection of “Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora” which occur within Kildare and adjoining areas.</p>	+	0	+	+	+	0	0	0	0	Overall positive effects anticipated. Protection of Annex I and Annex II species will improve the biodiversity of the lands surrounding Kildare.
<p>NH 7: To ensure the protection of the groundwater resources in and around the Kildare area and associated habitats and species.</p>	+	+	+	+	+	0	0	0	0	Overall positive effects anticipated. Protection of groundwater is of critical importance to Kildare due to the regionally important aquifer that covers parts of the LAP and the Curragh.
<p>NH 8: To promote opportunities for enhancement of local biodiversity features, where appropriate.</p>	+	0	+	+	+	0	0	0	0	Overall positive effects anticipated. No negative impacts anticipated. Direct positive impacts to B are anticipated, along with indirect positive impacts to S and W as it is expected that this will include information on how waters and soils support biodiversity resources.

<p>NH 9: To implement measures to control and manage alien / invasive species (e.g. Japanese Knotweed, Giant Hogweed, etc.) and noxious weeds (e.g. Ragwort, thistle, dock, etc.) within the Kildare area.</p>	+	+	+	+	+	+	+	+	<p>Overall positive effects anticipated. No negative impacts anticipated. Control of the spread of invasive species will have direct positive impacts for B, W and S in particular but will also have indirect positive impact on P and M as well as CH and L as invasive species such as some species can cause physical injury and serious damage to property and places.</p>
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<p>NH 10: To seek the protection of the following trees and groups of trees of special amenity value at the following locations;</p> <ul style="list-style-type: none"> • Trees in Market Square • Trees in the grounds of new Garda Station, Dublin street. • At Beech Grove House, Dublin street. • Around the Carmelite Church. • Along Leinster Walk • Around Bishopsland House, Dunmurray road. • Around St. Brigid's Cathedral • Around St. Jude's, Curragh road. • North side of Curragh road., between 'Simla' and 'Ruanbeg' houses • Around Curragh House, Curragh Farm • Elm Park, Station road. • Lourdesville, Station road. • Around Fraochbawn House, Monasterevin road. • Around Presentation Convent • At National Stud, Hospital street. (Cherry Avenue) • On south west side of Bride street. • To front of Abbey Villa, Monasterevin road. • On Southgreen road. • On the Milltown road. • In the grounds of the Parochial House • In the area between the Parochial House and the former VEC school. 	+	0	0	+	+	0	+	0		Overall positive effects anticipated.
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<p>NH 11: To discourage development that requires the felling of mature trees of amenity value, conservation value or special interest, notwithstanding the fact that they may not be listed in this plan.</p>	+	0	0	+	+	+	0	+	0	+	0	No negative impacts anticipated.
<p>NH 12: To maintain a suitable buffer zone between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. <u>In all instances however a minimum buffer of 10-15 metres to vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitats.</u> In the event of lighting being proposed along river corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and other survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.</p>	+	0	+	+	+	+	+	0				Provision of buffer zones have the potential to result in direct positive benefits to biodiversity, flora and fauna through limitations on the type of activities which can occur in these areas. The Tully River lies outside of the LAP but provision of buffer zones will have positive impacts on this River.
Green Infrastructure												
<p>GI 1: To require all proposals for major developments to submit, as part of the landscaping plan for the proposal, details of how any green infrastructure proposed as part of the development (e.g. green open spaces, hedgerows, tree lines, etc.) contribute positively to the development and protection of the overall green infrastructure assets of Kildare town as identified in Map 8.4 and how it would protect and enhance linkages to the wider natural landscape features.</p>	+	+	+	+	+	+	+	+	0	+	0	Overall positive and positive indirect effects anticipated.
<p>GI 2: To develop links between larger areas of green infrastructure identified on map 8.4 such as watercourses, the banks and buffer zones of the railway/motorway, the National Stud, the semi-natural woodland at Silothill and the Conifer Woodland and Wet Grassland at Brallistown, the Curragh and the surrounding countryside.</p>	+	+	+	+	+	+	+	+	0	+	0	Overall positive and positive indirect effects anticipated.

GI 3: To ensure biodiversity conservation and /or enhancement measures, as appropriate, are included in all proposals for new development.	+	0	+	+	0	0	0	0	0	0	0	0	Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of biodiversity expected to also result in protection of these resources due to the controls that would be placed on development during its implementation.
GI 4: To manage against the spread of invasive species.													Overall positive effects anticipated. No negative impacts anticipated. Control of the spread of invasive species will have direct positive impacts for B, W and S in particular but will also have indirect positive impact on P and M as well as CH and L as invasive species such as some species can cause physical injury and serious damage to property and places.
GI 5: To ensure all planting within developments is of native species of local provenance.	+	+	+	+	+	+	+	+	+	+	+	+	As per GI 5 previously.
GI 6: To ensure old stone walls are protected where appropriate and the contribution they make to green infrastructure is protected.	+	0	0	0	0	0	+	0	0	0	0	0	Overall positive policy with respect to B, CH and L. Likely indirect positive effects with regard to climate change due to contribution to biodiversity.
GI 7: To support the development and correct management of semi natural grasslands within new developments and existing amenity grassland areas.	+	0	0	0	0	0	0	0	0	0	0	0	Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B. Positive secondary impacts are also likely to occur in the areas of S and W, as the development of semi natural grasslands is likely enhance biodiversity.
GI 8: To ensure replacement planting of semi-mature trees where mature trees are removed within developments. Semi mature trees are defined by the BSI as 'Trees with an overall height in excess of 4 metres and or a stem girth measurement circumference of 20 centimetres or larger.	+	0	0	0	0	0	0	0	0	0	0	0	Overall positive effects anticipated.

GI 9: To ensure key hedgerows, identified on Map 8.4, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	Overall positive and positive indirect effects anticipated.
GI 10: To avoid development within the root protection area of the trees/hedgerows to be retained in a development.	+	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	Overall positive effects anticipated.
GI 11: To support the development of small wooded areas within new developments	+	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	Overall positive effects anticipated.
GI 12: To seek the creation of new wetlands and/or enhancement of existing through the provision for Sustainable Urban Drainage Systems (SuDS) and Integrated Constructed Wetlands (ICW) where appropriate.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. This is a very positive policy.
GIO 1: To survey and identify local hedgerows of importance from historical and ecological perspectives and to seek to protect these hedgerows.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	Overall positive and positive indirect effects anticipated.
GIO 2: To require all new developments to contribute to the protection and enhancement of existing green infrastructure assets, as identified on Map 8.4, through the provision of new green infrastructure as an integral part of any planning application.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0	Overall positive and positive indirect effects anticipated.
Recreation, Amenity and Open Space																			
AR 1: To cooperate with the school authorities and local sports organisations in the provision of sports facilities and active recreational spaces and to facilitate the development of additional recreational facilities <u>in close proximity to the town</u> to meet the needs of the town's residents.	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	This policy would have positive effects with respect to P and C as it would improve the quality of people's lives. Potential for positive effects with respect to C and M if facilities were located in close proximity to the town to promote walking and cycling and use of public transport. Therefore recommend inclusion of following text: <u>...in close proximity to the town...</u>

AR 2: To facilitate the development of a neighbourhood park in Magee Barracks in accordance with the objectives set out in section 7.6 (Design Brief) of this plan.	+				0	+	0	0	+	0	+	0	0	0	Overall positive effects anticipated with respect to P, C and L due to provision of park in an otherwise urban area. Indirect positive effects with regard to biodiversity are also likely.
AR 3: To facilitate the development of an urban park on appropriately zoned lands adjoining Abbey villa house.	+				0	+	0	0	+	0	+	0	0	0	Overall positive effects anticipated with respect to P, C and L due to provision of park in an otherwise urban area. Indirect positive effects with regard to biodiversity are also likely.
AR 4: To retain, enhance and develop the routes set out in Map 8.6 for recreation and tourism use and to increase permeability within and around the town	0				0	+	0	0	+	0	0	0	0	0	This policy will have direct positive effects with regard to P and C as it will improve footpaths at these locations and encourage people to walk along these routes which provide for improved linkages within the town.
AR 5: To maintain a green belt between Kildare town and the Curragh.	+														Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of biodiversity expected to also result in protection of these resources within this important area due to the controls that would be placed on development during its implementation.
AR 6: To improve existing open space areas in housing developments that have been taken in-charge by the Council.	+/-														This policy is likely to have positive effects on P and L due to improvements of open spaces areas in residential areas and by making areas more useable. Indirect positive or negative impacts in relation to B are possible depending on proposed works, i.e. negative if lands are overgrown and have species and habitats and are redeveloped as active open space and vice versa.

<p>AR 7: To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.</p>	+	+	+	+	+	+	+	+	<p>Overall positive effects anticipated. This policy is expected to result in direct positive impacts to B. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of biodiversity expected to also result in protection of these resources due to the controls that would be placed on development during its implementation.</p>
<p>AR 8: To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.</p>	+	+	+	+	+	+	+	+	<p>See comment with regard to AR 7 above.</p>
<p>AR 9: To facilitate the development of community-managed gardens / allotments in the town <u>subject to implementation of sustainable environmental practices.</u></p>	+/-	+	+/-	+/-	0	+/-	0	+/-	<p>This policy is likely to have positive effects with regard to P and C as it promotes sustainable food resources. Potential for indirect effects on B, S and W due to the use of poor environmental practices. Recommend inclusion of following text within policy: <u>...subject to implementation of sustainable environmental practices.</u></p>

B: Biodiversity, Flora and Fauna; P: Population; S: Soil; W: Water; C: Climate Change; CH: Cultural Heritage; L: Landscape MA: Material Assets.

11. Land Use Zoning Objectives Table

Land Use Zoning Objectives										
<p>A: Town Centre To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential, amenity and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Kildare town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the full use of buildings, backlands and especially upper floors. Warehousing and other industrial uses will not be permitted in the town centre.</p>	0	+	0/+	0/+	+	+	+	+	+	<p>Overall this objective is considered to be positive with respect to P, C and M as it promotes consolidation of the town centre which will lend itself to the use of public transport, walking and cycling.</p> <p>Likely to have indirect positive effects on CH due to redevelopment /regeneration of buildings in the town centre.</p> <p>A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area. Also the redevelopment of underutilised town centre sites supports the consolidation of the town and will have indirect positive effects in that development would otherwise take place on greenfield lands.</p>

<p>B: Existing Residential To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas and also provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p>	0	+	0/+	0/+	0/+	+	0	+	+	<p>Overall this objective is considered to be positive with respect to P, C and M as it promotes consolidation of existing residential areas and provision of services in close proximity to same, which will lend itself to the use of public transport, walking and cycling. Likely to have indirect positive effects on L through the promotion of infill development which will have a net positive effect through reduction in Greenfield lands for development.</p> <p>A neutral to positive effect is anticipated with regard to B, S and W as lands within this area are likely to be brownfield in nature and redevelopment is likely to provide environmental improvements to this area.</p>
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<p>C: New Residential</p> <p>To provide and improve new residential areas and associated local shopping and other services incidental to new residential development.</p> <p>This zoning provides for new residential development and associated local services ancillary to residential development. While housing is the primary use in this zone, recreation, neighbourhood services, education, crèche / playschool, clinic / surgery uses and sheltered housing are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.</p>	+/-	+	+/-	+/-	+	0/+	+	+	<p>Lands zoned for new residential development during the lifetime of the 2012 LAP in phase I are zoned C1 in Map 8.1. C1 zoned lands include lands which have the benefit of planning permission since the 2002 LAP and have not yet been developed. C1 zoned lands also includes residentially zoned lands identified as part of the development strategy for the draft Kildare LAP 2012 which makes provision for potential residential uses within Magee Barracks and lands at French Furze road and Tully Road east located to the south and southwest of the town.</p> <p>Map 8.1 also makes provision for residentially zoned Phase II lands under zoning C2. These lands are generally located in more peripheral areas to the northwest, north and northeast of the town. A sequential approach is being taken on these lands and only lands which can be serviced will be considered. This should provide sufficient mitigation against potential impacts and all applications will be subject to the normal development management process.</p> <p>The phased development of lands for residential use in accordance with Map 8.1 will have an overall beneficial effect on P, C, L and M as residential development will be developed in a planned, phased and serviced manner. This would result in high quality living environments; it promotes sustainable transport, walking and cycling and will reduce potential effects on landscape from otherwise sprawling developments throughout the environs of the town.</p>
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									<p>The development of residentially zoned lands has the potential to have cumulative effects (along with other residential planned for the town) and to impact on B, W and S through pressure on wastewater systems and water supplies and impact on soils through development of greenfield lands. However, integration of this policy with the provision of other protective policies within the plan would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new residential development would also be subject to conform to the development management requirements of this Plan and the Kildare CDP 2011.</p> <p>This policy is in line with the preferred alternative selected as part of the SEA process as per section 8 of this ER.</p>
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<p>K: Commercial To protect and improve existing commercial uses and provide for additional compatible uses.</p> <p>The purpose of this zoning is to reflect the established mix of commercial and residential uses which have developed historically in Kildare. Any new development in this zone must not prejudice the viability of established land uses within the zone. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p> <p>The purpose of lands zoned K1*, to the west of the town centre, is to facilitate the expansion of the Kildare Retail Outlet in accordance with the Design Brief set out in Section 7.6 of this plan. Any development on these lands should provide significantly enhanced high quality linkages between the retail outlet and the town centre and should increase synergy with the town centre. Any expansion will be required to meet the tests of the RPG/GDA Retail Strategy (2008) and the County Development Plan assessment criteria, particularly in respect of retail and cumulative impact.</p>	+/-	+	+/-	+/-	+	0/+	+/-	+	<p>This objective will have a positive direct impact on P and M, as it will help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This objective will have a positive direct impact on P, C and M as the zoning and development strategy for the LAP promotes the use of public transport and walking and cycling and will as result reduce impacts on climate change. This approach also promotes development of sites that are connected to services.</p> <p>This objective is also likely to result in secondary positive impacts on P, C, L and M, as it would be expected to discourage sprawl of commercial uses in a hazardous manner throughout the town.</p> <p>Neutral to positive indirect effects are anticipated with respect to CH as this development strategy will either not impact on features of CH or will result in improvement of areas in the vicinity of CH through regeneration.</p> <p>New developments have potential to have cumulative effects (along with other developments planned for the town) and to have impacts on B, W, L and S through pressure on wastewater systems, water supplies and by development of greenfield lands.</p> <p>Inclusion of sustainability as a criterion in this objective should ensure potential impacts to SEO's are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p>
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<p>E: Community & Educational</p> <p>To protect and provide for the development of community and educational facilities.</p> <p>This zoning objective provides for local civic, religious, community and educational facilities including schools, churches, meeting halls, healthcare, childcare, courthouse and other community facilities</p>	+/-	+	+/-	+/-	+	0/+	+/-	+	<p>It is anticipated that this objective would have overall positive effects on P as it would improve community facilities serving the public.</p> <p>Neutral to positive indirect effects are anticipated with respect to CH as this development strategy will either not impact on features of CH or will result in improvement of areas in the vicinity of CH through regeneration.</p> <p>New developments have potential to have cumulative effects (along with other developments planned for the town) and to have impacts on B, W, L and S through pressure on wastewater systems, water supplies and by development of greenfield lands.</p> <p>Inclusion of sustainability as a criterion in this objective should ensure potential impacts to SEO's are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p>
<p>E1 To provide for the needs of the Elderly .</p> <p>This zoning objective provides for the development of individual housing units or a nursing home facility to meet the needs of the Elderly.</p>	+/-	+	+/-	+/-	0/+	+/-	+/-	+	<p>This policy would have an overall positive effect on P as it will provide housing units for the elderly.</p> <p>Any new development will have potential cumulative effects on B, W, L, CH and S through pressure on existing services and by development on Greenfield sites.</p>

<p>F: Open Space & Amenity To protect and provide for recreation, open space and amenity provision.</p> <p>This zoning objective covers both private and publicly owned open space dispersed throughout the town. The aim's of this zoning objective include, to protect, improve and provide for recreation, open space and amenity provision; to protect improve and maintain public open space and to provide recreational and sports facilities.</p> <p>The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Development Plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.</p>	+	+	+	+	+	+	+	+	<p>Overall positive effects anticipated. This objective would have positive effects with respect to P and C as it would improve the quality of people's lives through high quality environments and providing recreational areas which may indirectly have positive effects on people.</p> <p>This objective is expected to result in direct positive impacts to B. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of biodiversity expected to also result in protection of these resources due to the controls that would be placed on development during its implementation.</p>
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<p>Z: Regeneration of Magee Barracks To facilitate a wide range of uses to allow for the flexibility in the regeneration of the former barracks in a sustainable manner.</p> <p>This zoning allows for the development for a campus for employment and education and ancillary uses subject to an agreed master plan. Alternatively, the zoning allows for the phased development of the site for a mix of neighbourhood and community uses in accordance with the design brief set out in section 7.6 of this plan.</p> <p>Notwithstanding the development approach taken, the following key objectives for the regeneration of the site should be met:</p> <ul style="list-style-type: none"> • The sustainable regeneration of the site with uses and layout which integrate this edge of centre location with the town centre. • The provision of link roads in accordance with Section 7.7 of this Plan and Map 8.2 of this Plan. • The protection and reuse of buildings and structures of historical importance listed in Table 13 of this Plan. • The protection of residential amenity of existing residential areas adjoining the site. • The provision of significant elements of public open space, including the provision of a neighbourhood park. <p>Retaining the objective of the Magee Barracks LAP (2005) to provide community gain proposals on site⁶ (approx 10 acres / or the monetary value of 10 acres. The manner in which the commitment is to be delivered shall be determined in consultation with relevant stakeholders).</p> <p><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></p>	+/-	+	+/-	+/-	+	+	+/-	+	+/-	<p>This objective will have a direct positive impact on P and M by creating new employment and educational facilities which will benefit the population through improved education and training facilities and also by creation of new jobs.</p> <p>This objective will have indirect positive effects on C as the site is located in close proximity to the town centre, rail and bus which will result in increased use of public transport.</p> <p>The re-development of this site is likely to have a neutral to positive impact with respect to L as the site is currently dilapidated and is in need of regeneration.</p> <p>This development objective is likely to have cumulative effects (along with other developments planned for the town). Inclusion of sustainability as a criterion in this objective should ensure impacts to B, S, W, CH and L are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p> <p>The development of Magee Barracks has the potential to have a positive impact on CH through protection and reuse of buildings and structures of historical importance.</p> <p><u>Further, recommend inclusion of text to ensure that the development of this site is subject to Appropriate Assessment.</u></p>
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<p>H: Industry & Warehousing To provide for and improve industrial and warehousing development. The purpose of this zoning is to provide for industrial and warehousing uses. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of the proposed development and may be acceptable in this zone. Where employment is a high generator of traffic, the location of new employment facilities at an appropriate scale, density, type and location will be encouraged to reduce demand for travel. Residential or retail uses (including retail warehousing) or incinerators/ thermal treatment plants will not be acceptable in this zone. Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (approximately 10-15 metres) should be provided for and landscaped in accordance with Chapter 19 of the CDP.</p>	+/-	+	+/-	+/-	0	0	+/-	+	<p>This objective would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This objective has potential to have negative effects on L due to the likely development of Greenfield lands, however there is provision for landscaping and screening within other policies in the LAP.</p> <p>There is potential for indirect negative effects with regard to B, W and S due to the likely development of industry on greenfield sites. However the text of this objective makes provision for the integration of the development with the natural environment within the text of this objective which should ensure impacts are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p>
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⁶ The commitment to the local community on the sale of the barracks, given by the (then) Minister for Defence in regard to open space and community facilities representing about 10 acres of the site

<p>I: Agricultural To retain and protect agricultural uses. The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Limited one off housing will be permitted in this zone subject to compliance with the rural housing policy for Rural Housing Policy Zone 1 set out in the Kildare County Development Plan 2011-2017. Tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields, or parks are also open for consideration.</p>	+	+	+	+	+	+	+	0	This objective is generally considered to be positive. No negative impacts anticipated.
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<p>G National Stud and Green Belt</p> <p>To protect and enhance the development of the National Stud and established agricultural and bloodstock uses in this area <u>and to protect the physical, environmental, natural and heritage resources of these areas.</u></p> <p>The purpose of this zoning is to protect and enhance the National Stud and other established agricultural and bloodstock uses in this area, by protecting them from urban sprawl and ribbon development. This zoning is also intended to protect the Curragh by providing a cordon sanitaire between this area of high amenity and Kildare urban area. Development associated with the National Stud, agricultural and bloodstock industries and which are intrinsically linked to the qualities and objectives of these activities will be considered in this zone.</p> <p>This zone also provides for the further enhancement of appropriate tourist facilities and attractions intrinsically linked to the National Stud and Japanese Gardens, the heritage of Kildare town and natural amenity of the area. Any such development should ensure that they enhance the existing tourist attractions, collectively developing this area as a unique tourism destination and creating strong linkages to the town.</p> <p><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></p>									<p>Overall this is considered to be a positive objective with respect to all SEO's as it has either direct positive or indirect positive effects on each of these environmental objectives due to the protective nature of this objective on this established agricultural area.</p> <p>This objective is expected to result in direct positive impacts to B, C and L as it supports the preservation of the greenbelt area and prevention of urban sprawl. Positive secondary impacts are also likely to occur in the areas of S and W, as the protection, conservation and enhancement of biodiversity expected to also result in protection of these resources within this important area due to the controls that would be placed on development during its implementation.</p> <p>Further, as per the written text of the LAP in section 7.2.3, it states that '<i>The primary aim for the agricultural and greenbelt zone in Kildare is to preserve agricultural and equine uses and to protect the physical, environmental, natural and heritage resources of these areas.</i>' In line with this statement, the following text is recommended for inclusion within this land use objective: <u>and to protect the physical, environmental, natural and heritage resources of these areas.</u></p> <p><u>Further, recommend inclusion of requirement to undertake Appropriate Assessment screening with respect to development of the National Stud.</u></p>
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<p>Q: Enterprise & Employment To facilitate an appropriate mix of employment uses within a high-quality campus type development including office-based industry, enterprise & incubator units, business, science & technology, and institutional use.</p> <p>This area shall be the subject of a detailed design brief, in accordance with Section 6.4.2 of this plan, to be agreed with the Planning Department. The following definitions of uses are provided:</p> <p>Office Based Industry: Where the activity is concerned primarily with producing an end-product (e.g. software development, research and development) or provides telephone or web based services (e.g. telemarketing). Only office developments to which the public do not normally have access will be permitted within this zone.</p> <p>Enterprise & Incubator units: Small and mixed sized workspace units suitable for small businesses and start-up companies. Limited light industry will be considered in the context of the overall campus development. No heavy Industrial workshop units will be permitted within this zone.</p> <p>Business, Science & Technology units: High technology, research and development facilities, corporate/industrial offices, and support service facilities.</p> <p>Institutional Use: Includes medical, educational and knowledge based research facilities.</p> <p>Support Facilities: Without compromising policy of resisting inappropriately located retail and leisure development, provision is made for small scale, 'walk to' facilities (i.e. restaurant, sandwich shop and specialist services like crèches), which are integrated with employment units and are of a nature and scale to serve the needs of employees within this employment area.</p>	+/-	+	+/-	+/-	+	+/-	0	+	<p>This objective would have a positive direct impact on P and M, as it would help to reinforce the town's designation as a Moderate Sustainable Growth Town under the Regional Planning Guidelines. This is likely to increase employment opportunities and quality of life for those living in Kildare Town.</p> <p>This Objective is likely to neutral effects with respect to L as provision has been made within this objective to mitigate against potential negative effects through the provision of landscaping, siting and design.</p> <p>This site is located in close proximity to the town centre and public transport routes which promotes walking and cycling, therefore a positive direct impact on C is anticipated.</p> <p>This objective is likely to have cumulative effects (along with other development planned for the town).</p> <p>There is potential for negative effects with regard to B, W and S due to the greenfield nature of the site. However the text of this objective makes provision for the integration of the development with the natural environment within the text of this objective which should ensure impacts are avoided or at least minimised so long as these issue areas are considered during planning of new development. Any new development would be subject to development management requirements of this LAP and the Kildare CDP 2011 also.</p>
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<p>S: Equine Industry To provide for the development of the Equine Industry. The primary purpose of this zoning is to facilitate the further development of the Racing Academy and Centre of Education (RACE) campus as Ireland's academy for the horse racing industry and an international centre of horse racing excellence. The primary use within this zone is equestrian related activities such as education and training facilities, indoor and outdoor performance arenas and associated offices and car parking. Self catering accommodation associated with the RACE Ireland facility is acceptable in this land use zoning.</p>	+/-	+	+/-	+/-	0	0	0	+/-	+	This objective is likely to have positive effects on P and M as it will provide an education facility and employment opportunities within the area. As with any new developments, this facility has the potential to impact on B, W and S through pressure on B, S and W. Integration of this objective with the provision of other protective policies within the LAP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new development would be subject to adhere to the normal development management requirements of the CDP and this LAP.
<p>J: Transport & Utilities To provide for public transport and other utilities. This zoning objective provides for the development of the railway station (and associated access, car parking and bus stops), waste water treatment works, telecommunications sites and substations and other such facilities.</p>	+/-	+	0/-	+/-	0	+/-	0	+	0	Direct positive impacts on P and M through improvement of transportation and utilities within the area. However such provisions have the potential to have negative impacts either directly, indirectly or cumulatively with respect to B, W, S and with regard to L.

B: Biodiversity, Flora and Fauna; P: Population; S: Soil; W: Water; C: Climate Change; CH: Cultural Heritage;
 L: Landscape MA: Material Assets.