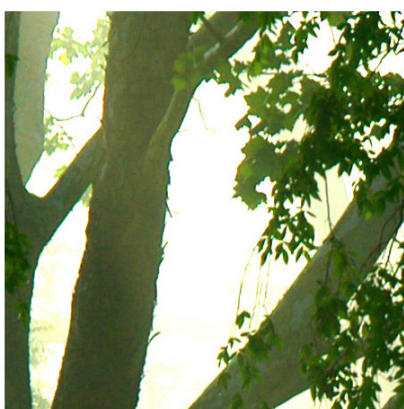




# Kildare Town Local Area Plan Strategic Environmental Assessment

## SEA Statement






# Kildare Town Local Area Plan (2012-2018)

## SEA Statement

### DOCUMENT CONTROL SHEET

Client:	Kildare County Council					
Project Title:	Kildare Town Local Area Plan (2012-2018)					
Document Title:	SEA Statement					
Document No:	MDE1048RP0017F01					
This Document Comprises:	DCS	TOC	Text	List of Tables	List of Figures	No. of Appendices
	1	1	28	1	1	1

Rev.	Status	Author(s)	Reviewed By	Approved By	Office of Origin	Issue Date
A01	Final	E. Oliveira	Brian Deegan	Brian Deegan	West Pier	12 <sup>th</sup> Dec 2012
F01	Final	E. Oliveira	Brian Deegan	Brian Deegan	West Pier	12 <sup>th</sup> Dec 2012
						

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## APPENDICES

### APPENDIX A Environmental Submission

## ABBREVIATIONS

<b>AA</b>	Appropriate Assessment
<b>CDP</b>	County Development Plan
<b>DAFM</b>	Department of Agriculture, Food and the Marine
<b>DAHG</b>	Department of Arts, Heritage and the Gealtacht
<b>DCENR</b>	Department of Communication, Energy and Natural Resources
<b>DECLG</b>	Department of Environment, Community and Local Government
<b>EC</b>	European Community
<b>EIA</b>	Environmental Impact Assessment
<b>EPA</b>	Environmental Protection Agency
<b>EU</b>	European Union
<b>GIS</b>	Geographic Information System
<b>LAP</b>	Local Area Plan
<b>NHA, pNHA</b>	Natural Heritage Area, proposed Natural Heritage Area
<b>NPWS</b>	National Parks and Wildlife Service
<b>NSS</b>	National Spatial Strategy
<b>OTI</b>	Objectives, Targets and Indicators
<b>RMP</b>	Recorded Monuments and Places
<b>RPG</b>	Regional Planning Guidelines
<b>SAC</b>	Special Area of Conservation
<b>SEA</b>	Strategic Environmental Assessment
<b>SPA</b>	Special Protection Area

***This SEA Statement was prepared by RPS on behalf of Kildare County Council.***

# 1 INTRODUCTION

Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest possible stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure environmental considerations are appropriately addressed in the decision-making process, both during their preparation and prior to adoption of a Plan.

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 of 2011 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004), as amended by S.I. 201 of 2011. The Kildare Town Local Area Plan 2012-2018 (hereafter referred to as *the LAP*) falls under the remit of S.I. 436/2004 and S.I. 201/2011.

SEA legislation requires that the Plan making authority make available a statement summarising how the SEA and consultations have been taken into account in the Plan (Section 14I of S.I. 436/2004). This statement is referred to as the SEA Statement.

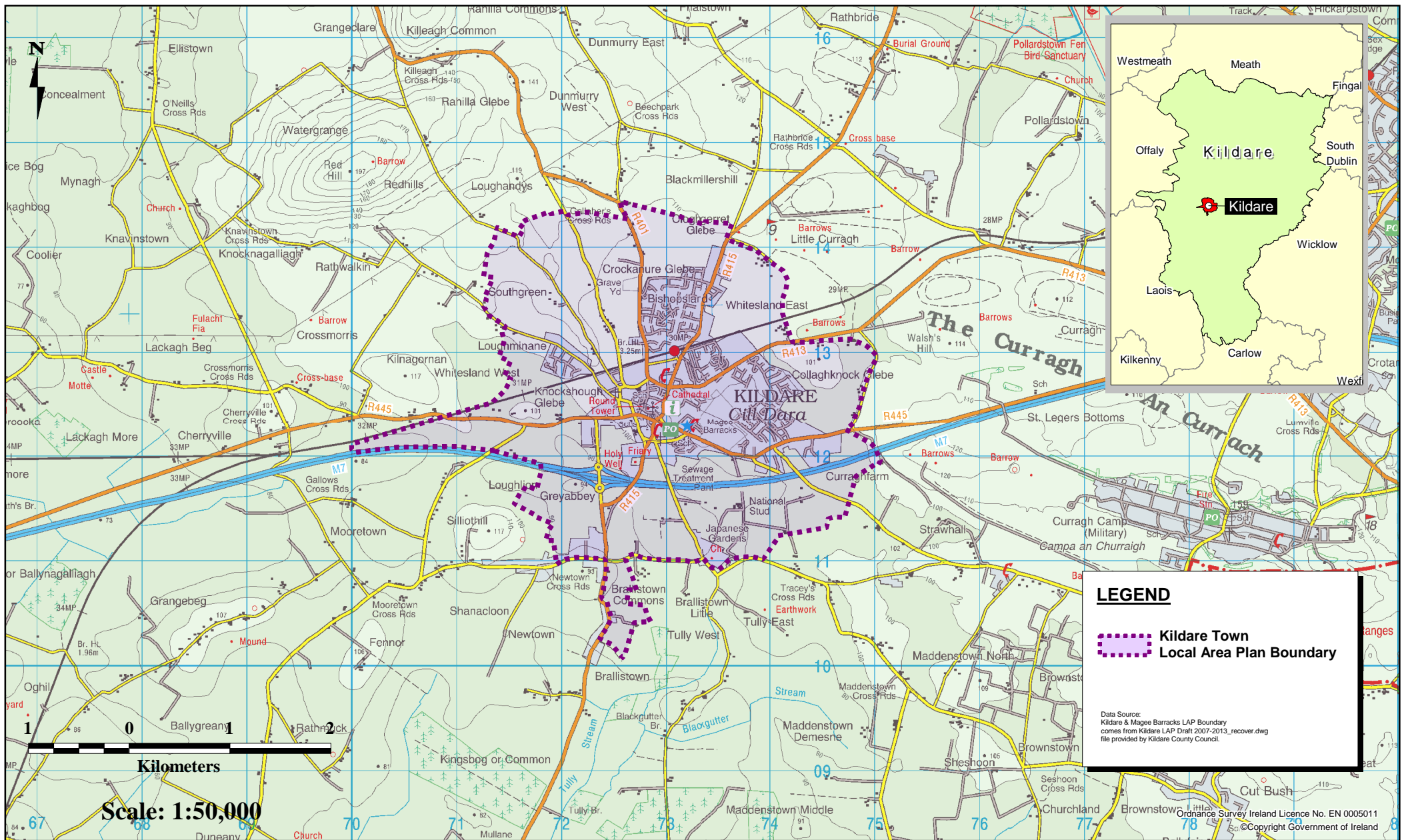
This is the SEA Statement of the Kildare Town Local Area Plan 2012-2018 Strategic Environmental Assessment. **Figure 1.1** shows Kildare Town's location within the wider area and its current administrative boundary.

The SEA process comprises of four main steps and these have been followed for the SEA of Kildare Town Local Area Plan (2012-2018) as outlined in **Table 1.1**. An illustration of the key steps in the SEA process is also shown in **Figure 1.2**.

**Table 1.1: Steps Followed in the SEA Process for Kildare Town Local Area Plan 2012-2018**

Step	Requirement in relation to Kildare Town Local Area Plan
<b>1 – Screening</b>	In accordance with the SEA Directive 2001/42/EC and the Planning and Development Act 2000 (as amended) there is a mandatory requirement for the Kildare Town Local Area Plan to undertake SEA as the LAP falls within the following thresholds: <ul style="list-style-type: none"> <li>a. subject to preparation and adoption by a local authority;</li> <li>b. prepared for land use which will set the framework for future development consent of projects listed in the EIA Directive; and</li> <li>c. has a population of the area is over 5,000 persons .</li> </ul>
<b>2 – Scoping</b>	An SEA Scoping Report and letter for this LAP was issued to the relevant Environmental Authorities and adjoining Local Authorities in September 2011. Those consulted included; Environmental Protection Agency, the Department of Environment, Community and Local Government, the Department of Agriculture, Marine and Food, the Department of Communications, Energy and Natural Resources and the Department of Arts, Heritage and Gaeltacht. Responses were received from the EPA (letter dated 13 <sup>th</sup> October 2011) and the Department of Arts, Heritage and Gaeltacht Affairs (letter dated 20 <sup>th</sup> October 2011).
<b>3 – Environmental Assessment and Environmental Report</b>	The draft Kildare Town Local Area Plan, together with the SEA Environmental Report went on public display from the 7 <sup>th</sup> June 2012 to the 18 <sup>th</sup> July 2012.  Submissions received were reviewed and proposed amendments were made as a result, these were documented in the Manager's Report which went on public display in October 2012. All such amendments were screened under the SEA and Appropriate Assessment processes. Once again, submissions received were reviewed and recommendations were made and documented in the Manager's Report dated November 2012. These recommendations were again screened for SEA / AA prior to adoption of the final Plan.
<b>4 – SEA Statement</b>	This SEA Statement reports on how environmental considerations and the consultations for this LAP have been integrated into the adopted Plan.





**FIGURE 1.1 - KILDARE TOWN LAP (2012 - 2018) STUDY AREA**



**Kildare County Council**



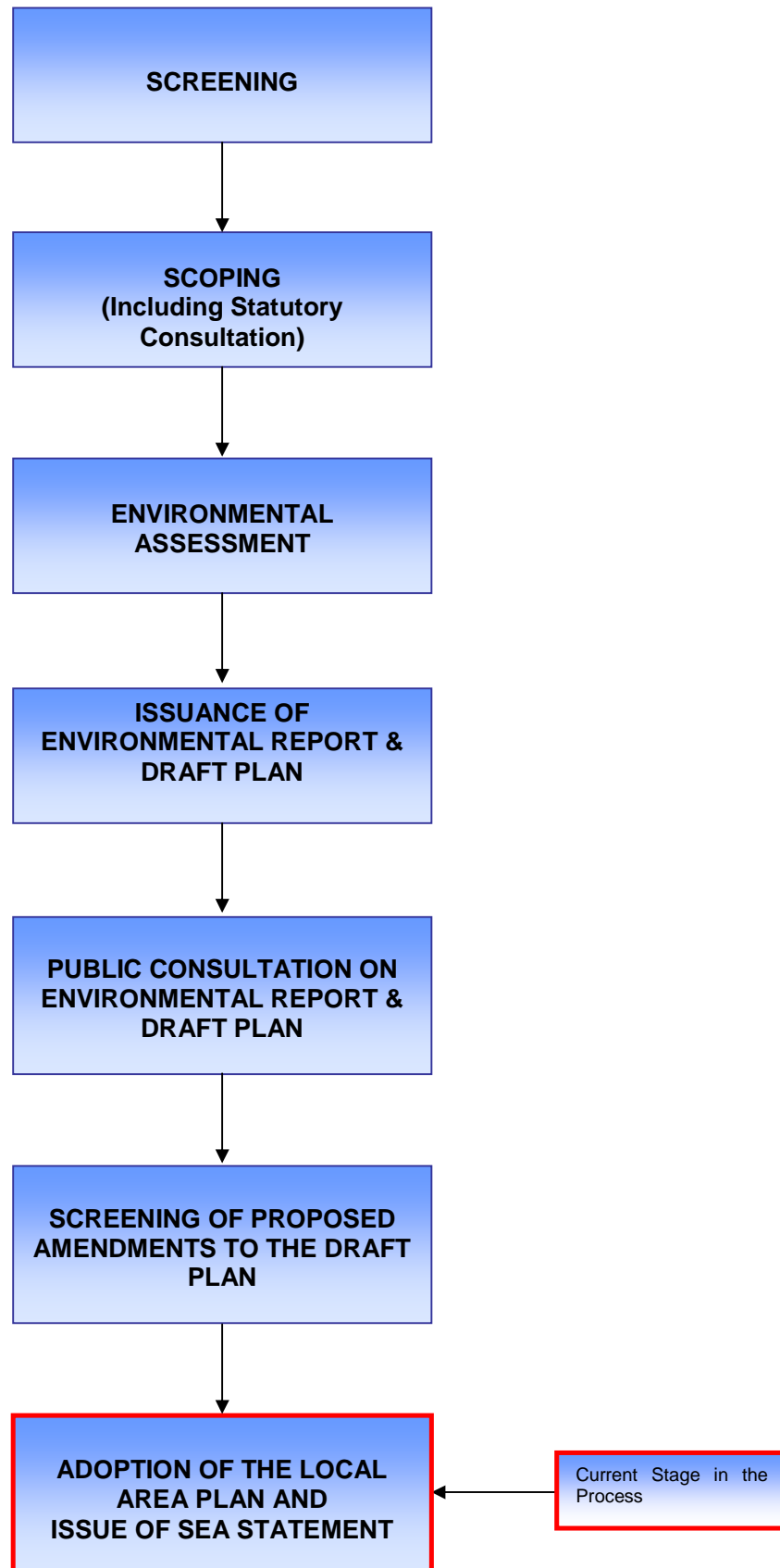


Figure 1.2: Overview of SEA Process



## 1.1 CONTENT OF THE SEA STATEMENT

The main purpose of the SEA Statement is to provide information on the decision-making process and to document how environmental considerations, the views of consultees and the recommendations of the Environmental Report have been taken into account in the adopted Plan. It illustrates how decisions were taken, making the process more transparent. This statement will be made available to the public to accompany the adopted Plan.

In accordance with section 14I of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended), the Planning Authority is required to prepare a statement summarising the following: -

- a) *“how environmental considerations have been integrated into the Plan;*
- b) *how*
  - 1) *the environmental report pursuant to article 14B,*
  - 2) *submissions and observations made to the planning authority in response to a notice under section 20(3) of the Act, and*
  - 3) *any consultations under article 14F,*
- c) *the reasons for choosing the plan or amendment, as adopted, in light of the other reasonable alternatives dealt with, and*
- d) *the measures decided upon to monitor, in accordance with article 14J, the significant environmental effects of implementation of the plan or amended plan”.*

This SEA Statement summarises the above mentioned considerations and follows a similar format to that outlined above.

## 1.2 ENVIRONMENTAL ASSESSMENT OF THE PLAN

The LAP sets out the overall strategy for the sustainable development of the town from 2012-2018. The previous Kildare Town LAP was adopted in 2002. This Plan builds on the 2002 Town Plan and Magee Barracks Local Area Plan 2005 in seeking to build on Kildare town's strengths and 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.

The Plan has been prepared and developed against a backdrop of consultations by meetings and written submissions. The Plan, as the main public statement of the council, provides a vision for the town to evolve, giving statutory context for guiding development in the interests of the proper planning and sustainable development of the town.

The Environmental Assessment involved assessing the potential impacts of elements proposed in the draft Plan. This was done by first gathering and assessing all available baseline information on indicators described in the SEA Directive i.e. biodiversity, flora and fauna, population, water, soil,

climate change, material assets, cultural heritage and landscape. It was considered necessary to combine some indicators in order to avoid unnecessary duplication.

The process involved a series of meetings/workshops attended by members of the RPS SEA and AA team and various Kildare County Council departmental staff including the planning officers preparing the draft Plan. There was continued discussion and liaison between the project teams to check on and improve the updates to the Plan. Also with regard to changing elements as the Plan evolved, any new impacts were identified and evaluated.

## 2 HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE PLAN

### 2.1 INTRODUCTION

The main aim of SEA is to improve Kildare Town Local Area Plan 2012-2018 in terms of sustainability and its impact on the environment. This section outlines how the Plan evolved and at what stages the SEA influenced the Plan.

### 2.2 BASELINE DATA COLLECTION

From the outset, a key aspect of the SEA (and AA) has been the collection of relevant environmental baseline data for the administrative area covered by the Kildare Town Local Area Plan. This was achieved through consultation with and review of various existing databases and data sets available through Kildare County Council and organisations such as the EPA, National Parks and Wildlife Service and the Geological Survey Ireland.

Collection of this information has allowed the identification of key environmental sensitivities, sensitive areas and pressure points within and surrounding the Kildare Town administrative area. GIS mapping has been used in the Environmental Report to illustrate the data, where possible, in order to allow easy visual recognition of pressures and sensitivities in and around Kildare Town. Detailed consultation took place during the preparation and gathering of baseline data and GIS mapping preparation to inform the SEA and AA.

The key environmental issues identified as a result of review of the baseline environment are set out in **Table 2.1** below. These environmental pressures have been used to inform the SEO's used to assess the alternative scenarios for the development of the town and the draft plan policies and objectives.

**Table 2.1: Existing Environmental Pressures**

Issue Area	Existing Environmental Pressures
Flora, Fauna and Biodiversity	<p>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 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 '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 are in close proximity to the LAP. These habitats are both Natura 2000 sites and are further outlined in the Appropriate Assessment Screening Statement in <b>Appendix A</b> of the ER.</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 <b>Section 5.6</b> of the ER.</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 <b>Appendix A</b> of the ER document.</p>
Population and	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

Issue Area	Existing Environmental Pressures
Land Use	<p>targets for the town are set to double population growth rates per annum over that experienced in the last inter censal period<sup>1</sup>. As a result the following existing environmental pressures/problems exist:</p> <ul style="list-style-type: none"> <li>• Need to increase population within the town to achieve critical mass and meet the town's designation as a Moderate Growth Town;</li> <li>• New housing to meet population projections is likely to be developed on greenfield lands which puts pressure on agricultural lands and open spaces;</li> <li>• 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);</li> <li>• 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</li> <li>• New development is likely to put increased pressure on the transportation network.</li> </ul>
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>
Cultural Heritage	<p>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 town boundary.</p>
Landscape	<p>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</p>

<sup>1</sup> Between 2006 and 2011 based on the Kildare ED population figures.

## 2.3 ENVIRONMENTAL ASSESSMENT OF THE PLAN

The SEA process involved consultation and meetings with members of the SEA team and a number of specialists and Kildare County Council who focussed on the significant environmental issues identified during the screening and scoping phases and assessment of baseline information for the area.

A system of Strategic Environmental Objectives was employed in the assessment of the draft Plan policies, objectives and actions. Development of these has been the result of comments made at the scoping stage, discussions with the Plan team and with reference to the sensitivity mapping produced for the baseline in the SEA.

The SEA reviewed each individual policy, objective and actions contained in the draft Kildare Town Local Area Plan against the objectives and associated assessment criteria developed for the SEA (see **Table 2.2**).

Where a negative assessment was recorded, the SEA provided suggested amendments in the form of changes, additions or deletions to text as a result of the assessments.

**Table 2.2: SEA Objectives and Detailed Assessment Criteria**

<b>Objective 1</b> <b>Biodiversity Flora and Fauna (BFF)</b>	Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species.
<b>Objective 2</b> <b>Population (P)</b>	Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable transport.
<b>Objective 3</b> <b>Water (W)</b>	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.
<b>Objective 4</b> <b>Soil (S)</b>	Protect and, where appropriate, enhance the function and quality of the soil resource in the lands within Kildare LAP.
<b>Objective 5</b> <b>Climate (C)</b>	Contribute to mitigation of, and adaptation to, climate change.
<b>Objective 6</b> <b>Cultural Heritage (CH)</b>	Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Kildare LAP.
<b>Objective 7</b> <b>Landscape (L)</b>	Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Kildare LAP.
<b>Objective 8</b> <b>Material Assets (MA)</b>	Make best use of existing infrastructure and promote the sustainable development of new infrastructure.

## 2.4 INFLUENCE OF SEA DURING PREPARATION OF PLAN

An initial assessment of policies, objectives and general text of the draft Plan 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 as a result of issues identified through review of the baseline environment (as per **Table 2.2** above) and review of hierarchy of plans and programmes and review of environmental and planning legislation and

guidance documentation. These initial mitigation measures put forward by the SEA and AA Teams for inclusion within the draft LAP at the outset are outlined in **Table 2.3** and mainly relate to specific general environmental concerns.

The first column of **Table 2.3** provides the recommendations from the SEA and AA team and the second column outlines the recommended text changes recommended, while column three details whether changes were made to the policies/ objectives in the actual Plan by the Plan makers.

**Table 2.3: 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
<b>Water, Drainage and Environmental Services</b>		
Recommendation of inclusion of leakage reduction.	To prepare a water conservation strategy <b><u>which includes leakage reduction</u></b> 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	<b><u>To ensure that the EU Water Framework Directive is implemented.</u></b>	Recommendation was accepted.
New policy recommended in light of requirements under EU Water Framework Directive.	<b><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></b>	Recommendation was accepted.
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. <b><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></b>	Recommendation was accepted.
<b>Wastewater</b>		
Recommendation that the Plan reference the EPAs 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, <b><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></b>	Recommendation was accepted.
New policy recommended to address waste leakage from the system.	<b><u>To develop a wastewater leak detection programme.</u></b>	Recommendation was accepted.
New policy recommended so	<b><u>To implement and promote the Urban</u></b>	Recommendation was

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
that the plan implements and promotes the Urban Waste Water Treatment Regulations 2001 and 2004.	<b><u>Waste Water Treatment Regulations 2001 and 2004.</u></b>	accepted.
New policy recommended to ensure that the existing wastewater treatment facility (ies) are assessed to ensure they are in good working order.	<b><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></b>	Recommendation was accepted.
New policy recommended to promote Integrated Constructed Wetlands within the administrative boundary of the LAP.	<b><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></b>	Recommendation was not accepted by Kildare County Council.
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. <b><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></b>	Recommendation was accepted.
<b>Surface Water Drainage</b>		
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. <b><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></b>  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 <b><u>section 7.8.4</u></b> 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 <b><u>meets</u></b> 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 <b><u>and groundwater source protection zones</u></b> 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.	<b><u>To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.</u></b>	Recommendation was accepted.
New policy recommended to ensure the implementation of the Programme of Measure which is within the River Basin Management Plan.	<b><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</u></b>	Recommendation was accepted.



Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
	<b><u>River Basin District (SERBD) River Basin Management Plan 2009-2015.</u></b>	
<b>Flood Risk Management</b>		
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, <b><u>a minimum of 10-15 meters.</u></b> 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.	<b><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></b>	Recommendation was accepted.
New policy recommended to ensure that Flood Risk Management is implemented.	<b><u>To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009).</u></b>	A Strategic Flood Risk Assessment was prepared as part of the draft Plan and sufficient flood risk management policies are included in the LAP.
<b>Waste Management</b>		
New policy recommended to ensure compliance with the Kildare Waste Management Plan.	<b><u>Prevent and minimise the generation of waste in accordance with the Waste Management Plan for County Kildare.</u></b>	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.	Comment regarding hazardous waste was taken onboard by Plan team. It is stated within Section 7 of the Plan that <b><u>the overarching policies and objectives of the Kildare County Development Plan (CDP) will also apply to development within the LAP boundary.</u></b>  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.	Recommendation was accepted.
<b>Energy and Communications</b>		
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.
New policy recommended for inclusion of renewable energy policies within the Plan.	<b><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</u></b>	Specific policy not accepted however energy policies are included in the Plan.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
	<u>renewable technology in Kildare town.</u>	
<b>Built Heritage</b>		
New policy recommended to ensure promotion of the requirement for an appropriate Visual Impact Assessment for proposed development.	<b><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></b>	Recommendation was accepted.
<b>Natural Heritage</b>		
Recommendation that instead of 'any' proposed development text should state that 'all' proposed development should be screened for Appropriate Assessment.	<b><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></b>	Recommendation was accepted and is outlined in Policy NH3.
New policy recommended to provide protection of the Natura 2000 sites.	<b><u>To ensure the favourable conservation status of Natura 2000 sites within or adjacent to the Kildare area are protected.</u></b>	Recommendation was accepted.
New policy recommended to provide maintenance of the existing Natura 2000 sites.	<b><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></b>	Recommendation was accepted.
New policy recommended to ensure protection of Annex I and II, Habitat, Animal and Plant Species.	<b><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></b>	Recommendation was accepted.
New policy recommended to provide the protection of groundwater resources.	<b><u>To ensure the protection of the groundwater resources in and around the Kildare area and associated habitats and species.</u></b>	Recommendation was accepted.
New policy recommended to promote and enhance local biodiversity.	<b><u>To promote opportunities for enhancement of local biodiversity features, where appropriate.</u></b>	Recommendation was accepted.
New policy recommended to ensure the control of alien/invasive species.	<b><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></b>	Recommendation was accepted.
Recommendation to include a minimum buffer of 10-15 metres and to remove the 2.5 metres proposed.	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 <b><u>10-15 metres</u></b> 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	Recommendation was accepted.

Recommendations	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
	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.	

Mitigation measures proposed as a result of the detailed assessment of policies and objectives of the LAP are set out in **Table 2.4** below. 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 2.4** provides information on the policy or objective which is to be mitigated and column two sets out the mitigation measures. Column three details whether changes were made to the policies/ objectives in the actual Plan by the Plan makers.

**Table 2.4: 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 <b><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></b></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 12: 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><b><u>Suggested re-wording:</u></b> <b><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></b></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>ED 4: To facilitate the <b><u>sustainable</u></b> 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>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
Suggest inclusion of the word 'sustainable' after 'To facilitate the <b><u>sustainable</u></b> development...'		
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.	EDO 1: To promote Magee Barracks as an appropriate site for the <b><u>sustainable</u></b> development of a strategic employment/education centre for Kildare town and the wider area <b><u>creating a built environment that reflects both the military history of the site and the existing urban fabric of the town.</u></b>	Recommendation was accepted.
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.  Further, recommend inclusion of text to ensure that the development of this site is subject to Appropriate Assessment.	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, <b><u>cultural</u></b> 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: (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. <b><u>(viii) Development of these lands will be the subject of Appropriate Assessment screening.</u></b>	Recommendation was accepted.
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.	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. <b><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></b>	Recommendation was accepted.
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. Inclusion of sustainability as a criterion in this policy should	To <b><u>sustainably</u></b> 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.	This policy was not included in the draft Plan.

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p>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>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. 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. <b><u>RI: 6: All Local Authority development will be subject to the policies, objectives and development management requirements of this Plan and the Kildare CDP where appropriate</u></b></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. However proposed policy RI 7 if included would mitigate against potential effects.</p>	<p>RIO 13: To develop the South Link Street (Meadow Road &amp; 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. <b><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></b></p>	<p>Recommendation was accepted.</p>
<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</i></p>	<p>RIO 17: 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 <b><u>subject to environmental and conservation considerations</u></b>, as follows:</p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p><i>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>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 18: To realign, widen and/or improve the following routes <b><u>subject to environmental and conservation considerations</u></b>, 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 <b><u>and within close proximity to the</u></b> schools in the town.</p>	<p>Recommendation was accepted.</p>
<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: '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 <b><u>in tandem and in the vicinity of all new and existing residential development.</u></b></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. 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 <b><u>within a 15km radius of a Natura site to</u></b> 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</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. <b><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></b> 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</p>	<p>Recommendation was accepted.</p>

Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
requirements with respect to buffer zones.	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.	
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>	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 <b><u>in close proximity to the town</u></b> to meet the needs of the town's residents.	Recommendation was accepted.
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.'	AR 9: To facilitate the development of community-managed gardens / allotments in the town <b><u>subject to implementation of sustainable environmental practices.</u></b>	Recommendation was accepted.
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.	<b>Z: Regeneration Of Magee Barracks</b> <b>To facilitate a wide range of uses to allow for the flexibility in the regeneration of this site in a sustainable manner.</b> 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. Notwithstanding the development approach taken, the following key objectives for the regeneration of the site shall be met: <b><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></b>	Recommendation was accepted.
Land use objective G promotes the protection and enhancement of the development of the national stud and the greenbelt of the town. 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,	<b>G: National Stud &amp; Green Belt</b> <b>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></b> <b><u>Development of these lands will be the subject of Appropriate Assessment screening.</u></b>	Recommendation was accepted.



Comment and Mitigation	Policies and Objectives (changes bold and underlined)	Changes to Policies & Objectives
<p><i>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>		

## 2.5 INFLUENCE OF AA ON THE PLAN

The purpose of AA is to ensure that the Kildare Town Local Area Plan 2012-2018 does not contain any policies or objectives that could lead to negative impacts on the integrity of an EU designated site. The AA process was undertaken in parallel with the Plan making process and the SEA. The results of the AA Screening were published in consultation with the SEA Environmental Report and the draft Plan.

An assessment of the draft LAP was carried out in parallel to the SEA process. The AA process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the Plan as it was developed. Under the EU Habitats Directive, any plan or project not directly connected with or necessary to the management of Natura 2000 sites, namely, Special Areas of Conservation (SAC) or Special Protection Areas (SPA), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an AA of its implications for the site in view of the site's conservation objectives.

The administrative area of the Kildare Town Local Area Plan does not include any Natura 2000 sites, though the Pollardstown Fen SAC (site code 0000396), the Mouds Bog SAC (site code 0002331), the Ballynafagh Bog SAC (site code 0000391), the Ballynafagh Lake SAC (site code 0001387) and the River Barrow and Nore SAC (site code 0002162) lie within 15km proximity of the Kildare Town administrative boundary. No SPA lies within this boundary.

Based on the screening for AA of Natura 2000 sites, it was concluded that the proposed LAP would not have a significant impact on the Natura 2000 network and a Stage 2 AA is therefore not required.

All proposed amendments to the draft LAP were screened in terms of AA. No mitigation measures were proposed as a result of this screening process.

## 3 CONSULTATION PROCESS

### 3.1 SCOPING

Three stages of consultation have taken place with respect to the Strategic Environmental Assessment and Appropriate Assessment of the Kildare Town Local Area Plan 2012-2018.

It should be highlighted at the outset that no transboundary consultation took place as part of this SEA as Kildare County Council are the Plan makers and are also the relevant planning authority for lands surrounding Kildare Town. Therefore the plan making team preparing the Kildare Town LAP were already fully informed of all pertinent issues relating to lands adjoining the town.

The first stage of consultation took place in September 2011 and related to the statutory scoping stage of consultation. A Scoping Report was compiled in September 2011 outlining the scope and level of detail proposed for the SEA Environmental Report. This was issued to the five statutory environmental authorities as prescribed under the Planning and Development (SEA) Regulations 2004 (as amended) including:

- Environmental Protection Agency (EPA);
- Department of Environment, Community and Local Government (DECLG);
- Department of Agriculture, Food and the Marine (DAFM);
- Department of Communications, Energy and Natural Resources (DCENR); and
- Department of Arts, Heritage and the Gaeltacht (DAHG).

Two written submissions were received at the Scoping stage of the consultation process. The EPA responded on 13<sup>th</sup> October 2011. At this stage, the EPA provided a detailed scoping response submission and also included the EPA SEA Pack and EPA SEA Guidance document. The Development Applications Unit section of the DAHG responded by letter dated 20<sup>th</sup> October 2011.

These submissions related to the following:

- EU directives, national/regional legislation, guidelines and policies;
- Drinking water supply and conservation;
- Wastewater treatment and urban wastewater discharge licensing;
- Groundwater protection;
- Hydrometrics and integration of water infrastructure;
- Flood prevention and management;
- Habitat mapping;
- Waste management;
- Air, noise and climatic factors;
- Alien species and noxious weeds

- Landscape character assessment;
- Transport, tourism and infrastructure;
- Mapping and listing natural and cultural heritage;
- Energy conservation; and
- Human health and quality of life.

These submissions informed the environmental issues which were included in the subsequent Environmental Report as well as the level of detail to which they were addressed. The Scoping Document is available for review on request from Kildare County Council. Submissions received were attached to the Environmental Report as published in June 2012.

### **3.2 DRAFT PLAN AND SEA ENVIRONMENTAL REPORT PUBLIC CONSULTATION STAGE**

The second period of consultation took place between 7<sup>th</sup> June 2012 and 18<sup>th</sup> July 2012. At this stage, the draft Kildare Town Local Area Plan (2012-2018) was placed on public display along with the SEA Environmental Report and associated Appropriate Assessment Screening Report. A total of 31 no. submissions were received during this stage of the consultation process. Consultation responses included submissions from the environmental authorities as well as the public, other stakeholders and LAP statutory consultees.

Submissions and observations made in relation to the draft Plan, SEA Environmental Report and AA Screening Statement broadly covered the following key topics:

- Accessibility / connectivity for wheelchair users and the elderly;
- Unsatisfactory sewerage system;
- Compliance with permitted housing layout plans;
- Magee Barracks redevelopment;
- Requirement for strategic transport assessment;
- Various requests and concerns expressed regarding zoning of lands;
- Traffic management for commercial use and cycling and one-way system;
- Reservations towards vehicular link in south west town centre expansion;
- Incentives for land/building owners to maintain and repair derelict sites and buildings;
- Emphasis on completion of services and amenities prior to completion of residential units;
- Restrict neighbourhood services to local convenience rather than large retail stores;

- Create pedestrian links between Kildare Village, Tesco and the town centre;
- Promote arts, culture, social and sports facilities;
- Calculate educational infrastructure requirements;
- Local flooding;
- Avoid detrimental impact on higher order retail centres;
- Consolidation of South Western Expansion area;
- Reopen Cherry Avenue link to National Stud which would feed into the tourism and Natural Heritage agenda; and
- Detailed retail strategy.

Most of the submissions received related to specific aspects of the LAP itself and did not relate specifically to the SEA Environmental Report and AA Screening documents.

All submissions made to the draft Plan were reviewed by the SEA and AA Team. A Manager's Report on the submissions/observations received during the public display period was prepared setting out the proposed amendment to the draft LAP. Each of the proposed amendments to the draft LAP were screened by the SEA and AA Team. Each amendment was assessed against the strategic environmental objectives of this SEA. An addendum to the Manager's Report was prepared documenting this process. An Appropriate Assessment Screening of the material alterations was also undertaken.

No significant impacts as a result of implementing the proposed amendments were identified as part of this SEA and AA Screening process and therefore no mitigation measures were proposed on this basis.

### **3.3 AMENDMENT (STAGE I) TO THE DRAFT PLAN PUBLIC CONSULTATION**

The third and final period of consultation took place between 9<sup>th</sup> October 2012 and 5<sup>th</sup> November 2012 when amendment (Stage I) to the draft Plan and a screening report for the SEA and AA were placed on public display.

A total of 11 no. submissions / observations were submitted during this stage of the consultation process. Submissions were received from the public, landowners, community groups, statutory and environmental authorities.

Submissions and observations made at this stage broadly covered the following key topics:

- road capacity and safety;
- sustainable transport;
- the regeneration of Magee Barracks; and

- route layouts and connectivity of retail units.

One submission from the Environmental Protection Agency (EPA) which raised queries in relation to the SEA and AA was received. Details of this submission and how issues raised have been addressed are set out below in **Table 3.1**.

**Table 3.1: EPA Submission and Manager's Response**

Issue Raised	Response
1. The submission states that Kildare County Council's position in regard to the need for Strategic Environmental Assessment (SEA) of the Proposed Material Amendments.	<b>Manager's Response:</b> Noted.
2. Consideration should be given to including a column in Appendix A; Assessment of Amendments table, to include an "SEA recommendations" column to record specific recommendations/issues identified by the SEA/Plan making team relating to the proposed Amendments be reflected.	<b>Manager's Response:</b> Comment taken onboard in relation to including a column in Appendix A 'Assessment of Amendments Table' to include SEA recommendations. Future SEA Screening Tables will include such column.
3. Ensure the Plan promotes sustainable development and is consistent with the RPGs and CDP. It is noted that new residential lands (c. 16 ha) are proposed to be zoned from "Open Space" and "Green Belt & Amenity" uses primarily at the outskirts of the town. Consideration should be given to reviewing the amount of new residential lands proposed, in light of current economic climate and demand for residential properties, to ensure the Plan promotes sustainable development.	<b>Manager's Response:</b> The level of zoned land for phase 1 residential proposed comprises 50.6ha to deliver an estimated 599 units. The core strategy figures require delivery of 539 units over the period of the plan. In order to ensure compliance with the core strategy 3 no. sites were re-zoned from residential use to agricultural, open space and green belt zoning.  <b>**NOTE: This Amendment Was not accepted at Council meeting of 26<sup>th</sup> November 2012 and these 3 no. sites were not re-zoned from residential use to agricultural, open space and greenbelt.</b>
4. Prioritisation should be given to the infilling of existing zoned undeveloped/partially developed residential lands proper to development of additional greenfield developments more remote from the town centre. The loss of greenbelt lands should be justified.	<b>Manager's Response:</b> As per point 3 above.
5. The amended Plan should avoid conflict with the nature conservation objectives of EU Designated Sites (including Pollardstown Fen cSAC).	<b>Manager's Response:</b> Draft Plan and amendments have been subject to Appropriate Assessment. The screening found that the effects on the integrity of Natura 2000 sites outside the plan area arising from the Local Area

Issue Raised	Response
<p>6. Ensure that ecological linkages and buffer zones both within and adjacent to the Plan area are protected.</p>	<p>Plan were not likely, and therefore a full AA was not warranted.</p> <p><b>Manager's Response:</b> A Green Infrastructure strategy was conducted for Kildare Town in 2011 with the study area being expanded upon beyond the LAP boundary. Mapping of green infrastructure is contained in Map 8.4 with appropriate policies and objectives contained in Section 17.12.3 of the LAP.</p>
<p>7. Ground Water Quality: is classed as being of "Poor" Status in the WFD. The proposed Amendments should take into account and integrate the South Eastern River Basin Management Plan and associated Programme of Measures as relevant and appropriate. Provisions should be included in the Plan to ensure any proposed land use zoning or development associated with the Plan is not in breach of the requirements of the Water Framework Directive.</p>	<p><b>Manager's Response:</b> Various policies and objectives contained in the draft LAP seek to ensure compliance with the Water Framework Directive e.g. WQ1: To ensure that the EU Water Framework Directive is implemented. WQ2: To ensure that 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. SW2: To require developers to demonstrate that their application meets the requirements of the Water Framework Directive and associated South Eastern River Basin Management Plan.</p>
<p>8. It is noted that the Kildare Town Wastewater Treatment Plant in 2010 was at capacity and had been identified as failing to meeting requirements of the Urban Wastewater Regulations 2001 in 2010. The development proposals should be linked to ability to provide adequate and appropriate critical service infrastructure.</p>	<p><b>Manager's Response:</b> The Kildare Town WWTP upgrade is approaching completion. The project is due to be handed over to Kildare County Council Operations Water Services Department on 23rd of November 2012, with the plant fully upgraded to a total treatment capacity of 28,000pe. This is an increase on the previous 7,000pe.</p>
<p>9. Magee Barracks Urban Design Framework: Consideration should be given to amending a number of the principles outlined on p9 of the Alterations</p>	<p><b>Manager's Response:</b> Amendment accepted.</p>
<p>10. In relation to section 6.7 Additional text, clarification should be given whether the "significant residential land use zoning" referred to represents new or existing residential zoned lands. Consideration should also be given in relation to amending the second sentence "these lands will facilitate the <b>appropriate</b> development of sustainable new neighbourhood.."</p>	<p><b>Response:</b> These lands represent lands previously zoned in the Kildare LAP 2002 but have been phased to comply with the core strategy. A reference to appropriate as recommended was included in adopted plan.</p>

Issue Raised	Response
<p>11. The requirements of the SEA and Habitats Directive should be taken into consideration as appropriate in the proposed tourism and retail strategy for Kildare town, as referred to in Section 6.21 Additional text.</p>	<p><b>Response:</b> Requirements in relation to SEA / AA where relevant will be implemented.</p>
<p>12. Consideration should be given to amending a number of policies referred to on Page 30 in HP1 and HP2.</p>	<p><b>Response:</b> Minor clarifications/ amendments were included in final plan.</p>
<p>13. SEA Screening Report for the Proposed Amendments: Consideration should be given to highlighting the particular mitigation measures or specific policies which will address/reduce potential for negative effects.</p>	<p><b>Response:</b> Comment taken onboard in relation to the Screening Report highlighting particular mitigation measures or specific policies which will address/reduce potential for negative effects. Future Screening Assessments will outline the specific measures should they be required.</p>
<p>14. SEA Statement: The submission states that it is a requirement to prepare an SEA Statement outlining "Information on the Decision" –( Article 141 of Planning and Development Regulations as amended by Article 8 of the SEA Regulations). The statement should summarise the following:</p> <ul style="list-style-type: none"> <li>▪ How environmental considerations integrated into the Plan</li> <li>▪ How the environmental report, submissions, observations and consultations have been taken into account during the preparation of the Plan</li> <li>▪ The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with</li> <li>▪ The measures decided upon to monitor the significant environmental effects of implementation of the Plan.</li> </ul>	<p><b>Response:</b> Comments taken on board as part of this SEA Statement.</p>
<p>15. Copy of the SEA Statement with the above information to be sent to any Environmental Authority consulted during the SEA process.</p>	<p><b>Response:</b> SEA Statement will be issued to all relevant Environmental Authorities once complete.</p>



Again, each of the submissions made to the draft Plan were reviewed by the SEA and AA Team. A Manager's Report on the submissions/observations received during the public display period was prepared setting out the proposed amendment to the draft LAP. Each of the proposed amendments to the draft LAP were screened by the SEA and AA Team. Each amendment was assessed against the strategic environmental objectives of this SEA. An addendum to the Manager's Report was prepared documenting this process. An Appropriate Assessment Screening of the material alterations was also undertaken.

No significant impacts as a result of implementing the proposed amendments were identified as part of this SEA and AA Screening process and therefore no mitigation measures were proposed on this basis.

### **3.4 ADOPTION OF KILDARE LOCAL AREA PLAN**

The Kildare Town Local Area Plan 2012 – 2018 was adopted at a Council meeting on 26<sup>th</sup> November 2012 and comes into effect on 24<sup>th</sup> December 2012. The LAP 2012 was generally adopted in accordance with the Manager's Recommendations with respect to submissions, with the exception of submission no.'s 9(b) regarding the downzoning of 3 no sites to agricultural use and submission no. 10(d) regarding independent access points. In both these cases the Managers Recommendation was defeated.

## 4 REASONS FOR CHOOSING THE PREFERRED ALTERNATIVE

In line with the requirements of the SEA Directive and the corresponding implementing Irish legislation (S.I. 436 of 2004), consideration was given to reasonable alternatives for delivery of the Kildare Town Local Area Plan 2012-2018. 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 4.1**.

**Table 4.1: Alternative Scenario Assessment Results**

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** was selected as the Preferred Alternative based on evaluation in the context of the Strategic Environmental Objectives contained in the Environmental Report. Alternative 2, with **elements of Alternative 3**, provides for intensification of uses within the existing Town Centre, on

existing zoned lands and on redevelopment sites within proximity of public transport nodes. This scenario allows for the intensification of the Town Centre, through increased densities and the consolidation and expansion of existing services. This scenario would meet a large number of the objectives of the Plan, as it would allow the rejuvenation of existing derelict sites, which would improve the town's architectural character and townscape and consequently improve its tourist function. It would also be likely to have a positive impact on existing residents and traders in the town.

Environmental considerations relating to the Preferred Alternative can be summarised as follows:

- 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 Plan area.
- Responds to the relevant national/regional planning strategies including the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area.
- In accordance 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 programme.
- 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 would improve employment opportunities and would have positive effects on population and material assets (Objective formed in Alternative 3).

## 5 MONITORING MEASURES

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 (former Department of Environment, Heritage and Local Government 2004).

Monitoring will be based around the SEA Environmental Objectives, Indicators and Targets. The Objectives, Indicators and Targets for the various environmental topics are set out below in **Table 5.1**. The Indicators chosen are at a level, which is relevant to the Plan and are collated and reported on by a variety of government agencies including EPA, NPWS and Archaeological Survey.

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.

### **Responsibilities and Frequency of Reporting**

The statutory Manager’s Report on progress in achieving objectives of the Kildare Town Local Area Plan 2012-2018, takes place two years after the adoption of the Plan 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 having a significant adverse effect, a variation may be considered during the lifetime of the plan. It is largely the responsibility of Kildare County Council to undertake the monitoring and to interpret the monitoring data relevant to Kildare Town.

**Table 5.1 Monitoring and Reporting Programme as outlined in the SEA**

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

Objectives	Targets	Indicators	Source/ Responsibility
			Kildare County Council
<p><b>Objective 4</b> <b>Soil</b></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"> <li>Limit net loss of groundwater recharge capability through loss of permeable soil resource.</li> </ul>	<ul style="list-style-type: none"> <li>Change in groundwater recharge capability through development in the Town.</li> </ul>	Kildare County Council
<p><b>Objective 5</b> <b>Climate Change</b></p> <p>Contribute to mitigation of, and adaptation to, climate change</p>	<ul style="list-style-type: none"> <li>All new development applications within areas at risk of flooding to be accompanied by a flood impact assessment.</li> <li>Increase access by households to public transport, including bus and rail services.</li> <li>Increase in number of people travelling to work and school via public transport.</li> </ul>	<ul style="list-style-type: none"> <li>% of planning applications for development in areas at risk of flooding accompanied by a Flood Impact Assessment.</li> <li>% of households granted planning permission within 500m of a bus service or 1km of a rail station.</li> <li>% increase in number of people travelling to work and school via public transport.</li> </ul>	Kildare County Council
<p><b>Objective 6</b> <b>Cultural Heritage</b></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"> <li>No impact on the fabric or setting of monuments on the Record of Monuments and Places (RMP) by development granted planning permission.</li> <li>No impacts on the architectural heritage value or setting of protected structures by development granted planning permission.</li> <li>No protected structures to be demolished because of long term neglect and dereliction.</li> </ul>	<ul style="list-style-type: none"> <li>Number of monuments on the RMP, impacted by granted planning permissions.</li> <li>Number of protected structures impacted by development granted planning permission.</li> <li>Number of protected structures that have been demolished because of long term neglect and dereliction.</li> </ul>	<p>The Archaeological Survey monitoring programme, Ireland</p> <p>Buildings at Risk Register, Heritage Council Ireland.</p> <p>Kildare County Council</p>
<p><b>Objective 7</b> <b>Landscape</b></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"> <li>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.</li> <li>No negative alteration to protected views.</li> </ul>	<ul style="list-style-type: none"> <li>Number of planning permissions granted which materially contravene the special qualities of landscapes.</li> <li>Number of protected views lost through development.</li> </ul>	Kildare County Council
<p><b>Objective 8</b> <b>Material Assets</b></p> <p>Make best use of</p>	<ul style="list-style-type: none"> <li>Maximise development potential within urban envelope in order to reduce pressure on peripheral areas.</li> </ul>	<ul style="list-style-type: none"> <li>Increase in population within urban area.</li> <li>% unaccounted for water.</li> <li>Change in length of cycle</li> </ul>	<p>Corine Land Cover Project</p> <p>EPA</p>

Objectives	Targets	Indicators	Source/ Responsibility
existing infrastructure and promote the sustainable development of new infrastructure.	<ul style="list-style-type: none"> <li>• Minimise the % of unaccounted for water. This refers to leakage from the system.</li> <li>• Maximise length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town.</li> <li>• Increase in planning permissions making provision for renewable energy and water conservation measures.</li> </ul>	<p>lanes, length of Quality Bus Corridors and number of bus services within the Town.</p> <ul style="list-style-type: none"> <li>• Increase in planning permissions making provision for renewable energy and water conservation measures.</li> </ul>	Kildare County Council

**APPENDIX A**  
**ENVIRONMENTAL AUTHORITY SUBMISSION**



NO. 9



Ms Mary Foley  
Administrative Officer  
Forward Planning Section  
Kildare County Council  
Áras Chill Dara,  
Naas  
Co. Kildare

5<sup>th</sup> November 2012

Our Ref: SCP110905.2

### **Re. Proposed Amendments to the Draft Kildare Town Local Area Plan**

Dear Ms Foley,

The Environmental Protection Agency (EPA) acknowledges your notice, received on the 10<sup>th</sup> October 2012, regarding the Proposed Amendments to the Draft Kildare Town Local Area Plan, hereafter referred to as the “Amendments”, and notes its contents.

#### **SEA Determination**

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Proposed Material Amendments is noted. In addition to the specific comments provided below, you are referred to additional comments provided in an attached Appendix which should also be taken into account in the proposed Amendments.

#### **Specific Comments on the Proposed Material Alterations**

Consideration should be given to including a column in *Appendix A: Assessment of Amendments Table*, to include an “SEA recommendations” column, to record specific recommendations / issues identified by the SEA/Plan making team relating to the proposed Amendments be reflected.

It should be ensured that the Plan promotes sustainable development and is consistent with the Regional Planning Guidelines and the County Development Plan. In particular, it is noted that new residential lands (c. 16 ha) are proposed to be zoned from “Open Space” and “Green Belt & Amenity” uses primarily at the outskirts of the town. In light of the current economic climate and the demand for residential properties, consideration should be given to reviewing the amount of new residential lands proposed to ensure the Plan promotes sustainable development. Additionally, prioritisation should be given to the infilling of existing zoned undeveloped /partially developed residential lands prior to development of additional greenfield developments more remote from the town centre. The loss of greenbelt lands in particular should be justified.

The amended Plan should avoid conflict with the nature conservation objectives of EU designated sites (including the Pollardstown Fen SAC). In addition, it should be ensured that ecological linkages and buffer zones both within and adjacent to the Plan area are protected.

This is a particular relevance in the context of ground water quality in the Plan area being classified as being of “Poor” Status under the WFD. It should be ensured that the proposed Amendments take into account and integrate the South Eastern River Basin Management Plan and associated Programme of Measures as relevant and appropriate. You are referred to the EU’s *Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20*, in particular *Section 3.5 Key Issues for Article 4.7*. Provisions



should be included in the Plan to ensure that any proposed land use zoning or development associated with the Plan is not in breach of the requirements of the Water Framework Directive.

It is also noted that the Kildare Town Wastewater Treatment Plan, in 2010 was at capacity, and had been identified as failing to meet the overall requirements of the Urban Wastewater Regulations 2001 in 2010. It should be ensured that in implementing the amended Plan, that development proposals are linked to the ability to provide adequate and appropriate critical service infrastructure.

In relation to the Magee Barracks Urban Design Framework, consideration should be given to amending a number of the development principles described in p9 of the Alterations as follows:

- Bullet 2 – *“To increase commercial and **sustainable** economic activity by facilitating and encouraging enterprise and the creation of employment.”*
- Bullet 4 - *“To provide a range of **appropriate** recreational amenity and community uses for both new residents and the wider town...”*

In relation to *Section 6.7 Additional Text*, clarification should be given whether the *“significant residential land use zoning”* referred to represents new or existing residential zoned lands. Consideration should also be given in relation to amending the second sentence *“These lands will facilitate the **appropriate** development of a sustainable new neighbourhood...”*

The requirements of the SEA and Habitats Directives should be taken into consideration as appropriate in the proposed tourism and retail strategy for Kildare town, as referred to in *Section 6.21 Additional Text*.

Consideration should be given to amending a number of the Policies referred to on page 30 as follows

- HP1: *“To facilitate **sustainable** development in Kildare in line with its designation...”*
- HP2: *“To facilitate the phased **sustainable** development of lands in Kildare...”*
- HP2 – the bold text referred to at the end of the Policy should possibly refer specifically to the SEA, AA and FRA for clarity.

In relation to the SEA Screening Report for the Proposed Amendments, consideration should be given to highlighting the particular mitigation measures or specific Policies which will address / reduce potential for negative effects.

### **Obligations with respect to National Plans and Policies and EU Environmental Legislation**

You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for South Dublin 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.

### **SEA Statement**

You are also 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. This 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.

A copy of the SEA Statement with the above information should be sent to any Environmental Authority consulted during the SEA process.

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](mailto:sea@epa.ie).

Yours sincerely,

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