

**Kildare County Council (KCC) and Meath County Council (MCC)**

# Maynooth and Environs Joint Local Area Plan (LAP) 2025-2031

Strategic Environmental Assessment (SEA) Statement of Maynooth and Environs  
Joint LAP

Reference: 1

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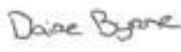
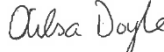
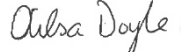
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## Contents

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1.	Introduction	1
1.1	Purpose of the SEA Statement	1
1.2	The Joint LAP	1
1.3	Timing of the SEA	2
2.	SEA Methodology	3
2.1	Overview	3
2.2	Screening	3
2.3	Scoping	3
2.4	Baseline Assessment	4
2.5	Environmental Assessment	5
2.6	Technical Difficulties Encountered	16
2.7	SEA Mitigation Measures	16
2.8	SEA Monitoring Measures	17
3.	AA	17
4.	SFRA	18
5.	Final Appraisal: How Environmental Considerations Were Integrated into the Joint LAP	18

## Tables

Table 1.1	Timeline of the Joint LAP and SEA Iterative Process	2
Table 2.1	Objectives, Indicators and Targets	6
Table 2.2	Impact Ratings	13
Table 2.3	Key Inter-Relationships Between Environmental Aspects	15

## Figures

Figure 1	Key Stages of the SEA Process	3
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## Appendices

Appendix A		A-1
A.1	Appendix – SEA Scoping Submissions Received	A-2
A.2	Appendix – Submissions from Public Consultation on the Joint LAP (As they relate to the SEA Only)	A-10
A.3	Appendix – Submissions from Public Consultation on Proposed Material Alterations (As they relate to the SEA Only)	A-23
A.4	Mitigation Measures	A-25
A.5	Monitoring Measures	A-37

# 1. Introduction

## 1.1 Purpose of the SEA Statement

This Statement forms part of the Strategic Environmental Assessment (SEA) of Kildare County Council (KCC) and Meath County Council's (MCC) adopted Maynooth and Environs Joint Local Area Plan (referred to hereinafter as the 'Joint LAP') which covers the period 2025-2031. SEA is a systematic, on-going process for evaluating (at the earliest possible stage) the quantity and consequences of implementing certain plans and programmes on the environment. This SEA Statement is the final stage of the SEA process, and it is required under the European Communities Regulations 2004<sup>1</sup> (EU SEA Regulations) and national legislation<sup>2</sup> (SEA Regulations).

The purpose of the SEA Statement is to provide information on the decision-making process, and to document environmental considerations, the views of stakeholders and outline how recommendations arising from the SEA have been taken into account in the Joint LAP. The four key requirements of this SEA Statement are to highlight:

- The incorporation of environmental considerations;
- Stakeholder involvement;
- Alterations considered; and
- Monitoring.

The SEA Statement is chronological in nature and includes the following:

- An outline of the methodology for undertaking a SEA;
- Scoping - an overview of the scoping process and summary of how the submissions received from stakeholders have been taken into account;
- Environmental Assessment - description of how environmental considerations have been integrated into the SEA;
- Alternatives - an outline of the reasons for choosing the plan to be adopted, in light of the other reasonable alternatives considered;
- Monitoring - an overview of the measures to monitor the plan going forward; and
- Final Appraisal - evaluation of the effectiveness of the SEA.

This SEA Statement will accompany the adopted Joint LAP and be made available to the public.

## 1.2 The Joint LAP

The Joint LAP 2025-2031 has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 (as amended). It sets out an overall strategy for the proper planning and sustainable development of Maynooth and Environs in the context of the Kildare County Development Plan (CDP) 2023–2029, the Meath CDP 2021-2027 and the Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern and Midland Regional Assembly.

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<sup>1</sup> European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations, as amended by European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2004

<sup>2</sup> Planning and Development (Strategic Environmental Assessment) Regulations, as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations

It is also informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000 (as amended) together with EU requirements regarding SEA and Appropriate Assessment (AA).

The Joint LAP provides the main public statement of planning policies and objectives for Maynooth and Environs for the plan duration (2025-2031). The policies and objectives are critical in determining the appropriate location and form of different types of development as the Joint LAP is the primary statutory land use policy framework against which planning applications are assessed. This Joint LAP will set out an overarching land use strategy for the proper planning and sustainable development of Maynooth and Environs over the life of the Joint LAP to 2031.

The Joint LAP incorporates a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth<sup>3</sup> (KCC, MCC, 2022).

The objectives of the Joint LAP are also used by KCC and MCC to guide their activities and to indicate priority areas for action and investment by the local authorities such as focusing on attracting employment into the town or enhancing Maynooth as a centre for education and tourism.

The Joint LAP is a key document for setting out a vision for how Maynooth and Environs should develop over the years 2025-2031.

### 1.3 Timing of the SEA

The preparation of the Joint LAP and SEA process were carried out in parallel to ensure that environmental considerations were taken into account into the plan making process.

The timeline for these steps is set out in Table 1.1.

**Table 1.1 Timeline of the Joint LAP and SEA Iterative Process**

Joint LAP	SEA
Preparation of the Draft Joint LAP	Commencement of SEA Scoping Consultation: w/c 18 <sup>th</sup> November 2022
Consultation on Draft Joint LAP: 19 <sup>th</sup> June – 1 <sup>st</sup> August 2024	Consultation on SEA Environmental Report (SEA ER) and a Combined Screening for AA and AA Report (Natura Impact Report) and Strategic Flood Risk Assessment (SFRA): 19 <sup>th</sup> June – 1 <sup>st</sup> August 2024
Publication of Joint LAP and SEA Statement: 1st April 2025	

Section 4 of this SEA Statement provides a description as to how environmental considerations were incorporated into the plan making process.

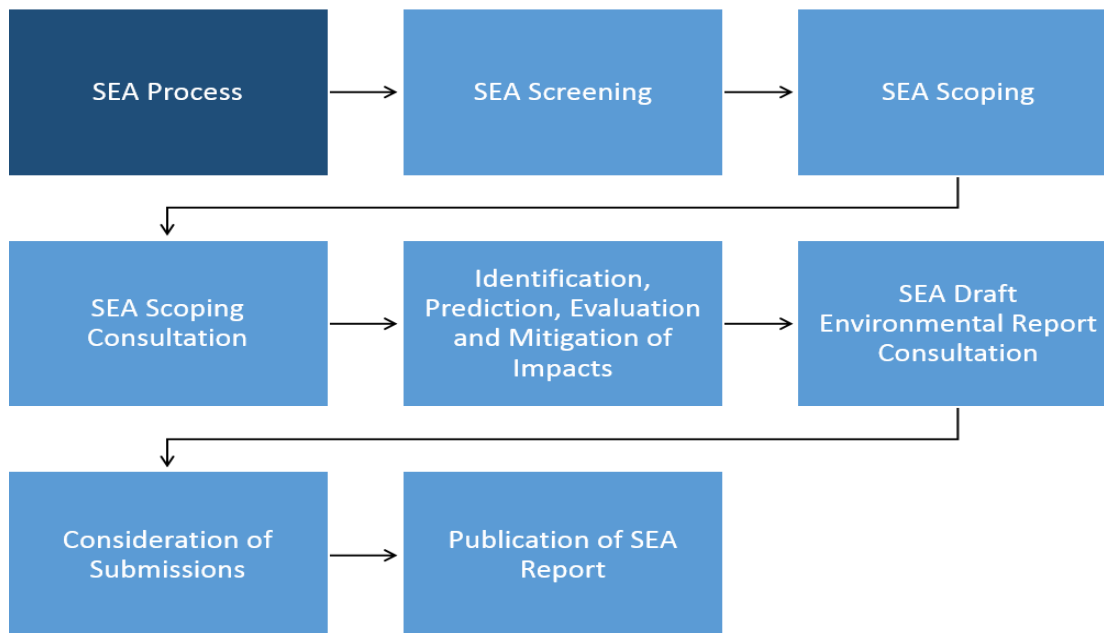
<sup>3</sup> KCC, MCC (2022) Maynooth and Environs Joint Local Area Plan 2025-2031. Available at: Kildare County Council

## 2. SEA Methodology

### 2.1 Overview

This section highlights how the SEA was undertaken for the Joint LAP. The SEA methodology is based on legislative requirements and relevant Environmental Protection Agency (EPA) guidance and will ensure compliance with the SEA Directive and associated legislation. The EPA's SEA Pack (Version 28/01/2022) was also used as a source of information during the scoping process.

The Joint LAP (KCC and MCC), the SEA ER, AA (Arup) and SFRA (RPS) were prepared in an iterative manner whereby multiple revisions of each document were prepared, each informing subsequent iterations of the others. To facilitate this iterative approach, numerous discussions were held between KCC, MCC and Arup. The key stages outlined in Figure 1 were identified and are discussed in the following sections.



**Figure 1 Key Stages of the SEA Process**

### 2.2 Screening

Screening is the process for deciding whether a particular plan would warrant SEA at the earliest possible opportunity, it also facilitates the assessment findings so that they can be factored into the plan development process. A screening assessment was undertaken as part of this SEA process to determine if the Joint LAP required a SEA.

A Screening assessment was undertaken as part of this SEA process to determine if the adopted Joint LAP required a SEA. This assessment concluded that mandatory SEA was required as the population in the Joint LAP area is in excess of 5,000. The SEA Regulations state the mandatory SEA population threshold for Local Area Plans is 5,000 persons. The Joint LAP was therefore taken forward to SEA Scoping.

### 2.3 Scoping

#### 2.3.1 Scoping Process

Scoping is the process for establishing the range of environmental issues to be covered in the SEA and the level of detail that the assessment will investigate. Scoping also allows input from the environmental authorities and stakeholders to be incorporated. Essentially, responses submitted as part of the scoping process provide greater focus on the evolution of the adopted Joint LAP.

The considerations addressed in the scoping of the Joint LAP were as follows:

- The key elements of the Joint LAP to be assessed;
- The environmental aspects to be assessed as part of the SEA;
- Identification of relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Joint LAP;
- Development of Environmental Objectives, Indicators and Targets to allow the evaluation of impacts as part of the SEA; and
- Identification of any reasonable alternative means or scenarios for achieving the strategic goals of the Joint LAP.

The SEA Scoping was a key part of the assessment process as it set out the extent of the SEA and provided information to allow consultation with defined statutory bodies and environmental authorities on the scope and level of detail to be considered and incorporated at an early stage in the assessment.

### 2.3.2 Scoping Consultation

The Scoping Report was issued for comment by defined statutory bodies and environmental authorities on the 18<sup>th</sup> of November 2022. The statutory consultees were given a period of four weeks to respond with any observations or submissions on the content of the SEA Scoping Report.

The Scoping Report summarised the key environmental issues and outlined relevant plans and programmes that were likely to affect or be affected by the Joint LAP.

This information was then used to set out a series of SEA Objectives, Indicators, and associated Targets. The Objectives and Targets established aims and thresholds which would be taken into consideration to effectively assess the impact of the Joint LAP on the environment. Indicators are used to track the achievements of Objectives and Targets, describe the baseline situation, monitor the impact on the environment and predict impacts.

### 2.3.3 Scoping Responses

Two submissions were received in response to the SEA Scoping Report, from the Environmental Protection Agency (EPA) and the Department of Housing, Local Government and Heritage (DHLGH). All comments, observations and submissions contained therein were considered and incorporated into the assessment process, as considered relevant. Appendix A.1 of this report contains a summary of the submissions received on the SEA Scoping Report and how they were responded to.

The SEA Directive requires that where the Joint LAP has potential for transboundary environmental effects these must be addressed within the SEA. In accordance with SEA Directive and EPA Guidance, the relevant statutory consultee in Northern Ireland was also contacted during the Scoping consultation period.

## 2.4 Baseline Assessment

Gathering relevant information that describes the current environment within the Joint LAP area is an integral part of the SEA process. The SEA Directive requires that certain information on the existing environment is presented to help assess the implementation of the Joint LAP, as well as helping establish how the environment would change if the Joint LAP were not implemented.

Baseline information was collected from readily available sources, and a Geographical Information System (GIS) was used to graphically present and analyse relevant information. The baseline of the Joint LAP area, i.e., the area to which the adopted Joint LAP applies, is reported in Section 5 of the SEA ER ('Current State of the Environment'). The findings of the EPA's State of the Environment Report (EPA, 2024), EPA Ireland's National Inventory Report 2022 (EPA, 2022), EPA Water Quality in 2022 (EPA, 2022) and the EPA's Air Quality in Ireland 2022 (EPA, 2022) were integrated into the SEA ER, among other information sources.

## 2.5 Environmental Assessment

### 2.5.1 Overview

The environmental assessment ran in parallel to the development of the Joint LAP. The environmental assessment process was undertaken in accordance with best practice SEA principals and guidance.

The environmental assessment comprised a review of the baseline data, identification of likely impacts and development of appropriate mitigation measures for the Joint LAP.

An appraisal matrix was developed to facilitate the assessment of the objectives outlined in the Joint LAP.

The matrix led assessment provided a holistic, integrated, and interactive approach to the formation of the objectives in the adopted Joint LAP. The assessment also considered the findings of the AA and SFRA.

A number of iterations of this assessment matrix were undertaken, between the SEA/AA Team and KCC and MCC - refer to Section 2.5.4 – Section 2.5.7.

### 2.5.2 Objectives, Indicators and Targets

The Objectives, Indicators and Targets are the aspects for which the Joint LAP was assessed against. The objectives within the Joint LAP were assessed against a range of environmental objectives and targets established for the purpose of the SEA. Further, indicators that were recommended in the SEA are utilised over the lifetime of the Joint LAP to quantify the level of impact that the proposed plan may have on the environment.

A range of SEA Objectives, Indicators and Targets were recorded in the SEA ER which went out for public consultation from the 19<sup>th</sup> of June until the 1<sup>st</sup> of August 2024. Following review of submissions, some updates were made to the same, and the final SEA ER was updated to incorporate these changes.

A summary of the final Objectives, Indicators and Targets is included in Table 2.1



**Table 2.1 Objectives, Indicators and Targets**

Environmental Component	Strategic Environmental Objective	Targets	Indicators
<b>Population and Human Health</b>	<ul style="list-style-type: none"> <li>Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns;</li> <li>To protect human health from hazards or nuisances arising from incompatible land uses/developments; and</li> <li>Provision of green spaces for amenity and recreational uses.</li> </ul>	<ol style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Minimise population exposure to high levels of noise, vibration, and air pollution.</li> <li>Increase modal shift to public transport and co-ordinate land use and transportation policies.</li> <li>Improve access to recreation opportunities, e.g., increase in the number of green spaces and amenities available to the public.</li> </ul> </li> <li>No spatial concentrations of health problems arising from environmental factors and or any new development that may occur as a result of the Joint LAP.</li> <li>As follows: <ul style="list-style-type: none"> <li>Increase in the number of green spaces and amenities available to the public.</li> <li>Appropriate enhancement and presentation of heritage resources for local communities.</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Noise and dust monitoring data from any developments taking place during the lifetime of the Joint LAP.</li> <li>Statistics on access to sustainable modes of transport.</li> <li>Number of new and or improved recreational facilities and or routes related to the Joint LAP.</li> </ul> </li> <li>Perceived health/disturbance to the local community.</li> <li>As follows: <ul style="list-style-type: none"> <li>Number of new and or improved recreational facilities and or routes related to the Joint LAP.</li> <li>Level of enhancement and presentation of heritage resources within the Joint LAP area and the number of people visiting heritage resources within the Joint LAP area.</li> </ul> </li> </ol>
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>Protect, conserve, enhance where possible and avoid loss of diversity and integrity of the broad range of habitats, species, and wildlife corridors;</li> <li>To achieve the conservation objectives of European Sites (SACs and SPAs) and other sites of nature conservation;</li> <li>Conserve and protect other sites of nature conservation including NHAs, pNHAs, National Parks, Nature Reserves, Wildlife Sanctuaries as well as protected species outside these areas as covered by the Wildlife Act;</li> <li>To minimise and, where possible, eliminate threats to biodiversity including invasive species; and</li> <li>Promote green infrastructure networks, including riparian zones and wildlife corridors</li> </ul>	<ol style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>No loss of diversity and integrity of the broad range of habitats, species, and wildlife corridors, during the lifetime of the Joint LAP.</li> <li>No net biodiversity loss.</li> <li>No ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity to be lost without remediation (e.g., forest/woodland in Maynooth (mixed and broad leaved), bog, wetlands, improved grassland (for agriculture) and urban/built land).</li> </ul> </li> <li>Improve/maintain protection for protected sites and species and protection for important wildlife sites, particularly wildlife corridors.</li> <li>Maintenance of favourable conservation status for all habitats and species protected under the Habitats and Birds Directives.</li> <li>Prevent the introduction of new invasive or alien species. Control/manage existing regulated invasive species.</li> </ol>	<ol style="list-style-type: none"> <li>Presence and status of existing biodiversity in the Joint LAP area.</li> <li>Level of biodiversity gain achieved as a result of the implementation of the Joint LAP.</li> <li>Conservation status/habitat quality for all sites and species positively impacted over the lifetime of Joint LAP.</li> <li>Level of biodiversity lost as a result of the implementation of the Joint LAP.</li> <li>As follows: <ul style="list-style-type: none"> <li>Location and scale of new development arising as a result of the Joint LAP.</li> <li>The number of provisions of green/blue infrastructure within the Joint LAP area.</li> </ul> </li> </ol>

Environmental Component	Strategic Environmental Objective	Targets	Indicators
		5. Ensure any new development is setback from rivers or tributaries.	
<b>Land and Soil</b>	<ul style="list-style-type: none"> <li>Protect soil quality, particularly against pollution;</li> <li>To maximise the sustainable reuse of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites; and</li> <li>Minimise the amount of waste to landfill from site.</li> </ul>	<ol style="list-style-type: none"> <li>No incidences of soil contamination through adoption of appropriate environmental protection procedures during any construction, operation or maintenance works during the lifetime of the Joint LAP.</li> <li>Preference for development on brownfield site over greenfield / limited and controlled development of greenfield sites.</li> <li>Compliance with the Eastern-Midlands Region Waste Management Plan 2015-2021.</li> </ol>	<ol style="list-style-type: none"> <li>Incidences of spillages/leaks reported during any construction, operation or maintenance works during the lifetime of the Joint LAP.</li> <li>Rates of brownfield/greenfield sites and contaminated land reuse and development.</li> <li>Achievement of the Objectives of the Eastern-Midlands Region Waste Management Plan 2015-2021.</li> </ol>
<b>Water</b>	<ul style="list-style-type: none"> <li>No negative impacts on the status of transitional waters, surface waters and groundwater, and to provide no impediment to the achievement of water body objectives under the WFD;</li> <li>Implement appropriate Nature-Based Solutions in the area; and</li> <li>No negative impacts on flood risk management activity, and to provide no impediment to the implementation of the Floods Directive.</li> </ul>	<ol style="list-style-type: none"> <li>All waterways within the Joint LAP area to achieve the objectives of the Water Framework Directive and the relevant River Basin Management Plan by 2027, in particular to the area of Maynooth and Environs, the Royal Canal, the Lyreen and the Rye Water River.</li> <li>Prioritising appropriate Nature-Based Solutions within the Joint LAP area.</li> </ol> <p>Minimise flood risk through appropriate management of flood vulnerable zones.</p>	<ol style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Status and quality of waterbodies, and status of related species in and surrounding the Joint LAP area.</li> <li>Compliance of surface and ground waters with national and international standards.</li> </ul> </li> <li>Number and location of Nature-Based Solutions incorporated into the Joint LAP area.</li> <li>As follows: <ul style="list-style-type: none"> <li>Number of past flood risk events within the Joint LAP area.</li> <li>Annual costs of damage related to flood events within the Joint LAP area.</li> </ul> </li> </ol>
<b>Air, Noise and Climate</b>	<ul style="list-style-type: none"> <li>To avoid, prevent or reduce harmful effects on human health resulting from emissions to air or noise from any construction/operation of any development occurring with the Joint LAP area;</li> <li>Maintain and promote continuing improvement in air quality and climate through the reduction of emissions in the Joint LAP area;</li> <li>Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human - induced global climate change; and</li> </ul>	<ol style="list-style-type: none"> <li>No breaches of legislative standards or limits resulting from any development or activity that may occur as a result of the Joint LAP.</li> <li>No breaches in compliance (air quality) from any development and operations related to the Joint LAP.</li> <li>As follows: <ul style="list-style-type: none"> <li>Maintain ambient air quality through reduction of private vehicle usage and the promotion of public transport and active travel.</li> <li>Establish incentives and or increase the number of permissions for renewable energy projects in or around the Joint LAP area.</li> </ul> </li> <li>As follows:</li> </ol>	<ol style="list-style-type: none"> <li>General air quality / noise monitoring results within and surrounding the Joint LAP area.</li> <li>Traffic, Transport and Vehicular survey data with the Joint LAP area.</li> <li>As follows: <ul style="list-style-type: none"> <li>Implementation of the Joint LAP, which will contribute towards the overall CDPs and facilitate climate action and the relevant targets for emission reductions.</li> <li>Energy consumption, the amount of uptake in renewable options and solid fuels for residential heating.</li> </ul> </li> <li>As follows:</li> </ol>

Environmental Component	Strategic Environmental Objective	Targets	Indicators
	<ul style="list-style-type: none"> <li>Reduce car dependency within the Joint LAP area by way of an integrated approach to sustainable urban transport.</li> </ul>	<ul style="list-style-type: none"> <li>Provide for increased use of public transport.</li> <li>Increase number of cycle lanes and pedestrian routes in the Joint LAP area.</li> <li>An increase in the percentage of the population travelling to work or school by public transport or active travel (walking and cycling) means e.g., implementation of the Greater Dublin Area Transport Strategy and the Maynooth and Environs Area Based Transport Assessment.</li> </ul>	<ul style="list-style-type: none"> <li>Travel patterns and the number of modes of active transport within the Joint LAP area.</li> <li>Proportion of journeys made by private fossil fuel-based car compared to previous levels.</li> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures.</li> </ul>
<b>Archaeological, Architectural and Cultural Heritage</b>	<ul style="list-style-type: none"> <li>Protect and conserve the cultural heritage including the built environment and settings; archaeological recorded and unrecorded monuments, architectural (Protected Structures, Architectural Conservation Areas, vernacular buildings, materials and urban fabric) and manmade landscape features (e.g., field walls, footpaths, gate piers, etc.); and</li> <li>To ensure the restoration and reuse of existing uninhabited and derelict structures where possible opposed to demolition and new build (to promote sustainability and reduce landfill).</li> </ul>	<ol style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Minimise the deterioration and provide maintenance and enhancement of features of archaeological / architectural / cultural significance as a result of the implementation of the Joint LAP.</li> <li>No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservation Areas and landscape features.</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>To increase the number of uninhabited and derelict structures that are restored opposed to demolition.</li> <li>Improve appearance of areas with particular townscape character.</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>No deterioration of features of archaeological / architectural / cultural significance as a result of the implementation of the Joint LAP.</li> <li>Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Joint LAP in line with Kildare and Meath's CDPs.</li> <li>Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Joint LAP in line with Kildare's and Meath's CDPs.</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Number of uninhabited and derelict structures within the Joint LAP area.</li> <li>Recorded numbers of non-designated built heritage e.g., vernacular buildings.</li> </ul> </li> </ol>
<b>Landscape and Visual</b>	<ul style="list-style-type: none"> <li>Conserve and protect valued natural, cultural and built landscapes, views of local value and features including those of geological and aesthetic value; and</li> <li>Maintain and where possible enhance landscape quality within the Joint LAP area by minimising visual impacts through appropriate design, assessment and siting.</li> </ul>	<ol style="list-style-type: none"> <li>Any construction works/development should be planned with cognisance of landscape sensitive areas and protected views/ prospects.</li> <li>As follows: <ul style="list-style-type: none"> <li>Ensure development is sensitive to its surroundings, e.g., ensure no significant disruption of high</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>No deterioration of landscape or areas with scenic value e.g., landscape sensitive areas, protected views etc., as a result of the implementation of the Joint LAP.</li> <li>As follows: <ul style="list-style-type: none"> <li>Compliance with planning conditions relating to landscape and development.</li> </ul> </li> </ol>

Environmental Component	Strategic Environmental Objective	Targets	Indicators
		landscape values / no significant visual impact from development occurs. - Maintain clear urban and or rural distinctions.	- Number of planning permissions granted in areas of high value landscape. - Number of permissions granted within 500m of a scenic route.
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>Make best use of existing infrastructure and promote the sustainable development of new infrastructure. As follows:               <ul style="list-style-type: none"> <li>Maximise sustainable modes of transport and encourage use of walkways / cycle paths as alternative routes to school, work, and shops.</li> <li>Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety;</li> </ul> </li> <li>Implement the waste hierarchy and encourage reuse/recycling of material wherever possible; and</li> <li>To ensure adequate and clean drinking water supplies and to ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater which meets EU requirements prior to discharge.</li> </ul>	<ol style="list-style-type: none"> <li>As follows:               <ul style="list-style-type: none"> <li>Improve availability and accessibility of commercially provided facilities and public services.</li> <li>Improve efficiencies of transport, energy and communication infrastructure.</li> </ul> </li> <li>Promotion of sustainable transport infrastructure i.e., increased public transport through the implementation of the Maynooth and Environs Area Based Transport Assessment and the Greater Dublin Area Transport Strategy.</li> <li>Increased rates of reuse and recycling on and around the Joint LAP area, and reduced levels of waste being sent to landfill.</li> <li>Upgrading existing water treatment plants and wastewater treatment plants as and if necessary, within the Joint LAP area.</li> </ol>	<ol style="list-style-type: none"> <li>Location and or level of infrastructure arising as a result of the Joint LAP, including renewable energy developments granted planning permission.</li> <li>Travel patterns and the number of sustainable modes of transport within the Joint LAP area.</li> <li>Quantity of waste generated, and levels of waste reused or recycled in the Joint LAP area.</li> <li>Level of capacity upgrades to existing water treatment plants.</li> </ol>

### 2.5.3 Consideration of Alternatives

#### 2.5.3.1 Introduction

As described in the SEA ER, a number of alternative Joint LAP scenarios were considered and assessed as part of the SEA.

Article 5.1 of the SEA Directive requires the ER to consider “*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*”. Annex 1(h) of the SEA Directive, as replicated in paragraph (h) of Schedule 2B of the Planning and Development Regulations 2001, as amended, requires “*an outline of the reasons for selecting the alternatives*”. This suggests that there are three stages to the consideration of alternatives:

1. Identify reasonable alternatives.
2. Evaluate and compare the alternatives.
3. Provide reasons for the choice of preferred alternative(s).

As per the best practice guidance within the ‘SEA – Guidelines for Regional Assemblies and Planning Authorities’ (2022) alternatives were assessed as part of the Joint LAP development process and are discussed as follows. This guidance document details that ‘*It is the responsibility of the plan-makers to identify the alternatives to be considered and this should commence early in the SEA process, at the scoping stage. The higher the level/ tier of the plan (such as Regional Spatial and Economic Strategies), the more strategic the alternatives, which are likely to be available, will be. Conversely, lower tier plans, such as Local Area Plans, will be framed in a policy context set by the level(s)/ tier(s) above them. However, rational choices identifying reasonable alternatives need to be made – and demonstrated – at the level of each particular plan*’.

The alternative scenarios considered and assessed as part of the SEA ER are summarised in Section 2.5.3.4.

#### 2.5.3.2 Identification of Reasonable Alternatives

As described previously, the Joint LAP is positioned within an overall plan hierarchy under the National Planning Framework (NPF), the RSES for the Eastern and Midland Region and both the Kildare CDP and the Meath CDP, which pre-determined the scope of the strategic alternatives. The following Sections outline the reasonable alternatives identified by KCC and MCC throughout the Joint LAP process.

#### 2.5.3.3 Background: Population Growth

Maynooth has been assigned a significant growth allocation from national, regional, and local planning policy. Under National Policy Objective 68 (NPO 68) of the NPF, the Eastern and Midlands Regional Assembly (EMRA) in consultation with the MASP Implementation Group, allocated an additional population growth target of 10,000 persons to Maynooth in County Kildare up to 2031.

To test the impact of 10,000 additional people on the towns movement network, an Area Based Transport Assessment for the Maynooth and Environs area (MEABTA) was prepared to inform the Draft Joint LAP. The MEABTA concluded that, notwithstanding the delivery of public transport investment projects (listed below) along with other improvements, the road network of the town would be unable to cope with the volume of traffic generated by 10,000 additional population as well as allocated core strategy growth. A revised growth scenario at 50% allocation (i.e., 5,000 population over the remaining period of the RSES to 2031) indicated that the transport infrastructure of the town would be more likely to have the capacity to accommodate this reduced level of growth over the lifetime of the Joint LAP.

Furthermore, the Core Strategy of the Kildare CDP 2023-2029 allocates 997 units to Maynooth for the period 2023-2029. The Core Strategy of the Meath CDP 2021-2027 allocates 1,000 population to the Maynooth Environs for the period 2021-2027.

Having regard to the foregoing, the combined growth allocated to Maynooth and Environs from 2025-2031 as detailed in Chapter 3 of the Joint Plan is 3,670 residential units, or 9,906 persons, over the lifetime of the plan.

#### 2.5.3.4 Background: Devising Alternative Scenarios

In the context of formulating alternatives, the following policy parameters were of note for Maynooth and Environs:

- Maynooth is a designated Key Town in the Dublin MASP;
- Maynooth is a designated Decarbonising Zone through the KCC Local Authority Climate Action Plan 2024-2029;
- At the last census (2022) the town had a population of 17,259 people;
- The RSES identifies specific locations in Maynooth and Environs for regeneration, economic development, residential development and phasing/enabling infrastructure;
- Significant public transport projects are planned for Maynooth including DART+ West, a second train station for Maynooth and BusConnects;
- The population growth and housing target being brought forward in this Joint Plan is 3,670 residential units or 9,906 people. This figure derives from growth allocated by NPO 68/MASP allocation (at 50%), the Kildare County Core Strategy allocation and the Meath County Core Strategy Allocation (as adapted to 2031);
- To achieve a job ratio of 1, an additional 6,568 jobs are required during the lifetime of the Plan;
- The Social Infrastructure Audit carried out to inform the Joint LAP indicates that additional schools, open spaces, sports facilities and childcare will be required to cater for the population growth
- It is an objective of KCC to embed the 10-minute settlement principle in LAPs;
- There is an ACA within the Joint LAP area, which includes much of the town centre and Carton Avenue;
- The town is rich in both Green and Blue Infrastructure, and includes the Rye Water Valley / Carton SAC, the Royal Canal pNHA and Rye Water Valley pNHA; and
- Maynooth University and St Patrick's College are both significant amenity areas within the town.

Having regard to these specific overarching policy parameters and population targets, the following five scenarios were established by KCC, these alternatives are considered to be realistic, reasonable, viable and implementable<sup>4</sup>, listed and detailed as follows.

- Alternative Scenario 1: Concentric Growth;
- Alternative Scenario 2: Northern Growth;
- Alternative Scenario 3: Eastern Growth;
- Alternative Scenario 4: Western Growth; and
- Alternative Scenario 5: Town centre consolidation, Rail-based development to west, phased and connected development to east and north.

#### Scenario 1: Concentric Growth

Scenario 1 includes:

- Focus on consolidating the town centre by the development of infill, vacant and underutilised sites; and

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<sup>4</sup> Note: A southern growth scenario was not considered realistic, reasonable, viable or implementable by KCC given the significant distance of lands from the town centre and regional planning policy pertaining to new residential and employment growth.



- Develop lands sequentially from the town centre outwards, with an emphasis on sites proximate to strategic transport infrastructure, such as the train station and along with planned BusConnects services.

### Scenario 2: Northern Growth

Scenario 2 includes:

- A focus on all new development on zoned lands to the north of the town, i.e., Maynooth Environs located in County Meath and adjoining infill lands in County Kildare;
- The development of greenfield sites for new residential, employment and social infrastructure uses; and
- The provision of new roads infrastructure and active travel links from the Maynooth Environs (Moygaddy, County Meath) to Maynooth Town Centre.

### Scenario 3: Eastern Growth

Scenario 3 includes:

- Focus new development to the east of the town, between the railway/canal corridor and the motorway (i.e., Railpark), towards Leixlip; and
- New development to be accessed from the Maynooth Eastern Ring Road (MERR) which has obtained Part 8 planning permission, and the CPO for the lands has been approved by An Bord Pleanála.

### Scenario 4: Western Growth

Scenario 4 includes:

- Focus all new development to the west of the town, i.e., Collegelands and Laraghbryan;
- High density development surrounding planned new train station; and
- Access from planned Maynooth Outer Orbital Route (MOOR).

### Scenario 5: Town centre consolidation, Rail-based development to west, phased and connected development to east and north<sup>5</sup>

Scenario 5 includes:

- Focus on consolidating the town centre by development of vacant and underutilised sites for residential and economic development;
- Focusing on developing infill and sequentially appropriate sites within the defined built-up area (BUA) of the town;
- Rail-based development surrounding planned new railway station;
- Development of new communities in Railpark to east of the town accessed from MERR and connected to the town centre;
- Phased development of zoned lands in the Maynooth Environs (Moygaddy, County Meath) with new active travel and green infrastructure links to Maynooth town centre; and
- Phased development of the Maynooth Outer Orbital Route (MOOR) to provide for the realisation of transformative place-based change within the town centre which will facilitate the delivery of a people-centred environment that prioritises sustainable movement transport modes.

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<sup>5</sup> It is important to note that Scenario 5 is not a mere combination of all other alternatives. Scenario 5 take elements of the other alternatives to form a new scenario.

### 2.5.3.5 Assessment of Alternatives

As discussed in Section 2.5.3.1, the Alternatives were assessed as part of the SEA ER (refer to Section 7.3 of SEA ER).

In summary, predominantly positive effects were identified with regards to population and human health across Scenarios 1, 2, 4 and 5, with uncertain effects identified for Scenario 3. Predominantly negative environmental effects were identified across Scenario 2, 3 and 4, in addition uncertain effects were assessed for Scenario 5 and neutral environmental effects were assessed for Scenario 1. Positive effects were identified for air, climate and noise and landscape and visuals in Scenario 1 and 5. Uncertainties were assessed for landscape and visuals in Scenarios 1-3, and predominantly negative effects were identified with regards to heritage.

The emerging preferred Alternative for the Joint LAP from an environmental perspective was Scenario 5, which relates to town centre consolidation, rail-based development to west, phased and connected development to east and north of the Joint LAP area.

### 2.5.4 Assessment Stage 1 – Initial Draft Plan

The first stage of the SEA assessment process comprised the first Draft of the appraisal matrix that was completed by the SEA team. This was based on the initial Draft of the Joint LAP and was provided to KCC and MCC for their consideration.

This objectives-led assessment compared the likely impacts of each objective in the initial Joint LAP against the Strategic Environmental Objectives (SEOs) (as described in Section 2.5.2) with respect to the baseline information. Particular reference was made to the potential for cumulative effects in association with other relevant plan and programmes.

The assessment process categorised environmental impacts using the ratings outlined in Table 2.2 which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

**Table 2.2 Impact Ratings**

Significance of Impact	
	Positive
	Neutral
	Negative
	Uncertain

The assessment also considered the potential for cumulative effects of policies on each other to determine if certain policies working in combination could have an environmental impact.

Upon completion of the first appraisal matrix, a number of recommendations were made which were then reviewed in detail by KCC and MCC and where appropriate, incorporated into the Joint LAP.

### 2.5.5 Assessment Stage 2 - Final Plan

The next stage of the assessment comprised the revision of the appraisal matrix to take on board comments received from KCC and MCC on the initial Draft Joint LAP and the associated first Draft appraisal matrix.

This appraisal matrix was incorporated into the SEA ER that accompanied the Joint LAP that was on public consultation from the 19<sup>th</sup> of June 2024 until the 1<sup>st</sup> of August 2024. The principle environmental effects identified are summarised below, relevant to the proposed objectives.

The objectives in the Joint LAP were assessed with respect to the existing environmental baseline and the environmental Objectives, Indicators, and Targets. The assessment included in Section 8 of the SEA ER also took regard for transboundary effects of the Joint LAP on Northern Ireland (refer to Section 5.10 of the SEA ER).



Potential impacts for Population and Human Health were considered to be predominantly positive with regards the provision of residential, economic, and sustainable transport opportunities in the Joint LAP area. The Joint LAP proposes to consolidate the town centre through the regeneration and redevelopment of vacant and underutilised sites. This will likely result in a positive impact on Population and Human Health, as it discourages urban sprawl, reduces traffic movements, enhances the public realm and encourages more sustainable transport methods.

In relation to Biodiversity, land use zonings and objectives of the Joint LAP were primarily assessed as likely to result in a neutral impact on Biodiversity. Development will be largely consolidated within existing zoned or developed lands, with a large portion of development within the existing urban centre of the Joint LAP area. However, there was also the potential for negative impacts to occur where greenfield lands have been zoned for development - such as the lands to the west of the Joint LAP area, which has the potential, even with the provision of mitigation, to impact on habitats and species. Similarly, potential negative effects on biodiversity were identified where large-scale infrastructure is proposed such as new road schemes, e.g., the construction of a new southern access route to Leinster Street from Parson Street and close Main Street access from Leinster Street or the creation of a walking trail / greenway along the Royal Canal Greenway, Lyreen River, Rye Water River and the Blackhall Little Stream. Uncertainties exist where the precise nature and extent of development is unknown.

With regards to Land and Soils, potential impacts were assessed as predominantly neutral as development will primarily be consolidated within existing zoned or developed lands. The redevelopment of brownfield and infill sites was assessed as likely to result in a positive impact on land and soils, as it involves the remediation of potentially contaminated land. Also, the redevelopment of derelict sites can lead to more efficient land use, discourage urban sprawl and preserve natural areas. However, there was also the potential for negative impact to occur where greenfield lands have been zoned for development, such as the land at the west of the Joint LAP area, as well as any proposed new roads. Uncertainties have been assessed where the precise nature and extent of proposed new development is unknown.

Overall, the land use zonings and objectives of the Joint LAP were primarily assessed as likely to result in a neutral impact on Water as development will largely take place on existing zoned or developed lands. However, there was also the potential for negative impacts to occur where greenfield lands have been zoned for development, such as the lands to the west of the Joint LAP area. Similarly, potential negative effects on Water were identified where large-scale infrastructure was proposed such as new road schemes, the construction of new southern access to Leinster Street from Parson Street and close Main Street access from Leinster Street or the creation of a walking trail/greenway along the Royal Canal, Lyreen River, Rye Water River and the Blackhall Little Stream.

The potential impacts on Air, Noise and Climate were assessed as predominantly positive or neutral as the proposals to consolidate the town centre will likely result in a reduction in traffic movements. The Joint LAP also promoted sustainable travel modes while making provisions for improved pedestrian and cycle routes in, and around the town centre. Such measures were assessed as likely to result in a positive effect on air, noise and climate. Furthermore, the Joint LAP comprises a range of climate change adaptation objectives relating to the promotion of sustainable transport, renewable energy uptake, etc. Thus, these objectives were assessed as likely to result in a positive impact on air quality and climate.

Overall, potential impacts for Landscape and Visual were assessed as neutral, as existing buildings and previously developed areas are being utilised and renewed. Positive impacts on the townscape of Maynooth town were also assessed as likely to occur as a result of the range of regeneration and urban realm proposals included in the Joint LAP. However, there was also potential for negative impacts to occur where greenfield lands have been zoned for development - such as the land at west of the Joint LAP area, or where new roads objectives are proposed. This was particularly relevant with regards the proposed new road schemes. Uncertainties exist where the precise nature, extent or scale of proposed development is unknown.

With regards to Heritage, the land use zonings and objectives of the Joint LAP were primarily assessed as likely to result in neutral impacts, as development will predominantly take place on existing zoned or developed lands. However, where urban regeneration or redevelopment is proposed in the town centre, it was not possible to fully ascertain if this is likely to result in a negative impact on heritage, as much of the town comprises an ACA. Generally, any works that may have a potential impact on the exterior of any protected structure would require planning permission, including changes to the original roofing material, windows

and boundary walls. The aim of ACA designation is not to prevent development, rather to guide sensitive, good quality development, which will enhance both the historical character of the area and the amenity of those who enjoy it. Other uncertainties were assessed as having potential to occur where the precise nature and extent of proposed new development is unknown and where the discovery of previously unknown heritage features cannot be ruled out. The Joint LAP does however place a significant emphasis on the retention, protection and enhancement of existing heritage features within the Joint LAP area hence, there is a potential for positive impacts.

Finally, with regards to potential impacts on Material Assets, impacts were considered to be predominantly positive or neutral. This is because development is likely to occur in a manner that is balanced and self-sustaining occurring in tandem with physical and social infrastructure. However, the proposed consolidation of development in Maynooth Town Centre, has the potential to result in a negative impact on material assets. High population density could put a strain on material assets, and it should be ensured that there is sufficient water and wastewater capacity to facilitate any residential development. It is noted that the recent upgrades to the Lower Liffey Valley Regional Sewerage Scheme should accommodate all development proposed under the Joint LAP. Deficiencies in the surface water network are addressed, in part, by the Surface Water Management Strategy and recommended objectives of the Joint LAP.

Neutral impacts were assessed across objectives that represent a continuation of the existing environment.

#### 2.5.5.1 Interactions and Interrelationships

In accordance with the SEA Directive, the inter-relationship between environmental aspects must be taken into account. The interaction and inter-relationships of relevance for the environmental baseline aspects was an important consideration for the environmental assessment.

Table 2.3 outlines the identifiable inter-relationships that were taken into account during the environmental assessment. It is noted that all environmental aspects interact with each other to some extent, however only significant relationships were considered.

**Table 2.3 Key Inter-Relationships Between Environmental Aspects**

Environmental Aspect	Bio	P & HHH	L & S	Wat	A, Q & C	AA&C H	L & V	MA
Bio								
P & HH	No							
L & S	Yes	Yes						
Wat	Yes	Yes	Yes					
A, Q & C	Yes	Yes	Yes	No				
AA & CH	No	No	Yes	No	No			
L & V	Yes	Yes	No	No	No	Yes		
MA	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

#### 2.5.6 SEA ER – Consultation

A period of public and statutory consultation process took place from the 19<sup>th</sup> of June to 1<sup>st</sup> of August 2024 to gather feedback on the Draft Joint LAP and supporting Draft SEA ER, in accordance with legislative requirements. The documents were issued to statutory stakeholders and made available for public viewing on the Plan's dedicated public consultation portal: <https://consult.maynooth.ie/>.

1,311 submissions were received on the Draft Joint LAP and Draft SEA ER during this time. The content of submissions and observations received during this consultation period were considered by Arup, KCC and MCC. Amendments were made in response to those consultation inputs, where considered appropriate. Both the SEA ER, and the Joint LAP were updated on foot of the recommendations outlined in the submissions received. Appendix A.2 of this report contains a summary of the submissions received and how they were responded to.

### 2.5.7 Assessment Stage 3 - Material Alterations (MAs)

Following the public consultation (as detailed in Section 2.5.6), a Chief Executives Report on submissions and observations received, including an opinion thereon and any recommended amendments to the Joint LAP, was prepared and submitted to the Elected Members of Clane-Maynooth Municipal District and Meath County Council for their consideration on 10<sup>th</sup> of September 2024.

This report was considered at the respective KCC and MCC meetings held on the 21<sup>st</sup> October, 2024. The meetings included a Special Meeting of Elected Members of Clane-Maynooth Municipal District and Special Meeting of the Elected Members of MCC. At these respective meetings, the Elected Members resolved that these amendments constituted material alterations to the Draft Joint LAP, therefore, the Proposed MAs were placed on public display for a period of not less than four weeks in accordance with Section 20 of the Planning and Development Act 2000 (as amended). The Proposed MAs went on consultation from the 8<sup>th</sup> November until the 6<sup>th</sup> December 2024. During this consultation 204 submissions were raised, of which 1 submission related to SEA. Refer to Appendix A.2 for this submission, as it relates to SEA only, and refer to SEA Addendum 1 (Appendix B) to the SEA ER for further details.

The first SEA Addendum concluded that the majority of Proposed MAs to the Joint LAP satisfy the strategic environmental objectives and would not result in any significant negative impact on the environment. However, 13 No. Proposed MAs were identified as having potential to result in significant environmental effects. Thus, these MAs were subjected to full SEA and an appraisal matrix was developed to facilitate the assessment of these proposed MAs.

Following consideration of the submissions and observations received during the public consultation period, the Chief Executives proposed further (final) modifications to the following Proposed MAs:

- Proposed MA No. 4 (Item No. 4);
- Proposed MA No. 56 (Item No. 60);
- Proposed MA No. 63 (Item No. 67);
- Proposed MA No. 64 (Item No. 68);
- Proposed MA No. 65 (Item No. 69);
- Proposed MA No. 66 (Item No. 70);
- Proposed MA No. 70 (Item No. 75); and
- Proposed MA No. 73 (Item No. 78).

The Clane-Maynooth Municipal District held a special meeting on the 17<sup>th</sup> of February 2025 in which they issued a resolution to adopt the Joint LAP 2025-2031, subject to a number of MAs (refer to SEA Addendum 2 to the SEA ER). Furthermore, two MAs were subject to a vote by the Elected Members of MCC which took place Wednesday 19<sup>th</sup> of February. These MAs have since been adopted.

The findings of these assessments are set out in Addendum 1 (Appendix B) and Addendum 2 (Appendix C) to the SEA ER which were prepared to support the SEA ER.

## 2.6 Technical Difficulties Encountered

No technical difficulties were encountered during the preparation of this SEA ER.

## 2.7 SEA Mitigation Measures

Mitigation measures are measures envisaged and designed to prevent, reduce and as fully as possible offset any significant adverse impacts on the environment during both the construction and operational phases of the implementation of the Joint LAP. All mitigation measures have been developed and agreed with KCC and MCC as part of the SEA iterative process. Primary mitigation measures have been included within the development of the Joint LAP ensuring the protection of ecological, human, heritage, and visual sensitivity around the site, by facilitating appropriate development. It was recommended that all environmental

requirements and guidelines outlined in the SEA ER are adhered to. In addition, future legislation, policies, environmental requirements and guidelines should also be fully integrated into the Joint LAP and SEA ER.

In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this SEA ER and associated AA and SFRA. In addition, many impacts will be more adequately identified and mitigated at project and Environmental Impact Assessment (EIA)/AA level. Any new projects or plans arising from the implementation of the Joint LAP shall be subject to appropriate environmental assessments, where required.

The Mitigation Measures set out in the AA and SFRA should be read in conjunction with those (SEA Mitigation Measures) set out in Appendix A.4.

## 2.8 SEA Monitoring Measures

Article 10 of the SEA Directive requires that monitoring should be carried out in order to identify at an early stage any unforeseen adverse impacts associated with the implementation of the Plan or Programme.

A monitoring programme was developed based on the indicators selected to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured. As previously described, the environmental indicators were developed to show changes that would be attributable to implementation of the Joint LAP.

As outlined in the EPA guidance document ‘*Guidance on SEA Statements and Monitoring*’, SEA monitoring should reflect the nature and level of detail of the Plan/Programme<sup>6</sup> (EPA, 2020). Many national-level Plans/Programmes lack geographic specificity, contain only high-level strategic objectives, and do not lend themselves to cause–effect models in terms of direct measuring of environmental effects. As such, SEA monitoring for these Plans should focus on national indicators to examine environmental trends.

Refer to Appendix A.5 for the Monitoring Measures. The Monitoring Measures included are based on local and regional indicators and informed by the content of the Joint LAP.

The SEA carried out has ensured that any potential significant environmental impacts were identified and given due consideration.

KCC and MCC are responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action.

## 3. AA

A Combined Screening for AA and AA Report (Natura Impact Report) was undertaken by Arup to identify if the potential for effects of implementing the Joint LAP on the conservation status of designated Natura 2000 sites within the sphere of influence of the plan (or project). It was determined as part of this screening that the Zone of Influence (ZoI) identified that 25 of the Joint LAP objectives have the potential for ‘Likely Significant Effects’ (LSE) in the absence of mitigation with the potential receptors identified as the Rye Valley Water/Cartron SAC and Mouds Bog SAC.

The AA (Section 6 of the Combined Screening for AA and AA Report (Natura Impact Report)) considered the impacts that the Joint LAP objectives, for which there is a pathway for effect, will have on the integrity of the receptors within the ZoI. The AA concluded, in the professional opinion of the authors of the Combined Screening for AA and AA Report (Natura Impact Report), whilst it has been acknowledged that

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<sup>6</sup> EPA (2020) Guidance on SEA Statements and Monitoring. Available at: [Strategic Environmental Assessment | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/publications/SEA/Guidance%20on%20SEA%20Statements%20and%20Monitoring.pdf)

there is the potential, in the absence of mitigation, for the Joint LAP to have the potential for likely significant effects on European sites, with the implementation of the mitigation measures outlined in the AA, the integrity of any European sites will not be adversely affected. Refer to Section 7 of the Combined Screening for AA and AA Report for Mitigation.

## 4. SFRA

A Stage 1 SFRA Screening was undertaken by RPS to carry out Flood Risk Identification for the site. A Stage 2 SFRA Report was then undertaken to carry out an initial Flood Risk Assessment for the potential effects of implementing the Joint LAP.

The SFRA Report documented a range of proposed measures which aim to mitigate against any adverse effects arising from the implementation of the Joint LAP.

## 5. Final Appraisal: How Environmental Considerations Were Integrated into the Joint LAP

This Section summarises how environmental considerations were integrated into the adopted Joint LAP, throughout the SEA process.

The SEA process for the Joint LAP ensured the integration of environmental considerations as follows:

- The SEA was undertaken in parallel with the Joint LAP;
- The SEA was undertaken with close regular contact between KCC and MCC and the SEA team;
- The Scoping Report was issued to the Environmental Authorities for comments on key environmental issues and the proposed scope of the SEA at the earliest possible stage of the Joint LAP preparation; and
- A full assessment of the environmental effects of the Joint LAP was carried out and recommendations and changes to the Joint LAP were made as a result.

### Identification of Environmental Constraints

As described in Section 2.4, the SEA team undertook an assessment of baseline environmental conditions of the Joint LAP area, with reference to Biodiversity, Population and Human Health, Land and Soil, Water, Air Quality, Climate and Noise, Heritage, Landscape, and Material Assets. This information was used to focus the SEA objectives, develop alternatives, and assess positive and negative impacts associated with the implementation of the proposed Joint LAP. An Environmental Sensitivity Map (ESM) was prepared to enable this assessment and to influence alternatives discussions and assessment of objectives.

The Joint LAP and SEA ER took into account the most up to date data which included but is not limited to, findings of the EPA State of the Environment Report (EPA, 2024), EPA Ireland's National Inventory Report 2022 (EPA, 2022), EPA Water Quality in 2022 Report (EPA, 2022) and the latest CSO data (CSO, 2022) which were integrated into the SEA Environmental Report.

## SEA Scoping

As described in Section 2.3, the SEA Scoping was a key part of the assessment process as it provided information to allow consultation with defined statutory bodies and environmental authorities on the scope and level of detail to be considered and incorporated at an early stage in the assessment.

Refer to Appendix A.1 for the submissions received during the scoping consultation and how they were responded to and incorporated into the SEA ER and Joint LAP.

## Assessment of Alternatives

The SEA team worked with KCC and MCC from the outset to assist KCC and MCC in becoming familiar with the process. The SEA team issued KCC and MCC the EPA Guidance on Developing and Assessing Alternatives in SEA, as well as some examples from similar plans in the public domain.

KCC compiled the alternative scenarios for the Joint LAP and the SEA team assessed these alternatives as part of the SEA ER (refer to Section 7.3 of the SEA ER). The SEA team determined that based on the assessment findings, the emerging preferred scenario was Alternative Scenario 5. Alternative 5 relates to town centre consolidation, rail-based development to west, phased and connected development to east and north of the Joint LAP area. Refer to Section 2.5.3 for further details on the consideration of alternatives.

## Plan Principles

The SEA/AA/SFRA team worked closely with KCC and MCC to develop the Joint LAP, through meetings and multi-disciplinary discussions.

Following the SEA, AA and SFRA process, and adoption of the Joint LAP as appropriate, it is intended that the Joint LAP will guide and manage the proper planning and sustainable development of Maynooth and Environs over the life of the Plan. In all cases, development proposals will be subject of the appropriate consents and environmental assessment.

## Proposed Mitigation Measures

Mitigation measures were proposed to address negative environmental impacts identified during the assessment process. A number of proposed objectives were identified as potentially resulting in a significant negative environmental impact, for example there is the potential for negative impacts to occur where greenfield lands have been zoned for development - such as the lands in the west of the Joint LAP area, which has the potential, even with the provision of mitigation, to impact on habitats and species, where any developments are likely to occur, there is potential for negative environmental impacts. Thus, potential for negative impacts were identified for Biodiversity, Water and Land and Soils in objectives that relate to development. It was noted throughout the assessments that, where development will be taking place in zones of greenfield sites, larger negative impacts are likely to occur for environmental components, than that of a brownfield site.

The SEA team worked closely with KCC and MCC in the development of the mitigation measures outlined in the SEA ER in order to fully mitigation potential environmental effects.

## Required Environmental Monitoring Programme

A monitoring programme was developed based on the indicators (noted in Section 9 of the SEA ER) in order to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured.

The indicators were developed to illustrate changes that may be attributable to the implementation of the Joint LAP.

KCC and MCC will periodically review the success or otherwise of the implementation of the policies and objectives of the Joint LAP within the life of the plan by effective monitoring systems.



## Consultation

Further to the SEA Scoping consultation, the Draft SEA ER, Draft Combined Screening for AA and AA Report (Natura Impact Report), Draft SFRA Report and Draft Joint LAP were put on wider display on the Draft Joint Plan's dedicated public consultation portal: <https://consult.maynooth.ie/>. A total of 1,311 submissions were received as part of the consultation.

Appendix A.2 of this report sets out each of the submissions received from public bodies, as they relate to SEA only, and describes how these submissions were taken into account. In the interest of the General Data Protection Regulation (GDPR), full submission information from members of the general public is not contained in Appendix A.2 but have nevertheless been taken into consideration.

Following the submissions made by the public to the Draft Joint LAP and the associated Draft SEA Environmental Report, Draft Combined Screening for AA and AA Report (Natura Impact Report) and Draft SFRA Report, a Chief Executives Report on submissions and observations received, including an opinion thereon and any recommended amendments to the Draft Joint LAP, was prepared by KCC and MCC and submitted to the Elected Members of Clane-Maynooth Municipal District and Meath County Council for their consideration on 10<sup>th</sup> of September 2024. This report was considered at two respective KCC and MCC meetings held on the 21<sup>st</sup> October, 2024. The meetings included a Special Meeting of Elected Members of Clane-Maynooth Municipal District and Special Meeting of the Elected Members of MCC. At these meetings, the Elected Members resolved that these amendments constituted material alterations to the Draft Joint LAP. Accordingly, the Proposed MAs were placed on public display for a period of not less than four weeks in accordance with Section 20 of the Planning and Development Act 2000 (as amended). The Proposed MAs were placed on public display from the 8<sup>th</sup> November until the 6<sup>th</sup> of December 2024. Refer to SEA Addendum 1 (Appendix B) to the SEA ER for further details.

The first SEA Addendum concluded that the majority of Proposed MAs to the Draft Joint LAP satisfy the strategic environmental objectives and would not result in any significant negative impact on the environment. However, 13 No. Proposed MAs were identified as having potential to result in significant environmental effects. Thus, these MAs were subjected to full SEA and an appraisal matrix was developed to facilitate the assessment of these Proposed MAs.

Following consideration of the submissions and observations received during the public consultation period, the Chief Executives proposed further (final) modifications to the following Proposed MAs:

- Proposed MA No. 4 (Item No. 4);
- Proposed MA No. 56 (Item No. 60);
- Proposed MA No. 63 (Item No. 67);
- Proposed MA No. 64 (Item No. 68);
- Proposed MA No. 65 (Item No. 69);
- Proposed MA No. 66 (Item No. 70);
- Proposed MA No. 70 (Item No. 75); and
- Proposed MA No. 73 (Item No. 78).

Having considered the Proposed MAs to the Draft Joint LAP 2025 – 2031 and the Chief Executive's Report on submissions and observations received dated 10<sup>th</sup> January 2025 in relation to the Draft Joint LAP and pursuant to Section 20 of the Planning and Development Acts 2000 (as amended), incorporating the material alterations (refer to SEA Addendum 2 (Appendix C) to the SEA ER) proposed and agreed by the Members of Clane-Maynooth Municipal District, KCC at their Special Planning Meeting on 17<sup>th</sup> February 2025 and the members of MCC at their Special Planning Meeting on 19<sup>th</sup> February 2025 resolved that the Joint LAP 2025 – 2031 be made. The findings of these assessments are set out in Addendum 1 and Addendum 2 to the SEA ER which were prepared to support the SEA ER.

The following minor updates have been made to the SEA Environmental Report based on the public submissions received from both consultations (refer to Appendix A.2. for further details):

- The new EPA’s State of the Environment Report (2024) has been reviewed and integrated into Section 5 and the Non-Technical Summary (NTS) of the SEA ER, as appropriate;
- Reference to ‘Draft’ Joint LAP has been removed throughout the SEA ER;
- Addendum 1 and Addendum 2 to the SEA ER have since been appended to the SEA ER (Appendix B and Appendix C); and
- Some additional footnotes were included in the SEA ER for clarifications.



# Appendix A

## A.1 Appendix – SEA Scoping Submissions Received

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
Environmental Protection Agency (EPA)	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	This comment is welcomed. EPA Guidance documents have been referred to and incorporated throughout the entirety of the SEA process.
	In preparing the Plan, Kildare County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.	This comment is welcomed. For the consideration of KCC and MCC.
	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)) You can access these guidance notes and other resources at: <a href="https://www.epa.ie/ourservices/monitoring-assessment/assessment/strategic-environmentalassessment/sea-topic-and-sector-specific-guidance/">https://www.epa.ie/ourservices/monitoring-assessment/assessment/strategic-environmentalassessment/sea-topic-and-sector-specific-guidance/</a>	This comment is welcomed. EPA Guidance documents have been referred to and incorporated throughout the SEA process.
	Environmental Sensitivity Mapping (ESM) Webtool The ESM Webtool is a decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential landuse conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at <a href="http://www.enviromap.ie">www.enviromap.ie</a> .	This comment is welcomed. The ESM webtool has been reviewed however standalone ESM has been produced for the purposes of this assessment.
	EPA SEA GIS Search and Reporting Webtool Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at <a href="https://gis.epa.ie/EPAMaps/SEA">https://gis.epa.ie/EPAMaps/SEA</a> . It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.	EPA tools have been reviewed, referred to and incorporated throughout the SEA process where appropriate.
	EPA WFD Application Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is available via <a href="http://www.catchments.ie">www.catchments.ie</a> .	EPA tools have been reviewed, referred to and incorporated throughout the SEA process where appropriate.

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <a href="https://gis.epa.ie/EPAMaps/AAGeoTool">https://gis.epa.ie/EPAMaps/AAGeoTool</a> .	EPA tools have been reviewed, referred to and incorporated throughout the SEA process where appropriate.
	State of the Environment Report – Ireland’s Environment 2020 In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report Ireland’s Environment – An Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Plan. This should also be taken into account, in preparing the Plan and SEA.	This report has been referred to and incorporated throughout the SEA ER.
	Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	<p>This comment is welcomed, Section 3 of this report outlines the Draft Joint LAP’s relationship with other relevant plans and programmes, including those at international/EU, national, regional and local level.</p> <p>According to Article 5(1) of Annex 1 of the SEA Directive, the environmental assessment must identify “the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to the plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation”.</p> <p>Section 3 of this report sets out the Draft Joint LAP in its wider planning context. It explains what other plans and environmental objectives affect the Draft Joint LAP, and what plans and projects are affected by the Draft Joint LAP, in line with the EPA’s Good Practice Note on Strategic Environmental Assessment.</p>
	<p>Environmental Authorities Under the SEA Regulations, you should consult with:</p> <ul style="list-style-type: none"> <li>• Environmental Protection Agency;</li> <li>• Minister for Housing, Local Government and Heritage;</li> <li>• Minister for Environment, Climate and Communications; and</li> <li>• Minister for Agriculture, Food and the Marine.</li> </ul> <p>any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a Draft Joint LAP, proposed variation or local area plan.</p>	The relevant authorities have been consulted with as part of the SEA Scoping process, and the SEA ER will be put on public display alongside the Draft Joint LAP.

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
Department of Housing, Local Government and Heritage (DHLGH)	<p><b>Archaeology:</b></p> <p>The Department has recently made a submission on the pre-draft stage for the LAP (ref. FP2022-053). The following observations and recommendations align with those previously submitted and should be read in conjunction with that submission. The archaeological heritage is a unique, finite and non-renewable resource and measures to ensure its protection into the future can be strengthened through the preparation of a robust and appropriate SEA which strengthens and informs the implementation of the policies, objectives and development management standards in development plans. The Department has reviewed the SEA Scoping Report prepared by ARUP, dated 15th November 2022 and acknowledges the inclusion of Section 4.7 pertaining specifically to Archaeology, Architectural and Cultural Heritage. Please note that this Department is now the Department of Housing, Local Government and Heritage and not the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs as stated in the report.</p>	<p>This comment is welcomed. Arup was appointed by KCC to undertake Strategic Environmental Assessment (SEA) of the Draft Joint LAP to address both functional areas in County Kildare and County Meath. The Draft Joint LAP development process was carried out in parallel with the SEA/AA process and the outcomes fed into the Plan.</p> <p>SEA is a systematic, on-going process for evaluating, at the earliest possible stage, the environmental quality and consequences of implementing certain plans and programmes on the environment.</p> <p>Section 5.7 of the Scoping Report has since been updated with reference to the Department of Housing, Local Government and Heritage.</p>
	<p>SCOPING QUESTION NO. 1: Are there any other relevant international, national or regional plans or programmes that should be considered?</p> <p>The Department notes the inclusion of International/EU Level plans and programmes in Table 3.1 of the scoping report which are relevant to the protection of the archaeological heritage; namely, the Valletta Convention – 1992 European Convention on the Protection of the Archaeological Heritage – and The Convention for the Protection of the World Cultural and Natural Heritage, UNESCO (1972), both of which Ireland is a signatory to. The aims and requirements of these conventions were ratified by this state in 1997 and are represented in national policy as set out in Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999). It is advised that this national policy document is referenced in the preparation of a Strategic Environmental Assessment for the Maynooth &amp; Environs LAP. Additional guidance relevant to the protection and promotion of our archaeological, built and cultural heritage can be found in the following publications:</p> <ul style="list-style-type: none"> <li>• Project Ireland 2040</li> <li>• Climate Action Plan 2021</li> <li>• Heritage Ireland 2030</li> <li>• Town Centre First</li> <li>• Housing for All</li> <li>• Places for People - the National Policy on Architecture</li> <li>• Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (National Adaptation Framework)</li> </ul>	<p>This comment is welcomed. Table 3.1 of the Scoping Report has been updated and included in this SEA ER, refer to Section 3 (Table 3.1).</p>
	<p>SCOPING QUESTION NO. 2: Are there any other significant environmental issues that should be considered?</p>	<p>Noted. Section 5.3.1.5 of this SEA ER has been updated to reference biodiversity being intrinsically linked to heritage.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>Biodiversity is intrinsically linked to heritage - both natural and man-made – and sensitively maintained archaeological monuments and sites are often excellent repositories and refuges for flora and fauna.</p> <p>The Department considers that the interactions between Archaeological and Built Heritage and Biodiversity should be considered in the preparation of the SEA.</p> <p>As stated in the SEA scoping report (Section 4.2.1.2), there is an established and important link between Human Health and the provision of adequate green spaces and access to the natural environment.</p> <p>The Department considers that these interactions should be considered in terms of the contribution that our archaeological heritage can make to health and wellbeing – both to individuals, communities and to the overall social, economic, cultural, and environmental benefit of the area. In addition to the green spaces that many of our recorded monuments provide, nurturing an awareness and appreciation of such monuments within a community can contribute to enhancing a sense of identity, place and belonging and thus add to benefits such as reduced stress levels and increased social responsibility. Additionally, our archaeological heritage has a role and requires consideration in relation to action on climate change and strategic flood risk assessment. Of particular relevance in assessment of flood risk is the underwater archaeological heritage. The Rye River and Royal Canal have an abundance of underwater archaeological heritage that requires protection and merits promotion.</p> <p>The Department considers that the interactions between Archaeological and Built Heritage, Climate Change and Strategic Flood Risk Assessment should be considered in the preparation of the SEA. Where flood relief measures may be proposed the Councils should have regard to the Archaeological Guidelines for Flood Relief Schemes (Draft document, DHLGH 2022). Protection and enhancement of our Archaeological and Built Heritage requires consideration of the setting and amenity of heritage sites, structures and monuments.</p> <p>The Department considers that the interactions between Archaeological and Built Heritage and Landscape and Visual Sensitivity should be considered in the preparation of the SEA.</p>	<p>Noted. Section 5.2.1.2 of this SEA ER has been updated to reference health and wellbeing in relation to archaeological heritage sites.</p> <p>Noted. Section 5.7.1.2 of this SEA ER has been updated to reference to interactions between Archaeological and Built Heritage, Climate Change and Strategic Flood Risk.</p> <p>Noted. Section 5.7.1.2 of this SEA ER has been updated to reference to interactions between Archaeological and Built Heritage and Landscape and Visual sensitivity.</p>
	<p>SCOPING QUESTION NO. 3: Are there any environmental issues that should be scoped out of the SEA at this stage?</p> <p>The Department considers that there are no environmental issues identified in the scoping report that should be scoped out at this stage.</p>	<p>This comment is welcomed.</p>
	<p>SCOPING QUESTION NO. 4: Do you have any comments regarding the Draft SEA environmental objectives, targets or indicators?</p> <p>The Department acknowledges the Key Issues identified relating to protection of heritage assets in Maynooth and Environs as identified in Section 4.7.2 of the SEA scoping report. In addition to consideration of the issues and potential for interactions with previously unknown archaeological features/deposits due to continuing development, the SEA should also examine the potential benefits that appropriate enhancement and presentation of the heritage resource can bring to a community.</p>	<p>Noted. Section 6.2 of this SEA ER (Table 6.1) has been updated to make reference to appropriate enhancement and presentation of heritage resource, as appropriate.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>Appendix A - Figure A16:</p> <p>It is noted that Figure A16 indicates the recorded archaeological heritage of Maynooth and Environs and labels these sites/areas as ‘National Monuments’. The Department wishes to draw attention to the difference between what are termed ‘National Monuments’ and ‘Recorded Monuments’. At present, an archaeological monument is protected in one of four ways:</p> <ul style="list-style-type: none"> <li>• It is recorded in the Record of Monuments and Places (RMP).</li> <li>• It is registered in the Register of Historic Monuments (RHM).</li> <li>• It is a national monument subject to a preservation order (or temporary preservation order).</li> <li>• It is a national monument in the ownership or guardianship of the Minister for Housing, Local Government and Heritage or a Local Authority. Different levels of protection apply to a monument depending on which of the four categories it falls under. Anyone proposing to carry out work at or in relation or in proximity to a monument should be aware of the following:</li> </ul> <p>Protection which applies to Monuments on the Record of Monuments and Places (RMP) and Register of Historic Monuments (RHM) The Record of Monuments and Places (RMP) is the most widely applying provision of the National Monuments Acts. It comprises a list of recorded monuments and places and accompanying maps on which such monuments and places are shown for each county. It can be consulted in county libraries and main local authority offices and an electronic copy may be accessed at: <a href="https://archaeology.ie/publications-forms-legislation/record-of-monuments-and-places">https://archaeology.ie/publications-forms-legislation/record-of-monuments-and-places</a>. The Department will advise on the protection applying to any particular monument or place under the National Monuments Acts by reason of it being entered in the Record of Monuments and Places and should be consulted if there is any doubt as to the status of the site. Examination of information available at our Archaeological Survey Database can be of assistance in checking whether a graveyard/monument is likely to be subject to legal protection under the National Monuments Acts but is not conclusive. Accordingly, it is the printed lists and maps as referred to above which must be relied on. If you are in any doubt regarding the existence of a monument on your property or the level of protection which applies to the monument please contact the National Monuments Service of this Department. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument or a Registered Monument they are required to give notice in writing to the Minister 2 months before commencing that work. This is to allow the Department time to consider the proposed works and how best to proceed to further the protection of the monument. The majority of recorded archaeological monuments in Maynooth and Environs fall within this category and the term ‘Record of Monuments and Places’ is generally abbreviated to ‘RMP’ with each monument assigned a unique identifying number. Protection which applies to National Monuments For national monuments in the ownership or guardianship of the Minister or a Local Authority or which are subject to a preservation order or temporary preservation order, the prior written consent of the Minister is required for any works at or in proximity to the monument.</p>	<p>Section 5.7.1.1 has been updated in this SEA ER to make reference to the difference between ‘National Monuments’ and ‘Recorded Monuments’, as appropriate.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>Lists of national monuments in the Minister's ownership or guardianship (by county) can be accessed at: <a href="https://archaeology.ie/national-monuments/search-by-county">https://archaeology.ie/national-monuments/search-by-county</a>. A list is also available of national monuments subject to Preservation Orders. It should be noted that these lists may not be exhaustive and if you have any doubt as to the status of a particular monument, you should contact the National Monuments Service of this Department. For a list of national monuments in the ownership of individual local authorities please contact the relevant local authority. Maynooth Castle is an example of a National Monument in the ownership of the state (reference no. 485). It is also listed in the RMP as KD005-015---. The Department would be happy to provide further advice and recommendations in relation to the protection of the archaeological heritage as the Strategic Environmental Assessment is progressed.</p>	
	<p><b>Nature Conservation:</b></p> <p>The scoping report sets out the scope of the SEA Environmental Report and provides information to allow for consultation with defined statutory bodies on the scope and level of detail to be considered in the assessment. The scoping stage also allows input from the environmental authorities on the Appropriate Assessment (AA) process. The following observations are made by the Department in its role as a statutory authority with overarching responsibility for nature conservation and the nature directives (i.e., the Bird Directive (2009/147/EC) and Habitats Directive (92/43/EEC)). The observations are not exhaustive but are intended to assist the Planning Authorities in meeting their obligations in relation to nature conservation, European sites, biodiversity and environmental protection in the process of conducting a Strategic Environmental Assessment of the LAP. The Department has previously made a submission in relation to the LAP Issues Paper. Comments in that submission are not repeated here but should be reviewed by the SEA team as they are of relevance to the SEA. Similarly, the comments below should be communicated to the plan-making team.</p>	<p>Both the DHLGH submission on the SEA Scoping Report and the LAP Issues Paper have been reviewed. All comments included in this submission and the LAP Issues Paper submission are welcomed.</p> <p>The SEA ER have been updated as appropriate.</p> <p>Also, for the attention of KCC and MCC.</p>
	<p><b>Matters related to Appropriate Assessment (AA):</b></p> <p>The Department welcomes the coming together of Kildare and Meath County Councils to prepare the LAP. The LAP will provide an opportunity for the Planning Authorities to work together to support the achievement of the Rye Water Valley/Carton Special Area of Conservation's (SAC) (Site Code: 001398) conservation objectives<sup>1</sup>. Site specific conservation objectives have been prepared for this site and must be referred to. The Department welcomes the draft objective 'To achieve the conservation objectives of European Sites (SACs and SPAs) and other sites of nature conservation'. A suitable baseline must be established from which this objective can be measured. The SEA scoping report states that all designated sites within 15km of the plan area will be assessed in detail in the SEA and AA process. However, Departmental Guidance on AA advises that Natura 2000 sites that are more than 15km from the plan area should be included depending on the likely impacts of the plan, and the sensitivities of the ecological receptors, bearing in mind the precautionary principle. In the case of sites with water dependent habitats or species, and a plan that could affect water quality or quantity, for example, it may be necessary to consider the full extent of the upstream and/or downstream catchment.</p>	<p>Noted. The SEA ER have been updated as appropriate.</p> <p>Guidance from NPWS and the OPR has been utilised in relation to the AA process. The application of the ZoI has been applied using the SPR methodology opposed to the application of a 15km radius. Objectives of the Draft Plan are assessed under this methodology and in adherence with the precautionary principle.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p><b>Matters related to Strategic Environmental Assessment:</b></p> <p>General Comments SEA is a stepped process that involves collating baseline data, setting strategic environmental objectives, as well as the monitoring of the effects of the LAP on the environment. This final step is essential to the process and should underpin subsequent LAPs. Monitoring is a learning process that identifies issues and impacts. It follows, that the results of monitoring from the current LAP should inform the scoping for SEA of the proposed LAP. Without effective monitoring and follow up, each new plan operates from a shifted reference baseline for biodiversity and environment and as a result it is more likely that issues will perpetuate beyond each plan.</p> <p>The Department recommends that the description and assessment of the baseline environment incorporates the SEA monitoring from the current LAP. Looking to the LAP for 2024- 2030, the SEA should establish definitive measurable indicators for environmental and particularly Biodiversity impacts. A key driver of Biodiversity loss is habitat loss and the SEA process is particularly important for assessing the cumulative impact and wider trends of habitat loss that arise from sub-threshold Environmental Impact Assessment (EIA) projects and indirect effects of the LAP. Consequently, monitoring should be embedded into the plan and given clear quantifiable targets. Specifically, the SEA should establish effective and implementable monitoring of habitat loss, e.g., quantify and monitor the area of hedgerow, woodland, semi-natural grassland, peat based and/or heath habitat loss within the lifetime of the LAP. Such quantifiable data can be gained from stipulations within the LAP requiring all new development applications to quantify and state the predicted habitat or biodiversity loss associated with the project. Furthermore, all losses and gains of important biodiversity features should be quantified with regard to development over the lifetime of the plan and the SEA process should report on them at the beginning of the next draft Joint LAP.</p> <p>The Department recommends that mitigation measures should be fully integrated into the LAP itself and the final LAP should fully reflect the findings of SEA and AA because they are integrated processes that mutually complement each other. Additionally, it is important to align the SEA and AA. However, they are separate independent processes that serve to ensure compliance with separate legislative requirements, and cross referencing in these documents is to be avoided.</p> <p><b>Specific Comments:</b></p> <p><b><i>Loss of Woodland</i></b></p> <p>The Department welcomes the commitment to undertaking a Habitat Mapping Exercise to inform the Draft Maynooth and Environs Joint LAP 2025-2031. The Department considers that particular attention should be paid to the wooded area to the north-east of the plan area which lies adjacent to the Rye Water/Cartron SAC. Woodland cover is shown here on the historic six inch map of the area and it is likely of significant age and biodiversity value. This area is partly zoned for Technology/Manufacturing within the current LAP.</p>	<p>Noted. Section 9 of this SEA ER includes a Mitigation and Monitoring section for the Draft Joint LAP. The Monitoring Section 9 of this SEA ER includes a detailed monitoring table. Comments in this submission have been taken into consideration and incorporated, as appropriate.</p> <p>The Draft Joint LAP, the SEA ER and the AA were prepared in an iterative manner whereby multiple revisions of each document were prepared, each informing subsequent iterations of the others. To facilitate this iterative approach, numerous discussions were held between KCC, MCC and Arup.</p> <p>The SEA and AA process align however, are separate independent processes that serve to ensure compliance with separate legislative requirements.</p> <p><b><i>Loss of Woodland:</i></b></p> <p>These comments are welcomed. Section 5.3.1.3 of this SEA ER has been updated to reflect these comments.</p> <p><b><i>Surface water:</i></b></p> <p>These comments are welcomed. Section 5.5.1.1 of this SEA ER has been updated to reflect these comments, as appropriate.</p>



Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>The SEA must assess the impacts of removal of this woodland and its associated protected species (breeding birds, bat species, badger, pygmy shrew, hedgehog and red deer as well as rare and protected plant species). Indirect disturbance impacts on biodiversity such as lighting, noise and habitat fragmentation must also be assessed.</p> <p><b>Surface water</b></p> <p>The Department welcomes the commitment to preparing a Strategic Flood Risk Assessment. In urban areas, where natural infiltration is reduced, rainfall runoff can be 400% greater in volume than in rural areas and prone to extreme flows in severe rainfall events. Furthermore, the runoff from urban areas includes a toxic cocktail of pollutants washed off the urban impermeable areas into receiving waterbodies. Run-off from car parks is of particular concern. This polluting effect has been identified by the Environmental Protection Agency (EPA) as one of the primary sources of pollution from urban areas, alongside discharges from urban wastewater systems. As outlined in the SEA Scoping Report, according to the EPA, the River Lyreen, as it flows through Maynooth, is classified as being of ‘poor’ water quality. The Rye Water, as it flows through Maynooth, is classified as being of ‘moderate’ water quality.</p> <p>Both the Rye Water and Lyreen watercourses located in the LAP have been classed by the EPA as ‘At Risk’. Nature-based Sustainable Urban Drainage Systems (SuDs) are designed to absorb, retain, store and treat urban runoff prior to discharge back into the environment. As outlined in the Department’s recently published Best Practice Interim Guidance Document ‘Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design (2021)’ 3, the implementation of nature-based solutions at the scale of the settlement results in a co-ordinated “whole of settlement” approach to the implementation of nature-based solutions and is preferable to the implementation of solutions at site or development level. One of the key messages of this guidance document is that rainfall, including extreme rainfall, will occur at various times and within various areas of the urban plan area and this needs to be planned for. The Department advises that a Rainwater Management Plan and Strategic SUDS measures are considered as part of the Surface Water Study.</p> <p><b>Errata</b></p> <p>SEA Scoping Report Page 23: The Flora (Protection) Order 2022 (S.I. No. 235 of 2022) came into effect on 16th May 2022. The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 20225, which replaces orders made in 1980, 1987, 1999 and 2015. SEA Scoping Report Page 23: The National Parks and Wildlife Service is part of the Department of Housing, Local Government and Heritage and not the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs</p>	<p><b>Errata:</b></p> <p>Section 5.3.1.2 has been updated in this SEA ER to refer to the Flora (Protection) Order 2022 (S.I. No. 235 of 2022). Any text included in the SEA Scoping Report that stated the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs has since been updated.</p>

## A.2 Appendix – Submissions from Public Consultation on the Joint LAP (As they relate to the SEA Only)

Submission No.	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
133	EPA	<p>Please find attached the EPA's submission in relation to the Plan. Text included as follows:</p> <ul style="list-style-type: none"> <li>We acknowledge your notice, dated 19<sup>th</sup> June 2024, in relation to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031(the 'Plan') and SEA Environmental Report.</li> <li>The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans. As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the attached guidance document 'SEA of Local Authority Land Use Plans –EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority Land Use Plans. We suggest that you take this guidance document into account and incorporate the relevant recommendations, in finalising and implementing the Plan.</li> <li>Kildare County Council and Meath County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.</li> <li>Content of the Environmental Report:</li> </ul> <p>The SEA Regulations set out the information to be contained in an Environmental Report.</p>	<ul style="list-style-type: none"> <li>This comment is welcomed, we acknowledge that the EPA is one of the statutory environmental authorities under the SEA Regulations and we have reviewed the EPA's guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. The helpful guidance has been taken into account throughout the SEA process, and we support the incorporation of the relevant recommendations, in finalising and implementing the Plan, further for the attention of KCC and MCC;</li> <li>This comment is welcomed, for the attention of KCC and MCC;</li> <li>These comments are welcomed, the entire SEA process has been informed by the SEA Regulations;</li> <li>The alternatives have been considered in Section 7 of the SEA ER, this Section includes details of how the selection and assessment of the alternatives has led to the selection of the preferred alternative. The alternatives were assessed against the 'Strategic Environmental Objectives' in the SEA ER;</li> <li>The full range of likely significant environmental effects of implementing the Plan were assessed and documented in Section 8 of the SEA ER, including the potential for cumulative effects in combination with other relevant Plans/ Programmes and Projects, please refer to 8.5.2 of SEA ER;</li> <li>This comment is welcomed, for the consideration of KCC and MCC. Please refer to Section 9.1 of the SEA ER for Mitigation Measures;</li> <li>This comment is welcomed, please refer to Section 9.2 of the SEA ER for the Monitoring Programme. Further for the attention of KCC and MCC. The new EPA's State of the Environment Report has been reviewed and integrated into Section 5 and the NTS of the SEA ER, as appropriate;</li> <li>This comment is welcomed, please refer to Section 2.5.6 of this report which details the screening and assessment of Proposed MA amendments made to the Joint LAP after the initial consultation period;</li> </ul>

Submission No.	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
		<ul style="list-style-type: none"> <li>Assessment of Alternatives: You should describe the alternatives considered and how the selection and assessment of these has led to the selection of the preferred alternative. You should assess the alternatives against the ‘Strategic Environmental Objectives’ identified in the SEA ER.</li> <li>Assessment of Environmental Effects: You should assess and document the full range of likely significant environmental effects of implementing the Plan, including the potential for cumulative effects in combination with other relevant Plans/ Programmes and Projects.</li> <li>Mitigation Measures: Where you have identified the potential for likely significant effects, you should provide appropriate mitigation measures to avoid or minimise these. You should ensure that the Plan includes clear commitments to implement the mitigation measures.</li> <li>Monitoring: The Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It should consider and deal with the possibility of cumulative effects. Monitoring of both positive and negative effects should be considered. The monitoring programme should set out the various data sources, monitoring frequencies and responsibilities. If the monitoring identifies adverse impacts during the implementation of the Plan, Kildare County Council and Meath County Council should ensure that suitable and effective remedial action is taken. Guidance on SEA-related monitoring is available on the EPA website at <a href="https://www.epa.ie/publications-and-other-information/publications-and-other-information/monitoring-and-evaluation/monitoring-and-evaluation-guidance">https://www.epa.ie/publications-and-other-information/publications-and-other-information/monitoring-and-evaluation/monitoring-and-evaluation-guidance</a>. The EPA will be publishing the next iteration of our State of the Environment Report later in 2024. Once published, this report should be considered and integrated as appropriate, in implementing the plan or programme over its lifetime.</li> <li>Future Amendments to the Plan: You should screen any future amendments to the Plan for likely significant effects, using the same method of assessment applied in the “environmental assessment” of the Plan.</li> <li>SEA Statement –“Information on the Decision” Once the Plan is adopted, you should prepare an SEA Statement that summarises: <ul style="list-style-type: none"> <li>How environmental considerations have been integrated into the Plan</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>This comment is welcomed, this report (SEA Statement) has been prepared having regard to and including the following: <ul style="list-style-type: none"> <li>How environmental considerations have been 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; and,</li> <li>The measures decided upon to monitor the significant environmental effects of implementation of the Plan; and</li> </ul> </li> <li>Once the Plan is adopted, the SEA Statement will be sent to the environmental authorities, as follows (in line with the SEA Regulations): <ul style="list-style-type: none"> <li>Environmental Protection Agency;</li> <li>Minister for Housing, Local Government and Heritage;</li> <li>Minister for Environment, Climate and Communications;</li> <li>Minister for Agriculture, Food and the Marine; and</li> <li>Any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.'.</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <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; and</li> <li>• The measures decided upon to monitor the significant environmental effects of implementation of the Plan.</li> <li>• You should send a copy of the SEA Statement with the above information to any environmental authority consulted during the SEA process. Guidance on preparing SEA Statements is available on the EPA website at the following link: <a href="https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/06695-EPA-SEA-Statements-and-Monitoring-Report.pdf">https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/06695-EPA-SEA-Statements-and-Monitoring-Report.pdf</a>.</li> </ul> <p>Environmental Authorities:</p> <p>Under the SEA Regulations, you should consult with:</p> <ul style="list-style-type: none"> <li>• Environmental Protection Agency;</li> <li>• Minister for Housing, Local Government and Heritage;</li> <li>• Minister for Environment, Climate and Communications; and</li> <li>• Minister for Agriculture, Food and the Marine.</li> <li>• Any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.'</li> </ul>	
392	-	<p>I am writing to formally object to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031. As a resident of Moyglare Grove, Maynooth, I have several concerns regarding the proposed developments and their potential impact on our community. My objections are outlined as follows:</p> <p><b>Traffic Congestion:</b> The proposed development will exacerbate existing traffic congestion in Maynooth, particularly around Moyglare Road and the town centre, leading to longer commute times and increased pollution.</p> <p><b>Inadequate Infrastructure:</b> The current infrastructure, including roads, public transport, and utility services, is insufficient to support the projected population growth. The plan does not adequately address how these will be expanded and improved in a timely manner.</p> <p><b>Environmental Impact:</b> The Strategic Environmental Assessment (SEA) and the Natural Impact Report highlight potential significant negative impacts on local wildlife and natural habitats, including areas within the Moyglare Grove vicinity.</p>	<p>Predominantly for the attention of KCC and MCC.</p> <p>We acknowledge and welcome the SEA related commentary in this submission.</p>

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		<p>Flood Risk: The Strategic Flood Risk Assessment (SFRA) identifies areas at increased risk of flooding due to the proposed developments. This poses a threat to existing homes and infrastructure, particularly in low-lying areas.</p> <p>Overdevelopment: The plan includes a high density of residential development without sufficient green spaces or recreational areas, leading to a decline in the quality of life for current and future residents.</p> <p>Social Infrastructure: The Social Infrastructure Audit (SIA) indicates that schools, healthcare facilities, and community services are already operating at capacity. The proposed developments will place additional strain on these essential services.</p> <p>Architectural Character: The Statement of Character (SoC) for the Architectural Conservation Area suggests that new developments may not be in keeping with the existing character and heritage of Maynooth, particularly in areas like Moyglare Grove.</p> <p>Public Consultation: There has been inadequate public consultation and engagement with the residents of Moyglare Grove and other affected areas. More extensive community involvement is necessary to ensure that the plan meets the needs and concerns of local residents.</p> <p>Sustainable Development: The plan does not sufficiently prioritise sustainable development practices, such as energy-efficient buildings and renewable energy sources, which are crucial for addressing climate change.</p> <p>Economic Viability: The Settlement Capacity Audit (SCA) raises concerns about the economic viability of the proposed developments, questioning whether the projected growth can be supported by the local economy without leading to increased unemployment or underemployment.</p> <p>In conclusion, while recognising the need for development, I urge the Kildare and Meath County Councils to reconsider the current proposals and address the outlined concerns to ensure a balanced and sustainable growth for Maynooth.</p>	
494	-	<p>While the overall Local Area Plan has positive intentions, there are significant challenges with its direction and recommendations. Notwithstanding the dramatic, and not necessarily welcomed, changes proposed to the character of Maynooth, the underlying premise and strategy is based on a series of assumption and dependencies, which are simply not realistic or viable in the lifetime of the Plan. Of greater concern is the likelihood for recommended developments to be approved and fast-tracked in advance of, and without any stipulations for, the requisite underlying infrastructure improvements to support said developments.</p>	<p>Predominantly for the consideration of KCC and MCC.</p> <p>In relation to the SEA related commentary, these comments are noted. Please refer to Chapter 15 'Development Management Standards' in Kildare County Development Plan for comments related to phasing of infrastructure. Development management is a statutory process that ensures that development takes place in an orderly and efficient manner. Specific control measures are outlined in Chapter 15 to ensure that new development is of high quality and relates to the character, scale, layout, and form of the area in question.</p>

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		<p>The apparent objectives of this Plan are seemingly to progress substantial expansion of Maynooth, despite the various included reports determining that none of this development is actually possible without significant progress on national and regional infrastructure improvements, almost none of which are in process.</p> <p>Additionally, it is important to note that this is a significant body of work to review, requiring in-depth knowledge and understanding of a number of fields. The 6-week timescale for submissions is far too short a period to realistically attain detailed understanding of its impact. The observations below are based only on the information that could be sufficiently reviewed and analysed in the timescale allowed for with this submission process.</p> <p>Population</p> <p>The first significant flaw is that this Plan is based on patently false population data. The 2022 census did highlight 17,259 persons resident in Maynooth, however, it is imperative to look at the underlying data, rather than take it at face value. As a university town, there is a significant “transient” student population, consisting of 15,180 students and 2,465 postgraduates (2021-2022), which is actually larger than the census population of Maynooth itself, and is expected to significantly increase during the lifetime of this Plan. While not all students are resident in the town, a large proportion would be resident during term times, Monday to Friday etc, as well as daily commuting non-resident students requiring infrastructure services while in the town. This is a significant population count that has not been considered in this Plan.</p> <p>In Maynooth’s census 2022, the resident age group of 20-24 (a typical median of student profile) consisted of 1,902 persons. Even adding in the (mostly non-student) 15-19 age group only adds a further 1,228 persons. Even assuming that all are full-time students, this number is nowhere close to the actual student population resident in the town, which conservatively could be estimated at 50% of the registered students. Similarly, it would be known that not all students in the above age groups attend Maynooth University, and actually commute to other colleges in the greater Dublin area.</p> <p>As the census day was a Sunday, it is clear that a significant proportion of students completed their census at their family homes, rather than in their student accommodation in Maynooth, and therefore the census data is patently inaccurate. As the only university town in Ireland, this student population has an imbalanced, disproportionate and overlooked impact on the town, particularly with regard to the RSES designation at the core of this Plan.</p>	<p>As reported in Chapter 15, development will be managed by means of established and proven principles aided by guiding standards, in particular guidelines issued to the Planning Authority by the Minister regarding its functions, under Section 28 of the Planning and Development Act 2000 (as amended). There is an obligation on KCC to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives set out in the County Development Plan. Chapter 15 focuses on the general planning standards and design criteria that will be applied by the Council to ensure that future development is in accordance with these policies and objectives. It is also noted that, the granting of planning permission does not in itself enable development to commence. There may be other legal and procedural requirements to consider, including property title, building regulations, public health acts, fire regulations, air and water pollution legislation.</p> <p>Furthermore, the SEA and the alternatives assessment was undertaken in line with Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment, (also known as the SEA Directive), transposed into Irish Law by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004) as amended by S.I. No 200 of 2011.</p> <p>As part of this process (and prior to the Assessment of Alternatives), KCC identified 5 Alternative Scenarios for development of the Joint LAP and ensured that these Alternatives aligned with the RSES. It is important to note that Scenario 5 is not a mere combination of all other alternatives. Scenario 5 take elements of the other alternatives to form a new scenario. The SEA ER has been updated to reflect this, as appropriate.</p> <p>Further for the attention of KCC and MCC.</p>

Submission No.	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
		<p>If the student population is included, at face value, it could be argued that Maynooth already has an effective population of 30,000, which is the target population of the RSES designation, and therefore negates any requirement for further development.</p> <p>SEA Environmental Report</p> <p>The SEA Environmental Report by Arup reviewed four scenarios for development of Maynooth, to meet the stipulations in the RSES designation. The four scenarios looked at Concentric Growth, Northern Growth, Eastern Growth and Western Growth, and highlighted significant challenges with all scenarios, in particular a reliance on infrastructure delivery (MERR, MOOR, DART+ West, Shannon Pipeline), most of which is not guaranteed or possible within the lifetime of this Plan, as well as non-adherence to the 10-minute settlement principle.</p> <p>The resulting recommendation in the report was to combine all four scenarios into a fifth scenario, which conveniently has no challenges noted. Even the assessment summary calls out mostly “negative” statuses with three of the four scenarios, but with the fifth option being assigned “positive” and “uncertain” statuses. This is mere manipulation of data to present the intended result, with no recourse to the actual research and data gathered.</p> <p>I submit that the Scenario 5 recommendation is completely flawed and was clearly the intended result prior to the report, with data manipulated to support this recommendation.</p> <p>10-Minute Settlement Principle</p> <p>A primary guiding principle for the Plan is the 10-minute settlement. Almost every proposed rezoning, development, and expansion option runs entirely counter to this principle. The various reports all highlight the lack of compliance with this principle, yet the overall proposals are to continue outward expansion regardless. In particular, the Northern and Western Growth proposals have no viable adherence to this principle, while the Eastern Growth will only adhere for the most westerly elements of this area.</p> <p>The western development recommendations are mitigated by highlighting a proposed new train station to the west of the town. As it stands, this is only a vague proposal, with no substantive detail on timescale or connectivity. It is highlighted that this station will not form part of the DART+ West project, therefore is it intended to remain on national train scheduling connecting to Kilcock and Sligo, or on the scheduling of the current Maynooth-Dublin trains? Without this detail, and without any substantive project in place, it is clearly not</p>	



Submission No.	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
		<p>feasible that this will be delivered within the lifetime of this Plan and subsequently nullifies the underlying premise for any development to the west.</p> <p><b>Water Infrastructure</b></p> <p>As noted in the Plan, Uisce Éireann have indicated that it has the capacity to meet the targeted population growth up to 2032, however it also states that significant investment will be required to meet those targets. As noted earlier, the census population data is not accurate, and therefore calls into question whether UE are basing their analysis on actual or census data. The assumed capacity may already be close to filling, if effective population is considered.</p> <p>In UE' s Settlement Capacity Audit, they have advised that the proposed developments are reliant on delivery of the Shannon Water Supply Project. In addition, they have made clear that each site in the report has only been reviewed on an individual site basis, with no holistic consideration of the cumulative effect of all developments proceeding. They have also highlighted that no costings have been reviewed, and that any infrastructure upgrades will individually need to follow the full assessment process, again none of which has been considered holistically.</p> <p>As it currently stands, the water system feeds from Kilcock to Maynooth, and from Maynooth to Leixlip. Kilcock is undergoing significant expansion, similar to Maynooth, with the resulting effect that the water infrastructure is already under severe pressure. It is already widely known that Leixlip undergoes regular water outages, which will only be further exacerbated by continued development. It is inevitable that these outages will begin to increasingly impact Maynooth' s supply, and potentially have a further impact on Kilcock.</p> <p>As noted in numerous places, Uisce Éireann have not reviewed the impact of this Plan holistically, nor have costed the infrastructure requirements to support the Plan, with no evidence provided that Maynooth or Leixlip can actually absorb any expansion without detrimental impact to the water system.</p> <p>The Shannon pipeline project has only just been approved by government, and now needs to proceed through the Planning framework, potentially starting in 2025. This is therefore not guaranteed to complete within the lifetime of this Plan. Given this Plan begins next year, it is of major concern that this critical infrastructure is not being prioritised as a dependency prior to approval of any population growth.</p> <p><b>Transport Infrastructure</b></p> <p>There are significant transport projects proposed for Maynooth, with the MERR and MOOR outer routes proposed, DART+ West and a new train station to the west. Only MERR is currently approved and in process, with lengthy wait times</p>	



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		<p>assumed for the other projects. Timelines for their delivery are uncertain and likely unrealistic in the lifetime of this Plan.</p> <p>Maynooth's road infrastructure is already well-known as excessively congested, with significant delays through the town throughout the day. The MERR was envisaged as alleviating traffic congestion in Maynooth, rather than as an opportunity to exacerbate it with further development. The assessment of providing road infrastructure for the proposed developments is noted as 'high - implying significant costs', with a direct reliance on the MERR and MOOR to be delivered prior to these developments proceeding. MOOR has not been fully costed or even approve, yet is required to fulfil the proposed rezoning Plan, particularly to the west. Given the developments proposed, and their realistic timescales, it is not feasible to approve further developments in Maynooth within the lifetime of the Plan.</p> <p>There is almost no mention of the M4 Junction 7 in the Plan, which is surprising given its current level of use, and criticality for transport access. Junction 7 is an antiquated motorway junction, with stop signs, T-junctions and filter lanes, all leading to significant congestion. There are huge tailbacks in multiple directions at peak times, particularly from the southern direction. Comparing this junction to nos. 6 and 8 provide a stark contrast in traffic flow, with a motorway-spanning roundabout providing comparatively free-flow of traffic for all directions. It is highly recommended that upgrade of this junction should be key dependency of further development in Maynooth.</p> <p>With the proposed population increase in Maynooth, it is realistic to propose that a large majority of this population will not work within Maynooth. As the current public transport routes primarily serve the centre of Dublin, i.e., along the quays, and already takes 50 minutes by train and 1 hour by bus, any employment not within this direct transport corridor will realistically require the use of private cars to reach. As such, the lack of Planning for upgrade of the M4 junction, or indeed a review of current traffic levels on the M4, is a significant gap in the Plan. With the proposed preference for car-limited developments, this will likely limit the profile of future residents of these developments to either students or locally employed residents.</p> <p>The proposed MERR, originally envisaged to alleviate traffic congestion, is now highlighted as an area of significant development, and connects from the Dunboyne road to the Straffan Road at the Mullen Park Road junction, beside Lidl. There is no traffic flow review of this junction, particularly with regard to the proposed population expansion along this route. As an already congested road, this will likely cause significant traffic congestion along Mullen Park Road. Additionally, the MERR adjoins the Celbridge Road at two primary schools, and</p>	

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		<p>this increased traffic will become a significant health and safety risk to the schoolchildren at peak school times. This needs a detailed review to provide safe access to the schools.</p> <p>Given the distances involved in the proposed residential rezoning plan, Maynooth will realistically need its own local transport service to feed the town, especially if cars are not prioritised, to avoid an excessive burden on the existing overloaded road system. Have there been any considerations to this in the lifetime of the Plan, to coincide with the significant increase in population?</p> <p>Active Mode Links</p> <p>As a resident in a “cul-de-sac estate” , I object to the arbitrary and extensive opening of access points into settled, safe, child-friendly estates, which are proposed across the entirety of Maynooth.</p> <p>Opening access points between estates is predicated on the assumption that it will encourage walking and cycling across the town. This is patently flawed due to the distances involved within the Plan for the new developments planned for this access. The train station is the clear focal point of the strategy, and with “crow flying” distances of 1 kilometre or more, it will require walks of at least 20-30 minutes for estates on the east, south-east, south, north-west and north, even with the access points opened up. The reality is that no one will walk these distances on a daily basis, but will instead use other modes, such as cars, motorbikes etc, where shortcut access is not a priority. The expanded footprint of Maynooth will instead increase the already significant traffic problems in the town.</p> <p>For those who do utilise these new access points, they will use bicycles, however they will also use electric bikes and electric scooters, which will thereby become a significant mode of transport. These settled estates are particularly family-oriented, with cul-de-sacs providing safe zones for children playing on the footpaths and green areas of the estates. The introduction of electric bikes and scooters into these estates are, as is clear from recent legislation changes and regular media reports of accident levels, a significant health and safety concern, subjecting young children to significant, rapid through-traffic from new developments on the outskirts of the town. These powered transport modes do not need a crow-flying level of access across the town, and therefore are not a priority or a reason to provide Active Mode Links.</p> <p>With the stated intention to prioritise car-free developments in Maynooth, these new estates will clearly not be family-oriented, without the ability to park a family car, and will therefore likely introduce a primarily non-family-friendly dynamic through these access points, further increasing the aforementioned risk.</p>	

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		<p>Education and Medical Services</p> <p>Many other submissions have already highlighted this, but Maynooth is already a town significantly under-resourced when it comes to educational and medical services. Simply proposing that a creche will be zoned, or a medical facility proposed, does not actually provide the capacity requirements for the increased population growth stipulated by the RSES designation. As it stands, Maynooth already requires additional creche, primary and secondary school places just to meet current demand, and with teachers, doctors and nurses already in short supply nationally, there is no easy or immediate solution.</p> <p>Creche places are essentially non-existent in Maynooth, exacerbated by recent creche facility closures. Primary schools are increasing class sizes beyond Department of Education guidelines to provide already insufficient capacity for the population.</p> <p>The Social Infrastructure Audit highlights reserving a site for a new primary school, and extension of post-primary schools. These are notional ideas only, and even if initiated promptly, would not provide a single additional school place in the lifetime of this Plan, even if teaching staff were available.</p> <p>GP' s throughout Maynooth have closed their lists to new patients and wait times for appointments are significant. It is already a reality that children requiring prompt medical intervention go to CHI Blanchardstown rather than wait for GP appointments. For adults, online video appointments through health insurance have become prevalent where viable. This is not an appropriate level of the medical care for a proposed growth in population.</p> <p>The Social Infrastructure Audit highlights that there are four full-time GPs and six part-time GPs. It proposed an additional twenty-six GPs to provide appropriate capacity. It is idealistic to believe that this is possible, let alone in the lifetime of this Plan.</p> <p>This Plan does not sufficiently address any of these needs, and instead intends to exacerbate them with the burden of increased population.</p> <p>Summary</p> <p>Overall the proposed Plan appears to be aspirational only, and does not contain the detail required to sufficiently cater for the reality of adherence to the RSES designation. The underlying data and assumptions do not appear to be accurate, or</p>	

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		<p>take account of the unique profile of Maynooth, both as a university town and as a commuter town to Dublin, while also relatively recently being little more than a village.</p> <p>A significant issue with this Plan is the lack of stipulation for the order and priority in which developments need to occur. It is clear from your own reports that infrastructure services must be in place before any further population expansion, and that this is not likely within the lifetime of this Plan. This is a typical “cart-before-the-horse” approach that will see negative and irreversibly detrimental impacts on the character of Maynooth.</p> <p>Given the stated ambition of this Plan: “an ambitious vision to ensure that Maynooth is the best place to grow up, live, learn, work, play and grow old” , this Plan falls far short of your own stated targets, with substantial reconsideration and revision now required.</p>	
659	-	<p>I would like to make the following comments on the draft LAP and associated documents.</p> <p>I recognise the challenges that are imposed by increasing populations and housing needs. However, while Maynooth has been recognised as a Key Growth Town, with associated targets for growth and development, it is crucial that any growth first considers the existing baseline sufficiently and that any further growth is conditional on first making improvements to infrastructure and social, health and educational amenities.</p> <p>Plan and SEA: The SEA Environmental Report does not include SEA monitoring outcomes of the existing plan, without which the existing pressures on the population are not evident. The assessment should specify both the potential positives for a future growing population, and the potential negatives for the existing population due to rapid growth, and should be based on the baseline as evidenced in the associated social audit and transport reports.</p> <p>Mitigation should include that future growth is conditional on the provision of infrastructure and amenities that are needed by the existing population first, and should include key review points for the plan. I would query whether the existing population of the town is accounted for correctly in the plan or SEA. A Census figure of 17,259 is used to justify the proposed 10,000 population increase, however Maynooth greatly differs from the other Key Growth Towns of Swords and Bray in having a substantial student population that may not be accounted for by the Census. If this is the case, the plan should make an appropriate subtraction to the targeted population growth on this basis.</p>	<p>Predominantly for the attention of KCC and MCC.</p> <p>In relation to the SEA related commentary, these comments are noted. Monitoring in Article 10 of the SEA Directive is as follows:</p> <p>‘ 1. Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action</p> <p>2. In order to comply with paragraph 1, existing monitoring arrangements may be used if appropriate, with a view to avoiding duplication of monitoring.’</p> <p>KCC and MCC are responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action. The Monitoring Programme included in Section 9.2 of the SEA ER was developed based on indicators that were selected to track progress towards achieving strategic environmental objectives (SEOs) and reaching targets. The SEOs, targets and indicators included in Section 6 of the SEA ER were developed based on the existing baseline environment, refer to Section 5 of the SEA ER (Current state of the Environment). Thus, monitoring the outcomes of the existing plan are not considered to be necessary, as any changes should be captured from the baseline.</p>

Submission No.	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
		<p>I would like to support and reiterate the points raised by Peter Hamilton, local Green Party representative, that future growth is conditional on infrastructure first, with key review points, the inclusion of space for nature, the lack of recreational and amenity resources (including a fully public swimming pool, community centre and gp places), and improved cycling measures. Any new residential and business developments should be required to include biodiverse areas as green spaces. The existing cycle paths require full connectivity as, at present, they end abruptly in places (for instance on the Newtown Road), making them unsafe for use by children and teenagers and thereby adding to traffic congestion at school times.</p> <p>Consultation: Considering the scale of proposed changes and growth of the area, the consultation has not been sufficient to enable the incorporation of views from the current residents of the town and those interested in its future development. The size of the draft plan, as well as the associated environmental, social and transport related reports make them inaccessible to the wider public. The minimum statutory requirement for consultation for a plan such as this should not be undertaken during the peak public summer holiday period, with only one public information session. Further consultation should be undertaken prior to the finalisation of the plan.</p> <p>Land use zoning: The proposed land use zoning of Q(2) as Enterprise and Employment is not in keeping with the residential nature of this area. Furthermore, it would add further traffic congestion to an area where residents need to access many areas of the town via the main street due to the absence of a ring road. Residential zoning would be more in keeping with this area but, as noted previously, this should be on the condition of provision of appropriate infrastructure and amenities for the existing population and proposed additional population to the area first.</p>	<p>The assessment (Section 8 of the SEA ER) does specify both the potential positives for a future growing population, and the potential negatives for the existing population due to rapid growth, for example, in the Summary of Potential Environmental Effects (Section 8.4 of SEA ER) a twofold scenario relating to Human Health and Material Assets is noted, the report states ‘The potential impacts for Population and Human Health are predominantly positive with regards the provision of residential, economic, and sustainable transport opportunities in the Draft Joint LAP area.’ However, in relation to Material Assets it is stated that ‘In general, potential impacts on Material Assets are considered predominantly positive or neutral. This is because development is likely to occur in a manner that is balanced and self-sustaining occurring in tandem with physical and social infrastructure.</p> <p>The proposed consolidation of development in Maynooth Town Centre, however, has the potential to result in a negative impact on material assets. High population density could put a strain on material assets, and it should be ensured that there is sufficient water and wastewater capacity to facilitate any residential development. It is noted that the recent upgrades to the Lower Liffey Valley Regional Sewerage Scheme should accommodate all development proposed under the Draft Joint LAP. Deficiencies in the surface water network are addressed, in part, by the Surface Water Management Strategy and recommended objectives of the Draft Joint LAP.</p> <p>The most up to date Central Statistics Office (CSO) population data (2022) was reported upon in the Current state of the Environment (Section 5) of the SEA ER. Further for the consideration of KCC and MCC.</p> <p>In relation to future growth and infrastructure, please refer to Chapter 15 ‘Development Management Standards’ in Kildare County Development Plan. Development management is a statutory process that ensures that development takes place in an orderly and efficient manner. Specific control measures are outlined in Chapter 15 to ensure that new development is of high quality and relates to the character, scale, layout, and form of the area in question. As reported in Chapter 15, development will be managed by means of established and proven</p>

Submission No.	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
			<p>principles aided by guiding standards, in particular guidelines issued to the Planning Authority by the Minister regarding its functions, under Section 28 of the Planning and Development Act 2000 (as amended). There is an obligation on KCC to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives set out in the County Development Plan.</p> <p>Chapter 15 focuses on the general planning standards and design criteria that will be applied by the Council to ensure that future development is in accordance with these policies and objectives. It is also noted that, the granting of planning permission does not in itself enable development to commence. There may be other legal and procedural requirements to consider, including property title, building regulations, public health acts, fire regulations, air and water pollution legislation.</p> <p>Finally, in relation to comments on the four-week consultation period, four weeks is the statutory consultation period outlined in S.I. No. 435 of 2004, as amended by S.I. No 200 of 2011.</p> <p>Further for the attention of KCC and MCC.</p>

## A.3 Appendix – Submissions from Public Consultation on Proposed Material Alterations (As they relate to the SEA Only)

Observation ID	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
1506	EPA	<p>Please find attached the EPA's submission in relation to the Proposed Material Alterations to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031. Text included as follows:</p> <p>We acknowledge your notice, dated 8th November 2024, in relation to the Proposed Material Alterations ( 'the Alterations' ) to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031( 'the Plan' ).</p> <p>The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.</p> <ul style="list-style-type: none"> <li>Proposed SEA Determination</li> </ul> <p>We note your proposed determination regarding the need for SEA of the Alterations, that SEA is not required for the Alterations. As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land-use plans at county and local level, we provide a 'self-service approach' via guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' . This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land-use plans. These should be considered, as appropriate and relevant to the Alterations.</p> <ul style="list-style-type: none"> <li>Sustainable Development</li> </ul> <p>In proposing the Alterations, Kildare County Council and Meath County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.</p>	<p>This comment is welcomed, we acknowledge that the EPA is one of the statutory environmental authorities under the SEA Regulations and that the EPA focuses on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocates that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. It is also acknowledged that the EPA's functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.</p> <p>These comments are welcomed, and the helpful guidance has been taken into account throughout the SEA process, further for the attention of KCC and MCC.</p> <p>These comments are welcomed, for the attention of KCC and MCC.</p> <p>These comments are welcomed. Where further changes to the Draft Plan are proposed, these will be screened for likely significant effects in accordance with SEA Regulations and will be subject to the same method of assessment applied in the "environmental assessment" of the Draft Plan.</p> <p>This comment is welcomed, this report (SEA Statement) has been prepared having regard to and including the following:</p> <ul style="list-style-type: none"> <li>- How environmental considerations have been 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; and,</li> <li>- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.</li> </ul>



Observation ID	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
		<p>In considering the Alterations, Kildare County Council and Meath County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans. Kildare County Council and Meath County Council should also ensure that the Plan is consistent with key relevant higher-level plans and programmes.</p> <ul style="list-style-type: none"> <li>• Future Modifications to the Draft Plan</li> </ul> <p>Where further changes to the Draft Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the “environmental assessment” of the Draft Plan.</p> <ul style="list-style-type: none"> <li>• SEA Statement– “Information on the Decision “</li> </ul> <p>Once the Plan is adopted, you should prepare an SEA Statement that summarises the following:</p> <ul style="list-style-type: none"> <li>• How environmental considerations have been 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; and,</li> <li>• The measures decided upon to monitor the significant environmental effects of implementation of the Plan.</li> </ul> <p>A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process. Guidance on preparing SEA Statements is available on the EPA website at the following link:  <a href="https://www.epa.ie/publications/monitoring--assessment/assessment/EPA_Guidance_web.pdf">https://www.epa.ie/publications/monitoring--assessment/assessment/EPA_Guidance_web.pdf</a></p> <p>Environmental Authorities</p> <p>Under the SEA Regulations, you should consult with:</p> <ul style="list-style-type: none"> <li>• Environmental Protection Agency;</li> <li>• Minister for Housing, Local Government and Heritage;</li> <li>• Minister for Environment, Climate and Communications; and</li> <li>• Minister for Agriculture, Food and the Marine.</li> </ul>	<p>Once the Plan is adopted, the SEA Statement will be sent to the environmental authorities, as follows (in line with the SEA Regulations):</p> <ul style="list-style-type: none"> <li>- Environmental Protection Agency;</li> <li>- Minister for Housing, Local Government and Heritage;</li> <li>- Minister for Environment, Climate and Communications;</li> <li>- Minister for Agriculture, Food and the Marine; and</li> <li>- Any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.</li> </ul>

Observation ID	Name/ Organization	Summary of Submission/Observation related to SEA	SEA Response
		<ul style="list-style-type: none"> <li>any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.</li> </ul>	

## A.4 Mitigation Measures

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
Population and Human Health	Ensure that access to adequate health and education facilities to meet the demand of the current and projected populace are included in development plans.	HO O32, HO O44, SC O16, SC A2, SC O31, SC P7, SC P14, SC O78, SC O80, SC O82, SC O83, SC O84, SC O85, SC A16, SC O79, RE O59, RE O61, TM T1, TM O21, TM T3, TM T6, EC O87, RD O17, SC O10, SC O16, SC A2, SC P12, SC O58, SC O63, SC O64, SC O66, SC O68, SC O69, AH O27.	CS 1, CS 2, CS 12, SH 2, SH 24, ED 7, ED 8, ED 12, ED 14, ED 18, ED 29, ED 76, SOC 1, SOC 4, SOC 5, SOC 6, SOC 18, SOC 19, SOC, 20, SOC 21, RUR DEV SO 1, RD 1, DM 22, DM 47, DM 48, DM 67, DM 69, DM 71, DM 72, DM 74.	CCSO 1.1, HCO 1.1, HCO 1.2, HCO 2.1, HCO 2.5, HCO 2.6, HCO 3.1, HCO 3.2, HCO 3.3, HCO 4.1, HCO 4.2, HCO 5.1, HCO 5.2, HCO 5.3, HCO 5.4, HCO 5.5 HCO 6.8, HCO 7.2, EDO 1.8, EDO 1.1, EDO 1.2, EDO 1.13.
	To consult with and have regard to the technical advice of the Health and Safety Authority and assessing planning applications where the Major Accidents Directive and any associated regulations are relevant	RE P9, RE P10.	MOV 57, MOV 69, DM 111, DM 112.	-
	Encourage the further development of regional sustainable and public transport infrastructure including rail and bus corridors.	TM A2, TM O27, RET O6, CSO 1.12, RE O9, RE P12, TM O3, TM O8, TM O11, TM A5, TM A7, TM A10, TM P3, TM O23, TM O24, TM O27, TM T5, TM T6, TM O67, TM A18, TM O88, TM O90, SC O26, SC O41, LR O85.	CS 15, CS 16, CS 17, ED 1, ED 10, ED 16, ED 25, ED 27, ED 52, ED 55, ED 79, ED 80, MOV 1, MOV 3, MOV 4, MOV 5, MOV 6, MOV 7, MOV 8, MOV 9, MOV 10, MOV 11, MOV 12, MOV 14, MOV 15, MOV 16, MOV 17, MOV 18, MOV 19, MOV 23, MOV 24, MOV 26, MOV 27, MOV 28, MOV 29, MOV 30, MOV 31, MOV 32, MOV 33, MOV 34, MOV 51, MOV 52, DM 68, DM 71, DM 72, DM 74, DM 75, DM 76, DM	EDO 2.4, MATO 1.1, MATO 2.1, MATO 2.3, MATO 2.4, MATO 2.5, MATO 3.2, MATO 3.3, MATO 3.5, MATO 3.6, MATO 5.2, MATO 5.4, MATO 5.7, MWO 1.1, MEO 1.1, MEO 1.2.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
			96, DM 97, DM 98, DM 99, DM 100.	
Biodiversity	<p>To afford the highest level of protection to all designated European sites and species in accordance with the relevant legislation</p> <p>To require all planning applications for development must balance or outweigh any potential impacts on biodiversity, by measures taken to avoid and minimise the impacts and to restore affected areas and offset the residual impacts, so that no loss remains.</p> <p>To ensure no increase in nitrogen deposition at ecologically sensitive sites.</p>	EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O19, LR O21, LR O22, LR O20, LR O18, LR T2, RD O32, AH P2, TM A21, IN O64, RD O11, RD O38, AH O1, AH O4, AH A1, AH A2, AH A3, AH A4, AH O8, AH P5, LR O8, LR T1, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10.	ED 56, ED 62, INF 22, INF 39, INF 45, SOC 6, HER 34, HER 60, DM 64, DM 65, DM 76.	CCSO 1.8, MATO 2.1, GBIO 1.1, GBIO 1.3, GBIO 2.4.
	To require all planning applications for development that may have (or cannot rule out) likely significant effects on European Sites in view of the site's Conservation Objectives, either in isolation or in combination with other plans or projects, to submit a Natura Impact Statement in accordance with the requirements of the EU Habitats Directive and the Planning and Development Act, 2000 (as amended)	RD O34, RD O38, AH P1, AH O1, AH O3, AH O4, AH A1, AH A2, AH O8, AH O13, AH O16, AH P8, LR O8, LR T1, LR O38, EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O19, LR O21, LR O22, LR O20, LR O18, LR T2, RD O32, RE O122, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10, LR O6, LR O2.	ED 56, ED 62, INF 39, INF 45, SOC 6, HER 34, HER 60, DM 64, DM 65, DM 76, DM 77.	CCSO 1.8, GBIO 1.1.
	To recognise and afford appropriate protection to any existing, new, or modified SPAs or SACs that are identified during the lifetime of the LAP			
	To implement Article 6(3) and where necessary 6(4) of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s)	D O34, AH O8, AH O24, AH O35, LR O2, LR O3, EC O54, RD O34, RD O38, RD O39, AH O4, AH O10, AH O23, AH O33, AH O48, AH O51, AH O64, LR A1, LR O38, RD O32, AH P2, AH P3, LR O21, LR O22.	ED 78, MOV 36, MOV 39, MOV 39, MOV 45, MOV 47, MOV 49, MOV 53, MOV 55, INF 5, INF 24, INF 39, INF 45, INF 52, SOC 6, HER 8, HER 33, HER 34, HER 39, HER 42, RUR DEV SO 9, DM 64, DM 65, DM 76, DM 77.	CCSO 1.8, MATO 2.3, GBIO 1.1.
	To have regard to Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities 2009 or any updated version.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	To actively promote the conservation and protection of areas designated as an NHA (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have a significant adverse effect on the NHA or pNHA.	HO P26, RD O32, SC A11, AH A1, AH P2, AH P3, AH O8, AH O40, AH O51, HO P12, HO O48, HO A4, HO P26, RE O109, RE O120, RE O121, RE O135, RE O136, RE O137, RE O142, TM O101, EC O5, EC O17, EC O26, EC O62, EC O70, EC O75, RET O37, RET O39, RET O51, RD O32, SC O46, SC O88, AH P1, AH O1, AH O4, AH O15, AH O16, AH A5, AH A6, AH P4, AH O18, AH P5, AH P6, AH O21, AH O23, AH O28, AH O29, AH O31, AH O33, AH O39, AH P8, AH O54, AH O56, AH O64, LR O19, LR O24.	ED 74, INF 39, INF 45, HER 34, DM 64, DM 65, DM 76, DM 77.	CCSO 1.8, GBIO 1.2.
	To identify and afford appropriate protection to any new, proposed or modified NHAs identified during the lifetime of this Joint LAP.			
	To ensure the protection and conservation of areas, sites, species and ecological networks/corridors of biodiversity value outside of designated sites throughout the country and to require an ecological assessment to accompany development proposals likely to impact on such areas or species.	AH P1, LR T1, EC O85, RD O29, AH O35, RE O97, RE O105, RE O111, IN O30, IN O63, EC O17, EC O54, RD O38, RD O39, AH O17, AH O24, AH O35, LR O2, LR O38.	INF 39, HER 39, HER 40, DM 77.	CCSO 1.8, MATO 2.1, GBIO 1.3, GBIO 2.4.
	To implement the EIA Directive, ensuring that all elements/stages or components of the project are included in one overall assessment and all reasonable alternatives are taken into consideration in choosing the option with the least environmental impact.	EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O19, LR O21, LR O22, LR O20, LR O18, LR T2, RD O32, AH P2, TM A21, IN O64, RD O11, RD O38, AH O1, AH O4, AH A1, AH A2, AH A3, AH A4, AH O8, AH P5, LR O8, LR T1, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10, RD O34, RD O38, AH O4, AH A1, AH A2, AH O8, AH O13, AH O16, AH P8, LR O8, LR T1,	ED 22, ED 31, ED 62, ED 63, ED 74, ED 78, MOV 36, MOV 39, MOV 45, MOV 47, MOV 49, MOV 53, MOV 55, INF 24, INF 32, INF 39, INF 43, INF 45, INF 52, INF 59, INF 64, SOC 22, HER 8, HER 9, HER 30, HER 31, HER 39, HER 40, HER 41, HER 42, HER 59, RUR DEV SO 4, DM 11, DM 65, DM 76, DM 77, DM 83, DM 85, DM 88.	CCSO 1.8, MATO 2.1, MATO 4.4, MATO 4.5, GBIO 1.3, GBIO 2.1, GBIO 2.4.
	To have regard to “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessments (2013)’ when considering proposals for which an EIA is required.			
	To protect and promote the sustainable management of the natural heritage, flora and fauna of the county through the promotion of biodiversity, the conservation of natural habitats and the enhancement of new and existing habitats.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	To promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Joint LAP area;	LR O38, EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O18, LR T2, RD O32, RE O122, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10, LR O6, LR O2, AH O24, AH O35, LR O2, LR O3, EC O54, RD O34, RD O38, RD O39, AH O4, AH O10, AH O23, AH O33, AH O48, AH O51, AH O64, LR A1, LR O38, RD O32, LR O21, LR O22, HO P26, RD O32, SC A11, AH O8, AH O40, AH O51, HO P12, HO O48, HO A4, HO P26, RE O109, RE O120, RE O121, RE O135, RE O136, RE O137, RE O142, TM O101, EC O5, EC O17, EC O26, EC O62, EC O70, EC O75, RET O37, RET O39, RET O51, RD O32, SC O46, SC O88, AH O1, AH O4, AH O15, AH O16, AH A5, AH A6, AH P4, AH O18, AH P5, AH P6, AH O21, AH O23, AH O28, AH O29, AH O31, AH O33, AH O39, AH P8, AH O54, AH O56, AH O64, LR O19, LR O24, AH P1, LR T1, EC O85, RD O29, AH O35, RE O97, RE O105, RE O111, IN O30, IN O63, EC O17, EC O54, RD O38, RD O39, AH O17, AH O24, AH O35, LR O2.		
	To ensure that development proposals support and enhance the connectivity and integrity of habitats in the Joint LAP area by incorporating natural features into the design of development proposals.			
	To raise awareness of the threat of alien invasive species and take all necessary steps to prevent the spread of non-native invasive species and noxious weeds in the Joint LAP area, including requiring landowners, developers and boat operators to adhere to best practice guidance in relation to their control;	AH O4, AH P9, AH O37, AH O38, AH A12.	-	GBIO 1.3.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	To implement the requirements of EU Regulations 1143/2014 on the Prevention and Management of the Introduction and Spread of Invasive Alien Species.			
	The development of new infrastructure will be subject to site options assessment and environmental assessment, where required.	AH O35, HO P3, HO P9, RE O97, RE O105, RE O111, TM A2, TM O44, TM O53, TM A18, IN O30, IN O31, IN O32, IN O33, IN O63, EC O17, EC O24, AH P1, LR T1, EC O85, RD O29, RE O97, RE O105, RE O111, IN O30, IN O63, EC O17, EC O54, RD O38, RD O39, AH O17, AH O24, AH O35, LR O2, LR O38, RD O34, AH O8, AH O24, AH O35, LR O2, LR O3, EC O54, RD O34, RD O38, RD O39, AH O4, AH O10, AH O23, AH O33, AH O48, AH O51, AH O64, LR A1, LR O38, RD O32, AH P2, AH P3, LR O21, LR O22.	ED 31, ED 55, ED 78, ED 80, MOV 36, MOV 45, MOV 47, MOV 49, MOV 53, MOV 55, INF 5, INF 24, INF 45, INF 52, INF 64, HER 41, HER 42.	MATO 2.1, MATO 4.1, MATO 4.2, GBIO 2.1.
Land and Soils	To ensure that contaminated soil is disposed of in accordance with the Waste Management Regulations (S.I.821 of 2007)	HO O46, IN O38, IN O41, IN O42, IN O43, IN O44, IN O46, IN O48, IN O51.	-	-
	Perform a survey of obsolete urban renewal areas and facilitate and promote the reuse and regeneration of brownfield sites, derelict land and buildings in and around urban centres.	CSO 1.11, HO P6, HO O9, HO P9, RE O20, RE P4, RE O30, RE O33, RE A5, RE O93, TM O92, RET O9, RET O19, RET O29, RET O34, RET O36, RET O40, RET O43, RET O46, RET O54, RET A1, RET O74, RET A3, AH O15, UDPR P2, UDPR O4, UDPR A1.	CS 4, CS 6, SH 12, ED 69, ED 71, ED 73, SOC 26, HER 10, RD 3, DM 16, DM 42.	CCSO 1.7, TCO 1.1, TCO 1.2, TCO 1.6, TCO 1.10, HCO 1.2.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	<p>To recognise the importance of Geological Heritage Sites and to protect the character and integrity of these sites</p> <p>To work with the GSI and relevant stakeholders to undertake a review of Geological Heritage Sites in the county during the lifetime of this Joint LAP</p>	CSO 1.11, HO P6, HO O9, HO P9, RE O20, RE P4, RE O30, RE O33, RE A5, RE O93, TM O92, RET O9, RET O19, RET O29, RET O34, RET O36, RET O40, RET O43, RET O46, RET O54, RET A1, RET O74, RET A3, AH O15, UDPR P2, UDPR O4, UDPR A1.	ED 22, ED 41, ED 74, ED 75, ED 76, HER 1, HER 4, HER 7, HER 8, HER 11, HER 34, RUR DEV SO 4, DM 64, DM 65.	GBIO 1.2.
Water Resources	To work with all relevant stakeholders to protect and manage inland waters, river corridors and their floodplains, turloughs, lakes, fens and other water bodies from degradation and damage, and to recognise and promote them as natural assets and key elements in the green infrastructure network in the county	HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, IN O14, IN O16, IN O18, IN O19, IN P4, IN O20, IN O23, IN O34, IN P7, IN O52, IN O53, IN O54, RD O9, RD O19, AH P7, AH O23, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O52, AH O55, LR O20, LR O25, LR O26, LR O27, LR O32, LR O59.	INF 2, INF 3, INF 6, HER 58, HER 59, RUR DEV SO 2, DM 64, DM 65.	GBIO 1.2, GBIO 1.5, GBIO 2.3.
	To facilitate the implementation of the relevant River Basin Management Plan for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the EU Water Framework Directive.	IN O18, IN P4, IN O20, IN O28, IN P5, IN P7, IN O52, AH P7, AH O23, IN O53, IN O54, RD O9, RD O19, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O55, LR O25, LR O26, LR O27, LR O32, IN P2, IN O2, IN O5, RD O9, LR O59, IN O53, HO P23, HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN	INF 7, INF 8, INF 09, INF 10, INF 19, INF 29, INF 36, INF 37, INF 38, INF 39, SOC 22, RUR DEV SO 2, DM 64, DM 65, DM 65.	GBIO 1.2, , GBIO 1.5, IO 2.1, IO 2.2, IO 2.6, MATO 4.2, MEO 1.1, MEO 1.2 .
	To protect groundwater resources in accordance with the statutory requirements and specific measures as set out in the relevant River Basin Management Plan			
	To consider proposals for development where it can be clearly demonstrated that the development will meet the requirements of the relevant River Basin Management Plan.			



Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	To ensure that developments that would have an unacceptable impact on water resources, including surface water and groundwater quality and quantity, designated sources protection areas, estuarine, coastal transitional waters, river corridors and associated wetlands will not be permitted;	O7, IN O8, IN O9, IN O11, LR 020.		
	In areas of potable groundwater resources or over vulnerable aquifer areas, development proposals will only be considered if the applicant can clearly demonstrate that the proposed development will not pose a risk to the quality of the underlying groundwater.			
	Prevent the alteration of natural drainage systems and in the case of development works require the provision of acceptable mitigation measures in order to minimise the risk of flooding and negative impacts on water quality.	TM O5, IN O22, IN O28, AH P15, AH O55, HO O46, TM O5, TM O55, TM O96, IN P4, IN O20, IN O21, IN O27, IN A3, AH O34, AH O35, AH P15, AH O53, AH A18, HO P28, IN P5, IN O29, IN O30, IN O31, IN O32, IN O33, IN O34, IN O35, IN A2, EC O56, RD O25, AH O30, AH O31, AH O32, AH P8, LR O25, LR O32.	MOV 62, INF 1, INF 14, INF 15, INF 16, INF 17, INF 18, INF 20, INF 21, INF 22, INF 23, INF 24, INF 25, INF 28, INF 30, INF 35, HER 44, HER 45, DM 7, DM 64, DM 77.	MTO 1.1, IO 2.3, IO 3.1, IO 3.2, MWO 1.2, MATO 4.2.
	Comply with the objectives and policies of the Eastern Catchment Flood Risk Assessment Management Study.			
	Promote SUDS principles for all drainage including the integration of storm water attenuation facilities for new developments and existing catchment areas.			
	Ensure that any new development does not present an inappropriate risk of flooding or does not cause or exacerbate such a risk at other locations			
	Comply with the DoECLG/OPW guidance on development and flood risk through the control of development in any flood plain so that new and existing developments are not exposed to increased risk of flooding and that any loss of flood storage is compensated for elsewhere in the river catchment.			
Air Noise and Climate	Ensure that the objectives and policies of EU Air Quality legislation are incorporated into plans and programmes upon implementation into Irish law.	IN O55, IN O56, IN O57, TM 0115.	INF 71, INF 72.	MATO 2.1.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	Ensure nitrogen deposition at ecological sensitive areas is in compliance with critical loads.			
	Promote the reduction of emissions of greenhouse gases and facilitate measures which seek to reduce emissions of greenhouse gases to ensure Ireland's compliance with our emission targets.	EC O3, CSO 1.2, RE P12, EC P1, EC O3, TM A3, EC O30, EC O40, AH O35, LR O12, LR O13	MOV 64, INF 40, INF 41, INF 42, INF 43, INF 47, INF 48, INF 72.	IO 5.4, DO 1.1, DO 1.2, EDO 1.5.
	Facilitate sustainable transport modes and the use of walking, cycling and public transport.	TM A8, TM A16, TM O56, CSO 1.12, RE O21, RE O38, RE P12, RE O125, TM P1, TM O10, TM P2, TM O13, TM A2, TM O27, RET O6, CSO 1.12, RE O9, RE P12, TM O3, TM O8, TM O11, TM A5, TM A7, TM A10, TM P3, TM O23, TM O24, TM O27, TM T5, TM T6, TM O67, TM A18, TM O88, TM O90, SC O26, SC O41, LR O85, TM O14, TM O17, TM O20, TM O22, TM A5, TM T2, TM T3, TM O23, TM O31, TM O45, TM O82, RET O65, SC O20, SC O26, SC O41, SC O59, SC O79, SC O93, AH O32, LR O44, LR A11, LR O85, LR O86.	CS 15, CS 16, CS 17, ED 1, ED 10, ED 16, ED 25, ED 27, ED 52, ED 55, ED 79, ED 80, MOV 1, MOV 3, MOV 4, MOV 5, MOV 6, MOV 7, MOV 8, MOV 9, MOV 10, MOV 11, MOV 12, MOV 14, MOV 15, MOV 16, MOV 17, MOV 18, MOV 19, MOV 23, MOV 24, MOV 26, MOV 27, MOV 28, MOV 29, MOV 30, MOV 31, MOV 32, MOV 33, MOV 34, MOV 51, MOV 52, DM 68, DM 71, DM 72, DM 74, DM 75, DM 76, DM 96, DM 97, DM 98, DM 99, DM 100.	EDO 3.4, MATO 1.1, MATO 2.1, MATO 2.2, MATO 2.3, MATO 2.4, MATO 2.5, MATO 3.1, MATO 3.2, MATO 3.3, MATO 3.4, MATO 3.5, MATO 3.6, MATO 5.2, MATO 5.4, MATO 5.7, MWO 1.1, MEO 1.1, MEO 1.2.
	Consideration of existing noise policy in County Kildare and County Meath for example noise mapping and noise action plans produced by the Local Authority.	EC O30, TM O49, TM O50, TM O112, TM O127, IN P8, IN O59, IN O60, IN O61, IN O62, IN O63, EC O30, EC O56, SC O90.	MOV 56, MOV 68, MOV 70, INF 71, INF 73, SOC 22, DM 45, DM 65, DM 77.	HCO 1.1, HCO 2.6, CCSO 1.4.
	Consideration of likely noise impacts/effects associated with new developments. This includes being cognisant of proximity to sensitive receptors when siting new developments and consideration of existing noise sources when zoning lands for residential development.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
Archaeology, Architectural and Cultural Heritage	To ensure the protection of the architectural heritage through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding historic gardens, and the recognition of structures and elements that contribute positively to vernacular and industrial heritage.	CSO 1.7, AH P6, AH O21, AH O23, AH O33, AH P8, AH O48, AH O64, AH A21, HO O48, HO P17, SC O88, AH O2, AH O6, AH O8, AH O12, AH O14, AH O16, AH A6, AH P5, AH A7, AH O20, AH O23, AH O26, AH O28, AH O31, AH O33, AH A9, AH A11, AH A12, AH A13 , AH P7 , AH P8 , AH O44 , AH O45, AH O50, AH A14, AH O58, AH O59, LR O4.	ED 41,ED 53, ED 74, ED 75, ED 76, ED 77, HER 2, HER 4, HER 14, HER 15, HER 18, HER 22, HER 26, HER 27, HER 28, RUR DEV SO 4, DM 58, DM 61, DM 64, DM 76 , DM 104, DM 110.	BHO 1.1, BHO 1.2, BHO 1.3, BHO 3.5, BHO 3.6.
	To protect, as set out in the Record of Protected Structures, all structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest.			
	To review the Record of Protected Structures periodically and add structures of special interest as appropriate, including significant elements of industrial, maritime or vernacular heritage and any twentieth century structures of merit.			
	To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes.	AH O64, AH A21, AH A14, AH O51, AH O64, AH A20, LR O30, LR A10, EC O70, EC O75, AH A14, AH P8, AH O44, AH O45, AH O50, AH A14, AH O58, AH O59, LR O4, RD O32, AH O20, AH O23, AH O26, AH O28, AH O31, AH O33, AH A9, AH 21, AH O27.	ED 41, ED 74, ED 76, ED 77, INF 52, INF 74, HER 3, HER 17, HER 20, HER 21, HER 22, DM 76, DM 104.	TCO 1.2, TCO 1.3, BHO 1.4, BHO 1.5, BHO 2.1, BHO 2.2, BHO 2.3, BHO 2.4, BHO 2.5, BHO 2.9, BHO 3.3, MATO 4.6.
	To protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations.			
	To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from is complementary to the character of the ACA.			
	To safeguard sites, features and objects of archaeological interest generally.	CSO 1.7, AH P6, AH O21, AH O23, AH O33, AH P8, AH O48, AH O64, AH A21, HO O48, HO P17, SC O88, AH O2, AH O6, AH O8, AH O12, AH O14, AH O16, AH A6, AH P5, AH A7, AH O20, AH O23, AH O26, AH	ED 41, ED 56, ED 59, ED 74, ED 77, SOC 46, HER 2, HER 3, HER 4, HER 7, HER 8, HER 9, HER 28, DM 58, DM 64, DM 76, DM 104, DM 110.	BHO 1.3, BHO 2.7, BHO 3.1, BHO 3.2, BHO 3.6.
	To secure the preservation (i.e., preservation in situ or in exceptional cases preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	<p>of sites, features and objects of archaeological and historical interest generally;</p> <p>To have regard to the government publication Framework and Principles for the Protection of the Archaeological Heritage 1999 in relation to protecting sites, features and objects of archaeological interest.</p> <p>To protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.</p> <p>To protect the Zones of Archaeological Potential located within both urban and rural areas as identified in the Record of Monuments and Places.</p> <p>To have regard to archaeological concerns when considering proposed service schemes located in close proximity to Recorded Monuments and Places and the Zones of Archaeological Potential.</p>	O28, AH O31, AH O33, AH A9, AH A11, AH A12, AH A13 , AH P7 , AH P8 , AH O44 , AH O45, AH O50, AH A14, AH O58, AH O59, LR O4.		
Landscape and Visual	Ensure that all new plans and programmes incorporate the findings of Meath and Kildare Landscape Character Assessments.	CSO 1.7, HO O43, HO O48, RE O89, RE O98, RE O137, RE P24, TM O87, TM O96, TM O100, IN O46, EC O2, EC O27, EC O34, EC O35, EC O62, EC O66, EC O77, EC O78, RD O5, RD P6, RD O32, AH O9, AH O25, AH O26, AH O31, AH O38, AH P7, AH P8, AH O45, AH O48, AH O49, AH O50, AH A14, AH O64, AH P1, AH O8, AH O50, LR P1, LR O1, LR O2, LR O3, LR O4, LR O6, LR O7, LR O9, LR O10, LR O13, LR	ED 22, ED 34, ED 54, ED 72, ED 74, MOV 58, INF 34, INF 39, INF 52, INF 53, HER 11, HER 23, HER 29, HER 48, HER 49, HER 50, HER 51, HER 52, HER 53, HER 56, HER 57, HER 60, RUR DEV SO 4, RUR DEV SO 6, RD 7, RD 9, RD 10, DM 1, DM 2, DM 3, DM 4, DM 10, DM 42, DM 43, DM 44, DM 57, DM 58, DM 61, DM 62, DM 63, DM 64, DM 67, DM 76, DM 77, DM 79, DM 85, DM 88, DM 93,	TCO 1.2, TCO 1.4, TCO 1.5, HCO 2.2, MATO 4.6, MEO 1.1, MEO 1.2.
	To require that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact. This must be demonstrated for all aspects of the proposal- from site selection through to details of siting and design. All other relevant provisions of the development plan must be complied with.			
	Protect and enhance the streetscape of Maynooth's Main Street through the appropriate control of alterations to existing buildings and the development of new structures; in particular building and roof lines and heights which diverge from the established form will require to be justified.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
	<p>To protect sensitive areas from inappropriate development while providing for development and change that will benefit the rural community.</p> <p>To ensure that proposed developments take into consideration their effects on views from the public road towards scenic features or areas and are designed and located to minimise their impact.</p> <p>To ensure that appropriate standards of location, siting, design, finishing, and landscaping are achieved.</p>	O15, LR A1, LR A2, LR O30, LR O59, HO P1, RE O39, RET O62, SC O48, AH O38, HO O8, HO O48, RE O111, RE O137, RE O142, TM O101, EC O27, EC O78, LR O7, LR O28.	DM 103, DM 104, DM 109, DM 110.	
Material Assets	Promote the implementation of the Waste Management Plan together with any future National or Regional Waste Management Plans. Additionally, ensure national policies and regulations regarding waste are adhered to.	IN O44, IN A4, RE O10, IN P6, IN O41, IN O43, IN O44, IN O45, IN O46, IN A4, RD O30, IN O39, IN O42, IN O50, IN O51, IN A4, IN A5, EC O15.	INF 54, INF 55, INF 56, INF 57, INF 58, INF 59, INF 60, INF 61, INF 62, INF 63, INF 64, INF 66, INF 67, INF 68, INF 69, DM 5, DM 51, DM 52, DM 53, DM 54, DM 61.	IO1.3, IO 5.1, IO 5.3.
	Encourage waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.			
	Promote the development of sufficient energy resources to meet the needs of the Plan area and promote the use of renewable energies to meet those needs.	HO O12, HO O13, HO O19, HO O46, RE O26, RE O67, RE O68, RE O71, RE O71, RE O73, RE O74, RE O75, RE O80, RE O108, TM O94, TM O95, EC O1 , EC A1, EC P2, EC P3, EC O2, EC O3, EC O5, EC O6, EC O7, EC O8, EC O9, EC O10, EC A2, EC A3, EC P4, EC O11, EC O12, EC O13, EC O14, EC T1, EC P5, EC O18, EC O19, EC P6, EC O26, EC O30, EC P7, EC P9, EC O34, EC P10, EC P11, EC O36, EC A4, EC O38, EC P14, EC O42, EC O43, EC A5, EC T3, EC O49, EC O52, EC O54, EC O55, EC O56, EC O57, EC O58, EC O60, EC O61, EC O64, EC O68, RD P1, RD O2, RD O7, RD	INF 39, INF 41, INF 42, INF 43, INF 47, INF 48, INF 50, DM 5, DM 76, DM 79, DM 81, DM 82, DM 88.	IO 4.3.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan Objectives	Joint LAP Objectives
		O10, RD O29, AH O37, LR O28, LR O60.		
	Protect the hydrological environment from adverse effects of the wastewater discharges by ensuring that there is suitable wastewater treatment to meet demands before discharge to the environment.	IN O44, IN A4, RE O10, IN P6, IN O41, IN O43, IN O44, IN O45, IN O46, IN A4, RD O30, IN O39, IN O42, IN O50, IN O51, IN A4, IN A5, EC O15, HO P23, RE O10, RE O110, IN P3, IN O12, IN O13, IN O14, IN O15, IN O18, IN O19, IN O28.	INFO 11, INFO 13, INFO 19, ED 71, INF 11, INF 13, INF 19, DM 49.	IO 1.1, IO 1.3, IO 4.4, MWO 1.2.
	Promote the development of sustainable transportation infrastructure where considered feasible.	TM A8, TM A16, TM O56, CSO 1.12, RE O21, RE O38, RE P12, RE O125, TM P1, TM O10, TM P2, TM O13, TM A2, TM O27, RET O6, CSO 1.12, RE O9, RE P12, TM O3, TM O8, TM O11, TM A5, TM A7, TM A10, TM P3, TM O23, TM O24, TM O27, TM T5, TM T6, TM O67, TM A18, TM O88, TM O90, SC O26, SC O41, LR O85, TM O14, TM O17, TM O20, TM O22, TM A5, TM T2, TM T3, TM O23, TM O31, TM O45, TM O82, RET O65, SC O20, SC O26, SC O41, SC O59, SC O79, SC O93, AH O32, LR O44, LR A11, LR O85, LR O86.	CS 15, CS 16, CS 17, ED 1, ED 10, ED 16, ED 25, ED 27, ED 52, ED 55, ED 79, ED 80, MOV 1, MOV 3, MOV 4, MOV 5, MOV 6, MOV 7, MOV 8, MOV 9, MOV 10, MOV 11, MOV 12, MOV 14, MOV 15, MOV 16, MOV 17, MOV 18, MOV 19, MOV 23, MOV 24, MOV 26, MOV 27, MOV 28, MOV 29, MOV 30, MOV 31, MOV 32, MOV 33, MOV 34, MOV 51, MOV 52, DM 68, DM 71, DM 72, DM 74, DM 75, DM 76, DM 96, DM 97, DM 98, DM 99, DM 100.	EDO 2.4, MATO 1.1, MATO 2.1, MATO 2.3, MATO 2.4, MATO 2.5, MATO 3.2, MATO 3.3, MATO 3.5, MATO 3.6, MATO 5.2, MATO 5.4, MATO 5.7, MWO 1.1, MWO 1.2, MEO 1.1, MEO 1.2.

## A.5 Monitoring Measures

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Population and Human Health	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Noise and dust monitoring data from any developments taking place during the lifetime of the Joint LAP.</li> <li>Statistics on access to sustainable modes of transport.</li> <li>Number of new and or improved recreational facilities and or routes related to the Joint LAP;</li> </ul> </li> <li>Perceived health/disturbance to the local community. <ul style="list-style-type: none"> <li>Number of new and or improved recreational facilities and or routes related to the Joint LAP.</li> <li>Level of enhancement and presentation of heritage resources within the Joint LAP area and the number of people visiting heritage resources within the Joint LAP area.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring for KCC's Third Noise Action Plan 2019 – 2023.</li> <li>EPA Air Quality Monitoring.</li> <li>CSO Census Reports – Health, Population and Transport Statistics.</li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA);</li> </ul> </li> <li>CSO Census Reports – Health and Population Statistics;</li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); and</li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring related to County Kildare Heritage Plan 2019-2025.</li> <li>Monitoring related to County Meath Heritage Plan 2015-2020.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>KCC, varies.</li> <li>EPA, continuously.</li> <li>CSO, every 5 years.</li> <li>In accordance with the monitoring provisions of EIA/ AA;</li> </ul> </li> <li>CSO, every 5 years;</li> <li>In accordance with the monitoring provisions of EIA/ AA; and</li> <li>As follows: <ul style="list-style-type: none"> <li>KCC, County Kildare Heritage Forum, every six years.</li> <li>MCC, varies.</li> </ul> </li> </ul>



Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Biodiversity	<ul style="list-style-type: none"> <li>• Presence and status of existing biodiversity in the Joint LAP area;</li> <li>• Level of biodiversity gain achieved as a result of the implementation of the Joint LAP;</li> <li>• Conservation status/habitat quality for all sites and species positively impacted over the lifetime of Joint LAP;</li> <li>• Level of biodiversity lost as a result of the implementation of the Joint LAP; and</li> <li>• As follows: <ul style="list-style-type: none"> <li>- Location and scale of new development arising as a result of the Joint LAP.</li> <li>- The number of provisions of green/blue infrastructure within the Joint LAP area.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Status of EU Protected Habitats and Species in Ireland Article 17 Report (Department of Housing, Local Government and Heritage);</li> <li>• Monitoring related to the Joint LAP, e.g., stepping-stones habitats and associated biodiversity;</li> <li>• The Status of EU Protected Habitats and Species in Ireland Article 17 Report (Department of Housing, Local Government and Heritage);</li> <li>• As follows: <ul style="list-style-type: none"> <li>– Monitoring related to Joint LAP, other relevant Local Area Plans and County/City Development Plans.</li> <li>– Monitoring related to Kildare’s Biodiversity Action Plan 2021-2025.</li> <li>– Monitoring related to County Meath’s Biodiversity Plan 2015-2020; and</li> </ul> </li> <li>• Monitoring of the effects of capital investment project development required under separate processes (EIA, AA).</li> </ul>	<ul style="list-style-type: none"> <li>• DHLGH, every 6 years;</li> <li>• KCC, varies;</li> <li>• DHLGH, every 6 years;</li> <li>• As follows: <ul style="list-style-type: none"> <li>– In accordance with the monitoring provisions of the higher and same-level plans.</li> <li>– KCC, annual review of the of Biodiversity Action Plan.</li> <li>– MCC, varies; and</li> </ul> </li> <li>• In accordance with the monitoring provisions of EIA / AA.</li> </ul>
Land and Soil	<ul style="list-style-type: none"> <li>• Incidences of spillages/leaks reported during any construction, operation or maintenance works during the lifetime of the Joint LAP;</li> <li>• Rates of brownfield/greenfield sites and contaminated land reuse and development; and</li> <li>• Achievement of the Objectives of the Southern Region Waste Management Plan 2015-2021.</li> </ul>	<ul style="list-style-type: none"> <li>• As follows: <ul style="list-style-type: none"> <li>– Monitoring of the effects of capital investment project development required under separate processes (EIA, AA)</li> <li>– EPA State of the Environment Report 2024; and</li> </ul> </li> <li>• As follows: <ul style="list-style-type: none"> <li>– Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES’s.</li> <li>– Tailte Éireann/EPA mapping resurvey.</li> <li>– The annual report on the implementation of the Eastern-Midlands Region Waste Management Plan.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• As follows: <ul style="list-style-type: none"> <li>– In accordance with the monitoring provisions of EIA/ AA.</li> <li>– EPA, every 4 years;</li> </ul> </li> <li>• As follows: <ul style="list-style-type: none"> <li>– In accordance with the monitoring provisions of the same or higher-level plans.</li> <li>– Tailte Éireann / EPA, varies; and</li> </ul> </li> <li>• The Regional Waste Office, annually.</li> </ul>

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Water	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Status and quality of water bodies, and status of related species in and surrounding the Joint LAP area.</li> <li>Compliance of surface and ground waters with national and international standards;</li> </ul> </li> <li>Number and location of Nature-Based Solutions incorporated into the Joint LAP area; and</li> <li>As follows: <ul style="list-style-type: none"> <li>Number of past flood risk events within the Joint LAP area.</li> <li>Annual costs of damage related to flood events within the Joint LAP area.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>The Status of EU Protected Habitats and Species in Ireland Report (Department of Housing, Local Government and Heritage).</li> <li>Ireland's National Water Framework Directive Monitoring Programme, 2019-2021. River Basin Management Plan for Ireland 2018 -2021 (2022 – 2027).</li> <li>EPA Water Quality of Ireland 2020 Report;</li> </ul> </li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA);</li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring in the Review of Flood Risk Management Plans 2021; and</li> </ul> </li> <li>Monitoring for the EPA Catchments Unit and Local Authority Waters Programme.</li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>DHLGH, every 6 years.</li> <li>EPA, continuously.</li> <li>EPA, continuously;</li> </ul> </li> <li>In accordance with the monitoring provisions of EIA/ AA; and</li> <li>As follows: <ul style="list-style-type: none"> <li>OPW, every 3 years.</li> <li>EPA Catchment Unit, DHLGH and relevant local authorities, varies.</li> </ul> </li> </ul>
Air, Noise and Climate	<ul style="list-style-type: none"> <li>General air quality/ noise monitoring results within and surrounding the Joint LAP area;</li> <li>As follows: <ul style="list-style-type: none"> <li>Number of compliances with existing legislation/regulations/conditions for air quality e.g., IPPC/IE.</li> <li>Traffic, Transport and Vehicular survey data with the Joint LAP area;</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Implementation of the Joint LAP, which will contribute towards the overall CDP's and facilitate climate action and the relevant targets for emission reductions.</li> <li>Energy consumption, the amount of uptake in renewable options and solid fuels for residential heating; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Air Quality Monitoring Stations around Ireland.</li> <li>Monitoring for KCC's Third Noise Action Plan 2019 – 2023.</li> <li>Monitoring for MCC's Noise Action Plan 2019.</li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA);</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring of licensed sites within the Joint LAP.</li> <li>Air Quality Monitoring Stations around Ireland.</li> <li>CSO Census Reports – Health, Population and Transport Statistics;</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES's.</li> <li>Sustainable Energy Authority of Ireland (SEAI)</li> <li>Monitoring of Renewable Energy Sources in Ireland.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>EPA, continuous.</li> <li>KCC, varies.</li> <li>MCC, varies.</li> <li>In accordance with the monitoring provisions of EIA/ AA;</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>EPA, varies.</li> <li>EPA, continuous.</li> <li>CSO, every 5 years;</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>In accordance with the monitoring provisions of the same or higher-level plans.</li> <li>SEAI, varies.</li> <li>KCC, every 5 years; and</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>In accordance with the monitoring provisions of the same or higher-level plans.</li> </ul> </li> </ul>

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Travel patterns and the number of modes of active transport within the Joint LAP area.</li> <li>Proportion of journeys made by private fossil fuel-based car compared to previous levels.</li> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Monitoring related to Local Authority Climate Action Plans; and</li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES's.</li> <li>Monitoring related to Local Authority Climate Action Plans.</li> <li>CSO Census Reports – Population and Transport Statistics.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>KCC, every 5 years.</li> <li>CSO, every 5 years.</li> </ul>
Archaeological, Architectural and Cultural Heritage	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>No deterioration of features of archaeological/ architectural/ cultural significance as a result of the implementation of the Joint LAP.</li> <li>Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Joint LAP in line with Kildare's and Meath's CDP's.</li> <li>Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Joint LAP in line with Kildare and Meath's CDP's;</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Number of uninhabited and derelict structures within the Joint LAP study area.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>An Bord Pleanála/Kildare County Council/ Meath County Council Planning Records.</li> <li>Registers of nationally protected sites and structures.</li> <li>The National Inventory of Architectural Heritage.</li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); and</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring related to relevant Local Area Plans and County/City Development Plans or RSES's.</li> <li>County Kildare Heritage Plan 2019-2025.</li> <li>County Meath Heritage Plan 2015-2020.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Planning records from An Bord Pleanála, KCC or MCC should be reviewed and recorded at least at the plan min-term review stage. Assessment and recording of trends are recommended on an annual basis if feasible.</li> <li>NPWS (National Parks and Wildlife Services), NMS (National Monuments Service), UNESCO, continually.</li> <li>The Department of Housing, Local Government and Heritage are responsible for monitoring the conditions of, recording the presence of, and conserving Ireland's protected sites on a routine basis.</li> <li>In accordance with the monitoring provisions of EIA/ AA; and</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>The Heritage Council, varies.</li> <li>KCC, County Kildare Heritage Forum, every six years.</li> <li>MCC, varies.</li> </ul> </li> </ul>

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
	<ul style="list-style-type: none"> <li>Recorded numbers of non-designated built heritage e.g., vernacular buildings.</li> </ul>		
Landscape and Visual	<ul style="list-style-type: none"> <li>No deterioration of landscape or areas with scenic value e.g., landscape sensitive areas, protected views etc., as a result of the implementation of the Joint LAP; and</li> <li>As follows: <ul style="list-style-type: none"> <li>Compliance with planning conditions relating to landscape and development.</li> <li>Number of planning permissions granted in areas of high value landscape.</li> <li>Number of permissions granted within 500m of a scenic route.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES's.</li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); and</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>An Bord Pleanála Planning Records.</li> <li>Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES's e.g., Landscape Character Assessments as part of County Development Plans.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>In accordance with the monitoring provisions of the same and higher-level plans.</li> <li>In accordance with the monitoring provisions of EIA/ AA; and</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Planning records from An Bord Pleanála or relevant County Council Authority should be reviewed and recorded at least at the plan min-term review stage (3 years). Assessment and recording of trends are conducted on an annual basis where possible.</li> <li>In accordance with the monitoring provisions of the lower-level plans – Relevant Local Authority - KCC, MCC continuously.</li> </ul> </li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>Location and or level of infrastructure arising as a result of the Joint LAP;</li> <li>Travel patterns and the number of sustainable modes of transport within the Joint LAP area;</li> <li>Quantity of waste generated, and levels of waste reused or recycled in the Joint LAP area; and</li> <li>Level of capacity upgrades to existing water treatment plants.</li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>An Bord Pleanála Planning Records.</li> <li>Monitoring of the effects of capital investment project development required under separate processes (EIA, AA);</li> </ul> </li> <li>Monitoring related to the Joint LAP relevant Local Area Plans and County/City Development Plans or RSES's;</li> <li>As follows: <ul style="list-style-type: none"> <li>EPA National Waste Statistics Summary Report.</li> <li>The annual report on the implementation of the Eastern-Midlands Region Waste Management Plan; and</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>Monitoring for the EPA's Remedial Action List.</li> <li>EPA Urban Wastewater Treatment Reports.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>As follows: <ul style="list-style-type: none"> <li>Planning records from An Bord Pleanála or relevant County Council Authority should be reviewed and recorded at least at the plan min-term review stage (3 years). Assessment and recording of trends are conducted on an annual basis where possible.</li> <li>In accordance with the monitoring provisions of EIA/ AA.</li> <li>In accordance with the monitoring provisions of the lower-level plans – Relevant Local Authority KCC, MCC continuously;</li> </ul> </li> <li>As follows: <ul style="list-style-type: none"> <li>EPA, annually.</li> <li>The Regional Waste Office, annually;</li> </ul> </li> <li>The EPA releases a Remedial Action List every Quarter which identifies problems with drinking water supply. KCC should have regard to issues</li> </ul>

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
			<p>pertaining to Uisce Éireann wastewater treatment plants in County Kildare; and</p> <ul style="list-style-type: none"> <li>The EPA publish an Urban Wastewater Treatment Report each year which identifies areas in Ireland where there are issues with treatment and effluent quality as well as capacity issues. KCC should have regard to issues pertaining to Uisce Éireann wastewater treatment plants in County Kildare.</li> </ul>