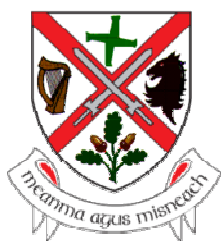


Material Alterations Report

Draft Monasterevin Local Area Plan 2015-2021



Planning Department
Kildare County Council
November 2015

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Introduction

This report focuses on the proposed material alterations made by the elected members of Athy Municipal District following consideration of Draft Monasterevin Local Area Plan (LAP) and the Chief Executive's Report on submissions received during the initial public consultation stage. It consists of a number of material alterations to the written statement and associated maps.

Environmental Reports are included as addendums to this document, prepared in accordance with the Planning and Development Regulations 2001 to 2015 and Article 6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Reports prepared in relation to the Draft Monasterevin LAP. The specific context of the material alterations of the Draft Monasterevin LAP have been assessed vis a vis the environmental significance criteria as outlined in Annex II of the Strategic Environmental Assessment (SEA) Directive. It is the opinion of this planning authority that a full Strategic Environmental Assessment will not be required in this instance. The proposed material alterations have also been screened for Appropriate Assessment in accordance with the EU Habitats Directive. The proposed material alterations will not result in additional impacts to those already identified in the Appropriate Assessment Screening Document.

There are 3 stages in the LAP process. These are detailed below:

Stage 1 – Pre Draft

- Background research and consultation stage.

Stage 2 – Preparation of Draft Monasterevin LAP

- Sending notice and a copy of Draft LAP to specified bodies.
- Public display of Draft LAP and environmental reports, and invitation of submissions.

Stage 3 – Making of the Draft LAP

- Preparation by the Chief Executive of a report on submissions received.
- Consideration by members of the Draft LAP and Chief Executive's Report.
- Making of the LAP by accepting or amending the Draft, *except* where an alteration(s) represents a material alteration of the Draft LAP. In this case material alterations go on public display including amending the environmental reports if necessary.
- Preparation of Chief Executive's Report on submissions received.
- Consideration of the alteration and Chief Executive's Report by elected members.
- Members make the LAP.
- Publish notice of making of the LAP.

The Planning Authority is now at Stage 3. This report relates to proposed alterations which represent a material alteration of the Draft LAP.

These proposed alterations are required to go on public display. They are on display from **24th November 2015 to 22nd December 2015 inclusive:**

2.0 Legislative Requirements

Having considered the Draft LAP and the Chief Executive's Report on submissions received as a result of the public display period, it was resolved by the members at Athy Municipal District meeting on Monday 24th July 2015 to amend the Draft Monasterevin LAP. At the meeting the members resolved that these alterations constitute a material alteration to the Draft LAP. In accordance with Section 18 (e) of the Planning and Development Acts, 2000 – 2015, the proposed material alterations are published for public consultation for a period of not less than 4 weeks.

3.0 Purpose of this Report

The purpose of this report is to inform and assist the public and other interested parties/bodies in their consideration of the proposed material alterations to the proposed Draft LAP.

Written observations or submissions regarding the material alterations are invited from members of the public and other interested parties. Written submissions or observations must be received between **24th November 2015 to 22nd December 2015 inclusive:**

When making a submission, the following points should be noted:

- All submissions should include the following information:
 - (a) Name.
 - (b) Contact address.
 - (c) The proposed material alteration number as referenced in this document.
 - (d) Where relevant, details of any organisation, community group or company etc., represented.
 - (e) A map, where appropriate.
- Submissions should be made by one medium only, i.e. hard copy or e-mail
- In accordance with Section 20 (e) of the Planning and Development Acts, 2000-2013, **only submissions in relation to the proposed alterations and/ or the Environmental Screening Reports will be taken into consideration.** Submissions not adhering to these criteria will be considered invalid.
- In accordance with Section 20 (3)(q) of the Planning and Development Acts 2000-2015, an increase in the area of land zoned for any purpose or an addition to or deletion from the record of protected structures may not be considered following the material alterations stage of the Plan process.
- The closing date for submissions is **5pm on Tuesday 22nd December 2015.**
- Late submissions will not be accepted.
- This report is available on the Council's website www.kildare.ie/countycouncil .

4.0 Outline of Report

The material alterations consist of amendments to the written statement of the Plan and to the land use zoning maps where relevant.

- Proposed material alterations involving additional text are shown in **green**.
- Proposed material alterations involving deletion of text are shown in ~~red strikethrough~~.
- Proposed material alterations as part of this SEA Screening Process are shown in **blue**.
- Proposed mapping changes are included in the relevant sections as appropriate.

5.0 Next Steps

Following the public consultation period a further Chief Executive's Report will be prepared and the elected members must consider the proposed material alterations, the changes to the any environmental reports and the Chief Executive's Report on any submissions received and decide whether to make the LAP with or without the proposed material alterations.

In making a LAP, the elected representatives, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' prepared under the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 20(3)(r) of the Planning and Development Act 2000-2015, as amended, states that the Members of the Council are restricted to:

- considering the proper planning and sustainable development of the;
- the statutory obligations of the local authority; and
- any relevant policies or objectives for the time being of the Government or any Minister of the Government.

6.0 Proposed Material Alterations to the Draft Monasterevin LAP

The following amendments are considered to be material alterations to the Draft Monasterevin LAP

MATERIAL ALTERATION 1 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 5.1 (vii)	20

Include additional text as follows:

*'The town has an attractive historic streetscape with a number of protected structures of local and regional importance. The retention of vernacular buildings along with the industrial architecture associated with the waterways will ensure the character of the town remains intact. **Throughout the LAP a strong emphasis is placed on the protection of the historic core of the town.** Monasterevin can realise its potential as a heritage town.....'*

MATERIAL ALTERATION 2 (Arising from submission 11)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.2.2	31

Include additional policy under Section 6.2.2 Housing Location and Density

'It is the policy of the Council to require the provision of pedestrian routes linking new residential developments to the town centre, education, recreation, amenity, employment and retail uses. Such routes and linkages shall be shown on drawings submitted as part of a planning application.'

MATERIAL ALTERATION 3 (Arising from submission 11)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.4.2	39

Include additional objectives under Section 6.4.2 Heritage Tourism

'It is an objective of the Council to support Waterways Ireland in the provision of sewerage and water intake and outtake pumping facilities along the Grand Canal in Monasterevin. Any proposal will be assessed having regard to the requirements of Article 6 of the Habitats Directive.'

MATERIAL ALTERATION 4 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.6.3	51

Include additional text under the third bullet point as follows:

'Protect the historic core of the town, particularly in the West End, Main Street and Drogheda Street while promoting the regeneration and appropriate re- use of vacant/ underutilised/ derelict structures and sites.'

MATERIAL ALTERATION 5 (Arising from submission 11)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.7.4, Policy UD 8	57

Delete Policy UD 8:

~~'It is the policy of the Council to improve all approaches to the town and in particular from Junction 14 on the M7 Motorway and from Ballybrittas.'~~

Replace with policy to read as follows:

'It is the policy of the Council to seek to improve, within the lifetime of this plan, the visual appearance of all approaches to the town in particular from Junction 14 on the M7 motorway and from Ballybrittas. These improvements should include the implementation high quality design solutions on approaches to Monasterevin from east/west to the town in accordance with principles set out in the Design Manual for Urban Roads and Street (2013) to highlight and promote the importance of place.'

MATERIAL ALTERATION 6 (Arising from submission 9)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.8	59

Revise text of second paragraph as follows:

These *indicative* briefs will assist all parties involved in the planning process- landowners, developers, design teams, agents, residents and the planning authority. *A more detailed urban analysis will be required to be prepared by developers/landowners as part of any development proposal.*

MATERIAL ALTERATION 7 (Arising from submission 1)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.10	72

Revise text as follows:

The improvement of transportation infrastructure in Monasterevin will be a key element in the sustainable development of the town. *The Greater Dublin Area Draft Transport Strategy (2011-2030) places an emphasis on measures which will support the region’s economy, promote social equity and reduce adverse impacts on the built and natural environment.*

A hierarchy of transport users is fundamental to the delivery of the strategy with less dependency on the private car for routine trips and replacement by walking; cycling and public transport will result in a reduction in consumption of non-renewable resources and CO₂ emissions.

In order to support the economy, the needs of commercial traffic and the movement of goods should be considered ahead of private cars.

The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need to travel by car. In this regard the Local Area Plan has a significant part to play in addressing the impact transport has in Monasterevin.

MATERIAL ALTERATION 8 (Arising from submission 11)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.10, Policy MTO 2	73

Revise policy to read as follows:

‘To investigate the feasibility **within the lifetime of this plan** of putting in place appropriate traffic calming measures along the R445 on the approaches to Monasterevin from east/west, in accordance with the principles set out in the Design Manual for Urban Roads and Streets 2013.’

MATERIAL ALTERATION 9 (Arising from submission 11)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.10.1	74

Revise Objective PCO 6 as follows

‘It is an objectives of the Council to **seek funding through development contributions and/or the relevant bodies in order to finance the delivery** of safe, high quality cycle and pedestrian routes and greenways throughout the town, having regard to the routes and linkages shown on Map 2. All **pedestrian** and cycle infrastructure shall be designed in accordance with **the Design Manual for Urban Roads and Streets** and the NTA National Cycle Manual.’

MATERIAL ALTERATION 10 (Arising from submission 11)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.10.1	74

Revise Objective PCO 8 to read as follows:

*‘It is an objective of the Council to provide a permeable pedestrian network within the town centre **that links to residential, retail, education, employment, amenity and leisure facilities**. The inclusion of measures to achieve same shall be required at planning stage for proposed developments.’*

MATERIAL ALTERATION 11 (Arising from submission 5)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.11, Policy WS 9	80

Include additional text as follows:

*To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater **and associated habitats and species** against pollution and deterioration.*

MATERIAL ALTERATION 12 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.15.3, Policy BH 1	94

Amend Section 6.15.3, Policy BH 1, pg 94 as follows:

*‘It is the policy of the Council **to protect the historic core of the town in particular on West End, Main Street and Drogheda Street** and to resist the demolition of vernacular architecture of historical, cultural and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development Monasterevin.’*

MATERIAL ALTERATION 13 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.16	109

Insert additional text as follows:

‘ Furthermore there is a high potential for archaeological finds within rivers and on lands adjacent to rivers and other form of archaeology may survive in the River Barrow in the forms of abandoned crafts, ports, harbours, piers and jetties, waterside features, mills, fortification, anchors, fish traps, crannogs, bridges, weirs, artefacts and the material traces of any activities in the past that involved the exploitation of lacustrine and riverine resources. Many of these site types are protected and are identified in the Record of Monuments and Places for the relevant county and in the relevant Urban Archaeology Survey. However previously unrecorded archaeological sites other than wrecks may also lie undiscovered in the River Barrow or in other rivers and streams within the Monasterevin LAP.’

MATERIAL ALTERATION 14 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.16, Policy AH 3	109

Insert an additional policy as follows:

‘It is the policy of the Council to require an appropriate archaeological assessment including underwater archaeology assessment to be carried out by a licensed archaeologist in respect of any development, including flood relief works, likely to have an impact on the River Barrow or on lands adjacent to the River Barrow.’

MATERIAL ALTERATION 15 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Section 6.19	122

Insert footnote relating to Section objectives ARO 1, ARO 2 and ARO 3 to read as follows:

‘All plans or projects must undergo an Appropriate Assessment Screening under Article 6 of the Habitats Directive and a full AA will be carried out where necessary.’

MATERIAL ALTERATION 16 (Arising from submission 2)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Appropriate Assessment Screening Report	Cover Page

Revise title of Environmental Report from **Natura Impact Report** to **Appropriate Assessment Screening**.

MATERIAL ALTERATION 17 (Arising from submission 18)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Table 18	137

Amend Table 18, Land Use Zoning Matrix as follows:

Replace '~~O~~ Open for Consideration' with '**Y** Permitted in Principle' for the land use 'motor sales' under zoning objective Q: 'Enterprise and Employment'.

MATERIAL ALTERATION 18 (Arising from submission 16, 18)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Amend Table 16 Land Use Zoning objectives as follows:

Include wording in relation to T: General Development (The Hulk) stating that access to the site through lands zoned F: Open Space and Amenity must be designed to be above flood risk zones A and B insofar as possible and to provide for emergency services access at all times.

Development of the lands which the access serves must be accompanied by Site Specific Flood Risk Assessment for the access. This assessment shall:

- 1) Indicate and quantify loss of floodplain storage arising from the development proposal;***
- 2) Provide compensatory storage located within or adjacent to the proposed development;***
- 3) Indicated measures to ensure that water vulnerable elements of the development are above flood risk zones A and B insofar as possible and that access for emergency services is provided at all times; and***
- 4) Ensure that existing flow paths for flood waters will not be compromised.***

MATERIAL ALTERATION 19 (Arising from submission 16, 18)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Rezone the subject site from J: Transport and Utilities to R: Commercial and Retail with a revised specific zoning objective in Table 16 to read as follows:

*The purpose of this zoning is to reflect the existing retailing uses on site and to provide for new commercial development and the expansion of existing commercial development. Future development in this zone shall be in accordance with **the Retail Planning Guidelines 2012 (DECLG), the Draft County Retail Strategy 2010, the retail policies and objectives contained in the Kildare County Development Plan 2011-2017 and in this Plan.** Development within this zone will only be acceptable if adequate provision is made for parking and traffic management. Any development in this zone shall not detract from the viability and vitality of the existing historic town centre.*



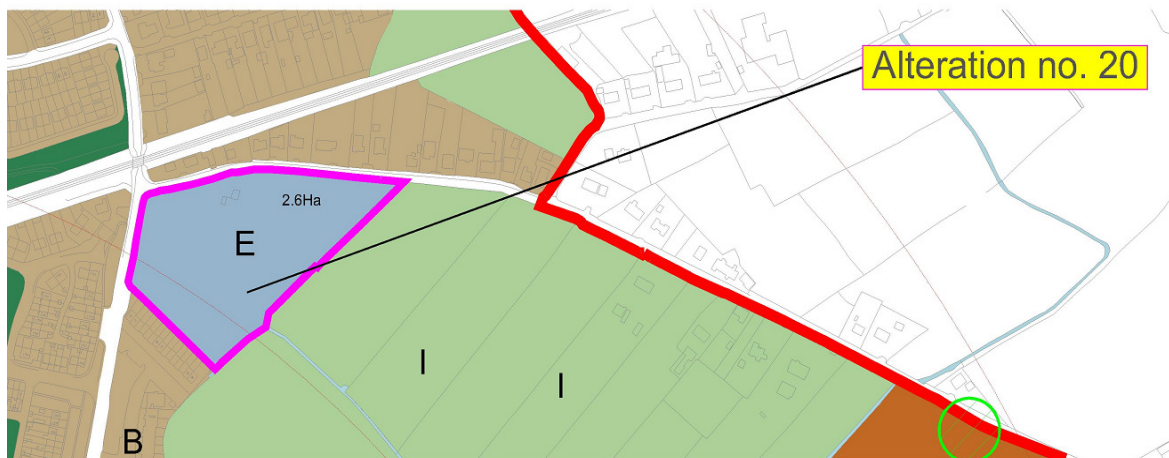
MATERIAL ALTERATION 20 (Arising from submission 3)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Re zone site comprising 2.6ha south of Fern’s Bridge from I: ‘Agricultural’ to E: ‘Community and Education’ to accommodate the provision of a new primary school.

Note: This rezoning is accompanied by a specific zoning objective in Table 16 to read as follows:

It is recommended that the design of the development of these lands be informed by a Site Specific Flood Risk Assessment appropriate to the nature and scale of development being proposed. The completed assessment shall:

- 1) *Indicate and quantify loss of floodplain storage arising from the development proposal and demonstrate that loss of floodplain storage has been minimised;*
- 2) *Indicated measures to ensure that water-vulnerable elements of the development would not be flooded (in this regards a freeboard of 500mm above the 100year flood level shall be provided); and*
- 3) *Ensure that existing flow paths for flood waters will not be compromised.*

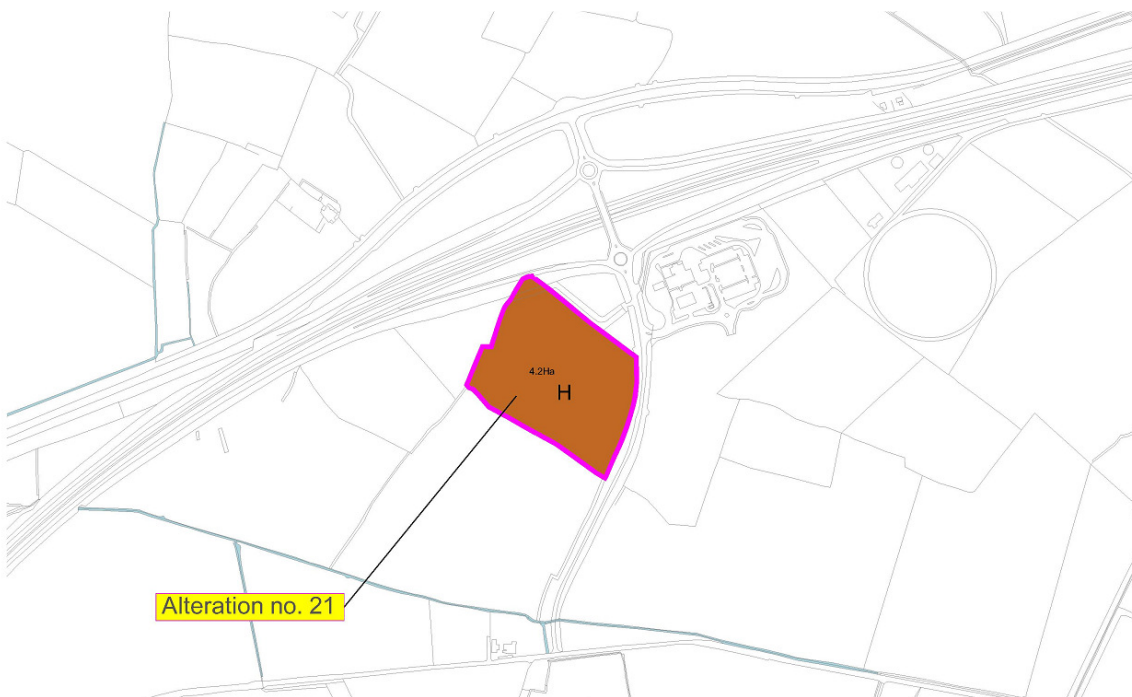


MATERIAL ALTERATION 21 (Arising from submission 4, 8, 11 (e))	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Zone site comprising 4.2ha at Mayfield H: Industrial and Warehousing.

Note: This rezoning is accompanied by a specific zoning objective relating to the area of this site affected by flooding in Table 16 to read as follows:

- Development of the lands affected by flooding shall be for water compatible Uses and must include such mitigation measure as are required to ensure that:*
- (i) There is no net reduction in the volume of floodplain storage contained within the lands being developed;*
 - (ii) Existing flow paths will not be compromised;*
 - (iii) Surface water runoff from development to be limited to the existing Greenfield run off from the site in accordance with the Greater Dublin Strategic Drainage Strategy.*



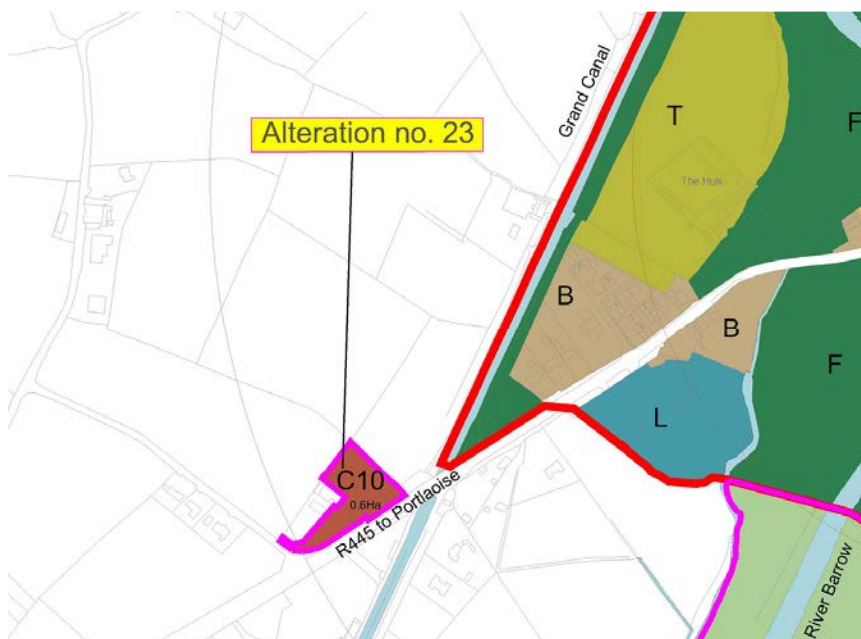
MATERIAL ALTERATION 22 (Arising from submission 14 and 17)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Zone site comprising 1.8ha from I: Agricultural to F: Open Space and Amenity.



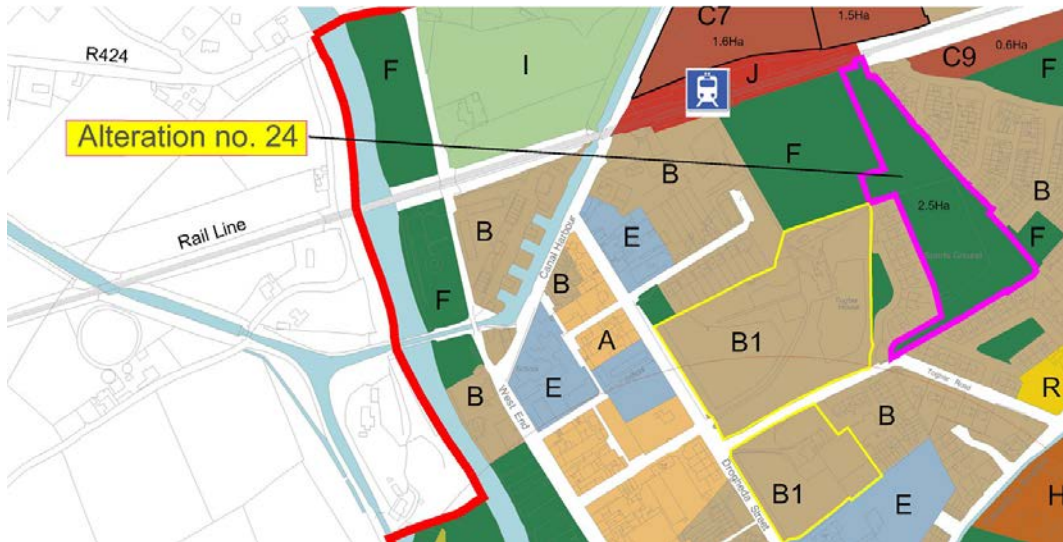
MATERIAL ALTERATION 23 (Arising from motions received from members of Athy Municipal District)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Zone site comprising 0.6ha C10: New Residential.



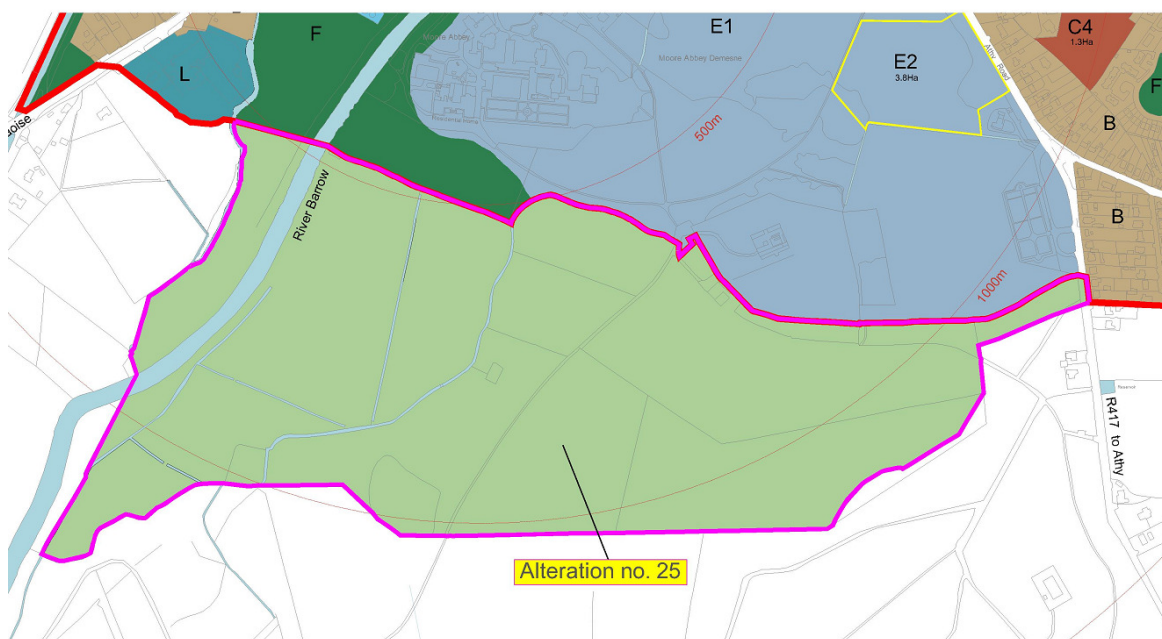
(Arising from submission 11, 19)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Rezone site comprising 2.5ha from B: Existing Residential and Infill to F: Open Space and Amenity.



MATERIAL ALTERATION 25 (Arising from submission 9)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Map Ref 7	140

Zone lands located within Moore Abbey Demesne I: Agricultural.



MATERIAL ALTERATION 26 (Arising from submissions 14 and 17 and Alteration No. 22)	
Section of Monasterevin LAP	Page Ref. of Draft Monasterevin LAP
Table 12 Quantum of New Residential Land (zoned C) within the plan area	30

Table 12 Quantum of New Residential Land (zoned C) within the plan area

Land Use Zoning (Map 7)	Site Area (Ha)	Units granted	Units estimated (based on c.25 units per ha)
C1	7.4	171 units granted (Committed)	
C2	3.3		82 units (Not committed)
C3	1.9	36 units granted (Committed)	
C4	1.3		32 units (Not committed)
C5	1.5		37 units (Not committed)
C6 and C8	7.5		187 units (Not committed)
C7	1.0		25 units (Not committed)
C9	0.6		15 units (Not committed)
C10	0.6		15 units (Not committed)
TOTAL	25.1Ha	207 units committed	378 393 units not committed
TOTAL UNITS		585 600 (total committed and uncommitted units)	



Kildare County Council
 Planning, Community &
 Culture Department,
 Áras Chill Dara, Devoy Park,
 Naas, Co Kildare.

Draft
 Monasterevin Local Area Plan 2015-2021

Alteration No : Material Alterations
 (Refer to alteration report)

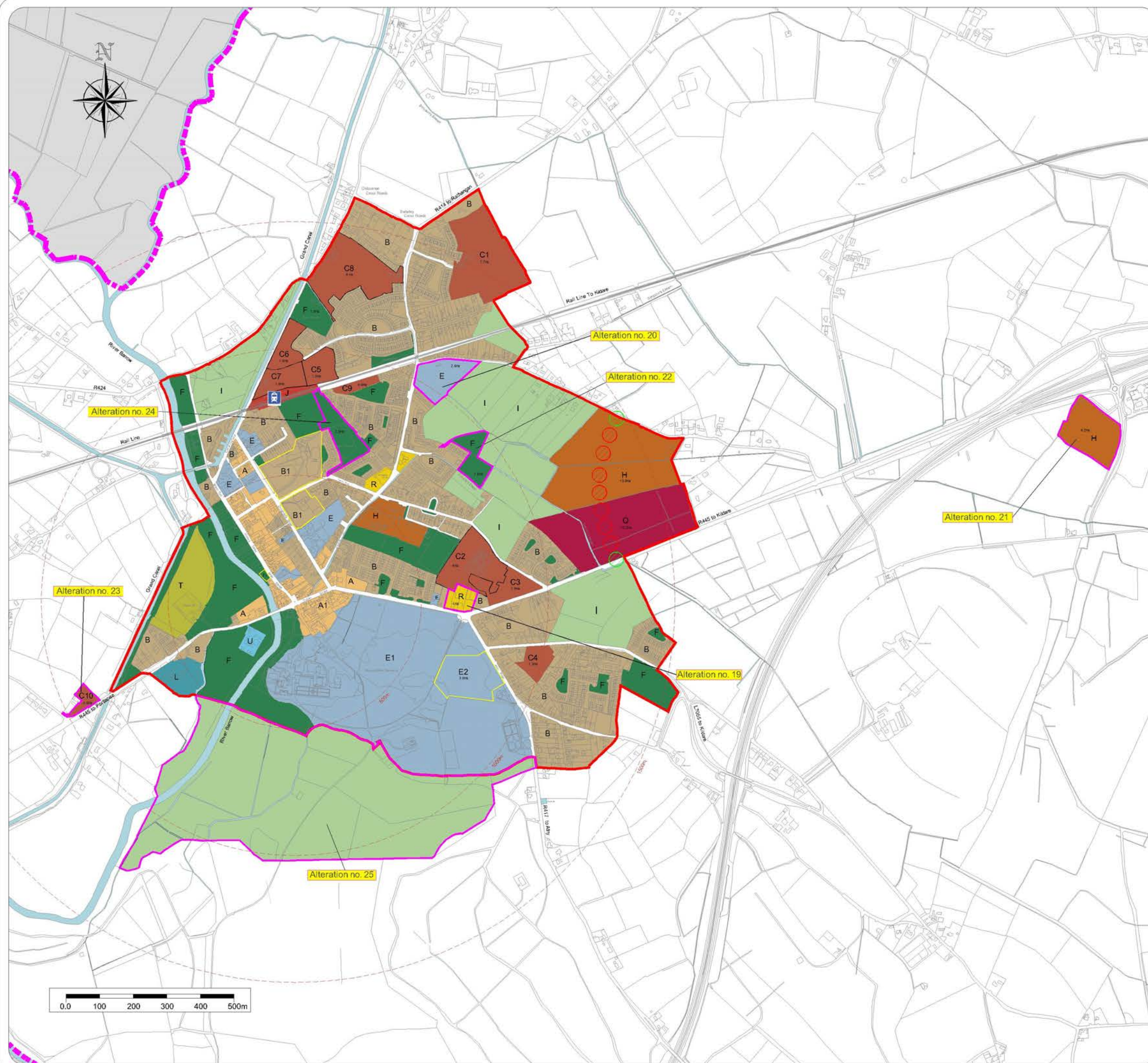
Legend :

- A: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- E: Community & Educational
- F: Open Space & Amenity
- H: Industry & Warehousing
- I: Agriculture
- J: Transport & Utilities
- L: Leisure & Amenity
- Q: Enterprise & Employment
- R: Commercial, Retail & Tourism
- T: General Development
- U: Utilities & Services
- Development Boundary
- Specific Zoning Objective (B1, F1, E2)
- Rivers, Canal & Lakes
- Roads Objective (Indicative only) (Refer to Map 2)

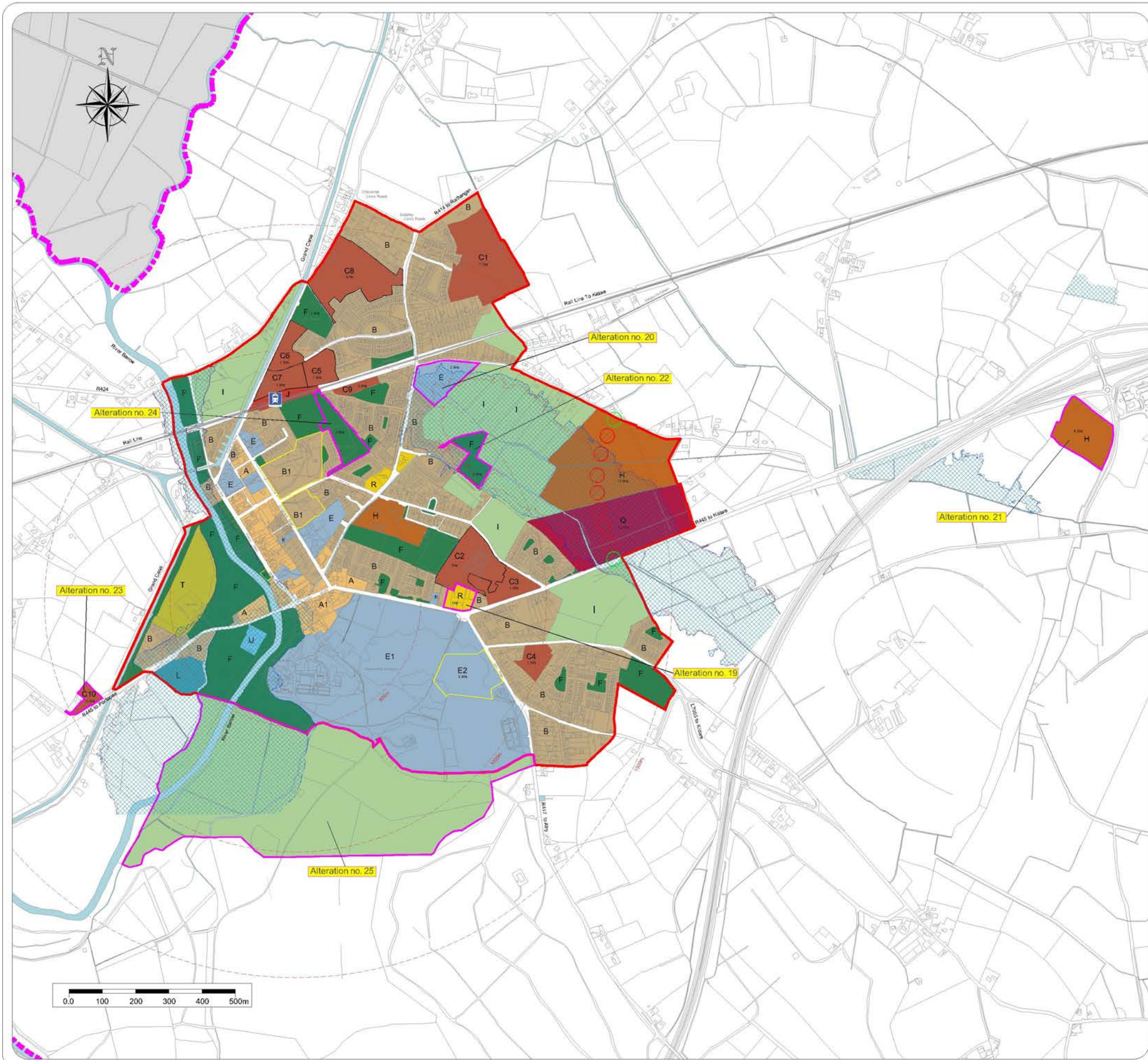
Proposed Material Alterations Map

Scale : N.T.S	Map Ref : 1
Date: November 2015 (Revision 20-11-2015)	Drawing No: 200/15/691
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This drawing is to be read in conjunction with
 the written statement and objectives map



Proposed Material Alterations Map with updated floodlines



Kildare County Council
 Planning, Community &
 Culture Department,
 Áras Chill Dara, Devoy Park,
 Naas, Co Kildare.

Draft
 Monasterevin Local Area Plan 2015-2021

Alteration No : Material Alterations
 (Refer to alteration report)

Legend :

- A: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- E: Community & Educational
- F: Open Space & Amenity
- H: Industry & Warehousing
- I: Agriculture
- J: Transport & Utilities
- L: Leisure & Amenity
- Q: Enterprise & Employment
- R: Commercial, Retail & Tourism
- T: General Development
- U: Utilities & Services
- Development Boundary
- Areas for which Justification Test was Conducted
- Specific Zoning Objective (B1, F1, E2)
- Rivers, Canal & Lakes
- Roads Objective (Indicative only) (Refer to Map 2)

Proposed Material Alterations Map

Scale : N.T.S	Map Ref : 1
Date: November 2015 <small>(Revision 20-11-2015)</small>	Drawing No: 200/15/691
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This drawing is to be read in conjunction with
 the written statement and objectives map

Appendix I

Flood Risk Assessment of Material Amendments of Draft Monasterevin LAP - Justification Tests

	Monasterevin Local Area Plan 2014	Site No 14 F: Open Space and Amenity (c. 1.8ha at Cowpasture)
1	The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS). The RPG's have designated Monasterevin as a Moderate Sustainable Growth Town in the Hinterland Area.	Monasterevin's role as a Moderate Sustainable Growth Town is to develop in a self sufficient manner reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:	The subject site extends to c. 1.8 ha and is located approximately 0.9km east of the town centre. The site is currently undeveloped. There is no planning history associated with this site. The site is located close to existing residential areas and is conducive to a sustainable and compact pattern of urban development.
	(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;	The proposed zoning is not considered necessary to facilitate regeneration and / or expansion of the centre of the urban settlement. However the site is proposed to be zoned for a water compatible use.
	(ii) Comprises significant previously developed and / or under utilized lands;	The lands do not comprise previously developed lands. The land appears to be in use for agricultural purposes.
	(iii) Is within or adjoining the core of an established or designated urban settlement;	The site is not located within the core of Monasterevin, however it is located adjacent to existing residential development.
	(iv) Will be essential in achieving compact and sustainable urban growth; and	The site is located adjacent to existing residential development and is close to existing commercial and town centre uses.
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	While there are a number of other sites which can accommodate open space and amenity uses within the town boundary, the subject site is currently zoned for open space and amenity uses and it may be appropriate to ensure that the site is developed in such a way that ensures that all water compatible uses are located in the area affect by flooding.

	SFRA	
3	SFRA must demonstrate that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	<p>The site is significantly impacted upon by Flood Risk Zones A and B.</p> <p>Having failed the Justification test, the SFRA recommends that the subject lands be zoned for water compatible development only in accordance with the Flood Risk Management Guidelines.</p> <p>Development of the lands for water compatible uses must include such mitigation measure as are required to ensure that:</p> <p>(i) There is no net reduction in the volume of floodplain storage contained within the lands being developed;</p> <p>(ii) Existing flow paths will not be compromised;</p> <p>Surface water runoff from development of the lands must be limited to the existing Greenfield run off from the site in accordance with the GSDS.</p>

	Monasterevin Local Area Plan 2014	Site No 14/ Alteration No. 22 F: Open Space and Amenity (c. 1.8ha at Cowpasture)
1	The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS). The RPG's have designated Monasterevin as a Moderate Sustainable Growth Town in the Hinterland Area.	Monasterevin's role as a Moderate Sustainable Growth Town is to develop in a self sufficient manner reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:	<p>The subject site extends to c. 1.8 ha and is located approximately 0.9km west of the town centre. The site is currently undeveloped. There is no planning history associated with this site.</p> <p>The site is located close to existing residential areas and is conducive to a sustainable and compact pattern of urban development.</p>
	(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;	The proposed zoning is not considered necessary to facilitate regeneration and / or expansion of the centre of the urban settlement. However the site is proposed to be zoned for a water compatible use.

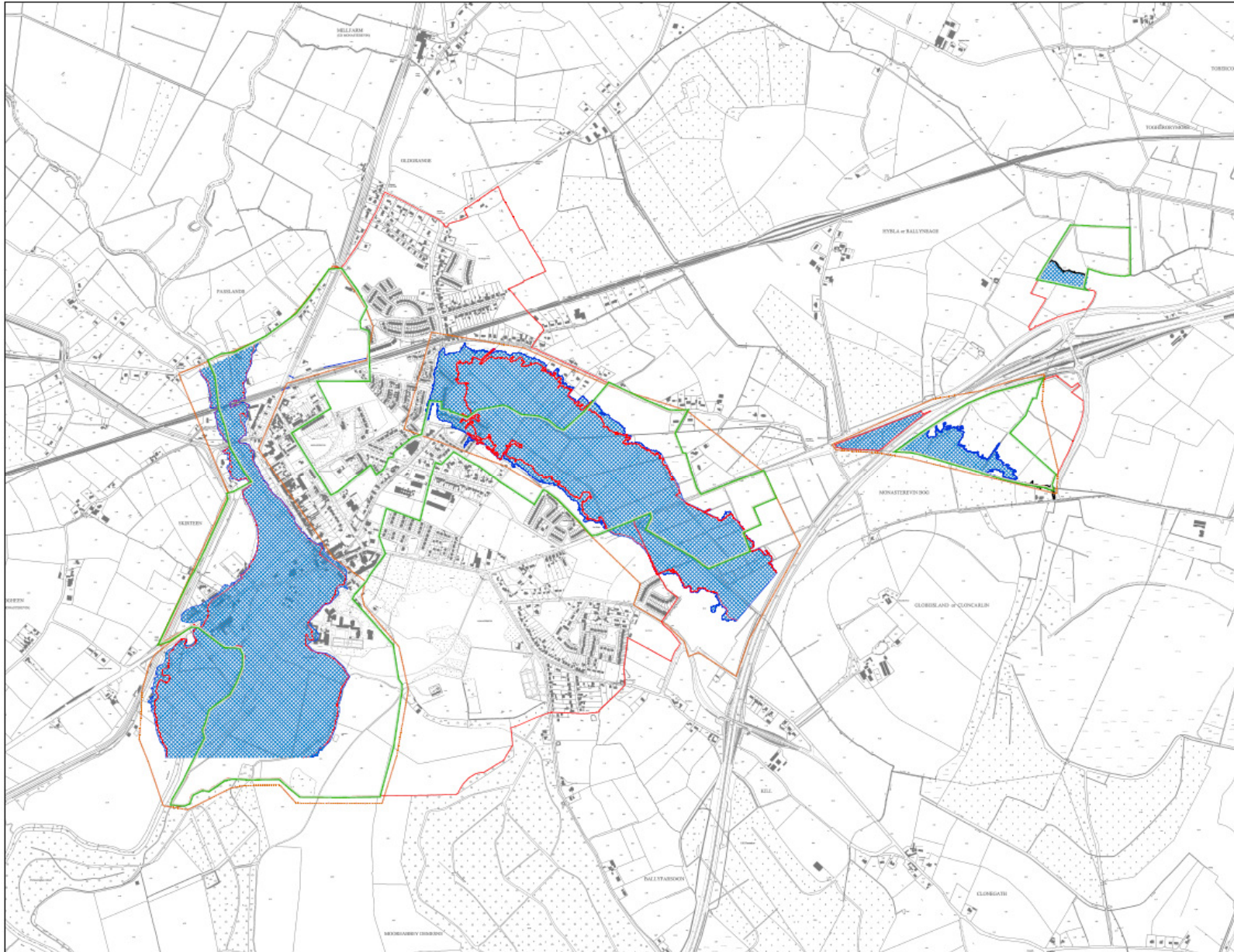
	(ii) Comprises significant previously developed and / or under utilized lands;	The lands do not comprise previously developed lands. The land appears to be in use for agricultural purposes.
	(iii) Is within or adjoining the core of an established or designated urban settlement;	The site is not located within the core of Monasterevin, however is located adjacent to existing residential development.
	(iv) Will be essential in achieving compact and sustainable urban growth; and	The site is located adjacent to existing residential development and is close to existing commercial and town centre uses.
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	While there are a number of other sites which can accommodate open space and amenity uses within the town boundary, the subject site is which are currently zoned for open space and amenity uses and it may be appropriate to ensure that the site is developed in such a way that ensures that all water compatible uses are located in the area affect by flooding.
	SFRA	
3	SFRA must demonstrate that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	<p>The SFRA recommends that the subject lands be is zoned for water compatible development only in accordance with the Flood Risk Management Guidelines.</p> <p>Development of the lands for water compatible uses must include such mitigation measure as are required to ensure that:</p> <p>(iii) There is no net reduction in the volume of floodplain storage contained within the lands being developed:</p> <p>(iv) Existing flow paths will not be compromised; Surface water runoff from development to be limited to the existing Greenfield run off from the site in accordance with the GSDSDS</p>

	Monasterevin Local Area Plan 2014	Site No 15/ Alteration No. 18 F: Open Space and Amenity (Access to The Hulk)
1	The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy	Monasterevin's role as a Moderate Sustainable Growth Town is to develop in a self sufficient manner reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas.

	(NSS). The RPG's have designated Monasterevin as a Moderate Sustainable Growth Town in the Hinterland Area.	
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:	The subject site forms part of Test Site No. 9 in the original SFRA. The site is currently undeveloped.
	(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;	The proposed zoning is not considered necessary to facilitate regeneration and / or expansion of the centre of the urban settlement.
	(ii) Comprises significant previously developed and / or under utilized lands;	The lands do not comprise previously developed lands. The land appears to be in use for agricultural purposes.
	(iii) Is within or adjoining the core of an established or designated urban settlement;	The site is not located within the core of Monasterevin. The site is removed from the edge of the settlement of Monasterevin, in an area mostly characterised by agricultural uses.
	(iv) Will be essential in achieving compact and sustainable urban growth; and	Given the location of the site, removed from the edge of the settlement, the development of this area is not considered essential in achieving compact and sustainable urban growth. Zoning of this site will result in non compliance with the Core Strategy of the County Development Plan 2011-2017.
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are other more suitable lands located closer to the urban settlement which are already zoned for residential development and which would not be affected by flooding.
	SFRA	
3	SFRA must demonstrate that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	<p>The area of land required for the access will not be significant relative to the overall flood plain and, with careful design, flood risk to the access can be adequately managed and the development of the access will not cause unacceptable adverse impacts elsewhere.</p> <p>The access must be designed to be above flood-risk zones A and B insofar as possible and to provide for emergency services access at all times.</p>

		<p>Development of the lands which the access serves must be accompanied by Site Specific Flood Risk Assessment for the access. This assessment shall:</p> <ol style="list-style-type: none">1) Indicate and quantify loss of floodplain storage arising from the development proposal;2) Provide compensatory storage located within or adjacent to the proposed development;3) Indicated measures to ensure that water vulnerable elements of the development are above flood risk zones A and B insofar as possible and that access for emergency services is provided at all times;4) Ensure that existing flow paths for flood waters will not be compromised
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Draft SFRA arising from proposed material alterations nos. 18, 20, 22 and 26



NOTES A1

LEGEND
 Development proposals for which sufficient data can be used to determine appropriate flood risk assessment appropriate to the type and scale of the development being proposed. Such development proposals shall also:
 • Include and quantify loss of floodplain storage arising from the development proposal.
 • Provide complementary storage located within or adjacent to the proposed development.
 • Include measures to ensure that water-retention capacity of the Development would not be reduced during the 100-year flood.
 • Ensure that existing flow paths for flood waters will not be compromised.

Development Plan boundary —

Outline of areas which were subject to Detailed Flood Risk Assessment (Flood risk zones have only been established within those areas which were the subject of Detailed Flood Risk Assessment)

100-year flood zone established by Detailed Flood Risk Assessment

10-year flood zone established by Detailed Flood Risk Assessment

1% AEP flood zone established by Detailed Flood Risk Assessment

N

100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%
100	100%	100	100%	100%	100%	100%	100%

KILDARE COUNTY COUNCIL
 Comhairle Contae Chill Dara

DRAFT REPORT

DRAWN BY
 KILDARE COUNTY COUNCIL

PROJECT
 STRATEGIC FLOOD RISK ASSESSMENT
 MONASTEREVIN DRAFT LOCAL AREA PLAN
 2015-2021

FILE
 RECOMMENDATIONS OF SFRA
 FLOOD RISK ZONES WHICH ESTABLISHED BY DETAILED FRA

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REV	DATE	BY	APP'D BY	ISSUED FOR	REV.
001	10/08/2015	AW	AW	11049-MON-001	DR
002	10/08/2015	AW	AW	11049-MON-001	DR

Appendix II

Strategic Environmental Assessment Screening of the proposed material alterations to the Draft Monasterevin Local Area Plan in accordance with Schedule 2A.

2.2.1 The degree to which the proposed Material Alterations sets a framework with regard to the location, nature, size and operating conditions or by allocating resources.

Material Alteration no. 1

This material alteration proposes to include additional text regarding the protection of the historic core of the town.

No likely SEA impact

Material Alteration no. 2

This material alteration proposed to include a policy additional policy requiring the provision of pedestrian routes linking new residential developments to the town centre, education, recreation, amenity, employment and retail uses. Such routes and linkages shall be shown on drawings submitted as part of a planning application.

No likely SEA impact

Material Alteration no. 3

The proposed material alteration proposes to include an objective to support Waterways Ireland in the provision of sewerage and water intake and outtake pumping facilities along the Grand Canal in Monasterevin. Any proposal will be assessed in accordance with the requirements of Article 6 of the Habitats Directive.

No likely SEA impact

Material Alteration no. 4

The proposed material alteration proposes to include additional text regarding the protection of the historic core of the town, particularly in the West End, Main Street and Drogheda Street.

No likely SEA impact

Material Alteration no. 5

The proposed alteration proposes to delete Policy UD 8 and replacing it with a policy regarding the improvement of the visual appearance of all approaches to the town.

No likely SEA impact

Material Alteration no. 6

The proposed material alteration proposes to revise text in relation to urban design briefs and that more detailed urban analysis will be required to be prepared by developers/landowners as part of any development proposal.

No likely SEA impact

Material Alteration no. 7

The proposed material alteration proposes to revise text to include reference to the Greater Dublin Area Draft Transport Strategy 2011-2030 which places an emphasis on measures which will support

the region's economy, promote social equity and reduce adverse impacts on the built and natural environment.

No likely SEA impact

Material Alteration no. 8

The proposed material alteration proposes to revise policy in relation to appropriate traffic calming measure along the R445.

No likely SEA impact

Material Alteration no. 9

The proposed material alteration proposes to revise policy in relation to the funding and delivery of cycle and pedestrian routes throughout the town.

No likely SEA impact

Material Alteration no. 10

The proposed material alteration proposes to revise objective to highlight the importance of creating links to residential areas and key services in the town.

No likely SEA impact

Material Alteration no. 11

The proposed material alteration proposes to include additional text regarding the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater and associated habitats and species against pollution and deterioration.

No likely SEA impact

Material Alteration no. 12

The proposed material alteration proposes to amend policy to protect the historic core of the town in particular on West End, Main Street and Drogheda Street.

No likely SEA impact

Material Alteration no. 13

The proposed material alteration proposes to insert additional text regarding potential for archaeological finds within rivers and on lands adjacent to rivers.

No likely SEA impact

Material Alteration no. 14

The proposed material alteration proposes to include an additional policy Insert an additional policy requiring an appropriate archaeological assessment including underwater archaeology assessment to be carried out by a licensed archaeologist in respect of any development, including flood relief works, likely to have an impact on the River Barrow or on lands adjacent to the River Barrow.'

No likely SEA impact

Material Alteration no. 15

The proposed material alteration proposes to insert a footnote stating that all plans or projects must undergo an Appropriate Assessment Screening under Article 6 of the Habitats Directive and a full AA will be carried out where necessary.

No likely SEA impact

Material Alteration no. 16

The proposed material alteration proposes to revise title of the Environmental Report from to Appropriate Assessment Screening.

No likely SEA impact

Material Alteration no. 17

The proposed material alteration proposes to revise Table 18, Land Use Zoning Matrix to Replace ~~‘O’ Open for Consideration~~ with **‘Y’ Permitted in Principle** for the land use ‘motor sales’ under zoning objective Q: ‘Enterprise and Employment’.

No likely SEA impact

Material Alteration no. 18

The proposed material alteration proposes to include additional text relating to the site known as ‘The Hulk’ to ensure that access to the site is designed to be above flood risk zones A and B insofar as possible.

No likely SEA impact

Material Alteration no. 19

The proposed material alteration proposes a zoning change to reflect the development on site. Rezone the site from J: Transport and Utilities to R: Commercial and Retail with a revised specific zoning objective in Table 16 to read as follows:

No likely SEA impact

Material Alteration no. 20

The proposed material alteration proposes to re zone site comprising 2.6ha south of Fern’s Bridge from I: ‘Agricultural’ to E: ‘Community and Education’ to accommodate the provision of a future primary school.

No likely SEA impact

Material Alteration no. 21

The proposed material alteration proposes to zone lands c.4.2ha at Mayfield as H: Industrial and Warehousing.

No likely SEA impact

Material Alteration no. 22

The proposed material alteration proposes to zone lands at Cowpasture comprising 1.8ha from I: Agriculture to F: Open Space and Amenity.

No likely SEA impact

Material Alteration no. 23

The proposed material alteration proposes to zone lands on the Ballybrittas Road as C11: New Residential.

No likely SEA impact

Material Alteration no. 24

The proposed material alteration proposes to rezone site adjacent to St. Evin's Park comprising c.2.5ha from B: Existing Residential and Infill to F: Open Space and Amenity.

No likely SEA impact

Material Alteration no. 25

The proposed material alteration proposes to zone lands located within Moore Abbey Demesne I: Agricultural.

No likely SEA impact

(ii) The degree to which the proposed 'Material Alterations' influences other plans and programmes including those in a hierarchy:

The proposed 'Material Alterations' do not influence any other plans but provides the landuse planning framework for future planning applications within the town.

(iii) The relevance of the proposed 'Material Alterations' for the integration of environmental considerations in particular with a view to promoting sustainable development.

The Monasterevin Draft LAP and subsequent material alterations have been drafted in accordance with the specific objectives of the Kildare County Development Plan 2011-2017, Government policy and the provisions of the proper planning and sustainable development of the area.

(iv) Environmental problems relevant to the proposed Material Alterations

It is not envisaged that the following proposed material alterations will give rise to environmental problems. In summary proposed material alteration:

- No. 1, 4 and 12 refer to the protection of the historic town centre area.
- No. 2, 9 and 10 refer to the provision of pedestrian and cyclist links between residential areas and key services within the town.
- No. 3 supports Waterways Ireland in the provision of tourism facilities along the Grand Canal.
- No. 5 and 6 relates to the visual appearance of approaches to the town and urban design briefs within the town centre.
- No. 7 references the Greater Dublin Area Draft Transport Strategy 2011-2030.
- No. 8, 9 and 10 relate to traffic calming measures and pedestrian linkages within the town centre.
- No. 11 relates to the protection of groundwater.
- No. 13 and 14 relate to potential archaeological finds in the river and the surrounding area.
- No. 15 refers to the requirement that all plans and projects will be subject to Appropriate Assessment Screening.

- No. 16 refers to the alteration of the title of the Environment Report.
- No. 17 proposes a change to the land use zoning matrix to establish the existing use on the site.
- No. 18 proposes additional text to be included to ensure access to The Hulk.
- No. 19 – 25 propose landuse zoning changes.

Proposed material alterations (19-25) which give rise to land use zoning changes are addressed hereunder. Appropriate mitigation measures are contained in policies and objectives throughout the CDP/LAP to mitigate any potential environmental concerns;

(a) Water Quality / Water framework Directive

Policies in relation to the maintenance and improvement of water quality are set out in Section 7.6.2 of the Kildare County Development Plan 2011-2017 and will inform development management in this area.

(b) Water Supply

The proposed material alterations and development that arises there from would not result in any increased demand on water supply to meet the needs of the projected population growth. No development shall be permitted to proceed if the local services are insufficient to cater for future growth. All proposed development will be screened for Appropriate Assessment for its potential to impact on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive.

(c) Wastewater Facilities

Development that may occur on foot of the proposed material alterations will be services by Monasterevin wastewater treatment plant which has a design capacity of 9000 Population Equivalent (P.E.) which is sufficient to meet the needs of the population of Monasterevin over the plan period. The current load on the treatment plant (2014) is circa 4000 P.E. The level of growth in Monasterevin will be managed in line with the ability of local services to cater for future growth. No development shall be permitted to proceed if the local services are insufficient to cater for the development.

(d) Groundwater Protection

Monasterevin is situated in the Bagenalstown 1 waterbody. The overall status of this waterbody is “Moderate and therefore requires action to improve its status. The Geological Survey of Ireland has completed a Groundwater Protection Scheme for County Kildare. The overall aim of the groundwater protection scheme is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme is not intended to have any statutory authority, but provides a framework for decision making and guidelines for the Council in carrying out its functions. It is not considered that any of the proposed material alterations would give rise to risks to ground water.

(e) Flood Protection and Management

With respect to flood risk, a strategic flood risk assessment has been carried out for the proposed plan which identifies and addresses any possible impacts from flooding. Three of the proposed material alteration lands (No. 19, 21 and 23) are located within areas identified as being located in areas that may be at risk of flooding. A Flood Risk Assessment was carried out by Kilgallen and Partners Engineers on behalf of Kildare County Council, the results of which are included in this report. Material alteration no. 19 and 21 passed the Justification Test. Material alteration no. 23 failed the Justification Test, however it is proposed to zone the site F: Open Space and Amenity which is a water compatible use.

(v) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water programme).

Issues relating to EU legislation on the environment are generally considered under the Kildare County Development Plan 2011-2017 which also apply to the Monasterevin LAP. The Monasterevin LAP will be guided and informed by waste management, water protection policies and objectives etc set out within the Kildare County Development plan 2011-2017, together with national government policy in this area.

2. *Characteristics of the Effects and of the Area Likely to be affected.*

(i) The probability, duration, frequency and reversibility of the effects

Any development proposal resulting from the proposed material alterations must accord with the environmental protection policies of the Kildare County Development Plan 2011-2017 and the Monasterevin LAP, as well as demonstrate the availability of adequate infrastructure to service new development. It is considered that the proposed material alterations will not have adverse environmental effects.

(ii) The overall nature of the effects

Cumulative negative environmental effects are not expected. A key objective of the LAP is to attain a balance between growth aspirations and the need to protect the specific natural and built heritage characteristics of the town. It is considered that the proposed material alterations alongside the provisions of the draft Monasterevin LAP will have a positive environmental effect, as it will enable the development of the town to proceed in an orderly and sustainable manner, whereby potential adverse environmental effects can be avoided, reduced or offset through the implementation of mitigation measures.

(iii) The transboundary nature of the effects

The proposed material alterations have no national, regional or inter-county transboundary effects.

(iv) The risks to human health or the environment (e.g. due to accidents)

There are no designated Seveso Sites within the LAP area.

(v) The size and spatial extent of the effects (geographical area and size of the population likely to be affected)

The proposed material alterations will result in an increase of lands zoned for residential purposes by a further 0.6ha. The proposed alterations are not considered to place an additional excessive loading on existing/proposed infrastructure in the town.

(vi) The value and vulnerability of the area likely to be affected due to

a. Special natural characteristics or cultural heritage;

Natural Heritage

Within the plan boundary is the Grand Canal a proposed Natural Heritage Area (Site Code 02104) and the River Barrow which lies within the River Barrow and River Nore candidate Special Area of Conservation (Site Code 002162). The main importance of the site lies in the presence of several rare and threatened plant and animal species (listed on Annex II of the Habitats Directive), and of rare habitats within the SAC such as petrifying springs and estuaries amongst other Annex I habitats. Furthermore the River Barrow is of high conservation value for the population of bird species that use it. The occurrence of several Red Data Book plant species adds further to the conservation value of the site. There are policies and objectives in the Kildare County Development Plan 2011-2017 and the Draft Monasterevin LAP governing the protection of the river and associated habitats. The LAP and material alterations alone and in combination with other plans and projects have been assessed in accordance with Article 6 of the Habitats Directive and screened for appropriate assessment.

Archaeological Heritage

Archaeological heritage is legally protected from unauthorised damage or interference through the powers and functions of the National Monuments Acts 1930-2004. There are 7 items of archaeological interest listed on the Records of Monuments and Places. A Zone of Archaeological Potential has also been identified for Monasterevin. Planning applications will be assessed with reference to Chapter 12 Architectural and Archaeological Heritage of the Kildare County Development Plan 2011-2017 which seeks to protect, conserve and manage the archaeological heritage of the county and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.

Architectural Heritage

The current Record of Protected Structures contained in the Kildare County Development Plan 2011-2017 identifies 81 structures within the development boundary of Monasterevin. These will not be affected as a result of the proposed material alterations.

The LAP, together with Chapter 12 Architectural and Archaeological Heritage of the CDP will continue to seek protection, conservation and management of the architectural and archaeological heritage of the county and to encourage the sensitive sustainable development so as to ensure its survival and maintenance for future generations

Protected views and scenic routes

The draft LAP includes policies/objectives to ensure that future development does not adversely affect protected views, items or structures. The LAP will seek to enhance these items through promotion and protection.

b. Exceeded environmental quality standards or limit values.

None identified.

c. Intensive land use

It is a key objective of the LAP to ensure that the future development of Monasterevin and any intensification of land use does not undermine the environmental qualities of the town, its character and physical qualities. Any proposals to intensify land use will be also considered in the context of the Kildare County Development Plan 2011-2017 and the proper planning and sustainable development of the area.

(vii) The effects on areas or landscapes that have a recognised national, community or international protection status.

Within the plan boundary is the Grand Canal a proposed Natural Heritage Area (Site Code 02104) and the River Barrow which lies within the River Barrow and River Nore candidate Special Area of Conservation (Site Code 002162).

Any potential impacts on the Natura 2000 Network will be considered as part of the Appropriate Assessment. It is not anticipated that the provisions and policies within the LAP will have any negative impacts on the monuments or protected structures in the town.

3 Conclusion

It is considered that the proposed material alterations are not likely to have new significant effects on the environment not already addressed in the Draft Monasterevin LAP or Strategic Environmental Assessment for the Kildare County Development Plan 2011-2017.

4 Recommendation

Based on the above it is the determination of Kildare County Council that a Strategic Environmental Assessment is not required for the proposed material alterations.

