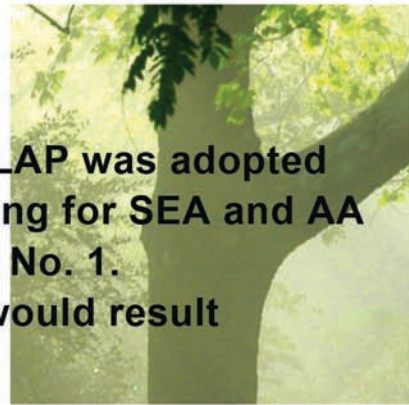
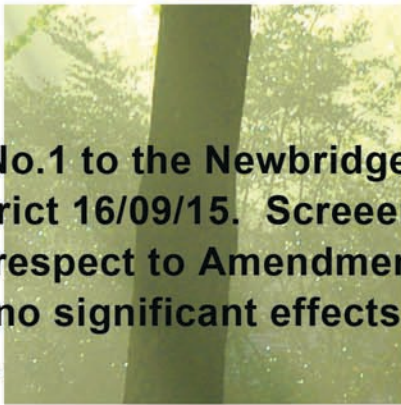
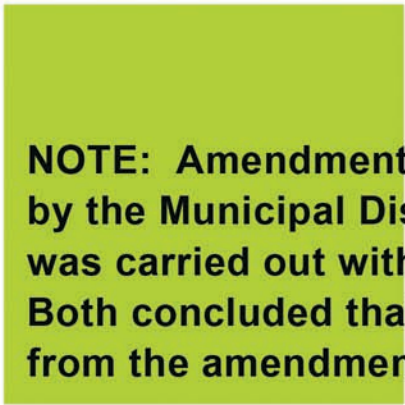


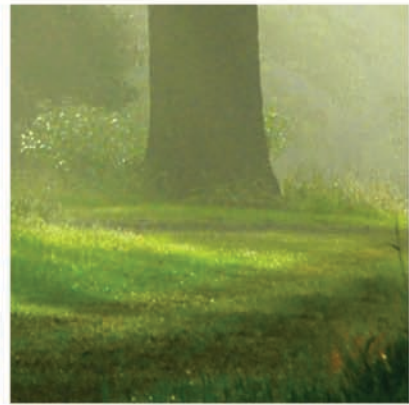


Newbridge Local Area Plan Strategic Environmental Assessment

SEA Statement



NOTE: Amendment No.1 to the Newbridge LAP was adopted by the Municipal District 16/09/15. Screening for SEA and AA was carried out with respect to Amendment No. 1. Both concluded that no significant effects would result from the amendment.



Newbridge Local Area Plan (2013-2019)

SEA Statement

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APPENDICES

APPENDIX A Environmental Authority Submissions

ABBREVIATIONS

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

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

1 INTRODUCTION

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

The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004), as amended by S.I. 200 of 2011 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004), as amended by S.I. 201 of 2011. The Newbridge Local Area Plan (2013-2019), hereafter referred to as ‘the LAP’, falls under the remit of S.I. 436/2004 and S.I. 201/2011.

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

This is the SEA Statement of the Newbridge Local Area Plan (2013-2019) Strategic Environmental Assessment. **Figure 1.1** shows the location of Newbridge within the wider area and its current administrative boundary.

The SEA process is comprised of four main steps and these have been followed for the SEA of Newbridge Local Area Plan (2013-2019) as outlined in **Table 1.1**. An illustration of the key steps in the SEA process is also shown in **Figure 1.2**.

Table 1.1: Steps Followed in the SEA Process for Newbridge LAP (2013-2019)

Step	Requirement in relation to Newbridge Local Area Plan
1 – Screening	In accordance with the SEA Directive 2001/42/EC and the Planning and Development Act 2000 (as amended) there is a mandatory requirement for Newbridge Local Area Plan to undertake SEA as the LAP falls within the following thresholds: <ol style="list-style-type: none"> subject to preparation and adoption by a local authority; prepared for land use which will set the framework for future development consent of projects listed in the EIA Directive; and has a population in the area over 5,000 persons .
2 – Scoping	An SEA Scoping Report and letter for this LAP was issued to the relevant Environmental Authorities and adjoining Local Authorities in September 2011 . Those consulted included: the Environmental Protection Agency, the Department of Environment, Community and Local Government, the Department of Agriculture, Food and the Marine, the Department of Communications, Energy and Natural Resources and the Department of Arts, Heritage and Gaeltacht.
3 – Environmental Assessment and Environmental Report	The Draft Newbridge Local Area Plan, together with the SEA Environmental Report went on public display from the 5th June 2013 to the 16th July 2013 . Submissions received were reviewed and proposed amendments were made as a result, these were documented in the Manager’s Report which went on public display between the 16th October 2013 and the 12th November 2013 . All such amendments were screened under the SEA and Appropriate Assessment processes. The Newbridge LAP was adopted at a Council Meeting on the 23rd December 2013 .
4 – SEA Statement	This SEA Statement reports on how environmental considerations and the consultations for this LAP have been integrated into the adopted Plan.

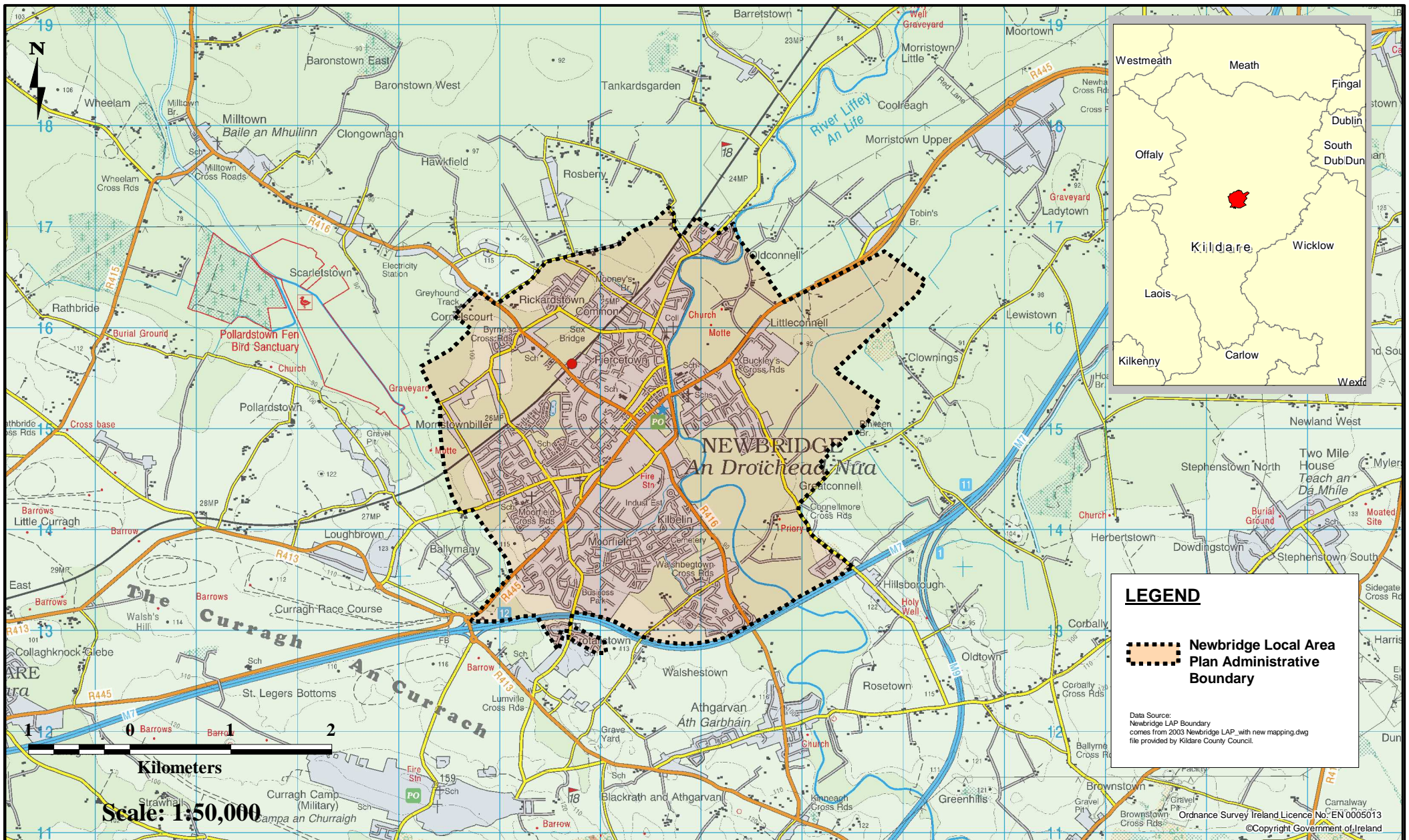


FIGURE 1.1 - NEWBRIDGE LAP (2013-2019) ADMINISTRATIVE BOUNDARY



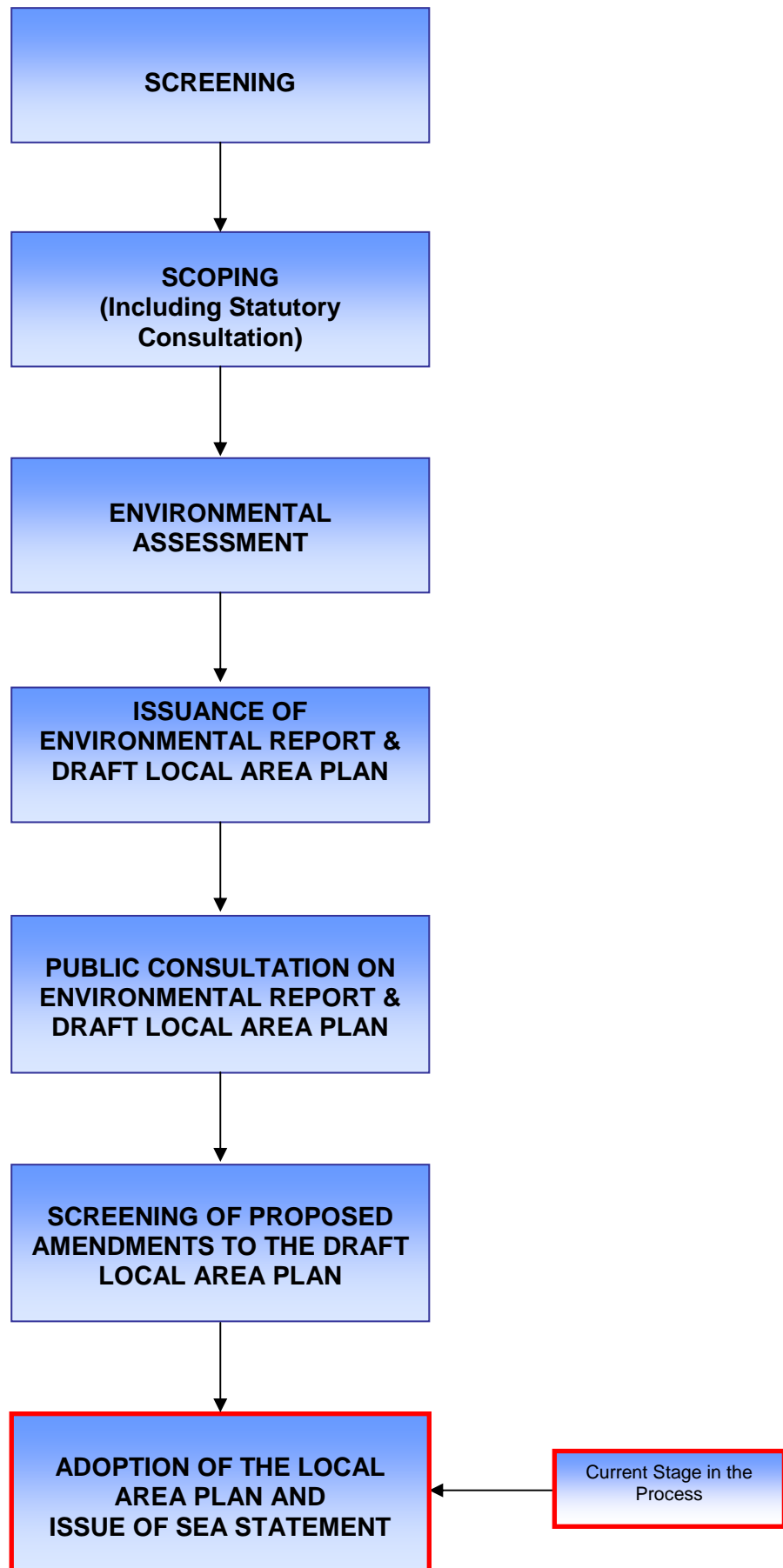


Figure 1.2: Overview of the SEA Process

1.1 CONTEXT OF THE SEA STATEMENT

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

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

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

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

1.2 ENVIRONMENTAL ASSESSMENT OF THE PLAN

Kildare County Council prepared the Newbridge LAP 2013 – 2019, hereafter referred to as the LAP, to replace the existing Newbridge LAP 2003. The LAP was prepared under the provisions of the Planning and Development Act 2000 (as amended) to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of Newbridge. The boundaries of the administrative area of Newbridge are shown in **Figure 1.1**.

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

The Environmental Assessment involved assessing the potential impacts of elements proposed in the Draft LAP. This was done by first gathering and assessing all available baseline information on indicators described in the SEA Directive i.e. biodiversity, flora and fauna, population, water, soil, climate change, material assets, cultural heritage and landscape. It was considered necessary to combine some indicators in order to avoid unnecessary duplication.

The assessment process involved a series of telephone discussions and meetings attended by members of the RPS SEA/ AA team and the Kildare planning officers preparing the Draft LAP. There was continued discussion and liaison between the project teams to check on and improve the updates to the Draft LAP and also with regard to changing elements as the LAP evolved, any new impacts were identified and evaluated.

2 HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE LAP

2.1 INTRODUCTION

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

2.2 BASELINE DATA COLLECTION

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

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

The key environmental issues identified as a result of review of the baseline environment are set out in **Table 2.1**. These environmental pressures have been used to inform the Strategic Environmental Objectives (SEOs) used to assess the alternative scenarios for the development of the area and the Draft LAP policies and objectives.

Table 2.1: Existing Environmental Pressures in Newbridge

Issue Area	Existing Environmental Pressures
Population	<p>Newbridge has experienced significant growth over the past twenty years. This is likely due to the increased pressure on towns located within the greater Dublin area and increase in commuting to Dublin. Furthermore, population targets for Newbridge are set to increase which will put additional pressure on the town and its services. As was outlined in the Environmental Report there is an above average population in the 0-14 age bracket and therefore the provision of adequate services will have to reflect this.</p> <p>The town of Newbridge has a young population. There is a need to ensure that adequate services to cater for this young population is catered for i.e. schools, play areas etc.</p> <p>Development within Newbridge and its environs in previous years has increased population in the area which has put pressure on the transportation network within the town. As there is only one bridge crossing through the centre of the town there is increasing pressure on this crossing.</p> <p>The increasing population also has a knock on increased requirement in terms of wastewater treatment. The current plant is at capacity and is due to be upgraded.</p> <p>The identification of quiet areas, which have low noise levels, and maintaining or reducing existing noise levels, in order to sustain quiet areas is important. Reducing high levels of noise and maintaining low levels of noise are the main noise issues facing development of the town.</p>
Biodiversity, Flora and Fauna	<p>Newbridge contains a number of high quality ecological sites both at an international, national and local level. Existing pressures in the town relate to losses of biodiversity flora and fauna through the construction of hard standing surfaces as a by product of development.</p>

	<p>The area has experienced a lot of pressure in the recent past from development due to its proximity to the Greater Dublin Area. This has led to pressure on the River Liffey, which has been classified as 'at risk', under the Water Framework Directive (WFD). Therefore there is a risk that the River Liffey will not achieve the objectives of the WFD by 2015.</p> <p>The close proximity of the town to Pollardstown Fen and Moulds Bog has the potential to put pressure on these water dependent habitats. These habitats are both Natura 2000 sites and are further outlined in the Appropriate Assessment Screening Statement in Appendix A of the Environmental Report.</p>
Soils/ Geology	<p>Soil erosion due mainly due to surface erosion resulting from construction works has major potential to impact on water quality and fisheries resources within the area. In addition to water quality and fisheries, these can impact on infrastructure and can have health and safety implications.</p> <p>Development at the edge of the town has and will put pressures on soils, which could restrict the agricultural potential of these soils and decreases the sustainable production of food within proximity to urban areas.</p>
Water	<p>There are a number of sensitivities with regard to the status of surface and groundwater bodies within the LAP area. The existing surface water status identify the majority of the LAP to be classified under the WFD as having 'moderate status', with the River Liffey within the LAP being 'at significant risk' as defined under the WFD. The central section of the town is overlain by a regionally important aquifer which is already under pressure as a result of the construction of the motorway.</p> <p>Changes in the occurrence of severe rainfall events as a result of climate change over the next 50 to 100 years would be likely to increase the frequency and severity of flooding events and inundation, which could result in damage and loss to houses and infrastructure. These risks could be further exacerbated by: urban development increasing the speed and volume of run-off; and changes to geomorphological processes such as sediment transport, siltation and erosion. Newbridge already has existing pressures with regard to flooding from the River Liffey which flows through the centre of the town.</p>
Material Assets	<p>It is considered that the completion of projects arising out of the WSIP (Water Services Investment Programme) will resolve the majority of issues regarding wastewater treatment constraints up to 2017. This will allow for wastewater treatment capable of serving sustainable and in some instances, appropriate higher density development of the area, without any negative impact on the achievement of the objectives of the WFD. At present development will have to be restricted due to the lack of spare capacity in the present system. The assimilative capacity of the River Liffey is a critical factor in relation to wastewater.</p> <p>Long-term water supplies for the town should be resolved through the Water Supply Project – Dublin Region. This project aims to supply water to the Dublin region up to 2031 and beyond. Improvements in the existing water infrastructure as well as more efficient use of the water resource are considered sufficient to accommodate development within the town for the period of the Plan. The area currently benefits from high quality drinking water. These high standards will not be affected by improvements to the network. However, there is no timetable for the Water Supply Project and it has yet to proceed through the planning process. It is expected that it will not be completed in the lifetime of this LAP.</p> <p>The need to increase the use of existing public transport, and provide for additional systems to accommodate existing and future growth of the town and its environs is a pressing priority. Increasing the amount of pedestrian and cyclist movements is also a significant challenge.</p>
Cultural Heritage	<p>The accommodation of further development in Newbridge has the potential to cumulatively impact upon the heritage features of the area. Development which involves material alterations or additions to protected structures can detract from the special character of the structure and its settings, and have the potential to result in the loss of features of architectural or historical interest. Development on sites adjoining protected monuments, places or structures can also impact the setting of these cultural heritage items. Therefore policies in order to protect these features should be included in the draft plan.</p>
Landscape	<p>Newbridge has a number of sensitive landscapes adjacent to the LAP administrative boundary, including the Curragh, Pollardstown Fen, River Valley and the Grand Canal which are all classified as having high sensitivity. Therefore these areas of land to the east, west and centre of the LAP are sensitive to the effects of development.</p> <p>A proliferation of one off housing can have a cumulative visual impact on the landscape surrounding the town. Such developments which individually often do not have significant adverse impacts have the potential to cumulatively impact upon sensitive landscapes. In the</p>

	context of Newbridge this type of development has the potential to occur on the outskirts of the town boundary.
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2.3 ENVIRONMENTAL ASSESSMENT OF THE PLAN

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

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

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

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

Table 2.2: SEA Objectives and Detailed Assessment Criteria

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

2.4 INFLUENCE OF SEA DURING PREPARATION OF THE LAP

An initial assessment of policies, objectives and general text of the Draft LAP was undertaken to inform the development of the LAP. The initial assessment resulted in a number of policies and objectives being amended to reflect initial concerns raised by the SEA and AA Team as a result of issues identified

through review of the baseline environment, review of hierarchy of plans and programmes and review of environmental and planning legislation and guidance documentation. These initial mitigation measures put forward by the SEA and AA Teams for inclusion within the Draft LAP at the outset are outlined in **Table 2.3** and mainly relate to specific and general environmental concerns.

The first column of **Table 2.3** provides the recommendations from the SEA and AA team, including alterations to policies which are outlined in **red**. The second column outlines if these policies/ objectives are included in the Draft LAP.

Table 2.3: Initial High Level SEA/AA Changes to Newbridge LAP Policies

Policies/ Objectives (Recommended changes in RED)	Changes to draft LAP
HL 10: To facilitate sustainable development in Newbridge in accordance with the settlement strategy set out in Kildare CDP 2011–2017.	Added to draft Plan
EDO 2: To promote and facilitate the development of an enterprise and employment zone on the south side of Military Road on appropriately lands zoned “Q: Enterprise and Employment”. In order to redress the lack of enclosure and undefined building line, lands zoned “Q: Enterprise and Employment” shall be the subject of a detailed design brief in advance of development. The brief shall be agreed with the Planning Department and shall achieve the following: High standard of layout, landscaping and design to create an attractive streetscape. Key emphasis will be placed on creating an attractive, modern and high quality-working and built environment. Investigate the possibility of delivering rear access via the Newbridge Industrial Estate. Development of these lands will be the subject of Appropriate Assessment screening.	Added to draft Plan
PT 6: All Local Authority development will be subject to the policies, objectives and development management requirements of this Plan and the Kildare CDP where appropriate.	Added to draft Plan
WS 5: To ensure that the EU Water Framework Directive is implemented.	Added to draft Plan
WS 6: To ensure that specific relevant objectives and measures for individual water bodies set out in the Eastern River Basin Management Plan and associated Programme of Measures will be implemented, where relevant.	Added to draft Plan
WS 7: To ensure that planning applications have regard to any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.	Added to draft Plan
WS 8: To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.	Added to draft Plan
WS 9: To require developers to demonstrate that their application meets the requirements of the Water Framework Directive and associated Eastern River Basin Management Plan.	Added to draft Plan
WW 3: To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and that all new developments utilise and connect to the existing wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Newbridge area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA’s a Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10), (EPA, 2009), as may be amended, will be required.	Added to draft Plan
WW 5: To develop a wastewater leak detection programme.	Added to draft Plan
WW 6: To implement and promote the Urban Waste Water Treatment Regulations 2001 and 2004, as may be amended.	Added to draft Plan
WW 7: To ensure that the necessary drainage facilities to serve the needs of all development are provided.	Added to draft Plan
SW 4: To require developers to adopt site specific solutions to surface water drainage systems in all cases. In this regard the site specific issues set out in section 7.8.4 Surface Water Drainage and Flood Alleviation, shall be considered where relevant.	Added to draft Plan

Policies/ Objectives (Recommended changes in RED)	Changes to draft LAP
SW 5: To require on site surface water attenuation measures if, in the opinion of the council, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.	Added to draft Plan
SW 6: To require proposed surface water drainage plans to have regard to the policy and objectives of the Green Infrastructure section of this draft LAP (Section).	Added to draft Plan
SW 7: To require surface water runoff to pass through an oil/petrol/silt interceptor prior to discharging to groundwater, existing sewers or surface water.	Added to draft Plan
SW 8: To maintain, improve and enhance the environmental and ecological quality of surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009–2015.	Added to draft Plan
CL 4: To enforce, where applicable, the provisions of all relevant water, noise and air legislation to reduce the occurrences of water, noise and air pollution in the town.	Added to draft Plan
CL 5: To preserve and maintain air quality in accordance with good practice and relevant legislation. The Council also aims to manage and control traffic flows, to reduce congestion and queuing times at road junctions within the Plan area, thereby improving air quality.	Added to draft Plan
CL 6: To ensure that Newbridge has an adequate solid waste collection system.	Added to draft Plan
CL 7: To adequately maintain recycling facilities and to provide additional facilities if required in easily accessible locations.	Added to draft Plan
CL 8: To require that new shopping centres provide secure bring centres.	Added to draft Plan
NH 6: To protect the Curragh pNHA, including any additions or amendments to this site, from any development that would adversely affect its conservation and amenity value.	Added to draft Plan
NH 7: To ensure that any development proposal within the vicinity of or having an effect on the Curragh pNHA, will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration.	Added to draft Plan
NH 8: To require all proposed development within and adjoining the Newbridge LAP boundary within a 15km radius of a Natura site to be screened for Appropriate Assessment of its potential impacts on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive. In all such cases the developer shall consult with the National Parks and Wildlife Service of the DoAHG.	Added to draft Plan
NH 9: To ensure the favourable conservation status of Natura 2000 sites in the vicinity of Newbridge are protected.	Added to draft Plan
NH 10: To promote the maintenance and, as appropriate, the achievement of favourable conservation status of Natura 2000 sites and their associated habitats and species, in association with the National Parks and Wildlife Service.	Added to draft Plan
NH 11: To promote the protection of Annex I and Annex II – Natural Habitats, Animal and Plant Species respectively of Community Interest whose conservation requires the designation of Special Areas of Conservation and Annex IV – Animal and Plant Species of Community Interest in need of Strict Protection of “Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora” which occur within Kildare and adjoining areas.	Added to draft Plan
NH 12: To ensure the protection of the groundwater resources in and around the Newbridge area and associated habitats and species.	Added to draft Plan
NH 13: To promote opportunities for enhancement of local biodiversity features, where appropriate.	Added to draft Plan
NH 14: To implement measures to control and manage alien/invasive species (e.g. Japanese Knotweed, Giant Hogweed, etc.) and noxious weeds (e.g. Ragwort, thistle, dock, etc.) within the Newbridge area.	Added to draft Plan
NH 15: To maintain a suitable buffer zone between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. In all instances however a minimum buffer of 15 metres of vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitats. In the event of lighting being proposed along river corridors an Ecological Impact Assessment	Added to draft Plan

Policies/ Objectives (Recommended changes in RED)	Changes to draft LAP
(and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.	
GI 11: To develop links between larger areas of green infrastructure such as the River Liffey, the banks and buffer zones of the railway/motorway, the National Stud, the Curragh and the surrounding countryside.	Added to draft Plan
GI 12: To manage against the spread of invasive species.	Added to draft Plan
GI 13: To ensure replacement planting of semi mature trees where mature trees are removed within developments. Semi mature trees are defined by the BSI as 'Trees with an overall height in excess of 4 metres and or a stem girth measurement circumference of 20 centimetres or larger.	Added to draft Plan
GI 14: To avoid development within the root protection area of the trees/hedgerows to be retained in a development.	Added to draft Plan
R5: To retain, enhance and develop routes for recreation and tourism use and to increase permeability within and around the town.	Added to draft Plan
R6: To improve existing open space areas in housing developments which have been taken in-charge by the Council.	Added to draft Plan
OS 5: To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.	Added to draft Plan
OS 6: To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities are provided at a suitable location.	Added to draft Plan
OS 7: To facilitate the development of community managed gardens/allotments in the town subject to implementation of sustainable environmental practices.	Added to draft Plan

Mitigation measures proposed as a result of the detailed assessment of policies and objectives of the LAP are set out in **Table 2.4**. Mitigation measures are proposed in the form of new policies / objectives and / or amendments to the text of policies / objectives. The mitigation included in the assessment of policies and objectives does not refer to the general requirement for assessment of impacts on the environment but instead assumes requirements for environmental assessment in accordance with the normal development management process and EIA Directive as a given.

Column one of **Table 2.4** provides information on the policy or objective which is to be mitigated and the measures to be applied. Column two sets out whether they were included in the Draft LAP. All proposed insertions and proposed amendments are highlighted in **red** bold for ease of reference.

Table 2.4: Mitigation Measures Proposed as a Result of Assessment of Policies/ Objectives

Policies/ Objectives and Comments (Recommended changes in RED)	Changes to Policies/ Objectives of draft LAP and Responses
TM 5: To support the sustainable development of new walking, cycling and biodiversity routes and bridges along the River Liffey in accordance with the Newbridge Liffey Valley Park study prepared by the Parks Department, Kildare County Council in September 2011.	Added to draft Plan
TM 8: To prepare a sustainable tourism and retail development strategy for Newbridge. The study will be prepared in consultation with the area committee and will identify appropriate policies and mechanisms which optimise tourism as an important element of the retail strategy for the	Added to draft Plan

Policies/ Objectives and Comments (Recommended changes in RED)	Changes to Policies/ Objectives of draft LAP and Responses
<p>SRO 5: To examine the likely future need for a Northern Relief Road to the north of Newbridge, to examine route options for such a road, and to investigate the feasibility of providing same having regard to environmental considerations, including the likely constraints due to the proximity of the Pollardstown Fen and Mouds Bog Special Areas of Conservation.</p>	<p>Added to draft Plan</p>
<p>New Residential Zoning Objective To provide for New Residential Development</p> <p>Comment: Should lands in C15, C12, C13 be zoned for residential uses given that it is located in the floodplain according to the Strategic Flood Risk Assessment. In accordance with the DoE's Flooding Guidelines these should be ruled out now at development plan review stage if they are in certain Flood Zones.</p> <p>Recommend inclusion of mapping identifying lands susceptible to flooding within draft LAP.</p>	<p>Response: The lands are not within areas identified as flooding areas in the Strategic Flood Risk Assessment. Residential lands which were within the zone have been downzoned.</p> <p>The Planning Authority is satisfied that the said lands C15, C12, C13 are acceptable subject to a site specific flood risk assessment, as advised by the Council's Consulting Engineers.</p>
<p>Comment: Could it be explained why the lands to the north of the train station have not been zoned for residential uses instead of open space and amenity. Would it be possible to re-zone lands around train station to residential and rezone lands susceptible to floodplain to open space and amenity?</p>	<p>Response: Such lands are in active use and consist of high quality pitches, astro turf and synthetic areas, providing a valuable amenity resource to the surrounding communities.</p> <p>It is likely that such areas could be rezoned as part of future plans, subject to securing additional sports facilities.</p>
<p>Comment: Recommend inclusion of a policy to phase and monitor new residential development to ensure that development takes place in a sequential manner closest to the town centre and public transport in advance of more peripheral development.</p>	<p>Response: Given that the draft LAP is working to the unit target as set out in the County Core Strategy (not exceeding it), and having regard to policy PLD 1, the imposition of phasing is not required. Furthermore it is not considered appropriate to introduce a sequential test for residential development as:</p> <ol style="list-style-type: none"> 1. It could lead to undue delays in delivering the prescribed unit target if one landowner wishes to built before another; 2. It could unduly influence the range of house types that could be delivered which is market dependent; and 3. It could lead to legal challenge as is it not prescribed under national guidelines (whereas sequential test for retail is set out in the retail planning guidelines).
<p>Industry and Warehousing Zoning Objective</p> <p>Comment: Should lands in H1 be zoned 'Enterprise and Employment' rather than 'Industry and Warehousing' given the uses proposed under the H1 zoning objective? Otherwise it could result in a lot of industrial and warehousing buildings given the quantum of lands zoned within this area.</p>	<p>Response: The Council is seeking to secure higher order enterprise and employment at the periphery of the town centre rather than on lands to the north east (H1). The zoning matrix allows for a variety of uses under the H zoning. Furthermore the lands to the north east (H1) are subject to a masterplan (EDO 1) which is prescriptive in terms of design and layout.</p>
<p>Comment: Recommend inclusion of text in the Industry and Warehousing zoning objective for phased development of these lands.</p>	<p>Response: Policy EDO 1 prescribes a phasing plan for the said lands.</p>
<p>Comment: As mentioned in the preferred alternative Scenario (Option 1) there is a recurring flood event at the only river crossing point within the town so future</p>	<p>Response: The LAP has considered this issue. There have been no recorded incident of flooding which has resulted in the closure of the bridge</p>

Policies/ Objectives and Comments (Recommended changes in RED)	Changes to Policies/ Objectives of draft LAP and Responses
consolidation will have to take account of flooding at this location. Has this been considered in the draft LAP?	<p>while the remodelling of the bridge prior to the opening of the Whitewater Shopping Centre will ensure uninterrupted flows.</p> <p>An additional crossing is proposed further south through lands zoned C15.</p>
<p>Comment: In the development of the preferred development scenario as part of the alternatives assessment (Section 8 of this report) it was identified that in the proposed southern employment area would lie in proximity to an interchange on the M7 motorway which could result in increased car usage and congestion at this junction. Has this been addressed in the draft LAP?</p>	<p>Response: The lands have been zoned at this location over a number of Plans.</p> <p>Development proposals in this employment area will be subject to a traffic assessment, depending on the use.</p> <p>There are no capacity issues at this junction presently. Therefore the Planning Authority does not envisage that congestion at Junction 12 is an issue.</p>

2.5 INFLUENCE OF AA ON THE LAP

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

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

The administrative area of the Newbridge LAP does not include any Natura 2000 sites however, there are five SACs within 15km of the LAP. They include; the River Barrow and River Nore SAC, Pollardstown Fen SAC, Mouds Bog SAC, Ballynafagh Lake SAC and Ballynafagh Bog SAC. Based on the screening for AA of Natura 2000 sites, it was concluded that the Draft LAP would not have a significant impact on the Natura 2000 network and a Stage 2 AA was not required.

In addition, no mitigation measures were proposed in relation to the proposed amendments to the Draft LAP.

3 CONSULTATION PROCESS

3.1 SCOPING

Two stages of consultation have taken place with respect to the Strategic Environmental Assessment and Appropriate Assessment of the Newbridge Local Area Plan 2013-2019.

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

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

Two submissions were received at the Scoping stage of the consultation process from the EPA on the 13th October 2001 and from the Department of Arts, Heritage and the Gaeltacht, 20th October 2011.

These submissions related to the following:

- EU directives, national/regional legislation, guidelines and policies;
- Wastewater treatment and urban wastewater discharge licensing;
- Embrace biodiversity;
- Identifying natural and cultural heritage;
- Requirement for Screening for Appropriate Assessment;
- Ensure that Water Framework Directive taken account of in Environmental Objectives;
- Transport, tourism and infrastructure;
- Drinking water supply and conservation;
- Groundwater protection;
- Flood prevention and management;
- Ensure integration in the planning process;
- Alien species and noxious weeds; and
- Human health and quality of life.

These submissions informed the environmental issues which were included in the subsequent Environmental Report as well as the level of detail to which they were addressed. The Scoping Document is available for review on request from Kildare County Council. Submissions received were attached to the Environmental Report as published in May 2013.

3.2 DRAFT LAP AND SEA ENVIRONMENTAL REPORT PUBLIC CONSULTATION PHASE

The second period of consultation took place between 17th May 2013 and 28th June 2013. At this stage, the Draft Newbridge Local Area Plan (2013-2019) was placed on public display along with the SEA Environmental Report and associated Appropriate Assessment Screening Report. The Council received 54 no. submissions during this stage of the consultation process. Consultation responses included submissions from the environmental authorities as well as the public, other stakeholders and LAP statutory consultees.

All relevant environmental submissions made to the Draft LAP were reviewed by the SEA/ AA Team. A Manager's Report on the submissions/observations received during the public display period was prepared setting out the proposed amendment to the Draft LAP. Each of the proposed amendments to the Draft LAP contained within the Managers Report was screened by the SEA/AA Team. No significant impacts as a result of implementing the proposed amendments were identified as part of this SEA/AA Screening and therefore no mitigation measures were proposed on this basis.

Most of the submissions received related to specific aspects of the LAP itself but there were some that did relate to the SEA Process. In relation to the material alterations to the Newbridge Local Area Plan the following approach was undertaken.

- Proposed amendments involving additional text are shown in **green**.
- Proposed amendments involving deletion of text are shown in **red-strikethrough**.
- New Proposed amendments as part of this SEA Screening Process are shown in **blue**.

The following amendments to the LAP are summarised in **Table 3.1**.

Table 3.1: Summary of Amendments

No.	Amendments to Draft Plan	Screening Outcome and Comments
1	<p>Amendment</p> <p>Insert the following under section 7.3.1 of the Draft LAP to read as follows:</p> <p><i>The town's historic links to defence were recognised following the opening of the new headquarters for the Department of Defence (DoD) building on Station Road in 2010. The facility currently employs 250 personnel. The Dept. of Defence base at the Curragh Camp also has a close relationship with Newbridge as a whole. The base employs 1,200 people while circa 5,000 personnel pass through the Camp on an annual basis through its training and educational role.</i></p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
2	<p>Amendment</p> <p>Delete reference to kite boarding under section 7.3.4 Tourism Development.</p> <p>The Curragh; One of Europe's largest unenclosed 'public parks', the Curragh Plains provides a unique natural setting for Newbridge town. This green lung is vested in the Minister for Defence and extends to over 1,900 hectares (4,700 acres) of rolling plains, and actively caters for a variety of outdoor recreational activities including walking, cycling, running and kite flying and kite boarding.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
3	<p>Amendment</p> <p>Figure 21</p> <p>Amend Figure 21 which has incorrect colouring on the Urban Design Areas.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
4	<p>Amendment</p> <p>Section 7.6.7 Design Brief 2</p> <p>Amend the text to reflect the change as follows:</p> <p>Development along Military Road shall may include up to 3-4 storey developments to create a new built edge</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
5	<p>Amendment</p> <p>Table 18 Land Use Objectives</p> <p>Amend the zoning objective for R Retail/Commercial as follows;</p> <p>To provide for and improve retailing/commercial facilities.</p> <p>The purpose of this zoning is to reflect the existing retailing use on site. Future development in this zone shall be in accordance with the retail strategy Draft County Retail Strategy 2010 (or as subsequently amended) and other retail/town centre policies and objectives in this Plan.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
6	<p>Amendment</p> <p>Land Use Zoning Objective Map 7.</p> <p>Amend the zoning of lands as follows:</p> <ul style="list-style-type: none"> • Finlays Garage zone as J Transport and Utilities • Houses between McDonalds/KFC and Finlay's garage to be zoned as B Existing Residential/Infill • McDonalds and KFC to be zoned as R Retail/Commercial 	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>The site was previously proposed to be zoned for town centre uses and is now proposed to be zoned 'J Transport and Utilities', 'B Existing Residential/ Infill' and 'R Retail / Commercial'. This proposed change is to reflect existing uses on site and is unlikely to have significant effects.</p>
7	<p>Amendment</p> <p>Land use Zoning Map Objectives Map 7.</p> <p>Rezone Cox's Cash and Carry as outlined in Submission no. 14 from 'H Industrial and Warehousing' to 'R Retail/Commercial'.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>Proposed change reflects use on site. Therefore no significant impacts likely.</p>
8	<p>Amendment</p> <p>Table 18 Land Use Objectives.</p> <p>Include a specific objective under C New Residential as follows:</p> <p>C13 – The provision of a small high quality designed neighbourhood centre to serve the local population will be acceptable as part of the overall development of these lands to</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
	serve the local population	The provision of a neighbourhood centre at this location to serve the local population is a positive means of creating sustainable residential areas and reducing the need for travel to other centres. Area is proposed to be developed under 'C New Residential' already.
9	<p>Amendment</p> <p>Table 18 Land Use Objectives.</p> <p>Insert the following statement under zoning objective C and H:</p> <p>In accordance with the provisions of Section 49 of the Planning and Development Act 2000-2013, a Special Development Contribution Scheme may be required for zonings H1, C12, C13, C14 and C15 to contribute to the strategic objective of delivering a southern relief road in accordance with Objective SRO 5.</p> <p>Note: Objective SRO 6 in Draft LAP is to be renumbered as SRO 5</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
10	<p>Amendment</p> <p>Insert the following new Policy under Section 7.12 Recreation and Amenity;</p> <p>R 8: To seek the delivery of accessible angling stands along the River Liffey Linear Park. Such facilities shall be located at non-intrusive locations and shall be agreed with Inland Fisheries Ireland.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
11	<p>Amendment</p> <p>Land use Zoning Map Objectives Map 7.</p> <p>Rezone 0.2ha from agricultural to New Residential between lands zoned C7 and C8 as per the 2003 LAP.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>This rezoning will provide access to public utilities from the boundary of C7 to adjoining lands. Furthermore given the small area of land to be rezoned this is unlikely to have a significant effect. This zoning has no implications for the overall core strategy quantum of zoned lands (Table 11 of draft Plan).</p>
12	<p>Amendment</p> <p>Land use Zoning Map Objectives Map 7.</p> <p>Zone ½ acre on Council Machinery Yard from A Town Centre to E Community and Education.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
13	<p>Amendment</p> <p>Insert the following statement under Section 7.11.6 Habitat Mapping and Green Infrastructure under I. River Liffey and associated riparian</p>	No significant impacts anticipated in respect of SEA and AA. Screened

No.	Amendments to Draft Plan	Screening Outcome and Comments						
	habitats; No development will be permitted on either bank within 80m of the River Liffey, unless as part of the redevelopment of an existing site/development. Development along the river should front onto the river so as to ensure the passive supervision of the proposed linear park.	Out in terms of SEA and AA.						
14	Amendment Amend the Lands Use Zoning Map Objectives Map 7 as follows: <ul style="list-style-type: none"> • Reduce the area of C15 to 9.3ha • Zone an 80m buffer as F Open Space and Amenity Amend Table 11 to reflect the following <table border="1" data-bbox="320 741 1062 936"> <thead> <tr> <th data-bbox="320 741 568 846">Land Use Zoning (Map 7)</th> <th data-bbox="568 741 815 846">Site Size (HA)</th> <th data-bbox="815 741 1062 846">Units Granted or Estimate (based on 35 units per ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 846 568 936">C15</td> <td data-bbox="568 846 815 936">12.5 9.3</td> <td data-bbox="815 846 1062 936">437—Units 325 Units</td> </tr> </tbody> </table>	Land Use Zoning (Map 7)	Site Size (HA)	Units Granted or Estimate (based on 35 units per ha)	C15	12.5 9.3	437—Units 325 Units	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA. <u>Screening Commentary</u> The commitment to a sterile zone of development within 80m of the River Liffey will have positive impacts on biodiversity, flora and fauna. It is acknowledged that this 80m may not be possible for existing site/ redevelopment but it should be noted that there is a policy in the Plan, N15, which outlines a buffer zone of 15 metres of vegetation along the riverbank. Amendment considered positive overall.
Land Use Zoning (Map 7)	Site Size (HA)	Units Granted or Estimate (based on 35 units per ha)						
C15	12.5 9.3	437—Units 325 Units						
15	Amendment Although it is not possible to amend the RPS during the LAP process, a new policy will be included under section 7.11.1 Architectural Heritage as follows: AH 6: To protect and preserve the remaining sections of the original barrack walls and cavalry barracks as follows: <ul style="list-style-type: none"> • the Archway and all associated stonework on the Athgarvan Road • internal structures pertaining to the original cavalry barracks within the Bord na Mona and Conleths GAA grounds Note – amend the numbering of subsequent policies to reflect this change.	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA. <u>Screening Commentary</u> The provision of an additional policy in relation to the preservation of the barracks wall, the archway and all associated stonework will have a long term positive impact on the Cultural Heritage Objective for Newbridge.						
16	Amendment Table 18 Land use Zoning Map Objectives Amend zoning objective C under Table 18 Land Use Zoning Objectives by inserting the following C14 – Given the proximity of the land to Great Connell Abbey and associated ruins, a geophysical survey will be required to be carried out in consultation with the National Monuments Service as part of any development on the said lands.	Recommend inclusion of text in blue. <u>Screening Commentary</u> This geophysical survey should be discussed with the National Monuments Service in order to fully discuss the approach that should be						

No.	Amendments to Draft Plan	Screening Outcome and Comments
		undertaken for the geophysical survey.
17	<p>Amendment</p> <p>Section 7.7 Movement and Transport</p> <p>Land Use Zoning Objectives Map 7</p> <p>Movement Objectives Map 2</p> <p>Insert a new objective under General Movement Objectives (Section 7.7) as follows:</p> <p>GMO 10: To investigate the feasibility and seek the construction of a pedestrian/cyclist bridge over the River Liffey at Walshestown Cross to reinstate the old Sligh Dala route to connect with the public road (L2028) at Great Connell in consultation with Inland Fisheries Ireland.</p> <p>Mapping Change</p> <p>Amend Land Use Zoning Map 7 by inserting a bridge crossing symbol at Walshestown and corresponding symbol on the Map Legend.</p>	<p>Recommend inclusion of text in blue.</p> <p><i>Screening Commentary</i></p> <p>As part of the Feasibility Study consultation will be required with Inland Fisheries Ireland to ensure that there will be no impacts on fisheries.</p>
18	<p>Amendment</p> <p>Amend Figure 24 to correctly reflect the colour code of each design brief.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
19	<p>Amendment</p> <p>The Section 7.7 Movement and Transport has been completed updated as per the relevant Appendix with Material Amendments Report.</p>	<p>Recommend inclusion of policies and text updates in blue.</p> <p><i>Screening Commentary</i></p> <p>GMO11: To investigate the feasibility and seek the construction of a pedestrian/cyclist bridge over the River Liffey at Walshestown Cross to reinstate the old Sligh Dala route to connect with the public road (L2028) at Great Connell in consultation with Inland Fisheries Ireland.</p> <p>For Policy GMO12 a) To investigate the feasibility and seek the construction of a new walkway/boardwalk from St. Conleths Bridge to the Dominican College (in accordance with Policy OS 4 (Section 7.12.1 Open Space and the Liffey Valley Park)), subject to obtaining the necessary funding/finance. b) To seek the provision of a new high quality pedestrian and cycle link between the R445 Naas Road and the</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
		<p>L7045 Sexes Road, including a new crossing of the River Liffey and possible link to the school(s), as part of development of the lands zoned C20 in consultation with Inland Fisheries Ireland.</p> <p>PT04: To support the extension of the Kildare Route Project to Newbridge town subject to planning and environmental considerations and Appropriate Assessment Screening.</p> <p>SR04: To examine the likely future need for a Northern Relief Road to the north of Newbridge, to examine route options for such a road, and to investigate the feasibility of providing same having regard to environmental considerations, including the likely constraints due to the proximity of the Pollardstown Fen and Mouds Bog Special Areas of Conservation. This feasibility study will require Appropriate Assessment Screening.</p> <p>SR05 To seek the construction of the following transport links, subject to environmental and conservation considerations, as identified on Maps 2 and 7 and to preserve these routes free from development:</p> <p>SRO 9: To realign, widen and/or improve the following railway bridges, subject to environmental and conservation considerations.</p>
20	<p>Amendment</p> <p>Section 7.1 Compliance with Core Strategy to achieve Sustainable Growth</p> <p>Amend Policy PLD 1 to incorporate 'and sustainable'.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><u>Screening Commentary</u></p> <p>The changes outlined in Amendments 20 to 26 will have positive impacts on population, biodiversity, flora and fauna.</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
21	<p>Amendment</p> <p>Section 7.3.4 Tourism Development</p> <p>Amend Policy TM 5 to incorporate ‘to promote and’.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
22	<p>Amendment</p> <p>Amend Policy TM 9 from To support the creation of a Heritage Trail, incorporating access and signage to Pollardstown Fen and also taking in built heritage of the town.</p> <p>to;</p> <p>TM 9: To support the extension of the Newbridge Town Heritage Trail to include built and natural heritage sites including Pollardstown Fen and the Curragh. The inclusion of Pollardstown Fen in the Newbridge Heritage Trail will require Appropriate Assessment Screening to be undertaken.</p>	<p>Recommend inclusion of text update in blue.</p> <p><i>Screening Commentary</i></p> <p>Any development of a heritage trail will be subject to Appropriate Assessment under the Habitats Directive.</p>
23	<p>Amendment</p> <p>Section 7.3.4 Tourism Development</p> <p>Insert new Policy as follows:</p> <p>TM 10: To support the NPWS in the development and implementation of a management Plan for Pollardstown Fen.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
24	<p>Amendment</p> <p>Section 7.6.4 Urban Design Policies</p> <p>Amend Policy UD 4 to incorporate ‘and enhance’.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
25	<p>Amendment</p> <p>7.11.5 Nature Conservation outside of Designated Areas</p> <p>Amend Policy NH 13 as follows: “To promote and support opportunities for enhancement of local biodiversity features...”</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
26	<p>Amendment</p> <p>Table 18 Land Use Objectives</p> <p>Insert the following additional paragraph under H Industry and Warehousing</p> <p>Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (minimum 30 metres incorporating a landscaped berm) shall be provided’.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>The inclusion of a buffer zone will have positive impacts on the population objectives as it will potentially reduce noise impacts from Industrial/ warehousing land uses.</p>
27	<p>Amendment</p> <p>Land Use Zoning Objectives Map 7</p> <p>Zoning/Mapping change</p> <p>A number of zoning changes are set out on the extract below.</p> <ul style="list-style-type: none"> Rezone the Keadeen Hotel as L Leisure & Amenity to reflect 	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>No significant impacts are</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
	<p>the established use on site.</p> <ul style="list-style-type: none"> • Rezone the adjoining apartments as B Existing Residential/Infill to reflect the established residential use on site • Rezone the Ballymany shopping centre as D Neighbourhood Centre to reflect its role for the local community • Rezone McLoughlins Garage as J Transport & Utilities which is consistent with other similar garages/areas in the town and county 	<p>identified as a result of the proposed zoning changes as all changes as proposed reflect exiting uses on site.</p>
28	<p>Amendment</p> <p>Section 3.11 Education</p> <p>Amend Table 10 accordingly by incorporating the Patrician Primary School, the Leinster Senior College and also include pupil numbers.</p> <p>Newbridge (and environs) has 10 11 national and 4 5 post primary schools educating just over 6,000 students. These are listed below. The education sector is also a significant employer with in excess of 300 teachers and support staff employed in the town.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
29	<p>Amendment</p> <p>Section 7.3.4 Tourism Development Amendment to incorporate the following additional attractions in Newbridge and environs:</p> <p>Insert pictures and synopsis of each attraction:</p> <p>Pollardstown Fen</p> <p>Pollardstown Fen National Nature Reserve is located 3km northwest of Newbridge. The Fen is a Special Area of Conservation (SAC) and has a number of designated walkways and a bird hide. Covering an area of 220 ha, it is the largest remaining calcareous spring-fed fen in Ireland and is recognised as an internationally important fen ecosystem with unique and endangered plant communities.</p> <p>A picture of Pollardstown Fen has also been included in the Material Amendments Report..</p> <p>County Library Headquarters and History and Family Research Centre.</p> <p>Newbridge Library was originally established as Kildare County's Central Library and Headquarters in 1936. It was one of the first purpose built library buildings in the country and in 2001, library administration moved to Riverbank Arts Centre. The building now houses Newbridge Public Library and the History and Family Research Centre.</p> <p>A picture of the County Library Headquarters and History and Family Research Centre has also been included in the Material Amendments Report.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>Pollardstown Fen is an SAC and is protected through the Natura 2000 network. Access to the fen requires management to ensure that no impacts occur from visitors.</p>
30	<p>Amendment</p> <p>Section 7.3.4 Tourism Development</p> <p>Amend policy TM 7: To support the provision of appropriate signage along existing heritage, arts and tourism walking routes in Newbridge.</p> <p>TM 9: To support the creation of a Heritage and Arts Trail, incorporating access and signage to Pollardstown Fen also taking in</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
	built, natural & historical heritage of the town.	
31	<p>Amendment</p> <p>7.5.9 Strategy for Developing the Retail Offer of Newbridge</p> <p>Delete Objective SRO 4 and reformat remaining objectives accordingly.</p> <p>Insert new objective RO 7 as follows:</p> <p>RO 7: In conjunction with objective RO 5, to carry out an audit/review of all signage and surplus poles/road signs and redundant telecommunication kiosks in Newbridge town centre in order to rationalise signage and obsolete structures and to promote a clearly defined signage network and avoid visual clutter. The review shall have regard to the Kildare County Council Signage Policy (2013 or as amended).</p> <p>Reformat remaining objectives.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
32	<p>Amendment</p> <p>Additional text to be inserted under section 7.6.5 Design Briefs as follows;</p> <p>‘.....These design briefs have been prepared to assist the different parties involved in the planning process – landowners, developers, agents, design teams and the planning authority. As each of the design briefs is based on an appraisal of the area and its urban context, development proposals within each area should therefore demonstrate compliance with the respective design brief.....’</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
33	<p>Amendment</p> <p>Section 7.7.3 Parking</p> <p>Amend the text to include the following:</p> <p>Objective PKO 3: To ensure that all public and private car parking facilities are constructed with a permanent durable surface, and landscaped to a high standard.”</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
34	<p>Amendment</p> <p>7.8 Water, Drainage and Environmental Services</p> <p>Amend text accordingly.</p> <p>Policy PC 4: “To adequately maintain and screen, recycling facilities and to provide additional facilities if required in easily accessible locations.”</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>The provision of recycling centres is positive in relation to material assets and the reduction of materials going to landfill.</p>
35	<p>Amendment</p> <p>7.8 Water, Drainage and Environmental Services</p> <p>Amend the text to include the following:</p> <p>PC5/CL8:“To require that new shopping centres and commercial neighbourhood facilities associated with new residential developments provide and maintain secure bring centres.”</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
36	<p>Amendment</p> <p>7.9 Energy and Communications</p> <p>Amend the text to include the following:</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
	Please amend TEC 3 to read "To liaise with the ESB and other utility providers to investigate and encourage where possible the ducting and underground routing of overhead power / telecom lines in Newbridge in tandem with other work programmes, such as road resurfacing and footpath construction works."	AA.
37	<p>Amendment</p> <p>7.10.1 Education, Community and Cultural Facilities</p> <p>Policy CF8: To support the Newbridge Chamber of Commerce, Newbridge Tidy Towns Committee, Newbridge Community Development and the people of Newbridge in the provision of community facilities in the town.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
38	<p>Amendment</p> <p>Section 7.7.3 Parking Replace objective PKO 5 as follows</p> <p>PKO 5. To implement a requirement for the provision of adequate cycle parking provision at all new developments in accordance with the standards set out in Chapter 19 of the County Development Plan.</p> <p>with</p> <p>PK05: To ensure that adequate and secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
39	<p>Amendment</p> <p>7.10.1 Education, Community and Cultural Facilities</p> <p>Insert new policy CF 12 as follows:</p> <p>To support all schools in their development and implementation of a Green School Programme.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>This is a very beneficial programme to reach the younger generation and develop their understanding towards a sustainable environment.</p>
40	<p>Amendment</p> <p>Section 7.11.6 Habitat Mapping and Green Infrastructure</p> <p>Insert the following statement under I. River Liffey and associated riparian habitats;</p> <p>No development will be permitted on either bank within 80m of the River Liffey, unless as part of the redevelopment of an existing site/development. Development along the river should front onto the river so as to ensure the passive supervision of the proposed linear park.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
41	<p>Amendment</p> <p>Amend the Lands Use Zoning Map 7 as follows:</p> <p>Zone an 80m buffer as F Open Space and Amenity along relevant sections of the River Liffey</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.
42	<p>Amendment</p> <p>7.10.1 Education, Community and Cultural Facilities</p> <p>Amend Policy CF 3 to read as follows:</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.

No.	Amendments to Draft Plan	Screening Outcome and Comments
	To facilitate the development of health centres, local clinics, nursing homes and residential home care units in or in proximity to the established town centre in Newbridge.	
43	<p>Amendment</p> <p>7.2.2 Housing Location and Density</p> <p>Amend Policy HL 2 to read as follows:</p> <p>'To facilitate the provision of purpose built dwellings for those with special needs, including the needs of the elderly, young persons in state care, persons with physical disabilities and persons with learning disabilities in conjunction with voluntary bodies and the private sector'.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
44	<p>Amendment</p> <p>Land Use Zoning Objectives Map</p> <p>Amend Land Use Zoning Objectives map by zoning lands within the 90m reservation of the M7 as I Agriculture.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
45	<p>Amendment</p> <p>7.3.3 Factors Influencing Employment Creation</p> <p>The Council recognises the importance of the brand 'Newbridge Silverware' which is synonymous with the town. Therefore in order to promote the facility the following policy is proposed.</p> <p>ED 7 To support and encourage the development of Newbridge Silverware as a tourism facility of national and international significance, including the improvement and expansion of existing facilities where appropriate in accordance with the proper planning and sustainable development of the area.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
46	<p>Amendment</p> <p>Land Use Zoning Objectives Map Zoning change</p> <p>Motion no. 4 as resolved at full council on 30th September zoned the Newbridge Silverware lands as A Town Centre.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>No significant impacts identified in this regard as these lands already adjoin the town centre and are very centrally located. This will not result in a significant increase in town centre zoned lands as a further amendment has been made under Amendment No. 6 (Finlay's Garage, McDonald's and KFC site) to rezone town centre lands to other uses. Therefore these two amendment balance out the overall quantum of town centre zoned lands close to that as originally proposed.</p>
47	<p>Amendment</p> <p>Land Use Zoning Objectives Map</p> <p>All maps</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
	<p>Motion no. 7 as resolved at full council on 30th September amended the LAP development boundary on the Land Use Zoning Map 7 to incorporate the full extent of the roads objective running through the H1 lands. In extending the boundary east, the boundary to the south shall be reduced accordingly. The intermittent lands shall be zoned as I Agricultural.</p> <p>All maps to reflect the change in the LAP boundary.</p>	<p><u>Screening Commentary</u></p> <p>The proposed change to the LAP boundary is unlikely to have a significant effect as these lands will still be zoned for agricultural uses. This change is largely just a reconfiguration of the boundary to extend over roads objective.</p>
48	<p>Amendment</p> <p>Amend zoning objective C under Table 18 Land Use Zoning Objectives by inserting the following</p> <p>C2 – A maximum density of 15 units per hectare will apply</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
49	<p>Amendment</p> <p>Preamble to LAP</p> <p>A statement will be included in the introductory pages to the LAP stating the following:</p> <p>From January 2014 Irish Water, as the public water utility provider, will be responsible for operating and providing public water and waste water services in Ireland. Irish Water will operate as an independent State owned subsidiary within the Bord Gáis Éireann Group. Note: This may impact on the stated policies and objectives in the LAP.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
50	<p>Amendment</p> <p>Land Use Zoning Objectives Map, Table 18 Land Use Zoning Objectives</p> <p>In order to clarify the H2 lands under the zoning objective H Industrial & Warehousing, it is proposed to insert the following:</p> <p>H2 Lands – These lands are identified for the expansion of the IDA Business Park off the green Road. Access should be provided via the existing spine road through the IDA lands. A masterplan shall be prepared for the 9.2ha as part of any application for development. Screen planting (minimum 15m) must be provided along the entire eastern boundary where the lands abut other land use areas.</p> <p>Amend Map 7 by inserting a blue line around the H2 lands indicating that the lands will be subject to a masterplan.</p> <p>Amend the Map 7 Legend by deleting H1</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
51	<p>Amendment</p> <p>7.3.3 Factors Influencing Employment Creation</p> <p>Policy ED 5 should also be amended as follows: 'To promote the IDA Business Park (and adjoining H2 lands) and the strategic landbank on the east of the town (H1 lands) as appropriate sites to develop employment uses appropriate to its land use zoning'.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
52	<p>Amendment</p> <p>Land Use Zoning Objectives Map, Table 18 Land Use Zoning Objectives</p> <p>As per Motion No. 12 resolved at full council meeting on September 30th 2013, the zoning will be amended as follows:.</p>	<p>Recommend inclusion of text in blue.</p> <p><u>Screening Commentary</u></p> <p>Potential for development of these lands to occur in a piecemeal manner.</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments												
	<p>Text changes</p> <p>Include the following specific objectives under each respective land Use Zoning in Table 18</p> <ul style="list-style-type: none"> • D1 – A small neighbourhood centre for the local population shall be permitted at this location. The redevelopment of the gate lodge shall form part of any application and this shall be completed prior to the opening of any retail/commercial unit. • E1 – Site E1 on the Walshestown Road is identified for a school. All mature trees along the eastern and northern boundaries shall generally be retained and integrated into any development • E3 – A Nursing Home shall be provides at this location. The redevelopment/refurbishment of Kellsborough House shall take place prior to the opening of the nursing home. • F1 – – These lands are identified for Open Space and Amenity and shall be retained and landscaped as part of the Nursing Home identified under E3 in order to protect the setting of Kellsborough House. <p>These lands will be subject to a masterplan</p>	<p>Recommend inclusion of requirement for these lands to be developed as part of a masterplan for the overall E1, F1 and D1 zoning.</p> <p>There is no explanation given in respect of requirements under F1 zoning, Kildare Co. Co. to expand.</p>												
53	<p>Amendment</p> <p>Land Use Zoning Objectives Map</p> <p>Zoning/Mapping Change</p> <p>In order to address the specific concerns raised in the submission, the F Open Space and Amenity zoning will be principally restricted to the 80m corridor which is consistent with other areas of the town. However there are areas within the landholding which are identified within the 100 year flood zone and should therefore be retained as F Open Space and Amenity.</p> <p>Amend Land Use Zoning Map 7 to reflect these changes</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><u>Screening Commentary</u></p> <p>This amendment will not result in potential significant effects as all lands within flood zone A will remain within 'F Open Space and Amenity' zoning.</p>												
54	<p>Amendment</p> <p>Land Use Zoning Objectives Map</p> <p>Following the resolution of Motion No. 15, the extent of Residential zoning on lands in the ownership of Newbridge College (C20) will be reduced from 4.9ha to 3.65 ha. Amend Table 11 accordingly at 35 units per ha.</p> <p>Text Changes</p> <p>The area and unit potential of lands areas C15, C16 and C20 in Table 11 shall be amended as follows:</p> <table border="1" data-bbox="320 1644 1043 1939"> <thead> <tr> <th>Land Use Zoning (Map 7)</th> <th>Site Size (HA)</th> <th>Units Granted or Estimate (based on 35 units per ha)</th> </tr> </thead> <tbody> <tr> <td>C15</td> <td>12.5 9.3</td> <td>437 Units 225 Units</td> </tr> <tr> <td>C16</td> <td>1.3 1.1</td> <td>437 Units 20 Units Granted</td> </tr> <tr> <td>C20</td> <td>3.65</td> <td>128 Units</td> </tr> </tbody> </table>	Land Use Zoning (Map 7)	Site Size (HA)	Units Granted or Estimate (based on 35 units per ha)	C15	12.5 9.3	437 Units 225 Units	C16	1.3 1.1	437 Units 20 Units Granted	C20	3.65	128 Units	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><u>Screening Commentary</u></p> <p>Proposed C20 'C New Residential' zoning is in line with the development strategy for the plan area as it is located in close proximity to the town centre along with existing services and public transport linkages. It is also located alongside existing residential areas.</p> <p>Given the reduction in 'New Residential' zonings within C15 and C16 the zoning of C20 does not have implications for the overall core strategy quantum of zoned lands (Table 11 of draft Plan).</p>
Land Use Zoning (Map 7)	Site Size (HA)	Units Granted or Estimate (based on 35 units per ha)												
C15	12.5 9.3	437 Units 225 Units												
C16	1.3 1.1	437 Units 20 Units Granted												
C20	3.65	128 Units												

No.	Amendments to Draft Plan	Screening Outcome and Comments
55	<p>Amendment</p> <p>Land Use Zoning Objectives, Table 18</p> <p>Insert the following text as a special objective under C20 in Table 18 'The delivery of housing on lands zoned C20 is contingent on the delivery of Objective GM 11(b)' and 'Vehicular access to the lands zoned C20 residential shall be provided from Buckley's Cross Roads. This junction shall be upgraded to cater for the provision of a 4th arm to access the subject lands'.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
56	<p>Amendment</p> <p>Section 7.7.1 Public Transport</p> <p>Insert a new objective as follows:</p> <p>PTO 6 To work in consultation with Iarnród Éireann and the NTA to investigate the feasibility and seek the construction of a new high quality pedestrian and cycle link between the L7045 Sexes Road and the R416 Station Road, through the rail station, to improve permeability in this area and increase the walking and cycling catchment of the rail station. The feasibility of providing such a facility either to the north or south or the rail line, or both, shall be investigated in accordance with the proper planning and sustainable development of the area.</p>	<p>Recommend inclusion of text in blue.</p> <p><i>Screening Commentary</i></p> <p>Inclusion of following text will ensure that this development has regard for proper planning and sustainable development of the area and therefore will ensure that no significant impacts on the environment arise as a result of this link.</p>
57	<p>Amendment</p> <p>Movement Objectives Map 2 and Land Use Zoning Objectives Map 2</p> <p>Mapping Changes</p> <p>Amend Movement Objectives Map 2 by showing cycle routes through lands zoned C20 New Residential through lands zoned F Open Space and Amenity to the northwest.</p> <p>Amend Movement Objectives Map 2 by showing a new cycle route parallel to the rail line between the Train Station and Sexes Bridge.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
58	<p>Amendment</p> <p>Movement Objectives Map 2 and Land Use Zoning Objectives Map 2</p> <p>Amend Land Use Zoning Map 7 and Movement Objectives Map 2 by inserting a bridge crossing symbol at Newbridge College/River Liffey.</p> <p>Insert corresponding symbols on the Map Legends</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>Text inclusions requiring consultation with IFI are provided Amendment 19.</p>
59	<p>Amendment</p> <p>Land Use Zoning Objectives Map 2</p> <p>Following the resolution of Council on 30th September 2013, rezone the land as R Retail/Commercial to reflect the live planning permission(s) on site.</p> <p>Lands southwest of Mr. Maguire's land should also be zoned R Retail /Commercial to reflect the existing uses as a shop and laundrette. The rear of the site shall be zoned as B Existing Residential/Infill.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>No significant impacts are likely as a result of this zoning change as it reflects the existing land use on site.</p>
60	<p>Amendment</p> <p>Land Use Zoning Objectives Map</p> <p>Re-zone the site from E Community/Educational to B Existing</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened</p>

No.	Amendments to Draft Plan	Screening Outcome and Comments
	Residential/Infill to reflect the existing use(s).	<p>Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>No significant impacts are likely as a result of this zoning change as it reflects the existing land use on site.</p>
61	<p>Amendment</p> <p>Land Use Zoning Objectives Map</p> <p>Re-zone the site from E Community/Educational to B Existing Residential/Infill to reflect the existing use(s).</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p> <p><i>Screening Commentary</i></p> <p>No significant impacts are likely as a result of this zoning change as it reflects the existing land use on site.</p>
62	<p>Amendment</p> <p>Section 7.12 Recreation and Amenity</p> <p>Amend Policy R 7 as follows:</p> <p>R 7: To seek the delivery of a skateboard park/Multi Use Games Area (MUGA) on appropriately zoned lands over the life of the Plan, subject to obtaining the necessary funding.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
63	<p>Amendment</p> <p>Table 7.1</p> <p>Amend Table 7.1 Strategic Environmental Objectives of the ER Objective 1 as follows:</p> <p>Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p> <p>Replace with;</p> <p>Protect and where appropriate, promote and support the enhancement and effective protection of biodiversity in the wider landscape and in particular protected areas and protected species".</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>
64	<p>Amendment</p> <p>Table 12.1</p> <p>Update Table 12.1 of the ER identify where possible the monitoring of both positive and negative effects and the frequency that this monitoring should be undertaken.</p> <p>See Section 2 of this report for updated table.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>

The Proposed Amendments that constitute Material Alterations to the Draft Local Area Plan were put on public display between the 16th October 2013 and the 12th November 2013. Copies of the material alterations were also sent to the statutory bodies including government departments.

A total of 57 submissions were received on the Material Amendments and they were summarised individually in the Managers Report and a response was provided on the issues raised. **Table 3.2** provides the SEA and AA Screening of these Amendments.

Table 3.2: Summary of Managers Recommendations

No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
1	<p>Manager's Recommendation Revert the zoning of the part of the machinery yard to A Town Centre as per the Draft LAP.</p> <p>Submission Explanation This submission is in support of Amendment 12 for the zoning of a ½ acre site for E Community and Education at the Council's machinery yard.</p> <p>Manager's Response The LAP supports the provision of a Multipurpose Youth Facility through Objective RAO 1 and Policy R 7 as follows:</p> <p>RAO 1:To prepare a report during the life of this Plan identifying a site(s) in or in proximity to the town centre for a Multi Use Games Area (MUGA), an active children's playground <u>and a multipurpose youth hub/centre.</u></p> <p>R 7: To seek the delivery of a skateboard park on appropriately zoned lands over the life of the Plan, subject to obtaining the necessary funding.</p> <p>It is not considered necessary to identify a specific ½ acre site for E Community and Education on the Council's machinery yard site as such a use is 'Permitted in Principle' in the zoning matrix of the LAP on lands zoned as A Town Centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
2	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
3	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
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No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
6	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
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No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
	a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.	Screened Out in terms of SEA and AA.	
13	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
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20	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
21	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
22	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
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24	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
25	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
26	<p>Managers Recommendation</p>	No significant	Recommendation

No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
	<p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	<p>impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>has been added to the Plan.</p>
27	<p>Managers Recommendation</p> <p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>
28	<p>Managers Recommendation</p> <p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>
29	<p>Managers Recommendation</p> <p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>
30	<p>Managers Recommendation</p> <p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>
31	<p>Managers Recommendation</p> <p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>
32	<p>Managers Recommendation</p> <p>As per response to submission no. 1.</p> <p>Submission Explanation</p> <p>This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in</p>	<p>Recommendation has been added to the Plan.</p>

No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
	Community & Education within Newbridge Town centre.	terms of SEA and AA.	
33	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
34	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
35	<p>Managers Recommendation As per response to submission no. 1.</p> <p>As per response to submission no. 49.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
36	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
37	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
38	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
39	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in	Recommendation has been added to the Plan.

No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
	Community & Education within Newbridge Town centre.	terms of SEA and AA.	
40	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
41	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
42	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
43	<p>Managers Recommendation As per response to submission no. 1.</p> <p>Submission Explanation This submission supports amendment no. 12 i.e. the zoning of a ½ acre site for a skatepark/multipurpose youth facility as E Community & Education within Newbridge Town centre.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
44	<p>Manager's Recommendation No change</p> <p>Submission Explanation The submission welcomes the inclusion of a number of amendments to policies and objectives which shows a stronger commitment to integrating key environmental considerations into the Plan in an appropriate manner.</p> <p>The Council is also referred to the requirement to prepare an SEA Statement outlining 'Information on the Decision' as required by Article 141 of the Planning and Development Regulations as amended by Article 8 of the SEA Regulations.</p> <p>Manager's Response The Planning Authority will meet its statutory obligations in relation to an SEA Statement in accordance with said regulations.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	No change to the Plan
45	<p>Manager's Recommendation No change</p> <p>Submission Explanation Submission states that IFI have no objection to the amendments proposed.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	No change to the Plan

No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
46	<p>Manager's Recommendation No change</p> <p>Submission Explanation Submission refers to geological data that can be viewed online.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	No change to the Plan
47	<p>Manager's Response The positive comments from the NTA are welcomed. The two suggested amendments will be incorporated into the final plan.</p> <p>Manager's Recommendation Amend Objective SRO 8 (c) by concluding with the following text: "<i>The design of these transport links shall be in accordance with the Design Manual for Urban Roads and Streets (DMURS)</i>". Amend Objective GMO 1 by replacing the word 'Agency' with 'National Transport Authority'.</p> <p>Submission Explanation The NTA welcomes Amendment 19 (which relates to the transportation and movement strategy for the town) which strengthens the movement objectives in section 7.7 of the LAP. In particular the Authority welcomes Objective GMO 7 (c) which seeks to deliver an upgrade of pedestrian and cyclist infrastructure along the main approach to Newbridge Train Station.</p> <p>In addition the Authority supports Objective SRO 8 (c) (i) which seeks to create new streets in the vicinity of the Train Station.</p> <p>The Authority considers it important that sustainable modes will be catered for in the design of new streets. It is recommended that Objective SRO 8 (c) should conclude with the following text: "<i>The design of these transport links shall be in accordance with the Design Manual for Urban Roads and Streets (DMURS)</i>".</p> <p>Finally Objective GMO 1 uses the word 'Agency'. This should be replaced with 'National Transport Authority'.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
48	<p>Manager's Recommendation No change</p> <p>Manager's Response The Planning Authority notes the comments regarding the pedestrian bridges. The Council will comply with statutory requirements and will also consult with the OPW as part of any proposal to construct such infrastructure in the future.</p> <p>Submission Explanation This proposal to build two pedestrian bridges in the town across watercourses require approval by the OPW under Section 50 of the Arterial Drainage Act (1945).</p> <hr/> <p>Manager's Recommendation No change</p> <p>Manager's Response</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.

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	<p>Amendment 53 refers to the reduction in the quantum of lands zoned F Open Space and Amenity to I Agricultural. The F zoning is proposed in order to preserve this route free from development in accordance with the study 'Liffey Valley Park' (2011) prepared by the Parks and Recreation Dept. of Kildare County Council. A justification test is not warranted in this instance.</p> <p>Submission Explanation Development on lands zoned F Open Space and Amenity should pass all criteria of the justification test in relation to flooding. Table 3.1 should be adhered to with agricultural buildings located outside Flood Zone A.</p> <hr/> <p>Manager's Recommendation No change</p> <p>Manager's Response Attached is Appendix A Justification Test in accordance with the Justification Test for Development Management as set out in the Flood Risk Management Guidelines (2009). This confirms that the site will be subject to a Site-Specific Flood Risk Assessment (SFRA). A specific objective will be attached under Table 18 as follows:</p> <p><u>Specific Zoning Objective</u> C20 Lands: Development of these lands shall be accompanied by a Site Specific Flood Risk Assessment appropriate to the nature and scale of development being proposed. Such development proposals shall also:</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) Indicate measures to ensure that water-vulnerable elements of the Development would not be flooded during the 1000 year flood (in this regard, a freeboard of 500mm shall be provided); 4) Ensure that existing flow paths for flood waters will not be compromised. <p>Manager's Recommendation Amend Table 18 to include the specific zoning objective.</p> <p>Submission Explanation The parcel of land labelled C20 as proposed under Amendment 54 are within Flood Zone A & B. A justification test is therefore required as set out in Box 5.1 of the Justification Test for Development Management. Should the Justification be passed.</p>		
49	<p>Manager's Recommendation Revert to the Manager's recommendation of the Draft LAP wherein the said lands were zoned Q Enterprise & Employment and H Industrial & Warehousing. The specific Objective ED 7 should be retained to secure the future development of the business.</p> <p>Manager's Response The Manager concurs with this submission regarding the proposed re-zoning of the land from Q Enterprise and Employment to A Town Centre. It is also noted that the Council</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	The Council Members voted against the Managers decision and no change in relation to zoning of Town Centre. Recommendation

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	<p>agreed to insert a specific objective supporting the continued development of the Newbridge Silverware site as follows:</p> <p><i>ED 7 To support and encourage the development of Newbridge Silverware as a tourism facility of national and international significance, including the improvement and expansion of existing facilities where appropriate in accordance with the proper planning and sustainable development of the area.</i></p> <p>It is recommended that the site should revert back to Q Enterprise and Employment for the following reasons:</p> <ol style="list-style-type: none"> 1. Under 'Non-conforming uses' (Section 8.3), the Draft LAP states that; <p><i>Throughout the town there are uses that do not conform to the zoning objectives for that area. These are uses which:</i></p> <ol style="list-style-type: none"> 1. <i>Were in existence on 1st October 1964,</i> 2. <i>Have valid permissions or,</i> 3. <i>Have no permission and which may or may not be the subject of enforcement proceedings.</i> <p><i>Extensions to and improvement of premises referred to in categories 1 and 2 above may be permitted. This would apply where proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and sustainable development of the area.</i></p> <p>It is considered that there is adequate scope for reasonable extensions to Newbridge Silverware within the Q Enterprise and Employment zoning. Furthermore it is imperative that a concise and compact town centre zoning applies within the town in this regard.</p> <p>Adequate undeveloped lands are zoned for town centre uses within the existing/proposed town centre footprint. In addition a number of business premises including large retail warehouses remain vacant in the town.</p> <p>The zoning of the additional area as Town Centre would undermine the established town centre and divert much needed footfall away from the centre.</p> <p>In the current economic climate and in accordance with best national and international planning practice and in the interests of sustainable urban planning it is considered prudent to consolidate the town centre and avoid the sporadic and unplanned zoning lands for 'town centre'.</p> <p>The town centre as initially proposed by the Manager at pre-draft stage was based on historical reference and the need to accommodate additional floorspace at appropriately identified locations and reflected the Core Retail Area as set out in the Draft Kildare County Retail Strategy 2010.</p> <p>Three key areas are identified for town centre expansion as follows;</p>		<p>in relation to change from R Retail/Commercial to H Industrial & Warehousing will be made to Plan.</p> <p>Recommendation in relation amending Map 5 to denote extended area of archaeological potential will be added to the Plan.</p>

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	<ul style="list-style-type: none"> • North of Military Road • Eastern side of Cutlery Road • Northeast of Lidl <p>Four Urban Design Briefs set out a strategy for the further development, enhancement and consolidation of the actual town centre.</p> <p>The 'Proposed Framework Plan' (Figure 18 pg. 67 of Draft Plan) presents a detailed strategy akin to a masterplan illustrating how the entire retail block south of Edward Street/Main Street could develop in time. A conservative estimate would indicate that the area could yield in excess of 40,000sqm of retail floorspace.</p> <p>Cumulatively these Design Briefs will ensure the consolidation, regeneration, vitality and viability of the town and facilitate a planned expansion of the town centre over the period of the plan.</p> <p>Failure to contain the town centre zoning and allow sporadic development which 'leap-frogs' and spill out on the approach roads into the town does not constitute good planning and is contrary to the Sequential Approach in Guiding Retail Development.</p> <p>The success of Newbridge Town centre to date is due to the concentration of development within the historical core.</p> <p>The zoning is contrary to policy R 2 of the County Development Plan wherein it is stated that policy 'To guide retail development where practical and viable in accordance with the framework provided by the Sequential Approach to enable the vitality and viability of existing town, village and district centres to be sustained and strengthened'.</p> <hr/> <p>Manager's Recommendation Revert the zoning to that as set out in the 2003 LAP and the Draft Newbridge LAP 2013-2019 i.e. from R Retail/Commercial to H Industrial & Warehousing in the interest of enhancing/protecting the existing town centre of Newbridge</p> <p>Manager's Response The Manager agrees with this submission for the following reasons:</p> <ol style="list-style-type: none"> 1. As per items 2 to 12 in the response to the comments relating to amendment 46. 2. In addition the zoning of the lands as R Retail/Commercial would undermine the established town centre and divert much needed footfall away from the centre 3. Permission was previously refused permission for a similar type retail facility at the Keadeen Hotel, despite the fact that the lands were zoned Town Centre under the 2003 LAP. In this respect the Manager agrees with the submission insofar as the zoning is contrary to Policy R 47 of the Kildare County Development Plan which states that it is the policy of the Council: <i>To limit the level of shopping and local services provision in existing industrial estates or parks. Standalone mainstream and discount</i> 		

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	<p><i>convenience or comparison floorspace will not be permitted in existing employment areas unless it is proven to be part of the wholesale retail market sector</i></p> <p>Submission Explanation Amendment 7 An Taisce notes submission No.14 in relation to Cox's Cash and Carry and a rezoning from Industrial and Warehousing to Retail/Commercial. This amendment represents additional retail zoning undermining the functionality of the existing town core. It is likely to lead to discount store development that will neutralise the provision of this type of service in the town centre. The expansion of the retail zone this far from the historic town core will lead to increased traffic movements that will limit the economic performance of the town. It is submitted that this proposal is one of a few that is in conflict with the draft County Kildare Retail Strategy. It goes against international best practice in creating accessible, pedestrian focused town centres in line with sustainable and proper planning guidelines.</p> <p>Manager's Recommendation Amend Map 5 to denote extended area of archaeological potential as per the 2003 LAP.</p> <p>Manager's Response Map 5 - Natural and Archaeological Heritage shall be amended to include circles as per the 2003 LAP identifying the areas of high archaeological potential. See Appendix B – extract from the 2003 LAP.</p> <p>Submission Explanation It is requested to reinstate on the maps, as per the existing Newbridge Local Area Plan, the need for a geophysical survey in the area of high archaeological potential at the site of the Great Connell Priory.</p>		
50	<p>Manager's Recommendation No change.</p> <p>Manager's Response Regarding density, policy HP 7 of the CDP 2011-2017 states that it is policy '<i>To recognise that lower densities in certain towns and villages may be appropriate on serviced land where the demand for the development of single houses in the rural area is particularly high.</i></p> <p>In relation to housing mix, the CDP also states under policy HP 10 that it is policy '<i>To secure the development of a mix of house types and sizes throughout the county as a whole to meet the needs of the likely future population. A statement of mix may be required for multi unit schemes to demonstrate that the needs of the area are provided for within the scheme</i></p> <p>Section 5.12 'Provision for lower densities in limited cases' as contained in The Guidelines for Planning Authorities on Sustainable residential development in Urban Areas (2009) states that: <i>To facilitate a choice of housing types within areas, limited provision may be made for lower density schemes provided that, within a neighbourhood or district as a whole, average densities achieve any minimum standards recommended above.</i></p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	No change to the Plan

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	<p>Permission was granted in March 2013 to Glan Developments for a residential scheme (Reg. Ref. 12/562) on lands zoned C1 (southeast of subject site). The density of the scheme is 17.5 units per ha which is comparable to that prescribed under the C2 lands. Furthermore the average density of similar schemes in the area are as follows:</p> <ul style="list-style-type: none"> • Greenmount Park – 12 units per ha • Crotanstown Grange – 15 units per ha (subsequently reduced under application in 2006) • Belmont – 15 units per ha • Walshestown Abbey – 12 units per ha <p>Having regard to all of the above and considering the location of the land proximate to the Curragh (a pNHA and Area of High Amenity in the CDP) and Pollardstown Fen (SAC), the peripheral/suburban location of the site vis a vis Newbridge, the stipulation of 15 units per ha is considered appropriate.</p> <p>Submission Explanation This submission relates to Amendment No. 48.</p> <p>This submission relates to 15.4 ha (38 acres) of land currently zoned C2 to the west of the Keadeen Hotel which have a density of 15 units per ha. It is contended that:</p> <ul style="list-style-type: none"> • There is no planning rationale for limiting the density on the lands • The limit is contrary to planning policy • The location of the site is such that it can achieve higher densities • This is the only site in Newbridge with a restricted density which has a negative impact on value and future development potential • A limit of 35 units per ha would be acceptable with no apartments <p>The Managers Report on the Draft Plan states that the reasons for limiting the density was as follows:</p> <ul style="list-style-type: none"> • The permitted scheme on site • the sensitivity of the site vis a vis proximity to the Curragh and the topography of the site • the requirement for a new street/road through the site <p>It is contended that:</p> <ol style="list-style-type: none"> 1. the future development potential should not be determined by the previous application – every application must be judged on its merits 2. the site's topography will not have an undue impact on the Curragh given distances etc 3. a new road/street can easily be provided, even at a higher density 4. limiting the density is <i>ultra vires</i> and does not accord with national guidelines <p>It is concluded that the stipulation of 15 units per ha should be removed.</p>		
51	<p>Manager's Recommendation Rezone the lands from F Open Space and Amenity to B</p>	No significant impacts	No change to the Plan

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	<p>Existing Residential & Infill.</p> <p>Manager's Response The lands have been zoned in previous plans as B Existing Residential/Infill. Permission has been granted for residential development on the land. Having regard to the above and considering the location of the land it is recommended to revert the zoning to B Existing Residential & Infill.</p> <p>Note: The Council received legal advice prior to the meeting on Dec. 23rd 2013. As the submission did not relate to a material amendment, the Council was precluded from amending the zoning as set out in the Managers Report. On this basis the Manager then advised the members at the meeting that the recommendation as set out in the report was incorrect and the Manager recommended that the lands remain zoned as F Open Space and Amenity. This was agreed by the members.</p> <p>Submission Explanation This submission relates to a parcel of land off the Green Road/Southern Relief Road. Similar to Amendment 27, the Manager recommended that the zoning reflect established uses on site.</p> <p>The lands in question were previously subject to permission for 3 no. detached dwellings. Works commenced on delivering services etc to the site off the existing road. The site is zoned as F Open Space and Amenity and is not suited to such a use. This is a serviced site and should be developed for housing in the interests of developing a compact urban form.</p>	<p>anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Plan</p>
52	<p>Managers Recommendation</p> <ol style="list-style-type: none"> 1. No change to the zoning 2. Amend the land use zoning matrix Table 19 by making a Dwelling 'Open for Consideration' under R Retail/Commercial. <p>Manager's Response The Manager had due regard to the planning history on site in reaching the previous recommendation to zone this site as R Retail/Commercial.</p> <p>The anomaly in the zoning matrix where a Dwelling is not permitted under R Retail/Commercial should be amended to 'O' Open for Consideration'.</p> <p>Submission Explanation This submission relates to Amendment No. 59. The landowner opposes the zoning of the lands as R Retail/Commercial and seeks the retention of the A Town Centre Zoning as per the 2003 LAP. The landowner has outlined in detail the planning history of the site.</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>
53	<p>Manager's Recommendation Reinstate the E Community & Educational in this area as per the Draft LAP.</p> <p>Manager's Response It is noted that a dwelling is open for consideration under 'E Community & Educational'. In light of this, and considering the possible future expansion of the school, the Manager has no objection to the proposal to revert the site to E Community &</p>	<p>No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.</p>	<p>Recommendation has been added to the Plan.</p>

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	<p>Educational.</p> <p>Submission Explanation This submission opposes Amendment 61 and specifically the change in zoning from E Community and Educational to B Existing Residential & Infill. It is contended that in light of the possible expansion of the adjoining secondary school, and considering the multiple land uses in the immediate vicinity, the E Community & Educational use allows for a variety in the type of uses which may be accommodated in the area.</p>		
54	<p>Manager's Recommendation and Response As per submission No. 53</p> <p>Submission Explanation This submission opposes Amendment 60 and specifically the change in zoning from E Community and Educational to B Existing Residential & Infill. It is contended that in light of the possible expansion of the adjoining secondary school, and considering the multiple land uses in the immediate vicinity, the E Community & Educational use allows for a variety in the type of uses which may be accommodated in the area.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
55	<p>Manager's Recommendation and Response As per submission No. 49 by An Taisce i.e. revert to zoning of the land in the Draft Plan to H Industrial and Warehousing. Any application on any other site referenced will be considered in the context of the LAP, CDP, Retail Planning Guidelines etc.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
56	<p>Manager's Recommendation and Response As per submission No. 49 by An Taisce i.e. revert to zoning of the land in the Draft Plan to H Industrial and Warehousing.</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	Recommendation has been added to the Plan.
57	<p>Manager's Recommendation No change</p> <p>Manager's Response The matters raised have been dealt with in the Material Amendments Report (Table 11) and Section 3.5 of the Newbridge Draft LAP. The quantum of housing units/ha of land is fully compliant with the CDP Core Strategy and the Regional Planning Guidelines for the GDA.</p> <p>Submission Explanation This submission states that the overall Draft Newbridge Local Area Plan (including the proposed amendments) is inconsistent in principle with the Kildare County Development Plan (CDP). Based on the unit targets, there should be additional zoning over and above the 2003 levels in order to be consistent with the CDP and specifically the settlement strategy and core strategy, not a net reduction in residentially zoned lands as proposed (including the amendments). This is particularly pertinent given that 28ha of lands zoned in the 2003 LAP were undevelopable due to flooding, and the unrealistically high</p>	No significant impacts anticipated in respect of SEA and AA. Screened Out in terms of SEA and AA.	No change to the Plan

No.	Manager's Recommendation	Screening Outcome and Comments	Change to Plan
	<p>densities assumed in the Draft Plan (35 units per ha).</p> <p>There are a number of miscalculations and inaccuracies in the Draft LAP as amended. In particular inconsistencies exist in Tables 6 and 11 and in the average densities that are provided for in the Draft Plan and CDP.</p> <p>Section 19 (2) of the Planning and Development Act 2000-2013 requires that a local area plan shall be consistent with the objectives of the Development Plan, its core strategy and any regional planning guidelines that apply to the area of the plan.</p> <p>It is our clients view that the Draft LAP inclusive or exclusive of its proposed amendments is not consistent with the objectives or core strategy of the current CDP. As such the Draft Plan should be revoked and the process recommenced in a manner consistent with the objectives and core strategy of the current CDP.</p> <p>Our clients reserve the right to seek a judicial review of the Draft LAP and its process, or to follow other actions.</p>		

No significant impacts as a result of implementing the final proposed amendments were identified and therefore no mitigation measures were proposed by the SEA/ AA team. The LAP 2013 was adopted on the **23rd December 2013** in accordance with the Manager's Recommendations with respect to submissions. The Newbridge Local Area Plan comes into effect on the 29th January 2014.

4 REASONS FOR CHOOSING THE PREFERRED ALTERNATIVE

In line with the requirements of the SEA Directive and the corresponding implementation of Irish legislation (S.I. 436 of 2004), as amended, consideration was given to reasonable alternatives for delivery of the Newbridge Local Area Plan 2013-2019. Article 5 of the SEA Directive requires the environmental report to consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and the significant effects of the alternatives selected. Alternatives must be realistic and capable of implementation and should present a range of different approaches within the statutory and operational requirements of the LAP. It is noted that a "Do Nothing" option has not been explored, as this is not considered reasonable, given the legislative requirement to update the LAP.

The strategic alternatives below were considered for assessment as part of the SEA process for the Newbridge LAP 2013-2019; they include:

Alternative 1: Consolidation of the exiting Town Centre with re-development of Brownfield sites

Alternative 2: Limited Expansion, Environment/ Preservation Approach

Alternative 3: Northwest Expansion, North of Railway Line

Alternative 4: Market-Led Growth, Development at various peripheral locations

A detailed assessment was undertaken analysing each Strategic Environmental Objective against the individual Alternatives with the summary of which is provided in the following **Table 4.1**.

Table 4.1: Alternative Scenario Assessment Results

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

Table 4.1 highlights that Alternatives 3 is generally considered to be the most positive alternative when measured against the SEOs of the Environmental Report. Under the same exercise Alternative 4 generally comes out as being negative in relation to impacts on human beings and the natural environment. The preferred Alternative as proposed under the development strategy for the Newbridge LAP is Alternative 1.

5 MONITORING MEASURES

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

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

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

During the consultation process it was outlined by the EPA submission that the frequency of the monitoring should be identified and therefore **Table 5.1** has been updated since it was presented in the SEA Environmental Report that went out for consultation along with the draft Newbridge Local Area Plan. Alterations to **Table 5.1** have been outlined in green.

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

Responsibilities and Frequency of Reporting

The statutory Manager’s Report on progress in achieving objectives of the Newbridge Local Area Plan 2013-2019 takes place two years after the adoption of the Local Area Plan and “*shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan*”. If an objective or policy is having a significant adverse effect, a variation may be considered during the lifetime of the Local Area Plan. It is largely the responsibility of Kildare County Council to undertake the monitoring and to interpret the monitoring data relevant to Newbridge.

Table 5.1: Monitoring and Reporting Programme as Outlined in the SEA

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

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

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

6 ADDENDUM TO THE ENVIRONMENTAL REPORT

The EPA submission received during the consultation outlined several points in relation to the SEA Environmental Report. These points are acknowledged by the SEA and AA team and it is proposed to incorporate these considerations into future strategic environmental assessments.

The following changes have been made to Environmental Objective 1 Biodiversity, Flora and Fauna.

“Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species”,

changed to

“Protect and where appropriate, promote and support the enhancement and effective protection of biodiversity in the wider landscape and in particular protected areas and protected species”.

In response to an EPA comment in relation to sensitivity mapping the following has been outlined. The SEA Environmental Report includes a number of maps outlining the baseline environment and identifies its sensitiveness. This mapping is not included in Chapter 10 of the SEA Environmental Report for duplication reasons. It is not clear how in a strategic report specific future development can be highlighted. Both the Newbridge and the Kildare Local Area Plan have land use mapping and policies that have been assessed through the SEA process for potential likely impacts on the environment.

APPENDIX A

ENVIRONMENTAL AUTHORITY SUBMISSIONS



Ms Mary Foley
Administrative Officer,
Forward Planning,
Kildare County Council,
Aras Chill Dara,
Naas,
County Kildare.

15th July 2013

Our Ref: SCP110904.2

Re. Draft Newbridge Local Area Plan and Strategic Environmental Assessment Environmental Report.

Dear Ms Foley,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 5th June 2013 regarding the above. Please find attached the Environmental Protection Agency's submission in relation to the Draft Newbridge Local Area Plan, hereafter referred to as "the Plan", and Strategic Environmental Assessment Environmental Report.

This submission is intended to promote

- full and transparent integration of environmental considerations in the Plan,
- the integration of the Plan-making and SEA processes and
- compliance with the requirements of the SEA Directive and associated Regulations.

Your attention is also brought to the recent DoECLG Circular (Circular PL 9 of 2013) 'Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended' which should be taken into account during the preparation of the Draft Plan and in undertaking the SEA process.

Future Amendments to the Draft Plan

Where amendments to the Plan are proposed, these should be screened for likely significant effects in accordance with the criteria as set out in Schedule 2A of the SEA Regulations and should be subject to the same method of assessment applied in the "environmental assessment" of the Draft Plan.

SEA Statement – "Information on the Decision"

Following adoption of the Plan, an SEA Statement, should summarise the following:

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

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

Should you have any queries or require further information in relation to the above please contact Mr David Galvin at d.galvin@epa.ie

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

Yours sincerely



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



David Galvin
SEA Officer
SEA Section
Office of Environmental Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork



Draft Newbridge Local Area Plan and Strategic Environmental Assessment (SEA) Environmental Report Environmental Protection Agency Comments 15th of July 2013

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

The Draft Newbridge Local Area Plan, hereafter referred to as “the Plan”, clearly reflects many key environmental considerations identified in the SEA Environmental Report. In particular, the assessment of alternatives and the inclusion of specific Plan Objectives to address areas such as adequate and appropriate critical service infrastructure, protection of water quality, the provision of appropriate waste management infrastructure, flood risk management, and the protection of biodiversity and natural heritage, are acknowledged. The quality and scope of mapping included in the Newbridge LAP is also noted and acknowledged.

There are however, certain aspects within the Plan for which a stronger commitment to protect and manage environmental sensitivities and vulnerabilities should be considered. These include further consideration of the need for phasing and sequential testing of planned development, the inclusion of a timeframe for monitoring measures, the further strengthening of some policies and objectives and the inclusion of environmental sensitivity and more up to date habitat mapping.

SECTION 1: DEVELOPMENT PLAN

The comments below relate to the Plan.

Part B Policies and Objectives

7.1 Compliance with Core Strategy to achieve sustainable growth

Policy PLD: 1

Consideration should be given to amending *Policy PLD1* as follows: “... *and apply appropriate and sustainable management measures to ensure...*”

7.3.4 Tourism Development

Policy TM: 5

There would be merits in amending *Policy TM: 5* as follows: “*To promote and support the sustainable development of...*”

Policy TM: 9

Given the potential for negative environmental effects associated with the creation of a heritage trail incorporating access to Pollardstown Fen, consideration should be given, where relevant and appropriate, to a commitment to the preparation of a comprehensive management plan for the fen, to include designated responsibilities, in order to mitigate any adverse effects which may arise.



7.6.4 Urban Design Policies

Policy UD: 4

Consideration should be given to amending *Policy UD: 4* as follows: “To *retain and enhance*, where appropriate, mature landscaping including hedgerows and trees...”

7.11.5 Nature Conservation outside of Designated Areas

Policy NH: 13

There would be merits in amending *Policy NH: 13* as follows: “To *promote and support opportunities for enhancement of local biodiversity features...*”

Part C Land Use Zoning

Map Ref: 7 'Land Use Zoning Objectives is noted. It is further noted however, that ***Roads Objectives (i)-(v)***, while indicative only, would appear to have the potential for conflict with *New Residential* zonings *C1, C2, C12, C13* and *C15* in the Plan. Consideration should be given to *de-zoning/re-zoning* the above, and/or including a provision for a suitable buffer zone to mitigate against possible future conflict between proposed infrastructural and *New Residential* development. There would also be merits in providing further clarification of the assessments of indicative roads corridors in terms of the scope of the SEA.

In terms of any planned infrastructural development such as ***Roads Objectives (i)-(v)***, it should be ensured that the requirements of the EIA, Habitats, Water Framework and Floods Directives are taken into account where appropriate.

Where *New Residential* and *Industrial & Warehousing* zoning for future development are adjacent, as outlined in *Map Ref: 7 'Land Use Zoning Objectives'*, consideration should be given to the inclusion of buffer zones where relevant and appropriate, to address the potential for negative environmental considerations such as noise etc.

SECTION 2: ENVIRONMENTAL REPORT

The comments below relate to the Strategic Environmental Assessment Process and the Environmental Report. Comments and suggestions in this Section are put forward for consideration and mainly relate to the key stages and outputs of the SEA Process.

Chapter 1 Non Technical Summary

Consideration should be given to including, where relevant and appropriate, a summary of how key recommendations received as part of the consultative process for the Newbridge LAP have been integrated into the Plan/SEA. This summary could also be included in the Plan where relevant and appropriate.

The summary of baseline environment and key significant environmental issues is noted. There would be merits in highlighting in the NTS the potential for cumulative effects associated with both land zoning and infrastructural development.

Along with “*the relevant aspects of the current state of the environment*”, consideration should be given to including in the NTS “*the likely evolution thereof without implementation of the plan or programme...*”



Chapter 5 Baseline Environment

Figure 5.3 Habitat Mapping

The inclusion of Habitat Mapping for the Newbridge LAP (*Figure 5.3*) is acknowledged. In line with *Objective N10* of the *Kildare County Development Plan 2011-2017* “*To carry out habitat mapping on a phased basis within the plan area...*” consideration should be given to undertaking more up to date habitat mapping, where necessary, to further inform the Green Infrastructure objectives of the Plan.

Chapter 7 Strategic Environmental Objectives, Targets and Indicators

Table 7.1 Strategic Environmental Objectives-Objective 1

As well as “*Providing effective protection of biodiversity.....*” there would be merit in including within **Objective 1**, where appropriate, a commitment to “*promote and support the enhancement of biodiversity in the wider landscape...*”

Chapter 10 Cumulative Effects

There would be merits in including in the Plan and ER environmental sensitivity mapping for the Plan area, to ensure that possible environmental conflicts associated with any potential future development are highlighted.

Chapter 11 Mitigation Measures

The comment/response to the non- inclusion of a policy to phase and monitor new residential development as set out in *Table 11 Further Mitigation Measures* is noted. In respect of any possible conflict however, both between future new residential and infrastructural development, and the location of *Zonings C3, C4 and C15* in respect of *Strategic Flood Risk Assessment (Map Ref. 3)*, there would be merits in re-considering the need for phasing, sequential testing, and monitoring of residential zoning in the Plan area, (See comments in *Part C Land Use Zoning in Section 1-Development Plan* of this submission). Consideration should also be given to the inclusion of a specific policy/objective to reflect the inclusion of any phasing and sequential testing for proposed residential zoning.

Chapter 12 Monitoring Measures

Table 12.1 Monitoring and Reporting Programme

Consideration should be given to the following:

- The inclusion of monitoring frequencies.
- Monitoring of both positive and negative effects, where they occur.

The Monitoring Programme should be flexible to take account of specific environmental issues as they arise. The programme should be able to deal with the possibility of cumulative effects. The SEA Monitoring Programme should also be linked to the Plan implementation monitoring, to ensure a coordinated approach to the identification of, and remediation of, potential unforeseen issues which may arise in implementation of the Plan to ensure appropriate mitigation measures are adequate to address those issues.

15th July 2013

Mary Foley,
Administrative Officer,
Forward Planning,
Kildare County Council,
Aras Chill Dara,
Naas,
Co. Kildare.

Re: Proposed Local Area Plan for Droichead Nua (Newbridge) 2013-2019

Dear Ms. Foley,

I refer to correspondence received on 6th June 2013 in the above regard.

The Department of Communications, Energy and Natural Resources on behalf of Inland Fisheries Ireland wish to bring to your attention the following comments at this time;

Our comments regarding the proposed LAP for Newbridge (2013-2019) are as follows:

The Local Area Plan (LAP) zone under consideration is traversed by the main channel of the River Liffey which represents a highly significant salmonid catchment. The River Liffey and several of its tributaries are exceptional in the area in supporting Atlantic salmon (*Salmo salar*, listed under Annex II and V of the EU Habitats Directive) and Sea trout in addition to resident Brown trout (both *Salmo trutta*) and other fish populations. This highlights the sensitivity of local watercourses and the Liffey catchment in general. The river is regarded as a very important fishery. Fishery habitat is regarded as particularly good for all salmonid life stages throughout much of the Liffey system and must be protected at all times. The Liffey and most if not all tributaries in

the LAP areas also support populations of the White-clawed Crayfish and Lamprey species (listed under Annex II of the EU Habitats Directive).

Only clean, uncontaminated surface waters should leave the LAP zone and drain to the river network.

As outlined in section 7.8.3 of the draft LAP, the uncertainties associated with infrastructural capacity in this area and the potential cumulative impact of a fast growing population in the Upper Liffey Valley Sewerage Scheme catchment area highlights the need for a precautionary approach when dealing with these issues. It is important to note that sufficient treatment capacity must be available both within the receiving sewerage system locally and downstream at the waste water treatment plant over the duration of the plan in order that the ecological integrity of the ultimate receiving water is protected. IFI would highlight the importance of building a comprehensive and robust assessment of both local infrastructural to meet those needs into the Local Area Plan. Should the WWTP fail to provide expected capacities during the life of the LAP, IFI would highlight the risk of associated significant environmental effects resulting from local development.

IFI welcomes fisheries compliant objectives listed in Sections 7.8.5 (Flood Risk Management) and 7.11.4 and 7.11.6. IFI welcomes the designation of lands adjacent to surface waters, particularly salmonid systems as areas of open preservation possibly for provision of open space and recreational amenities as has been implemented in other areas in the county. Natural heritage objectives including maintenance of buffer zones of at least 10m from the water's edge along both banks of the River Liffey and its tributaries in the LAP are desirable. This

measure would help to protect fisheries and ecological interests.

The above is without prejudice to any further comments that may be received from any other areas within the Department.

Kind regards,

Frances Dunne,

Corporate Support Unit,

DCENR,

Phone 01 6783084.



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government



16 July, 2013.

Ms. Mary Foley
Admin. Officer
Forward Planning
Kildare County Council
Áras Chill Dara
Naas
Co. Kildare.

Re: Proposed Local Area Plan for Newbridge

Dear Ms. Foley,

I am directed by the Minister for the Environment, Community and Local Government to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister.

The Department regards the draft Newbridge Local Area Plan as a broadly appropriate planning framework for sustainable growth and development of the town.

It is however, appropriate to point out that it is not clear how the amount of undeveloped Residential zoned land which is needed to meet the County Development Plan Core Strategy requirements has been calculated. It is suggested that the authority consider using the template set out in the Annex below as a basis to introducing relevant text and/or tables into the draft LAP in order to provide greater clarity.

It is appropriate to note that over most of the plan period Irish Water will be the decision making authority and service provider regarding water and waste water matters. The planning authority may wish to review the water and waste water section of the draft LAP in the light of this transfer of responsibility. For example, it may be appropriate to introduce a policy indicating that the local authority will co-operate fully with Irish Water regarding the implementation of the policies and objects set out in the draft LAP.

Yours sincerely,

Patrick O'Sullivan
Planning Section

ANNEX

ESTIMATING AMOUNT OF RESIDENTIAL ZONED LAND NEEDED TO MEET CORE STRATEGY TARGETS

POPULATION INCREASE

1. Expected/target population growth over the plan period = A

GROSS NUMBER OF UNITS

2. Estimated household occupancy rate = B
3. Number of new units required over the plan period = $A/B = C$
4. Number of new units over the plan period with 50% headroom¹ = $C + (0.5 * C)$
= D

DEDUCTIONS FROM GROSS NUMBER OF UNITS

Approved Undeveloped Housing Projects

5. Total number units in approved undeveloped housing projects² = E
6. Estimate of the proportion of the total number of units in approved undeveloped housing projects which are likely to be developed in the plan period = F%
7. Estimate of the number of units in approved undeveloped housing projects likely to be developed in the plan period = $E * F\% = G$

Unfinished Housing Developments

8. Number of unoccupied units and units at the 'near complete' stage in unfinished housing estates as recorded in the 2012 Unfinished Housing Survey³ = H
9. Estimate of the proportion of H which is likely to become occupied, or completed and occupied during the plan period = J%
10. Estimate of the number of units which in 2012 were unoccupied or at a 'near complete' stage which will be occupied and/or completed and occupied in the plan period = $H * J\% = K$

¹ This step would drop away if headroom has been built into the County Development Plan core strategy figures.

² It would be appropriate to indicate on a map the location of these project.

³ The necessary information is available on www.Myplan.ie under the Data Layers icon in the Geobrowser.

Units outside Residential Zoned Land

11. Estimate of the potential number of units in Central Area/Mixed Use etc zones and/or on brownfield and infill sites which would be developed in the plan period = L

NET NUMBER OF UNITS TO BE PROVIDED

12. Number of units which need to be provided for on undeveloped Residential zoned land = $D - (G + K + L) = M$

LAND REQUIREMENT

13. Estimated density of development on undeveloped Residential land (gross dwellings / ha) = N
14. Amount of Residential zoned undeveloped land required (ha) to provide for M number of units = $M / N = O$
15. Total amount (ha) of currently undeveloped Residential zoned land = P
16. Amount of land (ha) to be down zoned/dezoned or put into a 'beyond the plan period' phase (e.g. Strategic Residential Reserve or Phase 2 land etc)⁴ = $P - O = Q$

⁴ The lands for development in the plan period which would be required to meet the core strategy requirement would need to be shown on a map. It may also be useful to indicate the down zoned/dezoned or SRR/Phase 2 lands.



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

05th November 2013

Our Ref: SCP110904.3

Re. Material Amendments Report on the Draft Newbridge Local Area Plan 2013-2019

Dear Ms Foley,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 17th October 2013, regarding the above and notes its contents.

SEA Determination

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Proposed Material Amendments is noted.

Specific Comments on the Proposed Material Alterations

The Environmental Protection Agency (EPA) acknowledges the inclusion of many of the points raised in our previous submission on the Draft Plan and SEA, dated the 15th July 2013.

The inclusion in particular of proposed amendments to a number of policies and objectives in areas such as, Core Strategy, Movement and Transport, Land Use, Nature Conservation and Tourism Development, show a stronger commitment to integrating key environmental considerations into the Plan in an appropriate manner and are welcomed.

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

You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Kildare County Council to ensure that, when undertaking and fulfilling their statutory responsibilities; they are at all times compliant with the requirements of national and EU environmental legislation.

SEA Statement

You are also referred to the requirement to prepare an SEA Statement outlining “Information on the Decision” as required by Article 14I of Planning and Development Regulations as amended by Article 8 of the SEA Regulations. This should summarise the following:

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

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

Should you have any queries or require further information in relation to the above please contact Mr David Galvin at d.galvin@epa.ie.

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

Yours sincerely,



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

Celine O'Neill - FW: Draft Droichead Nua (Newbridge) Local Area Plan 2013 - 2019

From: "CorporateSupport.Unit" <CorporateSupport.Unit@dcentr.gov.ie>
To: <lapsubmissions@kildarecoco.ie>
Date: 08/11/2013 12:19
Subject: FW: Draft Droichead Nua (Newbridge) Local Area Plan 2013 - 2019
CC: "CorporateSupport.Unit" <CorporateSupport.Unit@dcentr.gov.ie>, "Teresa O'..."

8th November 2013

Mary Foley,
Administrative Officer,
Forward Planning,
Kildare County Council,
Aras Chill Dara,
Naas,
Co. Kildare.

Re: Draft Droichead Nua (Newbridge) Local Area Plan 2013 - 2019

Dear Ms. Foley,

I refer to correspondence received on 17th October 2013 in the above regard.

The Department of Communications, Energy and Natural Resources on behalf of Inland Fisheries Ireland wish to bring to your attention the following comments at this time;

IFI have no objection to the amendments as proposed.

The above is without prejudice to any further comments that may be received from any other areas within the Department.

Kind regards,

Mary Brady,
Corporate Support Unit,
Department of Communications, Energy and Natural Resources,
Elm House,
Earlsvale Road,
Cavan.
Phone 01 6782058.

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Tá eolas sa teachtaireacht leictreonach seo (agus b'fhéidir sa chomhaid ceangailte leis) a d'fhéadfadh bheith príobháideach nó faoi rún. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó biodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo. Más trí carráid a fuair tú an teachtaireacht leictreonach seo cuir, más é do thoil é, an té ar sheol an teachtaireacht ar an eolas láithreach. Deimhnítear leis seo freisin nár aims odh víreas sa phost seo tar éis a scanadh.

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Celine O'Neill - Recall: Draft Droichead Nua (Newbridge) Local Area Plan 2013 - 2019

From: "Mary Brady" <Mary.Brady@dcenr.gov.ie>
To: <lapsubmissions@kildarecoco.ie>
Date: 08/11/2013 12:18
Subject: Recall: Draft Droichead Nua (Newbridge) Local Area Plan 2013 - 2019
CC: "CorporateSupport.Unit" <CorporateSupport.Unit@dcenr.gov.ie>, "Teresa O'...

Mary Brady would like to recall the message, "Draft Droichead Nua (Newbridge) Local Area Plan 2013 - 2019".

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