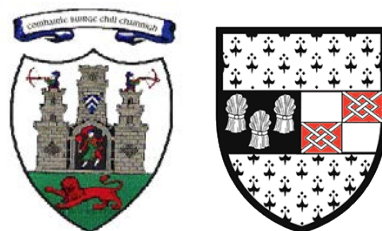


# Proposed Amendments to Draft Kilkenny City & Environs Development Plan 2014-2020

Volume 2: Strategic Environmental  
Assessment &  
Appropriate Assessment

14<sup>th</sup> February 2014  
Kilkenny Borough and Kilkenny County Councils  
Planning Department



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## 1. Introduction

This document supplements the original Environment Report dated the 14<sup>th</sup> June 2013 and Appropriate Assessment / Natura Impact Report dated May 2013 prepared for the Draft Kilkenny City & Environs Development Plan 2014-2020.

The aim of this report is to provide a clear understanding of the likely environmental consequences of the proposed amendments to the Draft Plan. The Proposed Amendments have come from:

- The recommendations contained in the Manager's Report on Submissions received to the Draft Plans published in November 2013, and subsequent addenda.
- Direction from the Elected Representatives of Kilkenny Local Authorities from Council Meetings held in December 2013 and January 2014.

The environmental consequences relate specifically to Strategic Environmental Assessment and Appropriate Assessment. This document includes screening of the material amendments to the Draft Plan for significant impacts in terms of both SEA and AA.

A conclusion statement is given in Section 6 of this report.

Note: Where revised/amended maps are referred to in this document, please refer to 'Volume 1: Proposed Amendments to the Written Statement and Zoning Maps'.

## 2. Screening of Proposed Amendments to the Draft Plan

The proposed amendments/material alterations to the written statement of the Draft County Development Plan are shown in *grey text* with new text shown *in italics* and deleted text shown as ~~strikethrough~~. The SEA/AA screening of the proposed amendment/material alterations is indicated at the end of each relevant section or chapter.

### 2.1 Chapter 1 Introduction

#### 1.5 Structure of Plan:

The Plan consists of a written statement and accompanying maps and includes strategies and objectives for the City at large. *The text of the entire Plan is a statement of Council policy.* The first ten chapters contain *text as council policy*, objectives and Development Management Standards in relation to specific areas and topics. It must be noted that each chapter is not a stand-alone chapter, but should be read in conjunction with all other chapters. In assessing any development in the City, the overall context will be informed by all relevant ~~sections~~ *policies*, including the settlement strategy, housing, community, economic, heritage and infrastructure considerations, underpinned by the ~~vision and strategic aims goals~~. Therefore, no one ~~policy-item~~ takes precedence over another, but rather all ~~policies~~ *plan provisions* converge, founded as they are on the goal of sustainable development.

All ~~policies~~ *chapters* should also be read in conjunction with Chapter 11: Requirements for Development.

#### Section 1.6.6 Ministerial Guidelines and Directives

~~There include Guidelines on Architectural Heritage protection, Childcare Facilities, Development Plans, Landscapes, Retail Planning, Strategic Environmental Assessment and Sustainable Residential development in Urban Areas. The Councils will have regard to all future amendments and new Guidelines published during the plan period and will vary the Plan as appropriate.~~

*In accordance with Section 28 of the Planning and Development Act 2000 (as amended) a statement has been appended to this Plan which includes information which demonstrates how the Planning Authority has implemented the policies and objectives of the Minister contained in Section 28 Guidelines when preparing the Plan. Where the Planning Authority has decided not to implement certain policies or objectives of the Minister contained in the Guidelines, the statement must give the reasons why. The statement is included as Appendix H.*

Section 1.6.8 **South East Regional Planning Guidelines:** Include new map.

#### 1.8 Monitoring and Review

*The Development Plan Objectives are listed in Appendix I.*

*The Council will aim to implement all the provisions of this Plan, subject to the availability of resources.*

#### SEA / AA Screening

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report.

## 2.2 Chapter 3 Core Strategy & Zoning

### 3.3.1 Land Requirement

(Before Table 3.1)

*The population target for the city and county is set until 2020. Using the 2011 census data figures as a definitive figure, the assessment is broken down into two timeframes; from the 2011 census data to the expiration of the current plan; and for the period of the proposed plan from 2014 to 2020.*

~~In order to offer an alternative to that option and retain people within the City area, two additional parcels are proposed for low density zoning in this plan; on the Ballyfoyle road south of the ring road at New Orchard and on the Dublin Road at Leggetttsrath.~~

~~This low density zoning will permit a maximum of 10 units per hectare (4/acre). The lands are 5.6 ha in extent. This additional zoning will mean that the total zoning will exceed that required under the analysis carried out above but it is considered to be justified given that it is a low density zoning and is not significant in the overall context of the 57.9ha required between 2011 and 2020.~~

*In order to reflect that demand for housing on larger sites at lower than normal densities it is proposed to continue with the low density zonings at selected locations in the environs of the City. An additional area for low density zoning is identified at the Sion Road (1.95ha) and an additional area along the old Dublin road (0.69 ha).*

*For the purpose of this plan the residential zoning has been broken into the following sub-categories : Existing low density residential, Phase 1 low density Existing Residential, Phase 1 Residential and Phase 2 Residential.*

*Existing residential reflects the existing built up areas of the city where there is limited potential for additional residential development in the form of small scale infill development. Phase 1 lands are those where the major expansion of green field residential development will take place over the period of the plan. Phase 2 land will only be considered for development during the life of the plan if certain criteria are met as set out in Section 3.3.2.1 below.*

Location	Population allocation	Housing land requirement (Ha)	Existing zoning (Ha )	Proposed zoning <sup>1</sup>		Housing yield
				Phase 1	Phase 1 LD	
Kilkenny City & Environs	2077	40.4	<del>52.48</del> 62.23 <sup>2</sup>	52.58	10.33	<del>1,740</del> 1,680 <sup>3</sup>

<sup>1</sup> In the proposed zonings an allocation has been made for the population increase between 2011- 2014 which is 900 people which gives a land requirement of 17.5ha. This is then added to the 2014-2020 figure of 40.4 ha to give the requirement from 2011 to 2020 of 57.9ha.

<sup>2</sup> In the Draft Plan this figure was 52.48. Lands outside of the Western Environs and Loughmacask LAP areas (9.7ha) were not included in the existing zoning figure. This has now been rectified with the revised figure of 62.23ha

<sup>3</sup> 52.58 ha x30units/ha = 1,577 housing units. 10.33ha x10 units/ha =103 units. Total yield = 1,680

Location	Population allocation	Housing land requirement (Ha)	Existing zoning (Ha )	Proposed zoning <sup>4</sup>		Housing yield
				Phase 1	Phase 1 LD	
Kilkenny City & Environs	2977	57.9	52.48 62.23	52.58	10.33	1,740 1,680 <sup>5</sup>

### SEA / AA Screening

The Planning Authority re-classified the residential zoning into Phase 1 and Phase 2. The analysis of residential zoning from the 2008 plan identified 10 hectares for phase 1 development. There is no additional zoning proposed in the proposed amendments. This proposed amendment does not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report.

#### Areas of Strategic Reserve

Areas of Strategic Reserve are included on the Zoning Map. These areas will provide for the long term expansion of the city, following substantial progress being made in the implementation of the Western Environs and Loughmacask areas. Local Area Plans, or appropriate planning framework documents will be prepared for the areas of Strategic Reserve as required in the longer term. The total area of the strategic reserve lands is 262ha.

#### 3.3.2.1 Proposed Housing Land and Phasing

Development will be permitted in principle on Phase 1 lands during the plan period 2014 – 2020. Developments for multiple housing will not be permitted on Phase 2 lands during the lifetime of this plan. Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations. New land uses other than significant residential development will also be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations and provision of adequate services.

The proposed phasing is based on the principles of sustainable development including a sequential approach to the expansion of the city, the planning histories of the area, the likelihood of sites coming forward for development and the criteria outlined for core strategy above. The areas of phasing are set out below in Table 3.4.

Area	Phase 1	Phase 2
Western Environs	14.9ha	71.7ha
Loughmacask	23.5ha	25.8ha
Infill/Brownfield	21.63	34.07
<b>Total</b>	<b>63.63<sup>6</sup></b>	<b>131.57</b>

<sup>4</sup> In the proposed zonings an allocation has been made for the population increase between 2011- 2014 which is 900 people which gives a land requirement of 17.5ha. This is then added to the 2014-2020 figure of 40.4 ha to give the requirement from 2011 to 2020 of 57.9ha.

<sup>5</sup> 52.58 ha x30units/ha = 1,577 housing units. 10.33ha x10 units/ha =103 units. Total yield = 1,680

The phase 1 land includes all lands with existing permissions for multiple unit housing developments.

*Development will be permitted in principle on all Phase 1 lands during the period of the Plan (2013-2019). Phase 1 lands include all residential zoned lands with existing permissions. In order to ensure continuity of housing supply during the new Plan period, Phase 2 lands may be considered for development providing that proposals satisfy a core strategy justification and where applicable, satisfactorily demonstrate that existing infrastructural deficiencies have been addressed to facilitate the development.*

*Phase 2 land will be considered if 75% of land in phase 1 has been committed for development (permission granted) and that the remaining uncommitted land in phase 1 is unavailable for development or is unlikely to be adequately serviced within the lifetime of the plan.*

*Proposals for phase 2 lands within the timeframe of the development Plan will have to demonstrate:*

- *How the development is consistent with the Development Plan Core Strategy*
- *That demand for the proposed development based on an assessment of existing housing supply, vacancy, unfinished estates and volume of unit types in the area.*
- *There is adequate provision of water services infrastructure to serve the development.*
- *The provision of adequate transport infrastructure in the area to service the proposed development, and how it will contribute across all modes (vehicular, cycle and pedestrian linkages).*
- *The capacity of services in the area to cater for the proposed development, including childcare, schools, other community services, open space, retail and commercial services.*
- *The contribution of the proposed development to the achievement of specific Development Plan objectives.*

**Table 3.4**

<b>Table 3.4 Areas of Phasing</b>		
<b>Area</b>	<b>Phase 1</b>	<b>Phase 2</b>
<b>Western Environs</b>	14.9 ha	71.7
<b>Loughmacask</b>	23.5ha	25.8
<b>Infill Brownfield Other Areas</b>	24.51ha	34.07
<b>Total</b>	62.91 ha	131.57

### **3.4.3 City Centre Area**

Add the following Objective:

- *To develop and implement a Living Over the Shop Scheme.*
- *To take a fresh analysis of the development strategy for the City & Environs immediately following the agreed masterplan for the Smithwick's lands and taking account of the current and projected economic performance of the City and County.*

### **SEA / AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report. See Appendix for SEA.

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<sup>6</sup> The demand analysis showed that 58ha was required to satisfy demand up to 2020. Having regard to the low level of activity and to the continued demand for houses on large sites two additional land parcels of 1.3ha and 3.6ha are included for low density zoning at the Ballyfoyle Road and the Dublin Road.

### **3.4.5 Zoning Objectives**

(At end of 2<sup>nd</sup> paragraph)

*Areas of Strategic Reserve are included on the Zoning Map. These areas will provide for the long term expansion of the city, following substantial progress being made in the implementation of the Western Environs and Loughmacask areas. Local Area Plans, or appropriate planning framework documents will be prepared for the areas of Strategic Reserve as required in the longer term.*

### **3.4.5.8 Industrial/Warehousing**

Open for Consideration: Science and technology based industry, restaurant, halting sites, recreational use/buildings.

### **3.4.5.7 Community Facilities:**

In 'Permitted uses' delete schools, colleges as these are already covered by education facilities.

Amend the zoning map to include 5 zones as follows: *Existing Residential, Phase 1 Residential, Phase 2, Existing Low-density Residential and Phase 1 Low-density Residential.*

### **3.4.5.2 Existing Low-density Residential**

#### **3.4.5.2a Phase 1 Low-density Residential**

*Objective: To protect, provide and improve residential amenities at low density. Low density housing is defined as not more than 10 units per ha (4 per acre) on average and must have regard to the character of the area.*

*Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.*

*Open for Consideration: public house, hotel, restaurant.*

#### **3.4.5.3 Existing Residential**

Open for Consideration: (to include) temporary car park.

#### **3.4.5.3a Phase 1 Residential**

*Objective: To protect, provide and improve residential amenities.*

*Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.*

*Open for Consideration: public house, hotel, restaurant.*

#### **3.4.5.3b Phase 2 Residential**

*Objective: To protect, provide and improve residential amenities*

*Permitted Uses : Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.*



*Open for Consideration: public house, hotel, restaurant*

#### **3.4.5.4 General Business**

Permitted Uses: Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, *coffee shops/cafes, petrol stations*, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

#### **3.4.5.11 Mixed Use**

*Permitted Use: (to include) Petrol station*

#### **3.4.6 Zoning Map Objectives**

**Z10 – St. Canice’s Hospital:** To work with the HSE and other relevant stakeholders in the preparation of a framework plan for the most appropriate land uses within the grounds of St Canice’s Hospital. Such a framework plan shall take account of all the existing land uses and develop a framework for appropriate land uses and urban design criteria for the lands *and shall include for significant elements of open space, recreational uses including the retention/ relocation (within the lands) of the Lacken pitch & putt facility, residential and a recognition of the existing employment uses on site including office. On finalization of a masterplan the Local Authority will carry out a Variation to the Development Plan to facilitate re-zoning where appropriate.*

**Z11 – Kilcreen Lodge** – *Notwithstanding the general open space zoning objective, to allow for use of Kilcreen Lodge for guest accommodation in tandem with a temporary structure for the purpose of holding weddings/receptions with due regard to any effect on the setting of the protected structure.*

**Z12- MacDonagh Railway Station and Mac Donagh Junction** – *To promote a pedestrian connection between the railway station and the mixed use centre.*

**Z13 – Ayresfield House** – *Provide pedestrian and cycle access through the lands around the former Ayresfield House between the Granges Road and the future Loughmacask village centre. The pedestrian and cycle route should be located within an open space area equivalent to 10% of the total land holding identified. The open space shall be designed in accordance with principles set out in the Urban Design Manual and the Development Plan.*

#### **SEA/AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report. Significant adverse impacts are not anticipated. The proposed changes will therefore result in a neutral impact. The proposed amendments have no effect on the overall assessment and conclusions in the Natura Impact Report. See Appendix A for SEA of the proposed zoning map objectives.

## **2.3 Chapter 4 Economic Development**

### **Section 4.4.3 Services Development**

Insert the following text:

*Office uses have changed in character over time. It can include offices where financial, professional or other services are provided principally to members of the public (retail offices), or it can be more of*

*a corporate or processing nature where there is administrative, financial and other services without a retail office activity (general offices).*

*Office uses form an important part of the City's economy and are particularly important to the vitality and vibrancy of the city centre. The presence of an office-based workforce in the city centre will stimulate demand for retail and other services. It is considered the primary location for retail offices should continue to be the city centre reflecting the role of the city centre where there are sustainable opportunities for access and potential for availing of a wide range of additional services. The four neighbourhood centres are also locations where retail offices are acceptable where the scale is compatible with the local service function.*

*General offices can have a significant scale of employment with a high element of processing such as insurance companies or call centres. These can be located on suitably zoned lands (General Business, Business Park or Industrial/technology Park). Currently these office types are located at Purcell's Inch and Loughboy.*

*There is capacity in the 'General Business', the 'Business Park' and the 'Industrial Technology Park' zonings to accommodate additional general office demand.*

*There will also be considerable capacity on the Smithwick's lands for further general office development. This will be addressed in the masterplan/urban design framework to be developed for the Smithwick's lands.*

#### *Development Management Standard Sequential Approach*

*The preferred location for retail and general office development is within the City Centre area where practicable and viable. Where it is not possible to provide for the form and scale of development required on a site within the City Centre then consideration can be given to a site on suitably zoned land outside the City Centre subject to sequential testing of the proposal. Sequential testing will require that the applicant test all potential City Centre development options with regard to their size, availability, accessibility and feasibility of developing both site and premises for their purposes.*

*The Councils will continue to focus general office development activity in the city centre as defined in the City Centre Local Area Plan, and to allow general office development outside the city centre area on suitable zoned lands subject to a sequential testing of the proposal.*

#### **SEA / AA Screening**

No impact.

##### **4.7.1.1 City Centre**

Change second bullet point:

- *The Architectural Conservation Area policies covering the City Centre effectively remove any potential now and in the future for major redevelopment of space within the City Centre. In the core retail area, generally, development should be appropriate to the scale and character of the centre in order to minimise the potential for adverse impact, and as such, retail development should recognise the special character of the area. Where a larger floor plate is essential to respond to the need of the particular retail sector a designed solution, using appropriate conservation principles and expertise will be required which will adapt the historic buildings, retaining the building in use and maintaining the essential character of the area.*

#### **4.7.1.2 Edge of Centre**

Insert after last paragraph:

*The MacDonagh Junction site is recognised as a significant contributor to the continued vitality and viability of the city as an edge of centre site. Since its opening in 2007 it has facilitated the expansion of city centre uses and is now an established location for mixed use in the City. It is envisaged that MacDonagh Junction will continue to play a key role in the enhancement of the city centre and appropriate development at the site will be supported in order to complete and consolidate the development.*

**Objective: The Smithwick lands the subject of the masterplan referred to in Section 3.4.3 will be the focus for major new retail expansion (convenience and comparison retailing) in the City & Environs over the plan period.**

#### **Phasing of City Centre Expansion**

*For the purpose of city centre expansion the following phasing of development lands within the City & Environs is proposed:*

- *Phase 1: Smithwick lands the subject of the masterplan referred to in Section 3.4.3 and MacDonagh Junction.*
- *Phase 2: The former mart site at the Castlecomer Road.*

*The release of phase 2 lands for major retailing will only be considered where the local authority is satisfied that planning permission is granted, and/or significant expansion has already occurred on the phase 1 lands and that any additional retailing on the phase 2 lands will not have a negative impact on the vitality or viability of the retail core or other centre.*

*It is considered that the definition of major retail expansion for the purposes of this section of the City & Environs is 1,000sqm for convenience and 2,000sqm for comparison.*

#### **SEA / AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report. See Appendix A for SEA of proposed development objective in relation to the Smithwick lands.

## **2.4 Chapter 6 Recreation, Tourism & Arts**

### **6.1.2.1 Regional and City Parks and Corridors**

#### **River Nore Linear Park**

The Nore Linear Park project provides a network of footpaths and cycleways along the river in the City and Environs combined with a sequence of high quality public spaces, which is a significant recreational asset to the city. Within the City, a walk between Talbotsinch and Ossory Bridge has been developed and upgraded to make it accessible to all users, including cyclists, people with disabilities and people using buggies. It is also proposed to develop the walk as a loop which will require a pedestrian bridge near Talbotsinch, and also at Ossory Bridge. A new pedestrian bridge is also proposed to link Bateman Quay with John's quay at the Carnegie Library, see *Figure 10.1*.

*As part of the continued development of the Nore Linear Park, the potential to connect the Linear Park north of Greens Bridge, under Greens Bridge and to continue the park southwards through the Smithwick's site, is being examined.*

New Objective: *To establish an environmental management plan for the River Nore Linear Park.*

### **SEA / AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report. See Appendix A for SEA of this proposed development objective.

#### **6.4 Active Recreational Facilities**

Last paragraph

Kilkenny Local Authorities are investigating the development of a multi-generational recreational area in a central urban area in Kilkenny City such as The Mayor's Walk to enhance the existing urban space in conjunction with the Older People's Forum, Comhairle na nÓg and the Kilkenny Access Group. *There is also an identified need for a skate park in the City.*

*Objective: To provide a skate park within the City & Environs during the lifetime of the Plan.*

### **SEA / AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report. See Appendix A for SEA screening of this proposed development objective.

#### **6.4.2 Walking and Cycling**

Include new paragraph: *The National Cycle Network Scoping Study was published by the National Roads Authority in 2010. The study identified potential route corridors between urban centres of 10,000 population and upwards that could make up a National Cycle Network. The study shows the potential for providing a cycle network linking Kilkenny to Carlow and Clonmel.*

### **SEA / AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report.

## **2.5 Chapter 7 Heritage**

### **7.1.3 Nature Conservation Outside of International and National protected areas.**

To protect ~~and where possible enhance~~ wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows and road verges, and to discourage the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites. ~~Where the loss of habitats is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character and green infrastructure networks.~~ *Appropriate mitigation and/or compensation measures to conserve biodiversity, landscape character and green infrastructure networks will be required where habitats are at risk or lost as part of a development.*

#### **7.2.1.3 Rare or Protected Species and their Habitats**

- To protect and, where possible, enhance the ~~plant and animal species and their habitats that have been identified under European Legislation (EU Habitats Directive, EU Birds Directive) natural heritage sites designated under EU Legislation and National Legislation (Habitats Directive, Birds Directive, European Communities (Birds and Natural Habitats) Regulations 2011 and Wildlife Acts).~~ *This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.*

- To protect and, where possible, enhance the ~~natural heritage sites designated under national legislation (The Wildlife Acts and The Flora protection Order). This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan~~ *plant and animal species and their habitats that have been identified under European legislation (Habitats and Birds Directive) and protected under national Legislation (European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011), Wildlife Acts 1976-2010 and the Flora Protection Order (SI94 of 1999).*

### 7.2.2 Green Infrastructure

#### Objective

- To prepare and support the implementation of a Green Infrastructure Strategy for Kilkenny city and environs, ~~as resources allow~~ *to include for a tree planting programme.*

### SEA / AA Screening

The proposed amendments are positive in terms of protection of habitats and natural heritage. The amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report.

**In section 7.2.5 delete paragraphs ‘The national Survey of Native Woodlands (NSNW)’ and ‘Ancient Woodlands’.**

Insert following new objective:

*Objective: To carry out a TPO for lands identified around the former Ayresfield House on the Granges Road.*

### SEA / AA Screening

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report. See Appendix A for SEA of the proposed development objective.

### Amend the 3<sup>rd</sup> DMS in Section 7.2.5.1 (Hedgerows) as follows:

- Have regard to, and seek the conservation of (a) sites of significance identified in the Kilkenny Woodlands Survey 1997, and (b) the trees of County Kilkenny identified in the Tree Register of Ireland and (c) Survey of mature Trees in Kilkenny City and Environs in the assessment of planning applications. ~~d) the National Survey of Native Woodlands and Ancient Woodlands.~~

### Section 7.2.6 Inland Waters, Rivers, Streams, Wetlands and Groundwater

Insert as last sentence before DM standards:

*Rivers and streams will be maintained in an open semi-natural condition, wherever possible.*

### 7.3.1 Archaeological Heritage

Added to end of first paragraph:

*The brochure “Archaeology in the Planning Process” is available from [www.archaeology.ie](http://www.archaeology.ie). Data on underwater archaeological sites (marine, coastal and inland waterways), including the Shipwreck Inventory of Ireland and the Ports and Harbours Archive) are available from the Underwater Archaeology Unit, in the National Monuments Service. See <http://www.archaeology.ie/UnderwaterArchaeology/>*

At end of 3<sup>rd</sup> paragraph

*See [www.archaeology.ie](http://www.archaeology.ie) for notification and consent procedures, from the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht, in relation to works on monuments.*

New statement at end of last paragraph

*An archaeological assessment of a site or a building may be required before carrying out works. It is advisable to arrange a pre-planning consultation with the Council before embarking on such works in this regard.*

### **7.3.2 7.3.1 Development Management Standards**

(DMS's to be moved from Section 7.3.2 to 7.3.1 in the interests of clarity).

### **Alter Section 7.3.5 (Historic Gardens and Designed Landscapes) to new Section 7.3.5.3**

*Development management standard*

To seek the protection, and ~~enhancement~~ *sustainable management of significant* historic gardens, parklands and designed landscapes in the city and environs, their setting and their ~~views to and from them~~ *visual amenity*.

### **SEA / AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report.

## **2.6 Chapter 8 Infrastructure and Environment**

### **Section 8.1.1 Achievements**

*From 2014, Irish Water will be the new water authority with responsibility for prioritisation of investment.*

### **Section 8.1.3 Water Conservation**

Water supplies are a scarce and expensive resource. A Water Conservation Programme is underway across the county at present. The first stage of this project divided the water supply schemes into different zones and installed meters. The second stage is active leakage control, which includes detecting and repairing leaks. The third stage is pipe rehabilitation. This programme has reduced Unaccounted for water (UFW) to less than 40%, and has resulted in improvements to overall level of service. This programme will be continued. *The Planning Authority will encourage rain water harvesting and grey water recycling in new large scale developments and in smaller schemes where feasible.*

#### **8.1.4.1 Water Services objectives**

Meet in full the requirements of the E.U. Urban Waste Water Treatment and Water Framework Directives and the Drinking Water Regulations.

#### **8.2.3.4 Water Quality Development Management Standards**

To have regard to the Groundwater Protection Scheme and *to comply with* the Water Services Acts 2007 & 2012 in decision making on the location, nature and control of developments and activities in order to protect groundwater.

#### **8.2.4 Flooding**

New paragraph under the last paragraph:

*The South East Catchment Flood Risk Management Plan (SECFRAM) is being produced at present, and is scheduled for completion in 2016. When finalised, the findings of this will be integrated into the Development Plan Strategic Flood Risk Assessment.*

#### 8.2.4.1 Flood Management Objective

To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with *the Planning System and Flood Risk Management – Guidelines for Planning Authorities* the avoidance of development in areas where flood risk has been identified shall be the primary response.

#### 8.2.5.1 Development management standards

- Development must, so far as is reasonably practicable, incorporate the maximum provision to reduce the rate and quantity of runoff e.g.:-
  - Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials,
  - On site storm water ponds to store and/or attenuate additional runoff from the development should be provided,
  - Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.
  - *The Planning Authority will normally require that all new large scale developments (such as commercial, mixed use and apartment schemes), and in smaller developments where feasible, include rainwater harvesting and/or grey water recycling in their design.*
- For developments adjacent to watercourses of a significant conveyance capacity, any structures (including hard landscaping) must be set back *a minimum of 5-10m* from the edge of the watercourse to allow access for channel clearing/maintenance. ~~A setback of 5-10m is required depending on the width of the watercourse.~~ *Any required setback may be increased to provide for habitat protection. See also section 6.1.3.1 of the City Plan for recreational requirements.*

#### 8.2.6 Waste Management

The JWMP was evaluated in 2012 and the outcome of that evaluation is that the Plan needs to be reviewed. The review ~~will take place~~ *commenced* in 2013, under the new Regional structures where Kilkenny ~~will~~ forms part of an expanded Southern Region. The replacement plan will have regard to the national waste management policy as outlined in [A Resource Opportunity, Waste Management Policy in Ireland](#)<sup>7</sup>.

Section 4 of the Waste Management Amendment Act 2001 provides that the Development Plan in force in an area shall be deemed to include the objectives contained in the *relevant* waste management plan ~~made by the local authority.~~"

#### SEA/AA Screening

The proposed amendments are positive amendments in terms of water management. They do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report or the Natura Impact Report.

## 2.7 Chapter 9 Renewable Energy Strategy

#### Strategic Aim

To promote and facilitate all forms of renewable energies and *energy efficiency* improvements ~~in energy efficiencies~~ *in a sustainable manner* as a response to climate change.

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<sup>7</sup> Department of the Environment, Community and Local Government, [A Resource Opportunity, Waste Management Policy in Ireland](#), 2012

## 9.1 Introduction

This renewable Energy Strategy was prepared in conjunction with the Carlow-Kilkenny Energy Agency, having regard to the Sustainable Energy Authority of Ireland, Methodology for Local Authority Renewable Energy Strategies, Draft for Public Consultation, 2012-2013.

### 9.4.1 South East Regional Authority Bioenergy Implementation Plan

At regional level, the Bioenergy Implementation Plan 2013-2020 has been produced by the South East Regional Authority. This set a target of ~~16%~~ 5% of Total Final Consumption in the region to be provided by bio-energy by 2010, to increase to 17% by 2020. ~~This plan is being updated at present.~~ The overall objective of the project is to raise awareness and to increase the production and consumption of bio-energy in the Region. *Individual sectoral targets for heat, electricity, and transport have been established with the emphasis on bioenergy consumption for heating and transport purposes.*

### SEA/AA Screening

The proposed amendments are points of clarification and do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report and Natura Impact Report.

## 2.8 Chapter 10 Transport

Table 10.1

Table 10.1: Status of Cycle Routes	
Cycle Route	Status
Kilkenny Ring Road	<del>Due for completion in 2013</del> Complete
Kells Road	Due to be completed 2013

### 10.1.2.4 Proposed River crossings

A number of new linkages are proposed over the River Nore, connecting the existing pedestrian and cycle links, see Figure 10.1. The Quay Link will connect Bateman Quay to John's Quay, ~~and the Greensbridge Way will provide a pedestrian/cycle crossing upstream of Greensbridge.~~ An additional link is proposed at Ossory Bridge, to connect the Boardwalk on the north side of the river to the Linear Park on the south and in the longer term a link in the vicinity of Talbotsinch. *The Central Access Scheme will also include for a pedestrian/cycle crossing of the River Nore. The potential for a pedestrian crossing of the River Breagagh within the Smithwick's site will be examined in the context of the development of the masterplan for the Smithwick's site.*

**Figure 10.2: Map** (altered with reference to each phase of the CAS).

### Section 10.2 Public Transport

*The council will seek to encourage the creation of new permeable linkages between key public transport nodes and surrounding areas in order to improve connectivity.*

#### 10.4.1 Road Achievements

- Completed the ~~eastern by-pass~~ Eastern By-pass from the Dublin Road to the Castlecomer Road.



- Completed the N10 and N76 Ring Road Improvement Scheme from the Old Dublin Road Roundabout to the Waterford Callan Road Roundabout, with capacity improvements and the provision of footpaths/cycle-routes.

#### 10.4.2 Road Proposals

There are currently ~~four~~ a number of strategic roads proposed in the City, see Figure 10.2.

##### 10.4.2.1 The Central Access Scheme

- Phase 2: The east-west link connecting the western environs road system to the existing road network at Waterbarrack roundabout *East-west Link Road from Waterbarrack Roundabout to the Circular Road.*
- Phase 3: from the proposed Kenny's Well Roundabout to the Freshford Road Roundabout (the Loughmacask Road *North Link Road/Loughmacask Road connecting the proposed Phase 2 East-west Link Road to the Freshford Road roundabout.*)

Phase 1 of the proposal was ~~granted~~ approved by An Bord Pleanála in 2011. Phase 1 consists of an urban street extending for 700 metres from St. Canice's Place on the west of the city to the Castlecomer Road on the east, incorporating a bridge over the River Nore. The new bridge will provide *enhanced traffic permeability through the city*, for public transport, cyclists and pedestrians.

~~Western Environs Road (Phase 2)~~

~~North Link Road/Loughmacask Road (Phase 3)~~

~~Phase 3 of the Central Access Scheme is now known as the North Link or Loughmacask Road. This link will connect the Circular Road/Western Environs through the Loughmacask area, and onwards to the Freshford Road.~~

##### 10.4.2.2 Western Bypass

The Western Bypass would complete the ring road of Kilkenny city, from the existing roundabout at the Castlecomer Road (N78) to the Callan Road (N76) and connect onwards to the Waterford Road roundabout. *The length of this proposed road is approximately 7km and a A line has been reserved for the future delivery of same.*

*Phase 1 of the Western Bypass, the Kilkenny Northern Ring Road Extension, will connect the Castlecomer Road at Junction 10 to the R693 Freshford Road, approximately 2.5km north of Kilkenny City Centre. The length of the proposed scheme is approximately 1.5km. The project will include for the provision of a bridge crossing over the River Nore and pedestrian and cyclist facilities will be incorporated along the City side of the scheme.*

#### 10.4.3 National Road Network

**Table 10.4**

Table 10.4: National roads within the development boundary of the city		
Road name	Classification	Description
N10	Primary	Kilkenny Ring Road/ Waterford Road
N76	Secondary	Kilkenny Ring Road/ Callan Road
N77	Secondary	Kilkenny Ring Road/ Ballyragget Road
N78	Secondary	Kilkenny Ring Road/ Castlecomer Road

*It is the intention of the Planning Authority to develop and agree a policy for access to a site at the Leggttsrath roundabout off the N10 national road in conjunction with the NRA.*

*Objective: To develop and agree an appropriately planned policy response for access to Leggettsrath roundabout on the N10 in conjunction with the National Roads Authority.*

#### 10.4.6 Road Objectives

- Reserve the proposed line of the western by-pass for the city from the Castlecomer Road to the ~~Callan~~ Waterford Road free from development, including for a river crossing *and seek approval from An Bord Pleanála for Phase 1 of the Western By-pass, the Kilkenny Northern Ring Road Extension* (See Figure 3.3, R3).
- Complete the ~~N10~~ R712 Road Improvement Scheme from the *Old Dublin Road Roundabout* to the Leggettsrath Roundabout (R7)
- *Complete the Bohernatounish Road Traffic Management Scheme*
- *Complete the Outrath Road Improvement Scheme*
- *Complete improvement works from the Parade Plaza to Dean Street under the Medieval Mile Project.*

#### 10.4.9 Electric vehicles

There are *four* charging points in the city: at Butt’s Green, County Hall, *John’s Green* and at the Nissan garage on the Dublin Road. An additional point is proposed for the Market Yard.

#### SEA/AA Screening

The proposed amendments are points of clarification and minor alterations. The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report and the Natura Impact Report.

## 2.9 Chapter 11 Requirements for Developments

#### 11.7.3 Open Space in new residential development

Residential planning applications in excess of 200 units will require a recreational needs assessment. Recreation provision should form an integral element of development proposals. The Council will apply the standards as set out in Table 12.6 as a minimum requirement for on-site provision as part of residential development or for off-site provision. *The minimum standards for children’s play spaces to be applied are set out in Section 12.8.1.1.1 below.* In the interests of meeting strategic needs the Council may pool together the requirements of individual and relatively smaller developments to provide facilities and amenities of a strategic nature at the higher end of the hierarchy. Developer contributions may also be sought and may be applied to improve existing facilities nearby.

Site Capacity No. of Dwellings	Minimum quantity and type of leisure facilities required
<25	A minimum of 0.25 hectares must be provided.
25 or over	Open space 2.4 hectares per 1,000 people (a minimum of 0.25 hectares must be provided)
100 – 199	Public open space <i>One Tone Zone/Outdoor Gym to include a neighbourhood playable space</i>

200 – 499	Equipped public open space to include: One full size grass sports pitch; One court multi-use games area with Community association/club movement. <del>Two Tone Zones/Outdoor Gyms, One local playable space</del>
500 – 599	Public space to include: One full size grass sports pitch; <del>Two Tone Zones/Outdoor Gyms,</del> One court multi-use games area; and Two tennis courts / basketball courts etc. <del>One district play area or one local playable space and additional neighbourhood playable spaces</del>
600 +	Equipped public open space to include: Two full size grass sports pitches; <del>Three Tone Zones/Outdoor Gyms,</del> One court multi-use games area, and two tennis courts / basketball courts etc. <del>One district play area or one local playable space and additional neighbourhood playable spaces</del>
1,000+	One community / leisure Building including full size badminton / basketball court with community association / club movement within. Equipped public open space to include: <del>Three Tone Zones/Outdoor Gyms,</del> Two full size grass sports pitches; One court multi-use games area; and two tennis courts/ basketball courts etc. <del>One district play area or one local playable space and additional neighbourhood playable spaces.</del>

One piece of multifunctional equipment is to be provided within the Tone Zones/Outdoor Gyms for each 20 residential units or part thereof within the development.

Where a proposed development is located in close proximity to an established park area or zoned open space, the open space requirement may be relaxed depending on the nature and quality of existing provision. However, a financial contribution will ~~may~~ be required towards the improvement and extension of the existing facility to cater for extra demand.

### **11.7.3.1 Play space**

The local playable space should include a mixture of rockers, swings, carousels, *junior and senior* multi units, *slides*, space nets and balance beams among other items of fixed equipment suitable for children up to 12 years of age together with the use of sand, water and other materials for creative play.

Insert new Section in Chapter 11 as follows:

### **Section 11.10.1 Rainwater Harvesting**

*The Planning Authority will normally require that all new large scale developments (such as commercial, mixed use and apartment schemes) include rainwater harvesting and/or grey water recycling in their design.*

#### **11.12.4 Lighting of Facades**

*Coloured lighting of facades will also be discouraged as it would detract from the character of the buildings.*

#### **11.13: Signage and Advertising**

- Plastic/vinyl banner type signs will be discouraged. Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter. *Where banner signs are considered appropriate, their number will be limited.*
- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs. Signs attached to buildings are preferable to those on freestanding hoardings. *The Planning Authority will strictly control roadside signage in the interests of visual amenity and road safety. The Spatial Planning and National Roads Guidelines provide guidance in this regard, see Section 3.8.*

#### **11.16 Petrol & Gas stations**

Add to last paragraph

*Where proposals for petrol stations involve retail areas greater than 100m<sup>2</sup> then sequential testing in accordance with the retail planning guidelines shall apply.*

#### **11.16.1 W.C. facilities**

*Large scale commercial developments with significant customer volumes (such as supermarkets, service stations etc.) will be required to provide adequate customer w.c. facilities within their scheme.*

#### **SEA/AA Screening**

The proposed amendments do not materially affect the overall assessment and conclusion contained within the SEA Environmental Report and the Natura Impact Report.

### 3. Proposed Amendments to Environmental Report

The proposed amendments to the Environmental Report of the 14<sup>th</sup> June 2013 are shown below *in italics*, and deleted text is shown as ~~strike through~~.

#### 3.3.1 Designated sites

Conservation management plans (CMPs) have been devised by the NPWS for some SACs in the country, but a CMP has not been completed for the River Barrow and River Nore site to date. *In 2010 a [Freshwater Pearl Mussel \(Second Draft\) Nore Sub-basin management plan](#) was published which gives further information on the pearl mussel in the River Nore.*

Table 3.1 Protected Natural Heritage Sites of International & National Importance (Submission D13b)						
Site Name (within 15km of the City development boundary)	Site Code	cSAC	SPA	pNHA	SNR	WF
<i>Thomastown Quarry</i>	002252	✓				
<i>River Nore/Abbeyleix Wood Complex</i>	002162	✓		002076		✓
<i>Mothel Church, Coolcullen</i>	000408			✓		
<i>Inchbeg</i>	000836			✓		
<i>Esker Pits</i>	000832			✓		
<i>Dunmore Cave</i>	000401			✓		
<i>Ardaloo Fen</i>	000821			✓		
<i>Whitehall Quarries</i>	000855			✓		
<i>Ballykeeffe Woodland</i>	000400			✓	✓	
<i>Red Bog, Dungarvan</i>	000846			✓		
<i>Mount Juliet</i>	000843			✓		
<i>Thomastown</i>	000410			✓		

All sites *within or adjacent to the City* are identified on Figure 3.1, and sites *within 15km of the city's development boundary* are identified on Figure 3.1a.

#### 3.12 Inter-relationship between these issues

Table 3.10 provides an indication of the interactions present between environmental receptors.

Is this aspect of the environment likely to interact with other aspects of the environment?	Biodiversity - Flora and Fauna	Population and Human Health	Soil	Water	Air	Climatic factors	Material Assets	Cultural Heritage	Landscape
Biodiversity -Flora and Fauna	Y	Y	Y	Y	Y	Y	Y	Y	Y
Population and Human Health	Y	Y	Y	Y	Y	Y	Y	Y	Y
Soil	Y	Y	Y	Y			Y	Y	
Water	Y	Y	Y	Y		Y	Y		
Air	Y	Y			Y				
Climatic factors	Y	Y		Y		Y	Y	Y	Y
Material Assets	Y	Y	Y	Y		Y	Y	Y	Y
Cultural Heritage	Y	Y	Y			Y	Y	Y	Y
Landscape	Y	Y				Y	Y	Y	Y

#### 4 Policy Objectives

**Table 4.1 SEA Objectives**

Environmental Parameter	International, European, National policy documents/strategies /guidelines	No.	Objective (EPO)	Broad Planning Policy Objective (PPO)
Biodiversity, fauna and flora	EU Habitats Directive (92/43/EEC) EU Birds Directive (79/409/EEC) UN Convention on Biological Diversity <a href="#">Actions for Biodiversity 2011-2016, Ireland's National Biodiversity Plan (2011)</a>	B1	Protect, and where appropriate, enhance biodiversity, particularly protected areas, and protected species <i>including ecological linkages/corridors</i> .	Protect designated sites (SACs, NHAs and SPAs) <i>and species</i> from development. Identify locally important habitats for protection. Provide for green infrastructure. Concentrate development in areas with least sensitivities.
Population and Human Health	Agenda 21 (1992) <a href="#">Our Sustainable Future: A framework for sustainable development for Ireland (2012)</a> The National Spatial Strategy (2002) <a href="#">Smarter Travel, A sustainable Transport Future, A new transport policy for Ireland 2009-2020 (2009)</a>	P1	Improve people's quality of life based on <i>sustainable</i> high-quality residential, working and recreational environments and <del>on sustainable</del> travel patterns.	Provide adequate supply of zoned land for all uses in compliance with the National Spatial Strategy, and Regional Planning Guidelines. Promote higher density residential development in suitable locations. Sustain the viability of services in smaller towns and villages. Promote sustainable transport patterns through appropriate zoning and provision for public transport. Require appropriate levels of recreational areas with any residential application.

#### 5.5 Assessment of Alternatives

These three alternatives are assessed against the chosen planning policy objectives (PPOs) and Environmental Policy Objectives (EPOs) as identified in Chapter 4. Each alternative is assessed as to whether it would have a potentially positive, neutral or potentially negative impact on each objective. These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects. ~~A short description of the impacts is set out below.~~

*Cumulative effects have been considered in both the assessment of the alternatives and Plan provisions. Cumulative effects can be described as the addition of many small impacts to create one larger, more significant, impact. Two types of potential cumulative effects have been considered, namely:*

- *Potential intra-Plan cumulative effects - these arise from the interactions between different types of potential environmental effects resulting from the Plan; and,*
- *Potential inter-Plan cumulative effects - these arise when the effects of the implementation of one plan occur in combination with those of other plans or developments.*

*A variety of potential intra-Plan cumulative environmental effects occur when considering the implementation of the alternatives and/or the Plan. The interrelationships between environmental components that determine these potential effects are identified on Table 3.10 e.g. interrelationships between human health and water quality and human health and air quality.*

*With regard to potential inter-Plan cumulative environmental effects, these occur as a result of the combination of potential environmental effects which are identified by the assessment as arising from alternative and/or Plan measures; and the effects arising from other plans or developments. Other Plans and developments which have been considered by the assessment of environmental effects include those which are detailed under Section 2.3 Relationship with other Plans and Programmes.*

*The assessment of the likely inter-Plan cumulative environmental effects requires knowledge of the likely effects of all plans/developments under consideration. The assessment is limited in this instance as, other than for a small number of plans/developments (e.g. Regional Planning Guidelines, Development Plans, Local Area Plans and River Basin Management Plans), there has been very limited assessment of the likely types of developments provided for by other policies, plans and programmes (including those detailed under Section 2.3) that could occur in combination with the implementation of the City Development Plan.*

*Taking into account available information, the key potential inter-Plan cumulative environmental effects that are considered in the assessment relate to effects upon the status of surface and ground waters and associated interactions (in combination with Regional Planning Guidelines, Development Plans, Local Area Plans and River Basin Management Plans). Other potential inter-Plan cumulative environmental effects include those occurring on various environmental components within the county settlements where lower-tier Local Area Plans are in force and the potential cumulative visual impact of development in county boundary areas.*

*Effects that may arise as a result of implementing the Plan have been mitigated to the extent that no likely significant adverse effects as a result of implementation of the Plan have been identified.*

*A description of the various impacts of each alternative is set out below.*

## **6 Likely significant effects on the Environment**

<b>Chapter</b>	<b>Development objective</b>	<b>Assessment of impact on SEA objectives (See Chapter 4)</b>			
		<b>Significant beneficial impact</b>	<b>Uncertain impact</b>	<b>Significant adverse impact</b>	<b>No relationship or insignificant impact</b>
4	To deliver and implement the 6 projects associated with the Medieval Mile proposals during the lifetime of the Plan 2014 – 2020 for the city and county.	P1 M1 H1	B1		B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 L1

## 7.2 Development objectives

Chapter 4: Economic Development	
Development Objective	Uncertain effects on SEA objectives
<i>To deliver and implement the 6 projects associated with the Medieval Mile proposals during the lifetime of the Plan 2014 – 2020 for the city and county.</i>	B1
<p><b>Mitigation included in Plan: See Chapters 1,7 and 8</b></p> <p><i>The implementation of the Medieval Mile proposals may have effects on biodiversity, flora and fauna. There are numerous mitigation measures included in the Plan to ensure no negative effects from this objective. This includes objectives and development management standards in relation to natural heritage (Chapter 1 and Chapter 7) and water quality (Chapter 8). Therefore any adverse effects are unlikely.</i></p>	

## 7 Mitigation Measures

Mitigation took place through the consideration of alternatives, as environmental considerations (as outlined in Chapter 3) were communicated to the Planning team to enable them to make an informed choice as to which alternative was put before the Members of the Council. Mitigation also took place through the Strategic Flood Risk Assessment, ~~see Appendix 1~~, where land was rezoned to ensure no inappropriate uses would be considered on land which was subject to flood risk. A detailed description of all the zoning changes as a result of the SFRA is included in Section 2 of the SFRA, see Appendix 1.

### 7.1 Mitigation of environmental problems as identified

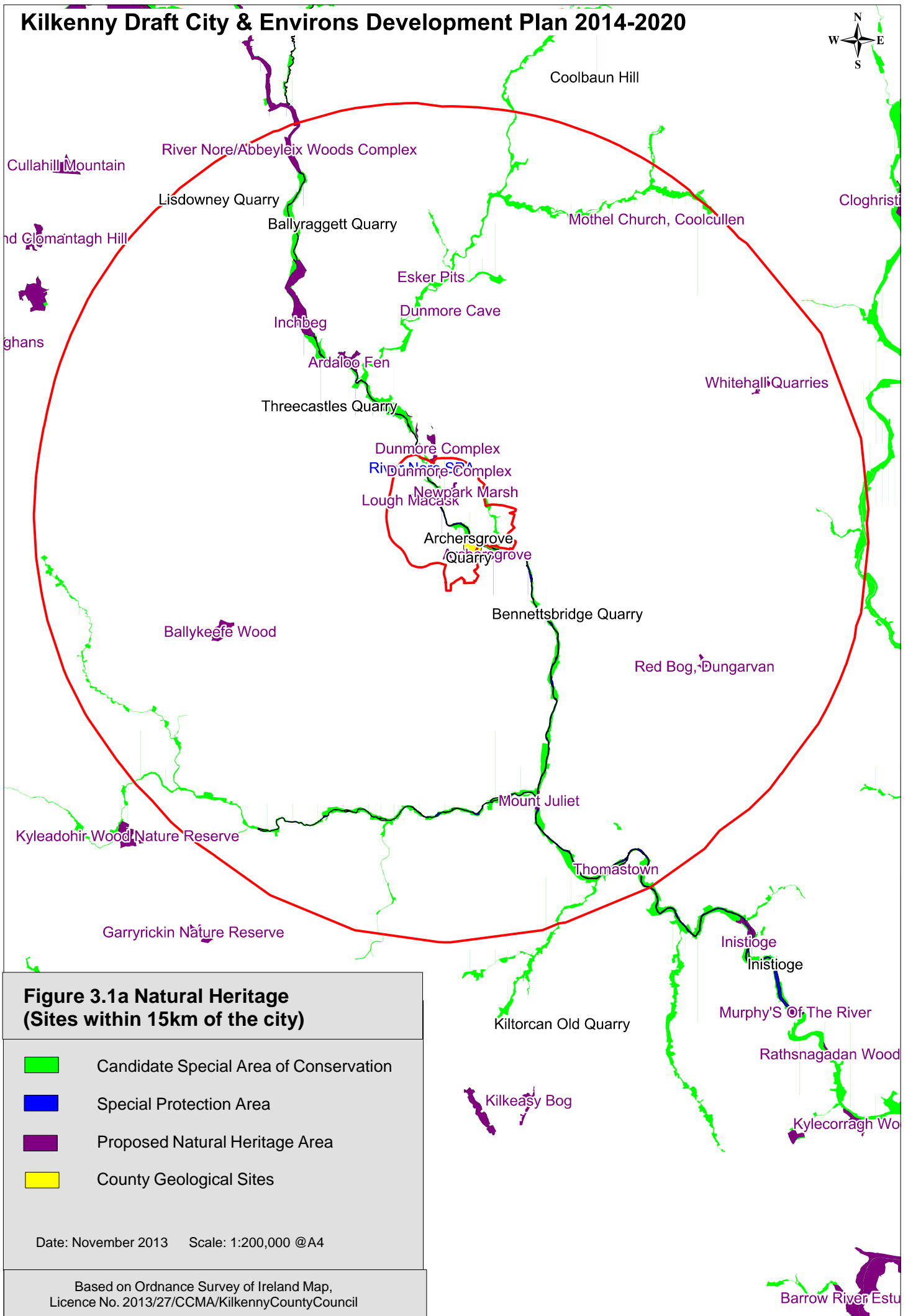
Section 3 of this report set out the current state of the environment, and a number of environmental problems were identified. *As a result of the process of SEA*, specific mitigation measures have been included in the Plan to address these problems as follows:

## 8 Development Plan Monitoring

Environmental indicator assessment during monitoring can show positive/neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive/neutral impact on the environment, it is likely that the objectives of the Plan are well defined with regard to the environment. Conversely where the objectives of the Plan have a negative impact on the environment, it may be necessary to review the objectives of the Plan or to take some other form of intervention. For example, if an objective is having a significant adverse impact, a variation may be considered during the lifetime of the Plan. *The Manager's Report on the implementation of the Development Plan will include a review of the indicators, as set out in Table 8.1.*



# Kilkenny Draft City & Environs Development Plan 2014-2020



**Figure 3.1a Natural Heritage  
(Sites within 15km of the city)**

- Candidate Special Area of Conservation
- Special Protection Area
- Proposed Natural Heritage Area
- County Geological Sites

Date: November 2013    Scale: 1:200,000 @A4

Based on Ordnance Survey of Ireland Map,  
Licence No. 2013/27/CCMA/KilkennyCountyCouncil

Table 8.1 Monitoring proposals for environmental categories				
Environmental Category	Targets	Selected indicators	Data Sources	Monitoring frequency
<b>Biodiversity - Flora and Fauna</b>	No loss of important and/or designated habitats	Number of sites.	Kilkenny Local Authorities/National Parks and Wildlife Service/Fisheries Board (depending on available information from relevant statutory authorities).	<i>At monitoring evaluation</i>
	No deterioration in the quality of protected areas	Overall conservation status of habitats in Kilkenny	<i>The NPWS;</i> <i>For all European sites: Report on Overall Conservation Status of Habitats in Ireland listed under the Habitats Directive (NPWS).</i>	<i>Every 6 years</i>
	No loss of protected species	Overall conservation status of species in Kilkenny, distribution of protected species in Kilkenny	NPWS, Report on Overall Conservation Status of Habitats in Ireland listed under the Habitats Directive.  National Biodiversity Data Centre	<i>Every 6 years</i>
	All actions contained within the Biodiversity Plan to be achieved during the lifetime of the County Development Plan.	Number of actions achieved.	Heritage Officer	<i>At monitoring evaluation</i>
	No spread of invasive species within the City	Numbers of new cases identified over 2013 levels	National Biodiversity Data Centre	<i>At monitoring evaluation</i>
<b>Population and Human health</b>	No further loss of population within Kilkenny Borough boundary; total	Total population within Kilkenny Borough boundary.	Census	<i>Next Census</i>

	population within Kilkenny Borough boundary not to decrease on 2011 levels.			
<b>Soil</b>	No significant increase in number of landslides	Total number of landslides	National Landslide Database	<i>At monitoring evaluation</i>
<b>Water</b>	No decline in river water quality; no increase in percentage of sample stations in seriously polluted rivers.	Percentage of sample stations in seriously polluted rivers.	EPA Reports on River water quality	<i>At monitoring evaluation</i>
	No decline in surface water quality; no decline in status of surface waters from current status	Status of surface water	EPA	<i>At monitoring evaluation</i>
	No decline in groundwater quality; no decline in status of groundwater from current status	Status of groundwater	EPA	<i>At monitoring evaluation</i>
	No reduction in processing of waste water and treated effluent quality; Purcellsinch WWTP to continue to meet recommended EPA limits.	Status of Purcellsinch WWTP in relation to recommended EPA limits.	EPA	<i>At monitoring evaluation</i>
	Improvement in quality of drinking water; Radestown WSS to be removed from EPA's Remedial Action List.	Status of Radestown WSS on the EPA's Remedial Action List.	EPA	<i>At monitoring evaluation</i>
	Improvement of application of ground water protection scheme.	Number of source protection areas that have been mapped.	GSI & Kilkenny County Council Environment	<i>At monitoring evaluation</i>
<b>Air</b>	Increase in proportion of people using sustainable transport	Proportion of people walking, cycling or using public transport to get to school or work.	Census	<i>Next Census</i>
	No decrease in air quality; no exceedances in Nitrogen Dioxide and Ozone.	Exceedances in Nitrogen Dioxide and Ozone.	EPA	<i>At monitoring evaluation</i>
<b>Climatic factors</b>	Improved Climate Change Adaptation measures.	Completion of Climate Change Adaptation Strategy.	Kilkenny Local Authorities	<i>At monitoring evaluation</i>

<b>Material Assets</b>	Improvements in energy infrastructure; upgrading of the Kilkenny city to Ballyragget line from 38 kv to 11 kv.	Status of the upgrade of the Kilkenny city to Ballyragget line	Eirgrid	<i>At monitoring evaluation</i>
<b>Cultural Heritage (architectural and archaeological)</b>	Increase in number of protected structures over that listed in 2008 Plan.	Number of protected structures.	Kilkenny Local Authorities	<i>At monitoring evaluation</i>
<b>Landscape</b>	No reduction in number of protected views. Increase or no change in the number of protected views over that listed in the 2008 Plan – 13 views.	Number of protected views.	Kilkenny Local Authorities	<i>At monitoring evaluation</i>

## 4. Proposed Amendments to Strategic Flood Risk Assessment

The proposed amendments to the Strategic Flood Risk Assessment of the 14<sup>th</sup> June 2013 are shown below *in italics*, and deleted text is shown as ~~strikethrough~~.

### 2.2.2 OPW Publications

To comply with the 'Floods' Directive, the OPW commenced a CFRAM (Catchment Flood Risk Assessment and Management) programme in Ireland in 2011. *The South East Catchment Flood Risk Management Plan (SECFRAM) is being produced at present, and is scheduled for completion in 2016. When finalised, the findings of this will be integrated into the Development Plan Strategic Flood Risk Assessment.*

#### 2.2.2.2 Catchment Based Management Plans

Phase 2 of the CFRAM programme is the production of CFRAM studies. The OPW in co-operation with various Local Authorities are producing Catchment Flood Risk Assessment and Management Studies. These CFRAMS aim to map out current and possible future flood risk areas and develop risk assessment plans. They will also identify possible structural and non-structural measures to improve the flood risk of the area.

The South Eastern River Basin District (SERBD) CFRAMS will affect the DCEDP. This study commenced in summer 2011 and will ~~run until the end of 2015~~ *is scheduled for completion in 2016.*

The main aims of the South Eastern CFRAM Study are to:

- assess flood risk, through the identification of flood hazard areas and the associated impacts of flooding;
- identify viable structural and non-structural measures and options for managing the flood risks for localised high-risk areas and within the catchment as a whole;
- prepare a strategic Flood Risk Management Plan (FRMP) and associated Strategic Environmental Assessment (SEA) that sets out the measures and policies that should be pursued to achieve the most cost effective and sustainable management of flood risk;
- ensure that full and thorough public and stakeholder consultation and engagement is achieved.

For these risk areas, flood risk maps and flood hazard maps will be drawn up later in 2013.

In the absence of finalised flood zone maps from the OPW and in the absence of completed CFRAM studies, a combination of the PFRA maps and alternative available sources of information will be used.

## 5 Proposed Amendments to Natura Impact Report

The proposed amendments to the Natura Impact Report of May 2013 are shown below *in italics*, and deleted text is shown as ~~strikethrough~~.

**Table 2.2.4.1: Natura 2000 sites within County Kilkenny, Qualifying Interests and Threats to Site Integrity**

<b>Kilkenny City</b>		<b>cSpecial Areas of Conservation</b>	
Site code & name	Qualifying interests	Conservation Objectives	Threats to site integrity
002162 <i>Version 1.0, dated 19<sup>th</sup> July 2011</i>  River Barrow and River Nore cSAC	<p>Annex I - priority habitat</p> <ul style="list-style-type: none"> <li>▪ Alluvial wet woodlands - Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) (91E0)</li> <li>▪ Petrifying springs - Petrifying springs with tufa formation (<i>Cratoneurion</i>) (7220)</li> </ul> <p>Annex I</p> <ul style="list-style-type: none"> <li>▪ Old oak woodlands - Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles (91A0)</li> <li>▪ Floating river vegetation - Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation (3260)</li> <li>▪ Estuary – (1130)</li> <li>▪ Tidal mudflats - <i>Spartina</i> swards (<i>Spartinion maritimae</i>) (1320)</li> <li>▪ <i>Salicornia</i> mudflats - <i>Salicornia</i> and other annuals colonizing mud and sand (1310)</li> <li>▪ Atlantic salt meadows - (<i>Glauco-Puccinellietalia maritimae</i>) (1330)</li> <li>▪ Mediterranean salt meadows (<i>Juncetalia maritimi</i>) (1410)</li> </ul>	<p>Objective:</p> <p>Individual Habitat and Species Objectives to maintain and/ or restore the favourable conditions of the Annex I habitats and Annex II species for which the cSAC has been selected.</p> <p>Alluvial wet woodlands - (91E0) Petrifying springs (7220) Old oak woodlands (91A0) Floating river vegetation (3260) Estuary – (1130) Tidal mudflats (1320) <i>Salicornia</i> mudflats (1310) Atlantic salt meadows (1330) Mediterranean salt meadows (1410) Dry heath (4030) Eutrophic tall herbs (6430) Sea Lamprey (1095) River Lamprey (1099) Brook Lamprey (1096) Freshwater Pearl Mussel – (1029) Nore Freshwater Pearl Mussel – (1990) Crayfish (1092) Twaite Shad (1103) Atlantic Salmon (1106) Otter (1355) Desmoulin’s Whorl Snail (1016) Killarney Fern (1421)</p>	<ul style="list-style-type: none"> <li>▪ Fragmentation, abundance of alien invasive species, sub-optimal grazing regimes, drainage.</li> <li>▪ Land reclamation, drainage.</li> <li>▪ Invasive alien species, sub-optimal grazing.</li> <li>▪ Eutrophication, overgrazing, excessive fertilisation, afforestation, introduction of invasive alien species.</li> <li>▪ Aquaculture, fishing, coastal development and water pollution.</li> <li>▪ Aquaculture, fishing, bait digging, removal of fauna, reclamation of land, coastal protection works and invasive species.</li> </ul> <p>Hard coastal defence structures, sea-level rise.</p> <ul style="list-style-type: none"> <li>▪ Invasive species, natural erosion, accretion cycles and storms.</li> <li>▪ Overgrazing by sheep or cattle, and erosion. Presence of common cordgrass invasive species. Loss of habitats due to infilling and reclamation.</li> <li>▪ Over-grazing by cattle or sheep</li> <li>▪ Infilling and reclamation.</li> </ul>

**Table 3.2: Likely direct, indirect or secondary impacts on Natura 2000 sites**

Site Name	Potential Impacts arising from the Draft Plan	AA required
Candidate Special Area of Conservation		
Special Protection Area		
<p>River Nore 004233 SPA Version 4.0, 16<sup>th</sup> April 2012.</p>	<p>The report carried out on behalf of the NPWS ‘Assessment of the distribution and abundance of Kingfisher Alcedo atthis and other riparian birds on six SAC river systems in Ireland’, 2010 indicates that there is a probable Kingfisher territory to the north of Kilkenny city, but does not indicate a possible or probable territory in the city or environs area. However the report indicates sightings of Kingfisher at the north of the draft plan area. <i>It is noted that Kingfisher territories can change over time.</i> Possible territories also exist downstream of the draft plan area near Thomastown.</p> <p>However potential exists for impacts on the Natura 2000 site from:</p> <ul style="list-style-type: none"> <li>- Proposals for walks along the river and amenity schemes improving access to the river also have the potential for impacts on water quality and disturbance.</li> <li>- Alterations to the hydrological regime or physical environment of the site from discharges to watercourses or groundwater resources. Potential also exists for contamination through diffuse and point source runoff from development during the construction or operational phases of developments located adjacent to the site.</li> <li>- Runoff and contamination events would have negative consequences for the qualifying interests and conservation objectives of the site.</li> </ul>	<p>Yes</p>

## **6. Conclusion: SEA and AA Statement**

The SEA process ensures that the environment is central to all decisions on the future development of the City & Environs. The purpose of the assessment is to highlight the potential conflicts, if they are present, between the stated policies and objectives contained in the Draft Plan with the Strategic Environmental Objectives. The objective of SEA is to provide a strategic level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development throughout the member states of the EU.

A Planning Authority must also undertake an Appropriate Assessment of all plans or projects, including proposed amendments to the Draft Plan. The purpose of the exercise is to screen for potential significant impacts on the conservation objectives of Natura 2000 sites, which are protected natural habitats and of wild fauna and flora.

Based on the screening exercise for SEA and AA, the Planning Authority determined, in accordance with the requirement of Section 12(7)(aa) of the Planning and Development Act 2000 (as amended), that the likely significant effects on the environment of implementing the proposed amendments, or material alterations, to the Draft Plan were not such that they required either further Strategic Environmental Assessment or Appropriate Assessment, as per the requirements of the relevant Directives. In general terms the proposed amendments as highlighted and discussed in this screening document will have a neutral effect on the environment as a whole.



## Appendix A Strategic Environmental Assessment of Proposed Amendments

Strategic Environmental Objectives (SEOs) are measures against which the environmental effects of the Plan objectives can be tested.

The SEA Directive requires that relevant environmental protection objectives (EPOs), established at international, EU or national level are listed in the Environmental Report. The [Guidelines](#) include an indicative list of EPOs, which has been followed here. The [Guidelines](#) also recommend that broad planning policy objectives (PPOs) are defined for the area. Both the EPOs and the PPOs combine to form the SEA objectives.

The EPO's listed are referred to throughout the SEA document as B1, P1, P2, S1, S2, S3, S4, W1, W2, W3, W4, A1, C1, C2, C4, M1, H1, L1.

### Environmental Protection Objectives

Environmental Parameter	International, European, National policy documents/strategies /guidelines	No.	Objective (EPO)	Broad Planning Policy Objective (PPO)
Biodiversity, fauna and flora	EU Habitats Directive (92/43/EEC) EU Birds Directive (79/409/EEC) UN Convention on Biological Diversity <a href="#">Actions for Biodiversity 2011-2016, Ireland's National Biodiversity Plan</a> (2011)	<b>B1</b>	Protect, and where appropriate, enhance biodiversity, particularly protected areas, and protected species <i>including ecological linkages/corridors</i> .	Protect designated sites: SACs, NHAs and SPAs from development. Identify locally important habitats for protection. Provide for green infrastructure. Concentrate development in areas with least sensitivities.
Population and Human Health	Agenda 21 (1992) <a href="#">Our Sustainable Future: A framework for sustainable development for Ireland</a> (2012) The National Spatial Strategy (2002) <a href="#">Smarter Travel, A sustainable Transport Future, A new transport policy for Ireland 2009-2020</a> (2009)	<b>P1</b>	Improve people's quality of life based on <i>sustainable</i> high-quality residential, working and recreational environments and <del>on sustainable</del> travel patterns.	Provide adequate supply of zoned land for all uses in compliance with the National Spatial Strategy, and Regional Planning Guidelines. Promote higher density residential development in suitable locations. Sustain the viability of services in smaller towns and villages. Promote sustainable transport patterns through appropriate zoning and provision for public transport. Require appropriate levels of recreational areas with any residential application.

	<p>Directive 2002/49/EC of 25 June 2002 relating to the assessment and management of environmental noise – Directive 96/62/EC – Air Quality Framework Directive</p>	P2	<p>Minimise noise, vibration and emissions from traffic</p>	<p>Require noise controls with all relevant applications. Promote sustainable transport patterns through appropriate zoning and provision for public transport.</p>
Soil	<p><a href="#">A Resource Opportunity, Waste Management Policy in Ireland</a><sup>8</sup>.</p>	S1	<p>Maintain the quality of soils</p>	<p>Direct development to brownfield lands in preference to developing greenfield lands.</p>
		S2	<p>Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands.</p>	
		S3	<p>Minimise the consumption of non-renewable sand, gravel and rock deposits</p>	<p>Encourage rehabilitation of existing housing stock where appropriate.</p>
		S4	<p>Minimise the amount of waste to landfill</p>	<p>Provide appropriate waste disposal facilities, including for composting and recycling in all developments.</p>
Water	<p>EU Water Framework Directive (2000/0/EC) <a href="#">EU Directive on the assessment and management of flood risks</a> [2007/60/EC], <a href="#">The Planning System and Flood Risk Management Guidelines for Planning Authorities</a> (2009)</p>	W1	<p>Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems.</p>	<p>Provide for appropriate waste water treatment and disposal, in serviced urban areas and from septic tanks.</p>
		W2	<p>Promote sustainable water use based on a long-term protection of available water resources.</p>	<p>Provide sufficient capacity in water services to serve zoned land.</p>
		W3	<p>Reduce progressively discharges of polluting substances to waters</p>	<p>Include Strategic Flood Risk Assessment as part of the Plan.</p>

<sup>8</sup> Department of the Environment, Community and Local Government, [A Resource Opportunity, Waste Management Policy in Ireland](#), 2012

		<b>W4</b>	To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)	
Air	<a href="#">Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC)</a>	<b>A1</b>	Reduce all forms of air pollution	Promote energy efficient developments. Promote sustainable transport patterns through appropriate zoning and provision for public transport.
Climatic factors	<a href="#">National Climate Change Adaptation Framework (2012)</a>	<b>C1</b>	Reduce waste of energy, and maximise use of renewable energy sources	Promote energy efficient developments. Promote sustainable transport patterns through appropriate zoning and provision for public transport.
		<b>C2</b>	Minimise emissions of greenhouse gases to contribute to a reduction and avoidance of human-induced global climate change	Include a climate change adaptation strategy.
		<b>C3</b>	Reduce the need to travel	
		<b>C4</b>	Assess, plan and manage adaptation to climate change impacts	
Material Assets	<a href="#">Our Sustainable Future: A framework for sustainable development for Ireland (2012)</a>	<b>M1</b>	Make best of use of existing infrastructure and promote the sustainable development of new infrastructure.	Direct development to brownfield lands in preference to developing greenfield lands. Encourage rehabilitation of existing housing stock/buildings where appropriate. Sustain the viability of services in smaller towns and villages.
Cultural Heritage (architectural and archaeological)	<a href="#">European Convention on the Protection of Archaeological Heritage (1992) Framework and Principles for the Protection of the Archaeological</a>	<b>H1</b>	Promote the protection and conservation of the cultural heritage, including architectural and archaeological heritage	To conserve and protect the archaeological heritage with regard to entries on the RMP. To conserve and protect the special interest and character of the architectural heritage with regard to the RPS, the NIAH and ACAs.

Landscape	<p><a href="#">Heritage (1999)</a>  <a href="#">Architectural Heritage Protection Guidelines (2004)</a>  The European Convention on Landscape, 2000  <a href="#">A National Landscape Strategy for Ireland</a>  <a href="#">Strategy Issues paper for consultation (2011)</a></p>	L1	<p>Conserve and enhance valued natural and historic landscapes, their character and features within them.</p>	<p>Avoid the loss of designated views.  Protect designated landscapes.</p>
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**SEA Matrix: To be read in conjunction with SEA/AA Screening Commentary**

Chapter	Development objective	Assessment of impact on SEA objectives			
		Significant beneficial impact	Uncertain impact	Significant adverse impact	No relationship or insignificant impact
3	Amend the zoning map to include 5 Residential zones as follows: Existing Residential (Section 3.4.5.3), Phase 1 Residential (Section 3.4.5.3a), Existing Low Density Residential (Section 3.4.5.2), Phase 1 Low Density Residential (Section 3.4.5.2a) and Phase 2 (Section 3.4.5.b).	P1 M1	H1 L1		B1 P2 S1 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 S2
	Insert the following Objective in Section 3.4.3 (City Centre Area): <i>To take a fresh analysis of the development strategy for the City&amp; Environs immediately following the agreed masterplan for the Smithwick's lands and taking account of the current and projected economic performance of the City and County.</i>	P1 M1	B1 P2 W1 W3 W4 C1 C2 C3 C4 H1 L1		S1 S2 S3 S4 A1 W2
	Insert new Zoning Objective: <i>3.4.5.b Phase 2 Objective: To protect, provide and improve residential amenities Permitted Uses : Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre. Open for Consideration: public house, hotel, restaurant</i>  <i>Developments for multiple housing units will not be permitted on Phase 2 lands during the lifetime of this plan, unless at least 75% of phase 1 lands have been fully committed to development</i>	P1 S2 M1	H1 L1		B1 P2 S1 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3

<p><i>(i.e. where planning permission has been granted) and where construction is underway.</i></p> <p><i>Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations. New land uses other than significant residential development will also be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations and provision of adequate services.</i></p>				
<p>Include statement in Section 3.4.5 Zoning Objectives in relation to Strategic Reserve as follows:  <i>Areas of Strategic Reserve are included on the Zoning Map. These areas will provide for the long term expansion of the city, following substantial progress being made in the implementation of the Western Environs and Loughmacask areas. Local Area Plans, or appropriate planning framework documents will be prepared for the areas of Strategic Reserve as required in the longer term.</i></p>	P1 S2 M1	H1 L1		B1 P2 S1 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3
<p>Amend Zoning Objective 3.4.5.8 (Industrial/Warehousing) to include Recreational use/buildings as a use which is Open for Consideration.</p>	P1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1 H1 L1
<p>Amend Zoning Objective 3.4.5.4 (General Business) to include coffee shops/cafes as a permissible use.</p>	P1			B1 P2 S1 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1 H1 L1
<p>Amend Zoning Objective 3.4.5.4 (General Business) and 3.4.5.11 (Mixed Uses) to include petrol station as a permissible use.</p>	P1			B1 P2 S1 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1 H1 L1
<p>Amend Zoning Objective 3.4.5.3 (Existing Residential) to include temporary car park as a permissible use.</p>	P1			B1 P2 S1 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1 H1 L1
<p>New Land Use Objective in Section 3.4.6 (Zoning Map Objectives): <i>Z11- MacDonagh Railway Station and Mac Donagh</i></p>	P1 C3 M1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2

	<i>Junction – to promote a pedestrian connection between the railway station and the mixed use centre.</i>				C4 H1 L1
	<i>New Land Use Objective in Section 3.4.6 (Zoning Map Objectives) as follows: Z12 – Kilcreen Lodge - To allow for use of Kilcreen Lodge for guest accommodation in tandem with a temporary structure for the purpose of holding weddings/receptions with due regard to any effect on the setting of the protected structure.</i>		H1 L1		B1 P1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1
	<i>Amend Objective Z10 to state: To work with the HSE and other relevant stakeholders in the preparation of a framework plan for the most appropriate land uses within the grounds of St Canice’s Hospital. Such a framework plan shall take account of all the existing land uses and develop a framework for appropriate land uses and urban design criteria for the lands and shall include for significant elements of open space, recreational uses including the retention/ relocation (within the lands) of the Lacken pitch &amp; putt facility, residential and a recognition of the existing employment uses on site including office. On finalization of a masterplan the Local Authority will carry out a Variation to the Development Plan to facilitate re-zoning where appropriate.</i>	P1 C3 M1	B1 H1 L1		P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C4
	<i>Z13 – Ayresfield House – Provide pedestrian and cycle access through the lands around the former Ayresfield House between the Granges Road and the future Loughmacask village centre. The pedestrian and cycle route should be located within an open space area equivalent to 10% of the total land holding identified. The open space shall be designed in accordance with principles set out in the Urban Design Manual and the Development Plan.</i>	<i>P1, P2, S2, C3, M1</i>	<i>L1</i>		<i>S1, S3, S4, W1, W2, W3, W4, A1, C1, C2, C4, H1, B1</i>
	Zoning Objective Change at Lacken House from General Business to Residential.	P1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1 H1 L1

4	<i>The Smithwick lands the subject of the masterplan referred to in Section 3.4.3 will be the focus for major new retail expansion (convenience and comparison retailing) in the City &amp; Environs over the plan period.</i>	P1, P2, S2, W3, W4, C3, M1,	B1, H1, L1		S1, S3, S4, W1, W2, A1, C1, C2, C4
6	Amend objective in Section 6.1.2.1 (Regional and City Parks and Corridors) to include the following: <i>To establish an environmental management plan for the River Nore Linear Park.</i>	B1 P1 L1			P2 S1 S2 S3 S4 W2 W3 A1 C1 C2 C3 C4 M1 H1 W1
	New objective in Section 6.4: <i>To provide a skate park within the City &amp; environs during the lifetime of the Plan.</i>	P1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 M1 H1 L1
7	Amend objective in Section 7.2.2 Green Infrastructure as follows: <i>To prepare and support the implementation of a Green Infrastructure Strategy for Kilkenny city and environs, as resources allow to include for a tree planting programme.</i>	B1 P1 L1 S1 W1 W2 W3 C4			P2 S2 S3 S4 W4 A1 C1 C2 C3 M1 H1
	New objective in Section 7.2.5 (Woodlands, Trees and Hedgerows) as follows: <i>To carry out a TPO for lands identified around the former Ayresfield House on the Granges road.</i>	P1 L1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 M1 H1
8	Amend Section 8.1.4.1 Water Services objectives as follows: Meet in full the requirements of the E.U. <a href="#">Urban Waste Water Treatment</a> and <a href="#">Water Framework</a> Directives and the <a href="#">Drinking Water Regulations</a> .	B1 P1 M1 W1 W2 W3			P2 S1 S2 S3 S4 A1 C1 C2 C3 C4 H1 L1 W4
	Amend the objectives in Section 8.2.1.3 (Rare or Protected Species and their Habitats) as follows. <ul style="list-style-type: none"> <li>To protect and, where possible, enhance the <del>plant and animal species and their habitats that have been identified under European Legislation (EU Habitats Directive, EU Birds Directive)</del> <i>natural heritage sites designated under EU Legislation and National Legislation (Habitats Directive, Birds Directive, European Communities (Birds and Natural Habitats) Regulations 2011 and Wildlife Acts). This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.</i></li> </ul>	B1 P1 L1 S1 W1 W2 W3 C4			P2 S1 S2 S3 S4 A1 C1 C2 C3 M1 H1



	<ul style="list-style-type: none"> <li>To protect and, where possible, enhance the natural heritage sites designated under national legislation (The Wildlife Acts and The Flora protection Order). This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan-plant and animal species and their habitats that have been identified under European legislation (Habitats and Birds Directive) and protected under national Legislation (European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011), Wildlife Acts 1976-2010 and the Flora Protection Order (SI94 of 1999).</li> </ul>				
10	<p>Amend the following Roads Objectives in Section 10.4.6:</p> <ul style="list-style-type: none"> <li>Reserve the proposed line of the western by-pass for the city from the Castlecomer Road to the <del>Callan</del> Waterford Road free from development, including for a river crossing and seek approval from An Bord Pleanála for Phase 1 of the Western By-pass, the Kilkenny Northern Ring Road Extension (See Figure 3.3, R3).</li> </ul>	P1 M1	B1 P2 S3 W1 A1 H1 L1		S1 S2 S4 W2 W3 W4 C1 C2 C3 C4
	<ul style="list-style-type: none"> <li>Complete the N10 R712 Road Improvement Scheme from the Old Dublin Road Roundabout to the Leggettsrath Roundabout (R7).</li> </ul>	P1 M1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 H1 L1
	<ul style="list-style-type: none"> <li>Complete the Bohernatounish Road Traffic Management Scheme.</li> </ul>	P1 M1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 H1 L1
	<ul style="list-style-type: none"> <li>Complete the Outrath Road Improvement Scheme</li> </ul>	P1 M1			B1 P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4 H1 L1
	<ul style="list-style-type: none"> <li>Complete improvement works from the Parade Plaza to Dean Street under the Medieval Mile Project</li> </ul>	P1 M1	B1 H1 L1		P2 S1 S2 S3 S4 W1 W2 W3 W4 A1 C1 C2 C3 C4

### Summary of Assessment

The process of SEA and Development Plan formulation is an iterative one and as such environmental considerations have informed all stages of plan preparation carried out to date in order for the potential for significant adverse effects arising from implementation of the development objectives to be minimised.

Therefore, as can be seen, no development objectives are predicted to have a significant adverse impact. However, a number of development objectives are predicted to have an uncertain impact.

A number of development objectives have been identified as having uncertain impacts on the SEA objectives. These are outlined below, with a discussion of the possible effects, and how the mitigation measures to be included in the Plan will ensure no significant adverse impact.

<b>Chapter 3: Core Strategy</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
Amend the zoning map for the City to include 5 Residential zones as follows: Existing Residential (Section 3.4.5.3), Phase 1 Residential (Section 3.4.5.3a), Existing Low Density Residential (Section 3.4.5.2), Phase 1 Low Density Residential (Section 3.4.5.2a) and Phase 2 (Section 3.4.5.b).	H1 L1
Mitigation included in Plan: See Chapter 7 & 11 The development of lands zoned Phase 1 and Phase 2 Residential will be developed in accordance with the requirements for new developments as set out in Chapter 11 of the Plan. Matters in relation to the impact of development on the natural, built and cultural heritage will be mitigated by the proposals contained in Chapter 7 of the Plan. No adverse impact is anticipated.	
<b>Chapter 3: Core Strategy</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
New Objective in Section 3.4.3 (City Centre Area): <i>To take a fresh analysis of the development strategy for the City &amp; Environs immediately following the agreed masterplan for the Smithwick's lands and taking account of the current and projected economic performance of the City and County.</i>	B1 P2 W1 W3 W4 C1 C2 C3 C4 H1 L1
Mitigation included in Plan: See Chapter 1-11 inclusive The implementation of the masterplan for the Smithwick's site may result in an increased demand in the City & Environs for additional housing and facilities in a shorter timeframe than that envisaged in the core strategy of the current Draft Plan. If this is the case then a revised development strategy for the City & Environs will be needed taking account of the anticipated demand, the likely timeframe for delivery, and the current and projected economic performance of the City & County.	
<b>Chapter 3: Core Strategy</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
New Zoning Objective 3.4.5.b Phase 2 <i>Objective: To protect, provide and improve residential amenities Permitted Uses : Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience</i>	H1 L1

<p><i>shop, nursing homes, and medical centre.</i>  <i>Open for Consideration: public house, hotel, restaurant</i></p> <p><i>Developments for multiple housing units will not be permitted on Phase 2 lands during the lifetime of this plan, unless at least 75% of phase 1 lands have been fully committed to development (i.e. where planning permission has been granted) and where construction is underway.</i>  <i>Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations. New land uses other than significant residential development will also be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations and provision of adequate services.</i></p>	
<p>Mitigation included in Plan: See Chapter 7 &amp; 11  The development of lands zoned Phase 2 Residential will be developed in accordance with the requirements for new developments as set out in Chapter 11 of the Plan (and Chapter 12 of the County Plan). Matters in relation to the impact of development on the natural, built and cultural heritage will be mitigated by the proposals contained in Chapter 7 of the Plan.</p>	
<p><b>Chapter 3: Core Strategy</b></p>	
<p><b>Development Objective</b></p>	<p><b>Uncertain effects on SEA objective</b></p>
<p>Include statement in Section 3.4.5 Zoning Objectives in relation to Strategic Reserve as follows:  <i>Areas of Strategic Reserve are included on the Zoning Map. These areas will provide for the long term expansion of the city, following substantial progress being made in the implementation of the Western Environs and Loughmacask areas. Local Area Plans, or appropriate planning framework documents will be prepared for the areas of Strategic Reserve as required in the longer term.</i></p>	<p>H1 L1</p>
<p>Mitigation included in Plan: See Chapter 7  The LAPS or appropriate framework documents will be prepared in accordance with the policies and objectives of the Development Plan. Chapter 7 of the Plan sets out objectives in relation to the protection of the built, natural and cultural heritage of the City which will mitigate the impact of the future development of these strategic reserves.</p>	
<p><b>Chapter 3: Core Strategy</b></p>	
<p><b>Development Objective</b></p>	<p><b>Uncertain effects on SEA objective</b></p>
<p>New Land Use Objective in Section 3.4.6 (Zoning Map Objectives) as follows:  <i>Z12 – Kilcreen Lodge - To allow for use of Kilcreen Lodge for guest accommodation in tandem with a temporary structure for the purpose of holding weddings/receptions with due regard to any effect on the setting of the protected structure.</i></p>	<p>H1 L1</p>
<p>Mitigation included in Plan: See Chapter 7  Any new development within the cartilage of Kilcreen House could have a negative effect on built heritage and landscape. Mitigation measures are included in Chapter 7 as development management standards pertaining to built heritage which will mitigate the effect on any new development. Any development proposal must comply with the objectives of the development</p>	

plan if it is to obtain planning permission.	
<b>Chapter 3: Core Strategy</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
New Land Use Objective in Section 3.4.6 (Zoning Map Objectives) as follows: <i>Z13 – Ayresfield House - Provide pedestrian and cycle access through the lands around the former Ayresfield House between the Granges Road and the future Loughmacask village centre. The pedestrian and cycle route should be located within an open space area equivalent to 10% of the total land holding identified. The open space shall be designed in accordance with principles set out in the Urban Design Manual and the Development Plan.</i>	L1
Mitigation included in Plan: See Chapter 7 Any new development on the lands at Ayresfield could have a negative effect on the landscape. It is an objective of this Draft Plan to place Tree Protection Orders on the mature trees on this land. This will mitigate the potential loss of character to the landscape. Any development proposal must comply with the objectives of the development plan if it is to obtain planning permission.	
<b>Chapter 3: Core Strategy</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
Amend Objective Z10 to state: To work with the HSE and other relevant stakeholders in the preparation of a framework plan for the most appropriate land uses within the grounds of St Canice’s Hospital. Such a framework plan shall take account of all the existing land uses and develop a framework for appropriate land uses and urban design criteria for the lands <i>and shall include for significant elements of open space, recreational uses including the retention/ relocation (within the lands) of the Lacken pitch &amp; putt facility, residential and a recognition of the existing employment uses on site including office. On finalization of a masterplan the Local Authority will carry out a Variation to the Development Plan to facilitate re-zoning where appropriate.</i>	B1 H1 L1
Mitigation included in Plan: See Chapter 7 St. Canice’s Hospital is located adjacent to the River Nore SAC and SPA. The proposed masterplan and Variation will be subject to an Appropriate Assessment where the impact on the special conservation objectives of the SAC and SPA will be addressed in detail. Chapter 7 of the Development Plan sets out policies for the protection of natural and built heritage in the city which will inform the process and mitigate any negative effect.	
<b>Chapter 4 Economic Development</b>	<b>Uncertain effects on SEA objective</b>
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
<i>The Smithwick lands the subject of the masterplan referred to in Section 3.4.3 will be the focus for major new retail expansion (convenience and comparison retailing) in the City &amp; Environs over the plan period.</i>	B1, H1, L1
<b>Mitigation included in Plan: See Section</b> The redevelopment of the Smithwick lands could have a negative impact on biodiversity, cultural & built heritage and on historic landscapes. The mitigation measures contained in Chapter 7 of the Plan will ensure that any development proposal will not have a negative impact in this regard. The masterplan will also be screened for an Appropriate Assessment.	

<b>Chapter 10: Transport</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
<p>Amend the following Roads Objectives in Section 10.4.6:</p> <ul style="list-style-type: none"> <li>Reserve the proposed line of the western by-pass for the city from the Castlecomer Road to the <del>Callan</del>-Waterford Road free from development, including for a river crossing <i>and seek approval from An Bord Pleanála for Phase 1 of the Kilkenny Northern Ring Road Extension</i> (See Figure 3.3, R3).</li> </ul>	B1 P2 S3 W1 A1 H1 L1
<p><b>Mitigation included in Plan: See Section</b></p> <p>No detailed design work has been carried out for this project to date. The Plan is merely reserving the line free from development. The implementation of any such project will require environmental assessment and Chapters 1 &amp; 7 contain mitigation measures in relation to the protection of natural and cultural heritage.</p> <p>In relation to Phase 1 of the Kilkenny Northern Ring Road Extension, an Environmental Impact Statement has been prepared by Kilkenny County Council and this will be submitted to ABP under Strategic Infrastructure legislation in 2013. This EIS includes mitigation measures in relation to heritage.</p>	
<b>Chapter 10: Transport</b>	
<b>Development Objective</b>	<b>Uncertain effects on SEA objective</b>
<ul style="list-style-type: none"> <li><i>Complete improvement works from the Parade Plaza to Dean Street under the Medieval Mile Project</i></li> </ul>	B1 H1 L1
<p>Mitigation included in Plan: See Chapter 7</p> <p>The project is located within Architectural Conservation Areas as set out in Chapter 7 of the Development Plan. There are development management standards set out in Chapter 7 to protect the character of these ACA's which will mitigate the impact of this project. There are numerous mitigation measures included in the Plan to ensure no negative impacts on biodiversity, including objectives and development management standards in relation to natural heritage (Chapter 1 and 7). Therefore any adverse effects are unlikely.</p>	