

SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT

FOR
PROPOSED MATERIAL ALTERATIONS
TO THE
DRAFT
DRAFT CLONMEL AND ENVIRONS LOCAL AREA PLAN
2024-2030

for: Tipperary County Council

Civic Offices
Nenagh
County Tipperary



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Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Draft Clonmel and Environs Local Area Plan (LAP) 2024-2030 hereafter referred to as the "Draft Plan".

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or alteration to a plan or programme, before a decision is made to adopt it. The SEA Directive¹ requires, inter alia, that SEA is undertaken for certain plans, programmes or alterations to these. Screening is the process for deciding whether a particular plan - or alteration to a plan -, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

The purpose of this report is to inform whether or not to undertake SEA on the Proposed Material Alterations to the Clonmel and Environs LAP. Requirements in relation to the screening of Proposed Material Alterations/Proposed Amendments to LAPs are provided under Section 20 (3) of the Planning and Development Act 2000, as amended, and Article 8 of the Planning and Development (SEA) Regulations 2004, as amended.

This report should be read in conjunction with the LAP and all other associated documents including the:

- Proposed Material Alterations to the Draft Clonmel and Environs LAP 2024-2030;
- Screening for Appropriate Assessment (AA) Report for Proposed Material Alterations to the Draft Clonmel and Environs LAP 2024-2030;
- SEA Environmental Report for the Draft Clonmel and Environs LAP 2024-2030; and
- AA Natura Impact Report for the Draft Clonmel and Environs LAP 2024-2030.

1.2 Process so far

The LAP has been progressed to date in compliance with Sections 19 and 20 of the Planning and Development Act 2000, as amended.

SEA² is being undertaken on and has informed the Draft LAP in order to comply with the SEA Directive and transposing Regulations – the SEA Environmental Report that accompanied the Draft LAP on public display contains the findings of the assessment.

AA³ is also being undertaken on the Draft LAP (informing both the Draft LAP and the SEA) in order to comply with the Habitats Directive and transposing Regulations. An AA Natura Impact Report was prepared that contains the findings of this assessment and accompanied the Draft LAP on public display.

The Draft LAP associated SEA and AA documents were placed on public display and submissions were invited. Submissions were responded to in a Chief Executive's Report and Elected Members decided upon Proposed Material Alterations to the Draft LAP and these are the subject of this report.

¹ Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment

² Strategic Environmental Assessment is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or alteration to a plan or programme, before a decision is made to adopt it.

³ Appropriate Assessment is an impact assessment process concerning European Sites designated on foot of habitats and species.

1.3 SEA Environmental Report (July 2023)

The SEA Environmental Report for the LAP contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) as amended. The relevant sections of the SEA Environmental Report that address these information requirements are detailed on Table 1.1 below.

The assessment undertaken on relevant Proposed Material Alterations (the findings of which are presented later in this document) has used the information contained in the SEA Environmental Report.

Table 1.1 Information contained within the SEA Environmental Report that accompanies the Local Area Plan

Information Required to be included in the Environmental Report	Corresponding Section of this Report
(A) Outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes	Sections 2, 5 and 8
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the plan or programme	Section 4
(C) Description of the environmental characteristics of areas likely to be significantly affected	Sections 4, 7 and 8
(D) Identification of any existing environmental problems which are relevant to the plan or programme, particularly those relating to European protected sites	Section 4
(E) List of environmental protection objectives, established at international, EU or National level, which are relevant to the plan or programme and describe how those objectives and any environmental considerations have been taken into account when preparing the Plan	Sections 5, 7, 8, 9 and Appendix I
(F) Describe the likely significant effects on the environment	Sections 7 and 8
(G) Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the plan or programme	Section 9
(H) Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken (including any difficulties)	Sections 3, 6, 7 and 8
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix II Non-Technical Summary
(K) Interrelationships between each environmental topic	Addressed as it arises within each Section

Section 2 SEA Screening

2.1 Introduction

This section examines whether each Proposed Material Alteration to the LAP would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

This examination takes account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the Planning and Development (SEA) Regulations, as amended, (see Section 2.5).

2.2 Strategic Flood Risk Assessment

Strategic Flood Risk Assessment (SFRA) is being undertaken to inform the preparation of the Draft Plan and has informed this SEA Screening.

2.3 Appropriate Assessment

Appropriate Assessment (AA) is an impact assessment process concerning *Natura 2000*, or *European*, sites - these sites have been designated or proposed for designation by virtue of their ecological importance. The Habitats Directive⁴, its transposing Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended) provide the requirement to screen for effects on European Sites. If the effects are deemed to be *significant, potentially significant or uncertain* then Stage 2 AA must be undertaken.

The Local Area Plan is being subject to Stage 2 AA and an AA Natura Impact Report was placed on public display alongside the Draft Plan. At adoption of the Plan, the AA Natura Impact Report will be finalised and an AA determination made by the Council.

An AA screening process has been undertaken on the Proposed Material Alterations. This process has determined that Stage 2 AA for Proposed Material Alterations is not necessary - a Screening for AA Report contains these findings, has informed this SEA Screening Report and accompanies the Proposed Material Alterations.

2.4 Screening Analysis of Proposed Material Alterations

The analysis of Proposed Material Alterations is undertaken considering interactions with Strategic Environmental Objectives (see Table 2.1). Table 2.2 examines whether each part of the Proposed Material Alterations would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

Table 2.2 is supplemented by Table 2.3 which provides details on:

- Likely significant effects of implementing the Draft Plan, if unmitigated;
- Key mitigation measure(s) that are already contained within the Draft Plan; and
- Likely residual non-significant adverse effects arising from the Draft Plan.

Effects encompass the full range of effects⁵, including those arising cumulatively – such as those potentially arising as a result of interactions with other plans and programmes.

⁴ Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

⁵ These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

The examination of Proposed Material Alterations also takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the SEA Regulations, as amended, (see Section 2.5).

Table 2.1 Strategic Environmental Objectives

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Action Plan and its targets To protect, maintain and conserve the County's natural capital
Population and Human Health	PHH	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard the County's citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	S	Ensure the long-term sustainable management of land	<ul style="list-style-type: none"> Protect soils against pollution, and prevent degradation of the soil resource Promote the sustainable use of infill and brownfield sites over the use of greenfield sites Safeguard areas of prime agricultural land and designated geological sites
Water	W	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	MA	Sustainable and efficient use of natural resources	<ul style="list-style-type: none"> Optimise existing infrastructure and provide new infrastructure to match population distribution proposals - this includes transport infrastructure Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels Promote the circular economy, reduce waste, and increase energy efficiencies Ensure there is adequate sewerage and drainage infrastructure in place to support new development Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart- buildings, towns and grids
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency Promote continuing improvement in air quality Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution Meet Air Quality Directive standards for the protection of human health – Air Quality Directive Significantly decrease noise pollution and move closer to WHO recommended levels
Climatic Factors	C	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> To minimise emissions of greenhouse gasses Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure) Contribute towards the reduction of greenhouse gas emissions in line with national targets Promote development resilient to the effects of climate change Promote the use of renewable energy, energy efficient development and increased use of public transport

Screening for SEA Report for Proposed Material Alterations

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Cultural Heritage	CH	Safeguard cultural heritage features and their settings through responsible design and positioning of development	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	Protect and enhance the landscape character	<ul style="list-style-type: none"> • To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

Table 2.2 SEA Screening Analysis of Proposed Material Alterations⁶

Ref	SEA Screening Consideration
1	This alteration would further contribute towards provisions related to this sector/topic that are already contained within the Draft Plan. Considering the measures that have been already integrated into the Draft Plan and the existing Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; and/or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
2	The update to terminology/language/wording/mapping would not change the effects arising from the Plan. As such, this alteration would not be considered as being likely to result in significant environmental effects. Consequently, SEA is not required.
3	This alteration relates to Plan text that sets the context for, summarises and/or provides clarification to Plan provisions. It does not interact with existing Plan provisions to an extent that it would have additional significant environmental effects. Consequently, SEA is not required.
4	This alteration adds more detail but would not have the potential to result in significant environmental effects. Consequently, SEA is not required.
5	This alteration provides consistency with other parts of the Plan and/or with the wider planning and policy framework. It would not interact with Plan provisions to the extent that it would have environmental effects. Consequently, SEA is not required.
6	Removal of this provision/text would remove the potential for any environmental effects; however, removal of the provision/text would not be likely to result in any environmental effects. Consequently, SEA is not required.
7	These alterations relate to supporting documents but would not change Plan provisions. Consequently, SEA is not required.

Proposed Material Alteration No.	SEA Screening Consideration Reference
1	Selection of Considerations from Ref. 1 to 7 - SEA not required
2	Selection of Considerations from Ref. 1 to 7 - SEA not required
3	Selection of Considerations from Ref. 1 to 7 - SEA not required
4	Selection of Considerations from Ref. 1 to 7 - SEA not required
5	Selection of Considerations from Ref. 1 to 7 - SEA not required
6	Selection of Considerations from Ref. 1 to 7 - SEA not required
7	Selection of Considerations from Ref. 1 to 7 - SEA not required
8	Selection of Considerations from Ref. 1 to 7 - SEA not required
9	Selection of Considerations from Ref. 1 to 7 - SEA not required
10	Selection of Considerations from Ref. 1 to 7 - SEA not required
11	Selection of Considerations from Ref. 1 to 7 - SEA not required
12	Selection of Considerations from Ref. 1 to 7 - SEA not required
13	Selection of Considerations from Ref. 1 to 7 - SEA not required
14	Selection of Considerations from Ref. 1 to 7 - SEA not required
15	Selection of Considerations from Ref. 1 to 7 - SEA not required
16	Selection of Considerations from Ref. 1 to 7 - SEA not required
17	Selection of Considerations from Ref. 1 to 7 - SEA not required
18	Selection of Considerations from Ref. 1 to 7 - SEA not required
19	Selection of Considerations from Ref. 1 to 7 - SEA not required
20	Selection of Considerations from Ref. 1 to 7 - SEA not required
21	Selection of Considerations from Ref. 1 to 7 - SEA not required
22	Selection of Considerations from Ref. 1 to 7 - SEA not required
23	Selection of Considerations from Ref. 1 to 7 - SEA not required
24	Selection of Considerations from Ref. 1 to 7 - SEA not required
25	Selection of Considerations from Ref. 1 to 7 - SEA not required
26	Selection of Considerations from Ref. 1 to 7 - SEA not required
27	Selection of Considerations from Ref. 1 to 7 - SEA not required
28	Selection of Considerations from Ref. 1 to 7 - SEA not required
29	Selection of Considerations from Ref. 1 to 7 - SEA not required
30	Selection of Considerations from Ref. 1 to 7 - SEA not required
31	Selection of Considerations from Ref. 1 to 7 - SEA not required
32	Selection of Considerations from Ref. 1 to 7 - SEA not required
33	Selection of Considerations from Ref. 1 to 7 - SEA not required
34	Selection of Considerations from Ref. 1 to 7 - SEA not required
35	Selection of Considerations from Ref. 1 to 7 - SEA not required
36	Selection of Considerations from Ref. 1 to 7 - SEA not required
37	Selection of Considerations from Ref. 1 to 7 - SEA not required
38	Selection of Considerations from Ref. 1 to 7 - SEA not required
39	Selection of Considerations from Ref. 1 to 7 - SEA not required

⁶ For detail on Proposed Material Alterations please refer to Proposed Material Alterations document.

Screening for SEA Report for Proposed Material Alterations

Table 2.3 Detail of effects, if unmitigated, mitigation measures for potential effects and residual adverse effects

Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects with those of the Draft Plan and those of the wider planning framework including the NPF and associated NDP, the Southern RSES, the Tipperary CDP 2022-2028, adjacent Development Plans and lower-tier land use plans.			Mitigation Measures	
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Draft Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
Various – see below	Various – see below	Various – see below	Various – see below	<p>Various, detailed zoning and development provisions, including those relating to sustainable and compact growth, sustainable mobility, flood risk, landscape, views and architectural heritage.</p> <p>Policy 1.1 Assess all new development proposals within the boundary of the Clonmel and Environs Local Area Plan 2024-2030 in accordance with the policies, objectives and requirements of the Tipperary County Development Plan 2022-2028 (and any review thereof), and this Plan. Where conflicts arise, the Tipperary County Development Plan 2022-2028 (and any review thereof) shall have primacy in decision-making⁷.</p> <p>Policy 2.4 Support and permit compact residential growth in Clonmel through the sustainable intensification and consolidation of the town centre and established residential areas to meet identified housing targets and requirements in line with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG, 2009) and any review thereof.</p> <p>Policy 3.1 Support compact growth through:</p> <p>(a) the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth Area',</p> <p>(b) the development of sites identified through the URDF; and</p> <p>the redevelopment of Town Centre 'Regeneration Sites' and areas zoned 'Regeneration'.</p> <p>Policy 3.2 Support new development proposals for regeneration sites which accord with the Key Planning Criteria for these sites set out in Appendix 3.</p> <p>Objective 3A Support the Town Regeneration Officer and Town Team to prepare and implement a collaborative Town Centre First Plan for Clonmel that will build on collaborate work, including the Town Centre First Clonmel: Action Plan (2022), and successful funding applications to date, and to provide a framework for which further funding will be sought.</p> <p>Objective 3B Support the implementation of the Town Centre First Clonmel: Action Plan (2022), and any variations or updates to same.</p> <p>Objective 3C Support landowners with potential sites for regeneration and development through the Council's planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc. as part of a Town Centre First programme.</p> <p>Objective 3D Offer support to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the re-use of upper floors.</p> <p>Objective 3E Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders, including support for the CPO Activation Programme, to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p> <p>Policy 5.1 Support new development and growth in the town</p>	<p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area.</p> <p>Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> • Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and • Ensuring provision of infrastructure with adequate capacity and performance. <p>8 - J In conjunction with Coillte and other stakeholders to support the development of forestry resources with a number of functions including, flood retention, biodiversity, water quality/catchment management and tourism and recreation.</p> <p>8 - 3 In assessing applications for new development in the open-countryside, to facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.</p> <p>8 - 6 Support new forestry plantation and works related to forestry including works relating to tree-felling, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.</p> <p>11 - A Support education and awareness programmes related to protection and promotion of the environment, biodiversity and our natural systems i.e. through membership of the All-Ireland Pollinators Plan, Tidy Towns, Green Schools etc.</p> <p>Chapter 12 under "Feasibility"</p> <p>New transport infrastructure projects, including greenways and blueways, that are not already provided for by existing plans/ programmes or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.</p> <p>14 - 1 (a) Require new development proposals to incorporate a Green Infrastructure approach to the planning, design and management of built form/public realm and green and blue spaces, (where feasible), and to consider all opportunities for synergies and linkages with existing Blue and Green infrastructure in both urban and rural areas, in line with the Development Management Standards set out in Volume 3.</p> <p>(b) Ensure that proposals for greenway/blueway development contribute towards the protection or enhancement of existing green infrastructure and have regard to the "Connecting with nature for health and wellbeing" EPA Research Report 2020 and the Development Management Standards 1.1 Habitats Directive Assessment and 1.2 Environmental Assessment.</p> <p>(c) Where new development is required to prepare a 'Sustainability Statement', they must demonstrate</p>

⁷ Provisions from the County Development Plan identified as mitigation in the SEA Environmental Report and Natura Impact Report shall apply regardless of whether the County Development Plan is varied and/or reviewed and/or expires.

Screening for SEA Report for Proposed Material Alterations

			<p>and within the identified 'Neighbourhoods', in accordance with the principles for each 'Neighbourhood' as set out in Section 5.2.1, ensuring appropriate residential densities on central areas in accordance with the relevant Section 28 planning guidelines.</p> <p>Objective 10A Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework and methodology prepared for the TCDP 2022.</p> <p>Text from Section 6 "Transport and Connectivity": The identification of transport infrastructure proposals in this Plan, including locations and any associated mapping, that is not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative. New transport infrastructure will be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques.</p> <p>As per Chapter 12 of the County Plan, new transport infrastructure projects contained within this Plan, including greenways and blueways, that are not already provided for by existing plans/programmes or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.</p> <p>By contributing towards a reduction in the use of the private car for trips, the Local Transport Plan provides for an overall reduction in the numbers of people exposed to pollution from emissions to air, including unacceptable noise levels from traffic, in particular within the town centre. The Area Based Transport Assessment has considered the potential for displacement of traffic to lead to localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels and identified that such impacts are unlikely to be significant. Proposed interventions shall ensure that they are consistent with all relevant legislative requirements.</p>	<p>compliance with this policy to the satisfaction of the Council.</p> <p>16 - 1 Undertake a programme of monitoring and evaluation of the County Development Plan over its lifetime, as follows and to align these monitoring protocols with each other as part of an overall monitoring framework:</p> <p>a) Prepare a 2 Year Progress Report of the County Development Plan (as required under Section 15(2) of The Act), having consideration to any regional monitoring programme in place.</p> <p>b) Prepare a Report to the Regional Assembly setting out progress made in supporting objectives of the RSES (as required under Section 25A(1) of The Act).</p> <p>c) SEA Monitoring as detailed in the Environmental Report.</p>
<p>Biodiversity and Flora and Fauna</p>	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. 	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). <p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape.</p> <p>Policy 3.6 Support new development which respects and enhances the built and natural heritage of Clonmel town centre.</p> <p>Policy 7.1 Protect and conserve the integrity and ecological and biodiversity value of the River Suir as it runs through the town. Ensure that any development proposals within or adjacent to the river are appropriately assessed to ensure the protection of water quality and river access.</p> <p>Policy 7.2</p> <p>a) Support the retention of trees of significant amenity value and require public realm proposals to include for urban greening that is appropriate to the character of the area, provides for urban shading, supports biodiversity and provides an appropriate visual setting.</p> <p>b) Permit the removal of mature trees, or trees of significant amenity value, only where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.</p> <p>c) Require development proposals which affect trees of significant amenity value to identify trees to be retained, and methods for the protection of those trees to be retained during and post-construction to be set out within development proposals.</p> <p>d) Require new development proposals to incorporate the provision of trees, in accordance with the requirements of Section 3.7 of the Development Management standards of the</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape.</p> <p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and Ensuring provision of infrastructure with adequate capacity and performance. <p>Chapter 11.3 under "Conservation and Protection of Sites"</p> <p>The main threats and pressures on the natural environment including habitats and species, are from works associated with development including agriculture, forestry and fisheries, natural system modifications (including drainage), tourism, mining and quarrying (including peat extraction) and issues such as climate change, pollution, and invasive and problematic species. Habitat loss is also recognised as an ongoing pressure. Proposals for new development, will be required to demonstrate adequate mitigation of potential environmental effects, including ensuring provision of infrastructure with adequate capacity and performance. The Council in accordance with the Core Strategy objective of the Plan, will seek to ensure the protection the natural habitats and species as part of the management of new development and through its enforcement procedures.</p> <p>11 - 1 In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive no plans, programmes, etc. or</p>

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	<p>vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna.</p> <ul style="list-style-type: none"> Sustains existing sustainable rural management practices – and the communities who support them – to ensure the continuation of long-established managed landscapes and the flora and fauna that they contain. 	<p>due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.</p>		<p>TCDP. Objective 7A Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the River Suir corridor. Objective 7B Work in partnership with stakeholders and the local community in the delivery of green and blueway projects for Clonmel Town including those in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and Trail Strategy and seek funding opportunities as they arise. Objective 7C Support the widening of the 26km walking Blueway to facilitate better use by all members of the community. Objective 7D Support the delivery of a greenway between Convent Road and Marfield Village. Objective 7E Support the extension of a river side linear park between the Clonmel Greyhound Stadium and Mulcahy Park. Objective 7F Support the preparation and implementation of a Tree Strategy for the town. Objective 8D Safeguard the biodiversity and drainage function of the Buolic and Frenchman's Streams.</p>	<p>projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects⁸).</p> <p>11 - 2 Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant EPA and European Commission guidance documents.</p> <p>11 - 3 Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.</p> <p>11 - 4 (a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.</p> <p>(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider Green Infrastructure networks as an essential part of the design process.</p> <p>(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions, in so far as practical, as part of water management systems, public realm design and landscaping, in line with best practice.</p> <p>(d) Seek the retention of trees and hedgerows of particular local value, or where retention is not feasible, require their replacement, and seek a proactive focus on new tree-planting as part of new development.</p> <p>11 - 6 Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p> <p>11 - 8 Provide for the sustainable development of fisheries, in compliance with the Habitats and Birds Directives, and other ecological protection objectives. New infrastructure should be positioned at already modified locations where feasible; and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat Management Plan that includes requirements in relation to: sustainable fishing practices that would not affect the ecological site integrity; and invasive species.</p> <p>11 - 12 Seek to control the spread of invasive plant and animal species, including consideration of potential pathways for invasive species spread, i.e. watercourses.</p> <p>11 - 14 Support the diversification of peatlands, whilst ensuring the protection of their ecological, archaeological, cultural and educational significance in line with the National Peatlands Strategy (DAHG 2015). The Council may request landowners to prepare a 'Peatland Master Plan', especially for areas of industrial cut-over peatland, and will work with all stakeholders involved in the process in this regard. Any Masterplan should identify any significant tourism, amenity and recreation potential of these lands.</p> <p>11 -18 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p> <p>11 - B Undertake a survey of non-designated wetlands as defined by the Ramsar Convention (2010) in the county over the lifetime of the County Development Plan.</p> <p>11 - C (a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and, (b) Prepare a 'Biodiversity and Heritage Plan' for County Tipperary over the lifetime of the County Development Plan.</p> <p>11 - D (a) Support the objectives of the All Ireland Pollinator Plan 2021-2025 by incorporating pollinator friendly native trees and plants within grass verges along public roads and existing and future greenways, new hedgerows, public parks and public open spaces in towns and villages, including part of mixed use and residential developments. (b) Prepare a 'Pollinator Action Plan' for County Tipperary over the lifetime of the County Development Plan, having consideration to the All-Ireland Pollinator Plan, 2021 -2025.</p> <p>11 - G Apply best practice in sustainable environmental standards in the design and development of collaborative and/or public sector development in Tipperary, including: (a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making; (b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil SEA and AA requirements); and (c) Carry out ecological impact assessment of plans and strategies as appropriate.</p>
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⁸ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

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<p>Population and Human Health</p>	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the County and beyond. Contribution towards the protection of human health by facilitating development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, including air and water. 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under "Soil", "Water" and "Air and Climatic Factors" below. 	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Policy 2.2 Support new development that will enable sustainable housing growth, employment, community development and prosperity for Clonmel as a Key Town in line with the Strategic Objectives of the TCDP.</p> <p>Policy 4.1 Support and direct new development proposals that generate high densities of employment towards lands zoned 'Urban Core', 'Mixed Use' and 'Regeneration'.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>8 - 8 Implement the requirement of the Seveso III Directive, and any regulations giving effect to this Directive, with regard to the following:</p> <ol style="list-style-type: none"> The siting of Major Accidents Sites; The modification of development on an existing, or within the vicinity of a Major Accident Hazard Site. <p>11 - 1 In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects⁹).</p> <p>11 - 17 Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.</p> <p>11 -18 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p> <p>11 – H Apply the provisions of the Tipperary County Council Noise Action Plan 2018 – 2023 as it relates to Noise Action Areas in order to reduce disturbance from noise.</p>
<p>Soil</p>	<ul style="list-style-type: none"> Contribution towards the protection of soils (including those used for agriculture) and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contribution towards the protection of the environment from contamination the highest standards of remediation, and where appropriate to consultations with the EPA and other relevant bodies, will be required to resolve any instances 	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<ul style="list-style-type: none"> Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	<p>Also refer to measures under other environmental components including Water.</p> <p>Policy 2.1 Require the retrofitting of existing structures on brownfield sites, unless it is demonstrated that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the re-design, construction and use stages of a new building, compared with retrofitting.</p>	<p>Also refer to measures under other environmental components including Water.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <ol style="list-style-type: none"> Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area. In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI. Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment. <p>11 - 11 In assessing proposals for new development to protect, support and conserve the geological heritage sites of Tipperary and their value as outlined in the Tipperary Audit of Geological Heritage Sites, (GSI/TCC, 2019).</p>

⁹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

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	of environmental pollution created by contaminated land.				
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the County and beyond. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Plan. 	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Policy 8.3 Require new development to ensure it would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually, as a result of the proposed development, or cumulatively, in combination with other developments.</p> <p>Policy 8.4 Require that all development proposals in Clonmel integrate SUDS, and nature-based solutions to SUDS, as part of an overall sustainable urban drainage and urban greening approach, unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council.</p> <p>Policy 8.5 Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any update thereof) including providing detailed design specifications as may be required to facilitate the impact of development. The following provisions apply:</p> <p>a) Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>b) Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>c) Where a 'Justification Test' applies, it must be demonstrated to the satisfaction of the planning authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere.</p> <p>d) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein.</p> <p>e) Groundwater and pluvial flood risks shall be considered by any site-specific flood risk assessment undertaken at project level, in compliance with the Planning Systems and Flood Risk Management Guidelines (DEHLG, 2009). For the avoidance of doubt, the Office of Public Works' Preliminary Flood Risk Assessment indicative pluvial maps (2012) are not considered to be reliable for assessing pluvial risk.</p> <p>Policy 8.6 Require new development proposals to safeguard the strategic function of the Clonmel Waste Water Treatment Plant.</p> <p>Objective 8C Integrate a Nature-Based Solutions approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development.</p> <p>Objective 8D Safeguard the biodiversity and drainage function of</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>11 - 5 Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.</p> <p>11 - 6 Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p> <p>11 - 7 a) Ensure the protection of water quality in accordance with the EU WFD, and support the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of blue-dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.</p> <p>b) Support an integrated, and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.</p> <p>c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.</p> <p>11 - 9 Assess all new developments (both within and without designated Flood Risk Zones) in line with the 'Staged Approach' and pre-cautionary principle set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) and any amendment thereof, and the following:</p> <p>(a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>(b) SFRA's and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>(c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <p>(d) Applications for development on land identified as 'benefitting land' may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.</p> <p>(e) Require applications for new development, or for an extension to an existing development on land zoned for 'Social and Public' or 'Amenity' use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.</p> <p>11 - 10 (a) Ensure that new developments proposed in Arterial Drainage Schemes and Drainage Districts do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>(b) Consult with the OPW in relation to proposed developments in the vicinity of Flood Relief Schemes and drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels, where required, to facilitate maintenance access thereto.</p> <p>(c) Protect the integrity of any formal flood risk management infrastructure (see key flood risk infrastructure identified in Section 2.2 "Drainage, Key Flood Risk Infrastructure and Early Warning Systems" of the SFRA), thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure.</p> <p>11 - E Require an integrated, and collaborative approach to local catchment management to assist in the effective implementation of the RBMP (and any review thereof) and to support the activities LAWPRO in rolling out the local Authorities Waters Programme.</p> <p>11 - F (a) To support and facilitate the CFRAM Programme, and to support the OPW in the development and implementation of sustainable flood risk management plans and actions.</p> <p>(b) To consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAM Flood Risk Management Plans.</p> <p>11 - I Comply with the Arterial Drainage Act 1945 (as amended) prior to the carrying out of construction/ alteration works, or drainage works etc on water channels.</p>

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<p>Material Assets</p>	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the County and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. Interactions between agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of secondary inorganic particulate matter. 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies and will be reduced in line with the Circular Economy concept. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	<p>the Buolic and Frenchman's Streams.</p> <p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing/Sequential Development provisions.</p> <p>Policy 8.1 Support the use of renewable energy technologies at appropriate scales in residential, commercial and community developments and support the principle of on-site energy generation for self-consumption, subject to other planning and design criteria.</p> <p>Policy 8.2 Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Clonmel public water and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Uisce Éireann Connections Charging Policy and Uisce Éireann's Connections and Developer Service.</p> <p>Objective 8A Work in conjunction with Uisce Éireann to promote and facilitate the provision of adequate water and wastewater infrastructure, to ensure that development land, both residential and commercial, is effectively serviced to serve the needs of the existing and future population of Clonmel.</p> <p>Objective 8B Support Uisce Éireann in progressing and preparing a Clonmel Drainage Area Plan.</p> <p>Objective 8E Support the sustainable management of waste and enable a significant reduction in the production of waste in Clonmel, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).</p> <p>Objective 8F Facilitate and work with Uisce Éireann to progress a wastewater connection to Suir Island.</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing/Sequential Development provisions.</p> <p>8 - 3 In assessing applications for new development in the open-countryside, to facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.</p> <p>8 - 6 Support new forestry plantation and works related to forestry, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including: • Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and • Ensuring provision of infrastructure with adequate capacity and performance.</p> <p>10 - 1 Support and facilitate new development that will produce energy from local renewable sources such as hydro, bio-energy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>11 - 5 Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.</p> <p>11 - 13 Ensure that proposals for agricultural developments, as appropriate, comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010 or any amendment thereof.</p> <p>15 - 1 Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.</p> <p>15 - 2 Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.</p> <p>15 - 3 In line with the provisions of Section 5.3.1 of the Draft Water Services Guidelines for Planning Authorities (or any review thereof) new development will connect to existing water infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection network.</p> <p>In settlement centres where, municipal treatment plants do not have the capacity to cater for additional development, the Council will facilitate development, where the developer has agreed proposals for the up-grade of the treatment plant and/or network, as may be necessary, with Irish Water in accordance with the Draft Water Services Guidelines for Planning Authorities and any amendment thereof and the Irish Water Connection Charges Policy. The Council will require that such infrastructure is in place, prior to the commencement of the development.</p> <p>15 - 4 Require development proposals to connect to the public water supply, where such facilities are available.</p> <p>15 - 5 Require all new development to provide a separate foul and surface water management system and to incorporate water sensitive urban design, where appropriate, in new development and the</p>
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					<p>public realm. New developments or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p> <p>15-6 Require all new development to provide a separate foul and surface water management system and to incorporate water sensitive urban design, where appropriate, in new development and the public realm. New developments or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p> <p>15 - A Work in partnership with Irish Water in the performance of its functions and in the implementation of the WSSP, Investment Plan and NWRP (and any amendment thereof), to ensure that water infrastructure complies with appropriate regulations and to ensure and support the sustainable development of the county.</p> <p>15 - B Provide additional and improved surface water networks to both reduce pollution and support sustainable development.</p> <p>15 - C Carry out on-going monitoring and registration of private septic tanks in the County in line with the EPAs National Inspection Plan.</p> <p>15 - D Support the sustainable development, maintenance and upgrading of electricity and gas infrastructure, by network providers, to enable the integration of renewable energy sources and enable an energy system that is safe, secure and adaptable.</p>
<p>Air and Climatic Factors</p>	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to the Plan area's existing built-up footprint) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-serviced lands elsewhere in the County and beyond. In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Drainage, flood risk management and 	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable compact growth and sustainable mobility, in particular. Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Plan to ensure that noise levels at sensitive 	<p>Also refer to the overall approach to land use zoning and sustainable mobility provided by the Plan as well as other various climate action measures.</p> <p>Policy 2.3 Require new development to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives of the TCDP and this LAP and in accordance with the forthcoming Climate Action Plan for Tipperary 2023 (and any review thereof). Objective 2A Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary Climate Action Plan 2023 (when complete).</p> <p>Policy 3.7 Support new development which delivers high quality urban design, compact growth, and facilitates connectivity and permeability as opportunities arise.</p> <p>Objective 3F Support the development of a Suir Island Pedestrian & Cycling Bridge, to provide a safe connection for communities both sides of the River Suir, and through the proposed Suir Island Amenity Park.</p> <p>6.5 Safeguarding the Strategic Road Network It is a key aim of the Council to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. Proposals for new development on or affecting national roads within the LAP area, including the implementation of specific objectives in the LAP and Sustainable Travel Plan, shall take account of the requirements of TII and the following publications:</p> <ul style="list-style-type: none"> DoECLG Spatial Planning and National Roads Guidelines 2012. The Treatment of Transition Zones to Towns and Villages on 	<p>Also refer to the overall approach to land use zoning and sustainable mobility provided by the Plan as well as other various climate action measures.</p> <p>11 - 17 Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.</p>

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	<ul style="list-style-type: none"> ○ resilience; ○ Renewable energy; and ○ Sustainable design, energy efficiency and green and blue infrastructure. 		<p>receptors will be minimised.</p>	<p>National Roads' (TII Publications DN-GEO-03084)</p> <ul style="list-style-type: none"> • Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes (TII Publications DN-GEO-03030). • TII Traffic & Transport Assessment Guidelines (2014) • Publications GE-STY-01024 Road Safety Audit <p>Policy 6.1 Support new development that will improve accessibility and movement within Clonmel, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.</p> <p>Policy 6.2 Support the implementation of the active travel and demand measures identified in the Local Transport Plan (Appendix 2) and require proposals for new development to compliment and demonstrate how they will integrate with the provisions of the Local Transport Plan.</p> <p>Policy 6.3 Require that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019) and supplementary Advice Notes including making provision for pedestrian and cycle infrastructure, enhancing connectivity and accessibility to the town and providing universal access (in particular for persons with disabilities, reduced mobility and older people) where a whole journey approach is considered.</p> <p>Policy 6.4 Support the sequential development of lands zoned for development, and to ensure that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands.</p> <p>Policy 6.5 Preserve the study area and option corridors, or, when it emerges, the preferred transport solution, for the proposed N24 Waterford to Cahir Road Project as part of the upgrade of the N24 National Route linking Limerick and Waterford (Major Roads Project), including the proposed Road Links.</p> <p>Policy 6.6 Require that the proposed Road Links, which form part of the preferred transport solution, once finalised, as part of the N24 Waterford to Cahir Road Project, are provided for as part of new developments to a standard which is to the satisfaction of the planning authority and TII.</p> <p>Policy 6.7 Support the provision of an active travel river crossing between the R707 Davis Road and R680 Coleville Road, linking through Mulcahy Park or greenfield land west of Mulcahy Park.</p> <p>Policy 6.8 Require new development proposals on or affecting national roads within the Plan area to have regard to national, regional and local policies and guidelines as set out in Section 6.5.</p> <p>Objective 6A Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the LTP as outlined in Appendix 2 (and any review thereof).</p> <p>Objective 6B Collaborate with the NTA and Irish Rail to consider how the rail service, including in terms of frequency and times of services, together with infrastructure and facilities, can be better tailored to the needs of the community, including workers and students commuting to Limerick, Cork and Waterford cities for work or college.</p> <p>Objective 6C Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a consideration of the nature and location of public bus stops.</p> <p>Objective 6D Collaborate with the NTA to investigate the feasibility of providing a centrally located public transport interchange in the town.</p> <p>Objective 6E Achieve the modal shift target as set out in the LTP and its Sustainable Travel Plan (Appendix 2) through collaboration with the community and transport sectors over the life time of this LAP.</p> <p>Objective 6F Control the proliferation of non-road traffic signage</p>	
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				<p>on and adjacent to national roads within the LAP area in accordance with TII Policy on Provision of Tourist & Leisure Signage on National Roads (March 2011).</p> <p>Objective 6G Work in partnership with TII and regional stakeholders to deliver the proposed N24 Waterford to Cahir Road Project as part of the upgrade of the N24 National Route linking Limerick and Waterford.</p> <p>Objective 6H Protect the line of a future river crossing linking Mongariff roundabout to lands at Kilainy Lower.</p> <p>Objective 6I Seek opportunities to improve permeability in existing developed areas in accordance with NTA's Permeability Best Practice Guide, and where the opportunity exists, including those identified in the Local Transport Plan (Appendix 2), require that new development incorporates pedestrian and cycle routes to increase permeability for walking and cycling within the neighbourhoods identified in Figure 4 and the wider area. An evidence-based justification, to the satisfaction of the planning authority, must be provided with a planning application where the opportunity for increased permeability for the wider area exists but is not being delivered through the application site.</p>	
<p>Cultural Heritage</p>	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere in the County by facilitating development within the town. Contributes towards protection of cultural heritage within the town by facilitating brownfield development and regeneration. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	<p>Policy 3.6 Support new development which respects and enhances the built and natural heritage of Clonmel town centre.</p> <p>Policy 3.9 Require traditional shopfronts to be retained or refurbished, in accordance with the requirements of Policy 13-2 of the TCDP and Chapter 12 of the Architectural Heritage Protection – Guidelines for Planning Authorities (2011).</p> <p>Policy 7.3 Require new development proposals to have regard to the architectural character and special value of the Clonmel ACAs, in accordance with the Architectural Heritage Protection, Guidelines for Planning Authorities (DEHLG, 2004).</p> <p>Policy 7.4 Require that the views and streetscapes as listed in Section 7.2.4 shall be given due consideration as part of the design process for new development to the satisfaction of the Council. A Heritage Impact Assessment (HIA) or Landscape Value and Impact Assessment (LVIA) may be required to demonstrate development proposals accord with this policy.</p>	<p>11 - C (a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and, (b) Prepare a 'Biodiversity and Heritage Plan' for County Tipperary over the lifetime of the County Development Plan.</p> <p>13 - 1 Encourage and support the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.</p> <p>13 - 2 Encourage and support the enhancement and management of Architectural Conservation Areas with regard to; a) The impact of development on the character, appearance and integrity of the Architectural Conservation Area in terms of compatibility in design, colour, finishes and massing of form; b) The impact of development on the existing amenities, character and heritage of the area; c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, plasterwork, etc d) The relevant Architectural Conservation Area Statement of Character, as set out in Volume 3.</p> <p>13 - 3 Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.</p> <p>13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the DAHG.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p> <p>13 - 5 Respect and preserve the remains (both sub-surface and upstanding) of the medieval towns in line with the Conservation, Management and Interoperation Plans in place for each town, in line with the guidance of the Heritage Council and the National Policy on Town Defences (DEHLG, 2008).</p> <p>13 - 6 Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.</p> <p>13 - 7 Consider underwater archaeology and ensure that development to river banks edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.</p> <p>13 - A Support the owners of Protected Structures and structures in Architectural Conservation Areas through educational and information actions to assist in the conservation and active use of built heritage.</p> <p>13 - B Administer and manage built heritage funding schemes such as the 'Built Heritage Investment Scheme', 'Structures at Risk Scheme' etc and any review thereof, to support owners of built heritage in the county.</p> <p>13 - C Ensure that the towns of Cashel, Fethard, Carrick on Suir and Clonmel remain members of</p>

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					<p>the Irish Walled Towns Network, and to carry out an annual maintenance, interpretation and conservation programme in respect of each of these towns</p> <p>13 - D Carry out an audit of archaeological landscapes in Tipperary over the lifetime of the County Development Plan, having consideration to landscapes that may extend into adjoining counties.</p> <p>13 - E Work closely with the relevant State bodies, ICOMOS, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.</p> <p>13 - F Safeguard archaeological artefacts found on land or in rivers and, as appropriate, to file a 'Report of Discovery' with the National Museum of Ireland under Section 68 (2) of the National Cultural Institutions Act, 1997.</p>
Landscape	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the town. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures. 	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Policy 3.7 Support new development which delivers high quality urban design, compact growth, and facilitates connectivity and permeability as opportunities arise.</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>11 - 15 Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the LCA, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.</p> <p>11 - 16 Ensure the protection of the visual amenity, landscape quality and character of designated Primary and Secondary Amenity Areas. Developments which would have a significant adverse material impact on the visual amenities of the area will not be supported. New development shall have regard to the following:</p> <p>a) Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.</p> <p>b) Buildings and structures shall integrate with the landscape through careful use of scale, form and finishes.</p> <p>c) Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.</p> <p>11 -18 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p> <p>13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the DAHG.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p> <p>13 - E Work closely with the relevant State bodies, ICOMOS, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.</p>

2.5 Schedule 2A

PART 1

1. *The characteristics of the plan having regard, in particular, to: the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources*

The Draft Clonmel and Environs Local Area Plan 2024-2030 provides a six-year framework for the sustainable development of Clonmel and Environs, while considering the conservation and protection of the built and natural environment. It sets out an overall strategy for the proper planning and sustainable development of the town in terms of its social, cultural, economic and physical development and consists of a written statement supported by mapping and other appendices. The Material Alterations propose a number of text and map-based changes to the Draft Plan.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Local Area Plan set a framework for projects and other activities, the Proposed Material Alterations would not be likely to result in significant environmental effects.

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

The Draft Clonmel and Environs Local Area Plan 2024-2030 has been guided by the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Tipperary County Development Plan 2022-2028. In turn, the Plan will guide any lower-tier plans and future proposals for land use developments and activities. The Material Alterations are being proposed to the Draft Local Area Plan.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Local Area Plan influence other plans, the Proposed Material Alterations would not be likely to result in significant environmental effects.

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Draft Clonmel and Environs Local Area Plan 2024-2030, to which the Proposed Material Alterations relate, has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Local Area Plan are relevant for the integration of environmental considerations with a view to promoting sustainable development, the Proposed Material Alterations would not be likely to result in significant environmental effects.

4. The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets. Through its provisions relating to environmental protection and management, the Draft Clonmel and Environs Local Area Plan 2024-2030 contributes towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from environmental problems relevant to the Proposed Material Alterations and the Draft Local Area Plan, the Proposed Material Alterations would not be likely to result in significant environmental effects.

5. The characteristics of the plan having regard, in particular, to: the relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)

The Draft Clonmel and Environs Local Area Plan 2024-2030 relates to the land use and town planning sector and has fulfilled requirements in relation to SEA. This process integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the relevance of the Proposed Material Alterations and the Draft Local Area Plan for the implementation of European Union legislation on the environment, the Proposed Material Alterations would not be likely to result in significant environmental effects.

PART 2

1. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the probability, duration, frequency and reversibility of the effects

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage;

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

b) exceeded environmental quality standards or limit values, and;

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

c) intensive land-use.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

Section 3 Conclusion

Proposed Material Alterations are advised not to result in likely significant effects. Taking into account the measures that have been already integrated into the Draft Plan and the existing Tipperary County Development Plan 2022-2028 that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from the Proposed Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely added clarifications or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Material Alterations do not require SEA.

An SEA Statement will be prepared following adoption of the Plan, which will detail how environmental considerations were integrated into the Plan and how consultations on the SEA and associated Plan-preparation process were considered. The Appropriate Assessment Natura Impact Report will be finalised in a similar manner at adoption, taking into account how environmental considerations were integrated into the Plan and how consultations were considered.