

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

SEA Screening Report for Material Amendments to the Draft Carrick-on-Suir & Environs Local Area Plan 2025 - 2031

Prepared for:

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SEA SCREENING REPORT FOR MATERIAL AMENDMENTS TO THE DRAFT CARRICK-ON-SUIR & ENVIRONS LOCAL AREA PLAN 2025 - 2031

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Abstract: Fehily Timoney and Company is pleased to submit this SEA Screening Report for Material Amendments to the Draft Carrick-on-Suir & Environs Local Area Plan 2025 - 2031

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Background.....	1
1.2	SEA Process to Date.....	1
1.3	SEA Environmental Report	2
2.	SEA SCREENING METHODOLOGY	3
2.1	Overview of the SEA Process	3
2.2	Overview of the SEA Screening Process	4
2.3	Legislative Context	5
2.4	Relevant SEA Guidance.....	6
2.5	Appropriate Assessment and relationship to SEA Screening	6
2.6	SEA Screening of Plan Amendments	7
3.	STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING	8
3.1	Stage 1 - SEA Applicability Analysis	8
3.2	Stage 2 - SEA Screening Analysis	10
4.	CONCLUSIONS	32

LIST OF FIGURES

Page

Figure 2-1:	SEA Screening steps as per the EPAs Good Practice Guidance on SEA Screening	5
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LIST OF TABLES

Page

Table 1-1:	Draft SEA Environmental Report Checklist.....	2
Table 3-1:	SEA Applicability Analysis	8
Table 3-2:	Summary of SEA Applicability Analysis	9
Table 3-3:	Evaluation of Potential Environmental Implications.....	10
Table 3-4:	Criteria for Determining the Likely Significance of Environmental Effects - Characteristics of the Plan (Plan Amendment in this instance)	28
Table 3-5:	Criteria for Determining Potential for Significant Effects - Characteristics of the Effects	30
Table 3-6:	Summary of SEA Screening Analysis	31



1. INTRODUCTION

1.1 Background

Tipperary County Council (TCC) prepared the Draft Carrick-on-Suir Local Area Plan 2025 - 2031 (herein referred to as the 'Draft Plan' or 'Draft LAP').

The Draft LAP outlines the local spatial planning framework for Carrick-on-Suir and defines planning policies and objectives unique to the town. Planning policies will inform private and public sector local development proposals, and planning objectives represent the key local objectives of the Council to be achieved over the lifetime of the LAP.

The Draft LAP was published for public consultation. A Chief Executive Report for the Draft LAP was subsequently prepared. Proposed Material Amendments to the Draft LAP were set out in this document. This is the Strategic Environmental Assessment (SEA) Screening Report for the Material Amendments to the Draft LAP.

1.2 SEA Process to Date

A draft version of the LAP was prepared. This document was accompanied by a Draft SEA Environmental Report which considered, evaluated and presented the environmental effects of the Draft LAP on the environmental baseline and presented mitigation measures to avoid or minimize identified environmental effects. This SEA process was carried out in accordance with the requirements of the SEA Directive and transposing national legislation.

Appropriate Assessment (AA) was also undertaken on the Draft LAP in accordance with the Habitats Directive and transposing national legislation. A Draft Natura Impact Report (NIR) which considered the effects of the Draft LAP on European sites was therefore prepared also. This report suitably informed the SEA process.

A period of consultation has been undertaken in relation to the Draft LAP, the Draft SEA Environmental Report and the Draft NIR. Statutory environmental authorities, interested stakeholders and members of the public were invited to make submissions in connection with the Draft LAP and the associated Draft SEA Environmental Report and Draft NIR.

All submissions made on this documentation have been reviewed by TCC. These submissions were taken into consideration. TCC have prepared a Chief Executive Report on the submissions received. This document details the submissions received, TCC responses to the submissions, and Proposed Material Amendments arising following consideration of the submissions.

An SEA Screening Assessment has been completed for the Proposed Material Amendments. This report documents the assessment undertaken.



1.3 SEA Environmental Report

A Draft SEA Environmental Report has been produced for the Draft LAP. This report contains the information specified in Annex 1 of the SEA Directive. A checklist of information included in this SEA Environmental Report under the SEA Directive and transposing national legislation is provided in Table 1-1. This checklist cross-references the sections in the report where information can be found.

The information contained in this Draft SEA Environmental Report has been referred to during the carrying out of the SEA Screening Assessment documented in this report.

Table 1-1: Draft SEA Environmental Report Checklist

Information Required	Relevant Section of the SEA Environmental Report
An outline of the contents and main objectives of the Draft Plan and relationship with other relevant plans.	Section 2 and Appendix 1.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Draft Plan.	Section 4.
The environmental characteristics of areas likely to be significantly affected.	Section 4.
Any existing environmental problems which are relevant to the Draft Plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive.	Section 4.
The environmental protection objectives, established at international, European Union or national level, which are relevant to the Draft Plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 6.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 7 and Appendix 3.
Interrelationships between each Environmental Component.	Section 7 and Appendix 3.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Draft Plan.	Section 8.
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the Draft Plan.	Section 10.
A non-technical summary of the information provided under the above headings.	Front section



2. SEA SCREENING METHODOLOGY

2.1 Overview of the SEA Process

The SEA Directive – Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment, requires that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.

The overarching objective of the SEA Directive is *‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development’*¹

SEA is a process for evaluating, at the earliest appropriate stage, the environmental consequences of implementing Plan or Programme (P/P) initiatives prepared by authorities at a national, regional or local level or which have been prepared for adoption through legislative means.

SEA is described within the Department of the Environment, Community and Local Government’s (2004) Guidelines for Regional Authorities and Planning Authorities on the Implementation of SEA Directive (2001/42/EC) as the *‘formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme’*.

The SEA process comprises the following steps:

- Screening – the process whereby a decision is made on whether a particular P/P (or Material Amendments to a Draft Plan in this case), other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would require SEA.

If SEA is required following the Screening Determination, the following steps are necessary:

- Scoping – Scope and level of detail in the environmental assessment is decided upon, in consultation with the identified statutory bodies;
- Environmental Assessment - An assessment of the likely significant impacts on the environment as a result of the relevant P/P;
- Preparation of an Environmental Report;
- Consultation of the P/P and associated Environmental Report;
- Evaluation of the submission and observations made on the P/P and environmental report; and
- Provision of an SEA Statement, identifying how environmental considerations and consultation have been integrated into the Final P/P.

¹ Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities (Department of the Environment, Community and Local Government, 2004)



SEA is intended to provide the framework for influencing decision-making at an earlier stage when P/Ps – which give rise to individual projects – are being developed. It is noted that SEA should result in more sustainable development through the systematic appraisal of policy options.

2.2 Overview of the SEA Screening Process

The first step of the SEA process is to carry out SEA Screening to determine the requirement for SEA of a P/P (or Proposed Material Amendments this case).

The first stage in determining whether a P/P requires SEA is the carrying out of a 'Pre-screening Check' (also known as a 'Stage 1 Applicability'). This allows rapid screening-out of P/P that are clearly not going to have any environmental impact and screening-in of those that do require SEA. The second stage in determining whether a P/P requires SEA is known as 'Stage 2 Screening.' The purpose of this stage is to determine whether a P/P is likely to have significant effects on the environment and whether SEA must be carried out in conjunction with a P/P. The application of environmental significance criteria is important in determining whether an SEA is required. Annex II of Directive 2001/42/EC sets out the 'statutory' criteria that should be addressed when undertaking this stage. This process is typically undertaken following an 8-step approach Figure 2-1.

The first environmental significance criterion relates to the characteristics of the P/P, having regard to: the degree to which the P/P sets out a framework for other projects and activities; the influence of the P/P on other projects, plans or activities; the role of the plan for integrating environmental considerations to promote sustainable development; environmental issues of relevance to the P/P and the relevance of the P/P for the implementation of EU legislation on the environment.

The second environmental significance criterion refers to the characteristics of the effects and area likely to be affected, having regard to; the probability, duration, frequency and reversibility of the effects; the cumulative nature of the effects; the transboundary nature of the effects; the value and vulnerability of the area likely to be affected due to special natural characteristics or cultural heritage, exceeded environmental quality standards or limit values or intensive use; the effects on areas or landscapes which have a recognised national, European or international protection status.



Figure 2-1: SEA Screening steps as per the EPA's Good Practice Guidance on SEA Screening

2.3 Legislative Context

The screening stage of SEA is primarily addressed through Article 2 and Article 3 of the SEA Directive and Annex II which sets out the considerations in relation to determining significant environmental effects.

Article 2(a) of the SEA Directive establishes two cumulative conditions which P/P must satisfy in order for the further elements of the SEA Directive to be applicable to them:

- They must have been prepared and/or adopted by an authority at national, regional or local level or prepared by an authority for adoption, through a legislative procedure, by a parliament or government; and
- They must be required by legislative, regulatory or administrative provisions.

If these conditions are not satisfied, the measure is not regarded as a P/P which comes within the scope of the SEA Directive.

Once a P/P has been determined to be within the scope of the SEA Directive, Article 3 sets out the criteria for determining which P/P require environmental assessment. Again, several conditions must be met. A P/P must (a) belong to the list of sectors and (b) set the framework for future development consent of projects listed in Annexes I and II to the EIA Directive, or (c) require an Appropriate Assessment under the EU Habitats Directive (92/43/EEC).



Annex II of the SEA Directive presents the criteria for determining the likely significant effects referred to in Article 3(5) of the Directive. The significance of effects is determined with reference to the type and nature of the P/P, its position in the planning hierarchy and its influence on other P/P. It also has regard to the nature of the effects and the sensitivity of the receiving environment as well as the magnitude and spatial extent of the effects. Cumulative and transboundary issues must also be considered.

The SEA Directive is transposed into Irish legislation by the following:

- [S.I. No. 435 of 2004](#) (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by [S.I. No. 200 of 2011](#) (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011)
- [S.I. No. 436 of 2004](#) (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by [S.I. No. 201 of 2011](#) (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

This SEA Screening has been carried out in accordance with above legislation.

2.4 Relevant SEA Guidance

This SEA Screening has been carried out in accordance with and having appropriate regard to the following guidance documents principally:

- Strategic Environmental Assessment Resource Manual for Planning Authorities Integration of SEA legislation with procedures for Land Use Plans (EPA, 2015)
- Good Practice Guidance on SEA Screening (EPA, 2021).
- Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities (Department of Housing, Local Government and Heritage, 2022)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA, 2022)
- EPA SEA Pack (EPA, 2023)
- EPA SEA Process Checklist (EPA, 2023)
- SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources (EPA, 2025)

2.5 Appropriate Assessment and relationship to SEA Screening

The EU Habitats Directive (92/43/EEC) requires an 'Appropriate Assessment' (AA) to be carried out where a plan or project is likely to have a significant impact on a European site. European sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The first step in the process is to establish whether AA is required for the particular plan or project. This first step is referred to as 'AA Screening' and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a European site in view of the site's conservation objectives.

Article 3(c) of the SEA Directive requires that an SEA is carried out on a P/P wherever such a P/P requires an AA under the EU Habitats Directive (92/43/EEC).



A 'Report to Inform AA Screening' has also been prepared for the Proposed Material Amendments in this case in accordance with Article 6(3) of the EU Habitats Directive (92/43/EEC). The Report concludes the following:

'It is concluded in view of best scientific knowledge and in view of conservation objectives, that the amendments to the Draft Carrick-on-Suir & Environs Local Area Plan 2025 - 2031, individually or in-combination with other plans or projects, would not be likely to have any significant effect on European sites.'

2.6 SEA Screening of Plan Amendments

The following has been considered when carrying out the SEA Screening Assessment of Proposed Material Amendments to the Draft Plan.

- The likely significant effect on the environment of implementing the Draft Plan (as already assessed)
- The likely significant effect on the environment of implementing the amendments.
- The Strategic Environmental Objectives (SEOs) defined in Section 5 of the SEA Environmental Report for the Draft Plan that the Proposed Material Amendments must accord with and support.
- The mitigation measures defined in Section 8 of Draft SEA Environmental Report and Section 5 of the Draft NIR for the Draft Plan.

The amendments are therefore considered in relation to the environmental assessment undertaken for the Draft Plan and environmental mitigation already defined and integrated into the Plan.



3. STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

This section of the report documents the SEA Screening undertaken.

Stage 1 Applicability Analysis was undertaken initially. This analysis is detailed in Section 3.1 of this report (Table 3-1 and Table 3-2).

Stage 2 Screening Analysis was then undertaken. This analysis is detailed in Section 3.2 of this report (Table 3-3, Table 3-4 and Table 3-5).

3.1 Stage 1 - SEA Applicability Analysis

Table 3-1: SEA Applicability Analysis

SEA Applicability Analysis	
Status of Plan/Programme Maker	
Is the P/P prepared and/or adopted by an authority at national, regional or local level or prepared by an authority for adoption through a legislative procedure by Parliament or Government?	Yes. The Plan Amendments have been prepared by Tipperary County Council - a local authority - in accordance with the requirements of Planning legislation.
Is the P/P required by legislative, regulatory, or administrative provisions?	Yes. The Plan Amendments are being made under Planning legislation.
Nature of the Plan/Programme	
Is the P/P prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use?	Yes. The Plan Amendments relate to a land use plan.
Does the P/P provide a framework for the development consent for projects listed in the EIA Directive?	Yes. The Plan Amendments relate to a plan that provides a framework for development consent
Is the P/P likely to have a significant effect on a Natura 2000 site which leads to a requirement for Article 6 or 7 assessments?	A 'Report to Inform AA Screening' has been completed for the Proposed Material Amendments arising following the Plan/SEA consultation period. This report concluded the following: <i>'It is concluded in view of best scientific knowledge and in view of conservation objectives, that the amendments to the Draft Carrick-on-Suir & Environs Local Area Plan 2025 - 2031, individually or in combination with other plans or projects, would not be likely to have any significant effect on European sites.'</i>



SEA Applicability Analysis	
Exemptions	
Is the sole purpose of the P/P to serve national defence or civil emergency or is it a financial/budget P/P or is it co-financed by the current SF/RDF programme?	No.

Table 3-2: Summary of SEA Applicability Analysis

Summary of SEA Applicability Analysis	
Applicability Analysis Criterion	Outcome (Yes or No)
Is the P/P prepared and/or adopted by an authority at national, regional or local level or prepared by an authority for adoption through a legislative procedure by Parliament or Government?	Yes
Is the P/P required by legislative, regulatory, or administrative provisions?	Yes
Is the P/P prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use?	Yes
Does the P/P provide a framework for the development consent for projects listed in the EIA Directive?	Yes
Is the P/P likely to have a significant effect on a Natura 2000 site which leads to a requirement for Article 6 or 7 assessments?	No
Is the sole purpose of the P/P to serve national defence or civil emergency or is it a financial/budget P/P or is it co-financed by the current SF/RDF programme?	No
Conclusion	
Having regard to the SEA Screening steps identified by the EPA guidance in Figure 2-1, Stage 2 SEA Screening Analysis is required to whether the Proposed Material Amendments in this case are likely to have significant effects on the environment and whether SEA must be carried out on the Proposed Material Amendments.	



3.2 Stage 2 - SEA Screening Analysis

To inform the Stage 2 SEA Screening Analysis, an evaluation of the potential environmental implications of the Proposed Material Amendments to Plan policies and objectives has been carried out. This evaluation is presented in Table 3-3.

Table 3-3: Evaluation of Potential Environmental Implications

Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
Policy 2.1	Amend Policy 2.1 as follows: 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 - having due regard to the need to conserve protected structures, archaeological monuments , historic fabric generally, and protected species of biodiversity value.	This amendment clarifies the intended meaning of the policy. It does not materially change the policy. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
Policy 3.6	Amend Policy 3.6 as follows: Support new development which enhances the setting of Carrick-on-Suir town centre, including its architectural , archaeological and historical heritage and character, and facilitates compact growth, high quality urban design, connectivity and active travel as opportunities arise.	This amendment clarifies the intended meaning of the policy. It does not materially change the policy. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.
Objective 3H	Add Objective to Section 3.7 as follows: Objective 3H Encourage and facilitate the reuse and regeneration of derelict buildings in the town centre for retail, commercial, residential, and other mixed uses and other strategic purposes, including car parking, and where necessary through appropriate legislative mechanisms/instruments and / or by supporting the progression and delivery of projects funded by the Rural Regeneration and Development Fund and other appropriate funds.	This objective clarifies approaches to be used to promote regeneration. The environmental effects of policies/objectives supporting regeneration (e.g. 3.1, 3.2, 3.5, 3B, 3D) have been thoroughly assessed and mitigated against under the SEA already. It will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
Objective 3G	Amend Objective 3G in Section 3.7 as follows: Identify suitable locations for car, campervan and coach parking to support businesses and grow tourism within the town, including on lands close to the Primary Care Centre and Ormond Castle with access off the existing road network. Also, to examine the possibility of adapting existing car parks to provide for coach parking bays - having due regard to the Sustainable Transport Plan and safety, along with the needs of businesses and traders in the town.	<p>This amendment clarifies the intended meaning and scope of the objective. It does not materially change the objective.</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>	No.	No.	No requirement for SEA.
Objective 4F	Amend Objective 4F as follows: Work with project partners, including the Minister for Housing, Local Government & Heritage, Fáilte Ireland and the OPW to develop the Ormond Castle Quarter, new visitor accommodation, cultural activities and events to support the tourism industry in the town.	This amendment clarifies project partners and the intended meaning of the objective (i.e. the carrying out of cultural activities, including events). It clarifies the legal requirement for works to Ormond Castle to be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments). The aim,	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
	Any works to Ormond Castle shall be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).	<p>focus, and scope of the objective has not materially changes.</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>			
Objective 4H	Amend Objective 4H as follows: Support and facilitate the development of a greenway connection between the Suir Blueway Tipperary and the Waterford Greenway, including improved or additional cycle and pedestrian links over the River Suir.	This amendment clarifies the intended meaning of the objective. A variety of policies/objectives already considered and assessed support the development of active travel infrastructure and a crossing at the River Suir (e.g., 6.6, 7.2). A strong level of mitigatory policy has been integrated into the Plan to ensure the protection of the River Suir, including the River Suir Special Area of Conservation. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
		<p>The amendment does not introduce any likely, significant effects on European sites, not previously considered and mitigated against under the SEA.</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>			
Objective 4K	<p>Add Objective 4K</p> <p>Objective 4K</p> <p>Increase the tourist accommodation capacity of Carrick-on-Suir by supporting and facilitating the development of a diversity of tourist accommodation, and particularly hotel accommodation in the town centre.</p>	<p>This objective clarifies the approach toward promoting tourism accommodation in the town. Policy 9-1 of the Draft LAP already supports such tourism development, including accommodation. The effects of policy supportive of tourism development/accommodation, and associated tourism activity that may result in the town, have been fully assessed and mitigated against already under the SEA for the Draft Plan and the higher-order CDP) (See Objective 4G and CDP Policies 9-2, 9.-3). A robust framework for sustainable tourism development has been established in the Plan</p>	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
		The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.			
Objective 4L	Amend Objective 4I as follows: Build synergies between Carrick-on-Suir and the tourism assets of the Munster Vales, the Butler Trail, Thoroughbred County and Irelands Ancient East and promote and expand physical and cultural tourism linkages with neighbouring areas and towns including the ' Irish Walled Town Network'.	This is a minor edit that clarifies the scope of objective and the name of the Irish Walled Town Network. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.
Policy 5.2	Amend Policy 5.2 as follows: Require the preparation of a masterplan for the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road. A masterplan must: 1) provide for a co-ordinated and phased approach to delivery and sequencing of residential development, public open space, playground / play spaces, road access, active travel and permeability;	The amendment includes minor wording changes and clarifies the intended meaning of the Policy. It does not materially change the policy/ The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
	<p>2) provide an evidence-based assessment to demonstrate that there is adequate capacity in the existing road network to accommodate transport impact from further proposed development OR the phased delivery of required transport infrastructure delivery; and</p> <p>Any identified transport upgrade requirements are to be provided as part of the proposed development, in accordance with the phasing plan for the lands. The masterplan must be informed and guided by all relevant environmental considerations, including the need to manage and mitigate (where necessary) the potential effects development in this area may have on the Lower River Suir SAC.</p>				
Objective 5H	<p>Seek the development of additional recreational and amenity spaces and associated car parking in Carrickbeg and on lands between Ormond Castle and adjacent to the River Suir, having due regard to environmental constraints and sensitivities in this area.</p>	<p>This amendment clarifies the scope of the amendment. Carrickbeg is situated adjacent to the River Suir. The effects of recreation development and associated ancillary development (and other forms of the development) occurring adjacent to</p>	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
		<p>the River Suir have been fully assessed and mitigated against under the SEA already. Environmental mitigation has been integrated into the plan to ensure the appropriate protection of the River Suir, including the River Suir SAC (e.g., 5H, 7.1, 7.5 etc.)</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>			
Objective 5J	<p>Add Objective 5J to Section 5.6 as follows:</p> <p>Objective 5J Seek to provide appropriate amenity spaces or playgrounds in the Clairin and Green Hill Village areas.</p>	<p>The development of new amenity spaces or playground at these locations is unlikely to introduce any likely, significant effects, given the minor extent and scale of this development and the location of such development within residential estates. Such development will take place on low value amenity grassland.</p>	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
Policy 6.9	Amend Policy 6.9 of the Draft LAP as follows: Policy 6.8 Safeguard the N24 and 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, and Policy 12 – 4 of the Tipperary County Development Plan 2022-2028.	This amendment clarifies higher-order policy in the County Development Plan that must be considered when assessing development proposal effects on the N24. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.
Objective 6G	Amend Objective 6G of the Draft LAP as follows: Seek opportunities to improve permeability in existing developed areas in accordance with NTA's Permeability Best Practice Guide, and where the opportunity exists, require that new development incorporates pedestrian and cycle routes to increase permeability for walking and cycling within the neighbourhoods identified in Figure 8 and the wider area, and as outlined in Map 1 within Appendix 2 of this Plan.	This amendment clarifies the scope of the objective. It does change the scope of objective, however. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
Objective 6K	Add the following: Objective 6K: Investigate the feasibility of delivery a new vehicular street to the south of the Ormond Castle linking the Pill Road to the Town Centre.	This objectives supports the carrying out of a feasibility study. Such a study will not have any environmental implications, in and off itself.	No.	No.	No requirement for SEA.
Policy 7.13	Amend Section 7.3 to add Policy 7.13 as follows: Seek to Preserve and protect trees and tree groupings as identified in Section 7.1.4 that are considered significant landscape features within the Plan area.	This Policy supports tree protection in the Plan area in accordance with higher-order plans and policy. It does not have the potential to result in any negative likely significant effects on the environment or European sites. The principle of protecting trees of amenity value and woodland has already been established under Policy 7.3.	No.	No.	No requirement for SEA.
Objective 7G	Amend Section 7.3 to add Objective 7G as follows: Review and update as appropriate the Record of Protected Structures for Carrick-on-Suir, and amalgamate the RPS for Carrick-on-Suir into the Record of Protected Structures for the Tipperary County Development Plan 2022-2028.	This objective supports updating the Record of Protected Structures for Carrick-on-Suir. This will not have any environmental implications, in and off itself.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
Objective 8E	Amend Objective 8E as follows: Support and work in co-operation with the Office of Public Works in the design, development, implementation and delivery of upgrades to the Suir River/ Carrick-on-Suir Flood Relief Scheme.	This amendment clarifies the intention of the objective. It does not materially change the aim and scope of the objective. The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.	No.	No.	No requirement for SEA.
Policy 8.2	Amend Policy 8.2, as follows: Support the sustainable and efficient use of existing capacity in water service; permit new connections to the Carrick-on-Suir public water and waste water supply; and safeguard the integrity of the water supply and waste water network. 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 process.	This amendment clarifies the need to secure water and wastewater connections from Uisce Eireann. This will not have any environmental implications, in and off itself.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
	New connection applications to the public water and wastewater infrastructure should be submitted directly to Uisce Éireann.				
Policy 8.4(d)	Amend Policy 8.4(d), as follows: 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. The minimum design level requirements for fluvial flooding set out in Table 6.4 of the accompanying SFRA shall be employed.	<p>This amendment clarifies the need to ensure adherence to the minimum design level requirements for fluvial flooding set out in Table 6.4.</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
	The 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.				
Appendix 3: Regeneration Sites	<p>Addition of the following planning criteria to Site 1, Goldcrop; Site 2, Tirlan; Site 3, North Quay Site/ Strand Lane; and Site 5 North Quay / Strand Land.</p> <p>The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities.</p>	These additions support maximizing capacity at each of these development sites. The effects of compact growth and maximal regeneration at these sites have already been fully assessed and mitigated against under the SEA. A variety of mitigation measures have been incorporated into the Plan to ensure such development does not have adverse effects on the environment or European sites (e.g., 3E).	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
		The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.			
Appendix 7: Town Centre First Plan	To include the Carrick-on-Suir Town Centre First Plan in its entirety, as indicated in the Draft Plan. The TCF Plan is appended to this document as Appendix A as a separate attachment in full.	The environmental effects of policies/objectives supporting regeneration (e.g. 3.1, 3.2, 3.5, 3B, 3D) have been thoroughly assessed and mitigated against under the SEA already. The Town Centre First Plan is an extension to these policies/objectives, but it does not introduce any additional potential sources of environmental impact, not previously considered and mitigated against under the SEA already.	No.	No.	No requirement for SEA.
Appendix 10: SFRA – Section 6.7	Amend Section 6.7, as follows: It is noted that updates to the above documents and / or new published documents during the lifetime of the SFRA are to be implemented as part of Development Management where appropriate.	This amendment serves to reference the SuDS principles that are to be followed as part of any future development within Carrick-on-Suir. It clarifies the possibility of using of regional SuDs (as per DHLGH guidance)	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
	The following sections outline SuDS principles that are to be followed as part of any future development within Carrick-on-Suir. Regional SuDS (i.e. catchment-wide rather than site-specific) could be considered through a Rainwater Management Plan for the settlement in line with the DHLGH guidance listed above which requires settlements / urban areas to undertake RMPs within a specified timeline.	<p>The environmental effects of flood risk policy have been fully assessed under the SEA already (see Policy 8.4).</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>			
Appendix 10: SFRA – Section 2.6	<p>Amend Section 2.6, by adding a note following Table 2.3 as follows:</p> <p>Note on Land Use Zoning Objectives and Matrix per Tipperary County Council: The limitation described in this note applies to a relatively small number of instances where Flood Risk Zones A and B overlap with certain Land Use Zoning objectives. Uses under all Land Use Zoning Objectives (apart from where the Justification</p>	<p>This amendment consists of the addition of a note clarifying the primacy of flood risk zones.</p> <p>The environmental effects of flood risk policy have been fully assessed under the SEA already (see Policy 8.4).</p> <p>The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.</p>	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
	Test outlined in the Flood Risk Management Plan has been passed) shall be limited to water compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B (as per the Flood Risk Management Guidelines), and detailed site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives.				
Appendix 10: SFRA – Justification Tests	The Justification tests in Appendix F of the SFRA to be updated. See amended justification tests appended to this document as Appendix B.	This amendment proposes updating the justification tests in the SFRA. The environmental effects of the adoption of flood risk policy have been fully assessed under the SEA already (see Policy 8.4). The policy is centered around requiring development proposals to comply with the principles and requirements contained within Planning System and Flood Risk Assessment Guidelines and has the potential to create positive effects.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
		The amendment will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA.			
Land Use Zoning Map	Amend the zoning on the site of the new Gaelscoil development from 'Urban Core' to 'Community Services and Infrastructure'.	<p>This amendment assigns an appropriate zoning objective for the new Gaelscoil development. It will not have any significant land use implications.</p> <p>This amendment does not have the potential to result in the introduction of any additional, material sources of environmental impact, not previously considered and mitigated against under the SEA already.</p>	No.	No.	No requirement for SEA.
	Amend the zoning at a location in Carrickbeg on the R680 Waterford Road, to change the zoning objective of a parcel of land to the south East of the site. Zoning objective changes from New Residential to Town Environs	This amendment constitutes a minor zoning change. The principle of significant development taking place at this location has been established and assessed in the SEA already.	No.	No.	No requirement for SEA.



Policy / Objective / Section Reference	Draft Plan Amendment	Evaluation of Environmental Implications of Draft Plan Amendment	Likely Significant Effects on the Environment (with mitigation measures already integrated into the Draft Plan considered)?	Additional Mitigation Required?	Screening Conclusion
		It does not have the potential to result in the introduction of any additional, material sources of environmental impact, not previously considered and mitigated against under the SEA already.			
	Amend the zoning of land at the park to the South East of Dillon Bridge from 'Community Services and Infrastructure' to 'Open Space and Recreation'.	This amendment is minor in nature and does not have the potential to result in the introduction of any additional material sources of environmental impact, not previously considered and mitigated against under the SEA already. It will minimize the extent of development taking place at this location.	No.	No.	No requirement for SEA.



Stage 2 SEA Screening Analysis has been carried out to determine whether the Proposed Material Amendments are likely to result in significant effects on the environment and whether SEA must be carried out. This analysis is presented in Table 3-4 and Table 3-5. A summary of the assessment is presented in Table 3-6.

Table 3-4: Criteria for Determining the Likely Significance of Environmental Effects - Characteristics of the Plan (Plan Amendment in this instance)

Potential Significant Effects	
Characteristics of the plan or programme having regard, in particular to:	
The degree to which the plan or programme (Plan Amendment in this instance) sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Proposed Material Amendments relate to a Plan that sets a framework for development projects. The amendments are minor in nature however and do not alter the land use framework defined in the Draft Plan in a manner that has the potential to result in likely, significant environmental effects not previously considered and mitigated against under the SEA already.
The degree to which the plan or programme (Plan Amendment in this instance) influences other plans and programmes including those in a hierarchy	The Proposed Material Amendments, in and of themselves, will have a negligible influence on other plans and programmes.
The relevance of the plan or programme (Plan Amendment in this instance) for the integration of environmental considerations in particular with a view to promoting sustainable development	The Proposed Material Amendments are minor in nature. Many of the amendments serve to clarify the intended meaning of policies/objectives. The changes made are consistent and harmonious with, and align with the intended effect of, existing Draft Plan Strategic Vision and Aims, and inter-related policies and objectives that sit within the Draft Plan, which are intended to promote sustainable development in the Plan area. The existing Draft Plan has been subject to environmental assessment. A strong level of environmental mitigation has already been embedded and integrated into the Draft Plan. The amendments will not result in any additional, likely significant environmental effects not already considered and mitigated against under the SEA. There is no requirement to define additional environmental mitigation for the amendments.
Environmental problems relevant to the plan or programme (Plan Amendment in this instance).	The Proposed Material Amendments are minor in nature. Many of the amendments serve to clarify the intended meaning of policies/objectives. The amendments will not have any significant interaction, influence or impact on environmental problems affecting the area of the zone of influence of the Plan. They will not give rise to any additional, likely significant environmental effects not already considered and mitigated against under the SEA, or cause or contribute to environmental problems.



Potential Significant Effects

Characteristics of the plan or programme having regard, in particular to:

The relevance of the plan or programme (Plan Amendment in this instance) for the implementation of European Union legislation on the environment (e.g., plans linked to waste-management or water protection)

The Proposed Material Amendments are minor in nature. Many of the amendments serve to clarify the intended meaning of policies/objectives. The changes made are consistent and harmonious with, and align with the intended effect of, existing Draft Plan Strategic Vision and Aims, and inter-related policies and objectives that sit within the Draft Plan. The changes will not have a likely significant effect on any of the SEOs defined for environmental components in the Draft Plan, which are based on environmental protection objectives enshrined in EU legislation. The changes will alter any policies or objectives in the Draft Plan supportive of the implementation of European legislation on the environment.



Table 3-5: Criteria for Determining Potential for Significant Effects - Characteristics of the Effects

Potential for Significant Effects	
Characteristics of the Effects and the Area likely to be affected, having regard in particular to:	
The probability, duration, frequency and reversibility of the effects	The Proposed Material Amendments will not result in any additional, likely significant environmental effects not already considered and mitigated against under the SEA.
The cumulative nature of the effects	
The transboundary nature of the effects	
The risks to human health or the environment (e.g., due to accidents)	The amendments will not result in any additional sources of environmental impact, not previously considered and mitigated against, that may contribute to cumulative effects on the environment, in combination with other plans, programmes and projects.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The amendments will not result in any additional sources of environmental impact, not previously considered and mitigated against, that could create transboundary effects.
The value and vulnerability of the area likely to be affected due to:	They will not create any risks to human health or the environment.
Special natural characteristics or cultural heritage;	
Exceeded environmental quality standards or limit values;	
Intensive land-use	They will not result in an intensive land use not previously considered and mitigated against under the SEA.
The effects on areas or landscapes which have a recognised national, community or international protection status	
	They will not give risk to any significant landscape related impacts not previously considered under the SEA.



Table 3-6: Summary of SEA Screening Analysis

Summary of SEA Screening Analysis

Having regard to the Stage 2 Screening Analysis undertaken in Table 3-4 and 3-5, it is concluded that the Proposed Material Amendments to the Draft LAP in this case will not give rise to any additional likely, significant effects on the environment not previously considered and mitigated against in the Draft LAP.



4. CONCLUSIONS

SEA Screening was carried out to determine the need for a SEA for the Proposed Material Amendments to the Draft Carrick-on-Suir Local Area Plan 2025 - 2031.

It has been concluded, based on the pre-screening check, and review against the environmental significance criteria as set out in Annex II of the SEA Directive, that the amendments will not give rise to likely significant effects on the environment.

The principal reasons the amendments to the Draft LAP do not require an SEA are as follows:

- The amendments are either clerical in nature or only intended to clarify the intended meaning of land use policies and objectives previously defined in the Draft LAP, which were considered, assessed and mitigated against under the SEA of the Draft LAP.
- The amendments will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA of the Draft LAP.

It is concluded that the amendments will not give rise to likely significant effects on the environment.



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