

SEA STATEMENT

FOR THE

ROSCREA LOCAL AREA PLAN 2012-2018 STRATEGIC ENVIRONMENTAL ASSESSMENT

for: North Tipperary County Council

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Nenagh
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Section 1 Introduction

1.1 Terms of Reference

This is the SEA Statement for the Roscrea Local Area Plan (LAP) 2012-2018 Strategic Environmental Assessment (SEA).

1.2 SEA Definition

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

1.3 Legislative Context

Directive 2001/42/EC of the European Parliament and of the Council, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use planning.

The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004) - as amended by European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I. No. 200 of 2011) - and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) - as amended by Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011).

The SEA Directive and the instruments transposing it into Irish Law require that after the adoption of a plan or programme, the plan or programme making authority make a Statement available to the public, the competent environmental authorities and, where relevant, neighbouring countries. This Statement is

referred to as an SEA Statement (DEHLG, 2004)¹.

1.4 Content of the SEA Statement

The SEA Statement is required to include information summarising:

- a) How environmental considerations have been integrated into the Plan,
- b) How
 - the environmental report,
 - submissions and observations made to the planning authority on the Plan and Environmental Report, and
 - any transboundary consultations [this is not relevant to this SEA]have been taken into account during the preparation of the Plan,
- c) The reasons for choosing the Plan, as adopted, in the light of the other reasonable alternatives dealt with, and
- d) The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

1.5 Implications of SEA for the Plan

The above legislation requires the review of the LAP to undergo SEA. The findings of the SEA were expressed in an Environmental Report which was submitted to the Elected Members alongside the Proposed Plan.

The Environmental Report was updated by way of Addenda (see Section 3) to take account of amendments to the Plan arising from submissions and observations as well as amendments which were made to the Plan. On the adoption of the Plan, the Addenda were used to update the original Environmental Report into a final Environmental Report which is available alongside the LAP.

¹ Department of the Environment, Heritage and Local Government (2004) *Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities* Dublin: Government of Ireland.

At each stage of the process the Elected Members took into account the findings of the Environmental Report and/or the Addenda as appropriate. It is noted that the Addenda also considered issues which were relevant to the Appropriate Assessment that was undertaken on the Plan.

Section 2 How Environmental Considerations were integrated into the Local Area Plan

2.1 Consultations

SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council were sent to the following:

- Environmental Protection Agency;
- Department of the Environment, Community and Local Government;
- Department of Agriculture, Fisheries and Food;
- Department of Communications, Energy and Natural Resources; and
- Department of Arts, Heritage and the Gaeltacht.

No written submissions were received however a meeting on the scope of the SEA was held with the Environmental Protection Agency on November 16, 2011 at which information and advice was provided.

In addition, submissions were made on both the Plan and the Environmental Report while they were on public display and on the Proposed Amendments and Addendum II to the Environmental Report while they were on public display. Further information on these is provided under Section 3.

2.2 Environmental Sensitivities

2.2.1 Mapping and Early Communication

Environmental considerations were integrated into the Plan before it was placed on public display.

Environmental sensitivities were mapped in order to identify which parts of the Plan area and surrounding areas would be most sensitive to development and would suffer the most adverse effects if growth was to be accommodated in those areas unmitigated.

Environmental considerations were communicated to the Elected Members throughout the Plan preparation process through the Environmental Report, through Addenda to the Environmental Report and through a presentation on the Environmental Report. The environmental consequences of recommendations contained in submissions and the environmental consequences of Proposed Amendments were communicated to the Elected Members thereby contributing towards mitigation by avoidance.

Sensitivities considered by the SEA for the LAP included the following:

- Designated ecological sites;
- Land cover;
- Soils, subsoils and geology;
- Water Framework Directive (WFD) Status for Surface and Ground Waters;
- WFD Register of Protected Areas;
- EPA River Water Quality Monitoring;
- GSI Aquifer Vulnerability and Productivity;
- Flooding;
- Waste Water Treatment Infrastructure/Capacity Needs;
- Drinking water supply;
- Drinking water quality;
- Archaeological Heritage;
- Architectural Heritage; and,
- Protected Views.

A number of these sensitivities are mapped on Figure 2.1 and Figure 2.2.

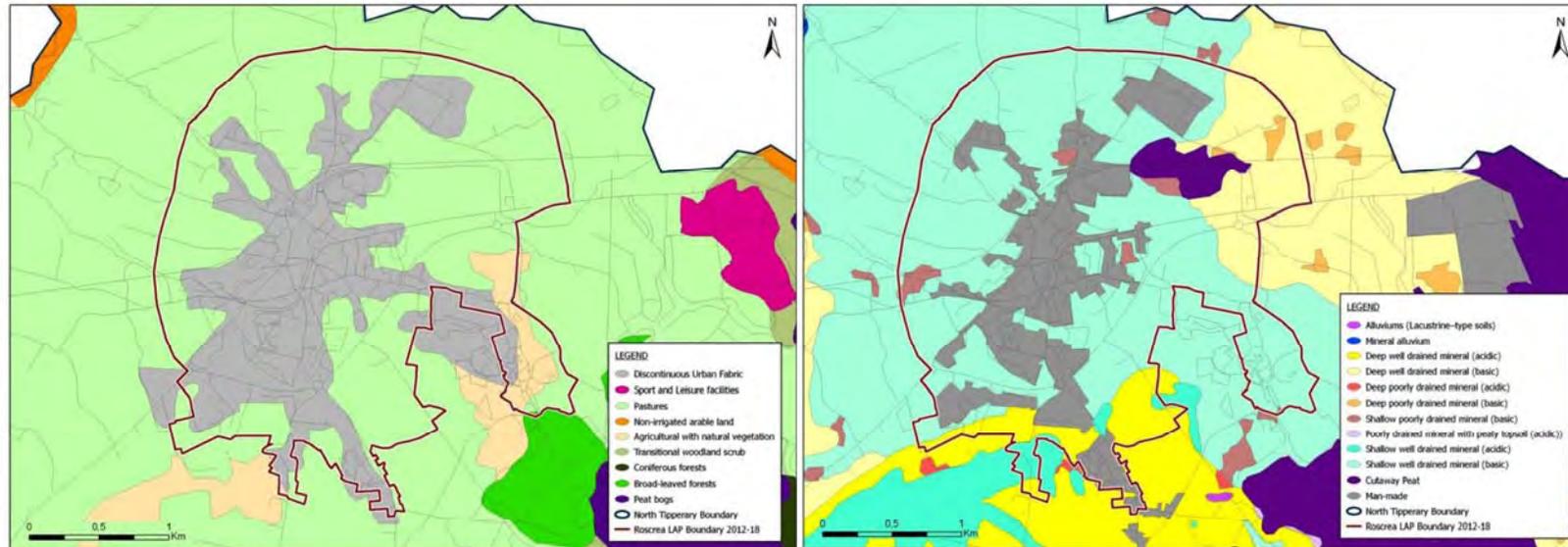
2.3 Appropriate Assessment and Strategic Flood Risk Assessment

An Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have both been undertaken on the Plan.

The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The requirement for SFRA is provided under 'The Planning System and Flood Risk

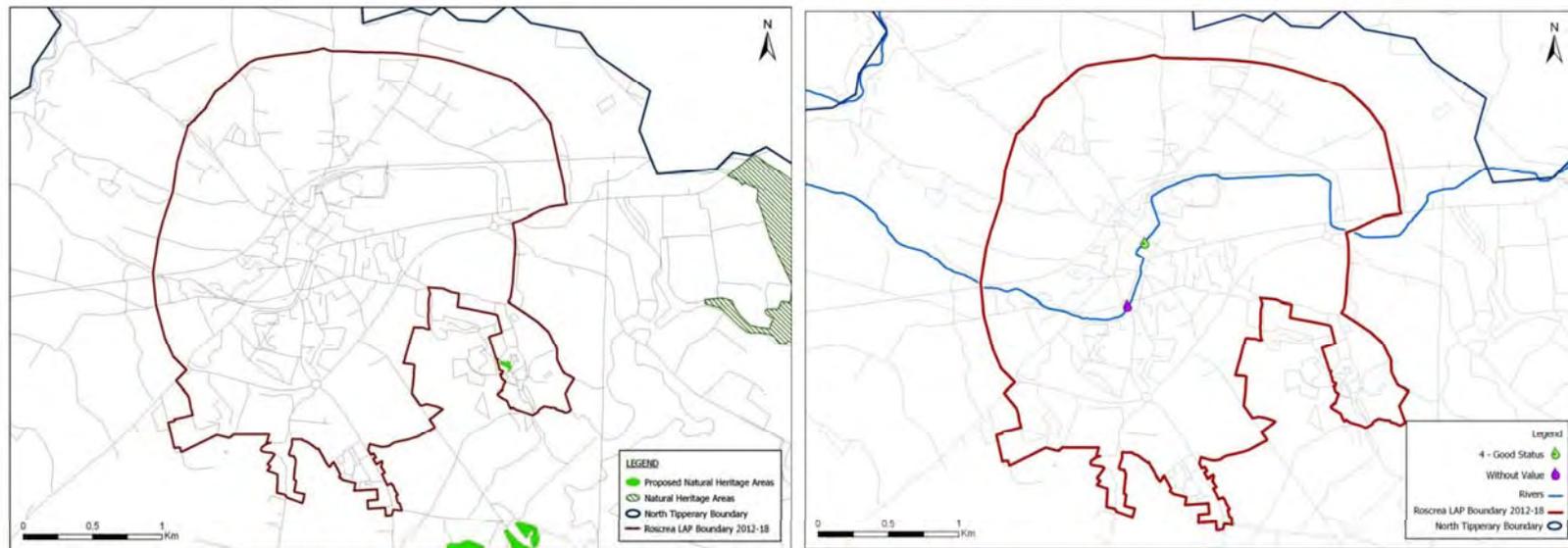
Management Guidelines for Planning Authorities' (DEHLG, 2009).

The preparation of the Plan, SEA, AA & SFRA have taken place concurrently and the findings of the AA & SFRA have informed both the Plan and the SEA.



CORINE Land Cover

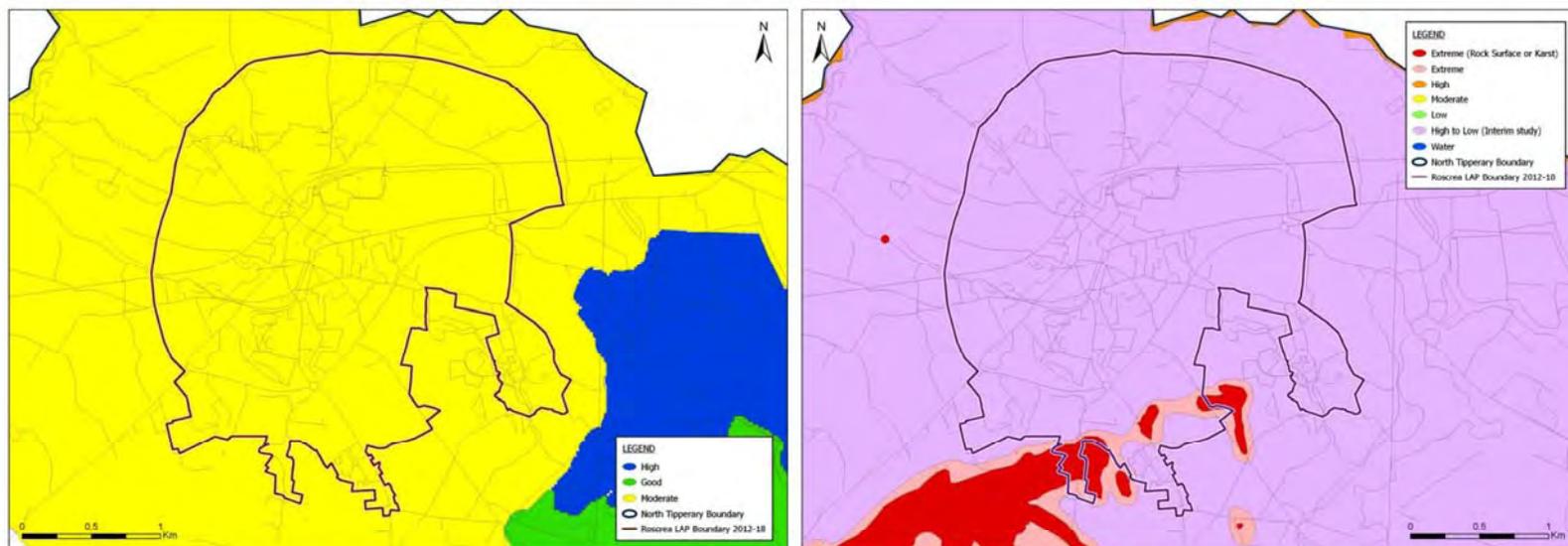
Soils



Designated Ecological Sites

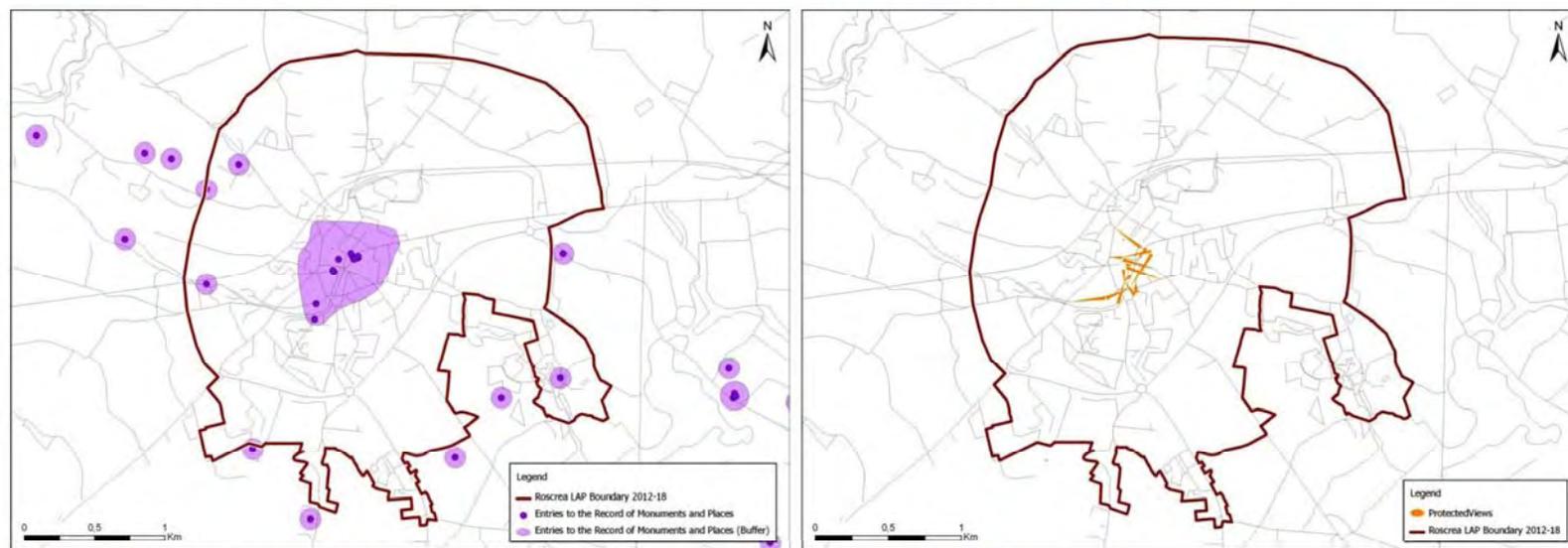
Water Quality Monitoring

Figure 2.1 Environmental Sensitivities (Set 1 of 2)



Surface Water Status

Aquifer Vulnerability



Archaeological Heritage

Protected Views

Figure 2.2 Environmental Sensitivities (Set 2 of 2)

2.4 Mitigation

2.4.1 Introduction

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Local Area Plan.

Likely significant beneficial effects of implementing the Plan have been and will be maximised and potential adverse effects have been and will be avoided, reduced or offset through:

- The consideration of alternatives for the Plan;
- The communication of environmental considerations throughout the process;
- Mitigation by County Development Plan Policies and Objectives; and,
- Mitigation by Local Area Plan Policies and Objectives.

2.4.2 Mitigation through Consideration of Alternatives

A range of potential alternative scenarios for the LAP were identified at an early stage in the process and evaluated for their likely significant environmental effects

The environmental baseline and the Strategic Environmental Objectives were used in order to predict and evaluate the environmental effects of implementing the alternatives.

Communication of the findings of this evaluation helped the Plan-making team to make an informed choice as to which alternative was to be put before the Elected Members as the Proposed Plan.

Communication of this evaluation to the Elected Members through an earlier version of this report will help them to make an informed choice with regard to the making of the Plan.

2.4.3 Mitigation through Communication of Environmental Considerations throughout the Process

Environmental considerations were communicated to the Elected Members throughout the Plan preparation process through, inter alia, the Addenda to the Environmental Report. The environmental consequences of recommendations contained in submissions and the environmental consequences of Proposed Amendments were communicated to the Elected Members thereby enabling mitigation by avoidance.

2.4.4 Mitigation by County Development Plan Policies and Objectives

2.4.4.1 Introduction

The following sub-sections identify policies and objectives which are already in force through the North Tipperary County Development Plan (CDP) 2010 to 2016 (as varied) and which are envisaged to mitigate significant adverse effects on the environment of implementing the LAP.

The CDP was adopted in July 2010 and underwent a process of SEA which allowed for the integration of environmental considerations into the Plan, including the policies and objectives which are listed in the following sub-sections.

The SEA recommended that the following measure was inserted into the Local Area Plan as a policy or objective and it was inserted as Policy INT1:

SEA & AA Mitigation

Development shall comply, as appropriate and relevant, with North Tipperary County Development Plan 2010-2016 policies and objectives which are identified in Section 9 of the SEA Environmental Report that accompanies this Roscrea Local Area Plan 2012-2018. These measures were integrated into the CDP which was subject to its own SEA and AA.

On adoption of a new County Development Plan, this Local Area Plan – and this measure in particular – shall be amended in order to take

account of changes to the aforementioned policies and objectives.

Note that the measures listed below generally benefit multiple environmental components i.e. a measure providing for the protection of surface water resources could beneficially impact upon the protection of biodiversity, flora and fauna, drinking water resources, human health and provision of appropriate waste water treatment infrastructure.

2.4.4.2 Biodiversity and Flora and Fauna (Protected Sites and Species)

CDP Policies ENV 1, HERT 29, HERT 29a & HERT 30

CDP Specific Objective BNH19

2.4.4.3 Biodiversity and Flora and Fauna (Ecological Connectivity and Non Protected Sites)

CDP Policies ENV 14, ENV 15, ENV 16, HERT 30 & HERT 31

CDP Specific Objective BNH18

2.4.4.4 Human Health

CDP Policies ENV 40, ENV 41, ENV 42 & ENV 43

CDP Specific Objectives EV46, EV47 & EV48

Also see measures related to water quality, flooding, waste water treatment and drinking water supply and quality.

2.4.4.5 Sustainable Reuse of Brownfield Lands

CDP Policies HERT 1, HERT 6 & HERT 7

CDP Specific Objectives BHN5, BHN6, BHN7, BNH8 & E10

2.4.4.6 Water Quality Protection

CDP Policies ENV 5, ENV 6 & ENV 7

CDP Specific Objectives EV1, EV2 EV3 & EV6

2.4.4.7 Flooding

CDP Policies ENV 11, ENV 12, ENV 18, ENV 19, ENV 19a, SERV 8 & SERV 9

CDP Specific Objectives EV14, EV16 & EV17

2.4.4.8 Waste Water

CDP Policies ENV 8, ENV8a, ENV 9, ENV 10, SERV 1, SERV 2, SERV 3, SERV 4, SERV 10, SERV 11, SERV 12 & SERV 13

CDP Specific Objectives EV11, INF33, INF34, INF35 & INF37

2.4.4.9 Drinking Water Supply and Quality

CDP Policies SERV 1, SERV 2, SERV 3, SERV 4, SERV 5, SERV 6, SERV 6(a) & SERV 7

CDP Specific Objectives INF32 & INF33

2.4.4.10 Greenhouse Gas Emissions/ Car Dependency

CDP Policies TRANS 2, TRANS 14, TRANS 15, TRANS 16, SERV 15, SERV 16, SERV 17, SERV 21, SERV 22, SERV 23, SERV 24, SERV 24a, SERV 25, SERV 26 & SERV 27

CDP Specific Objectives INF1, INF4, INF5, INF7, INF25, INF26, INF38, INF39, INF40, INF41, INF42, INF44 & INF43

2.4.4.11 Archaeological Heritage

CDP Policies HERT 26, HERT 22 & HERT 25

2.4.4.12 Architectural Heritage

CDP Policies HERT 20, HERT 21, HERT 22, HERT 23, HERT 24 & HERT 25

CDP Specific Objectives BHN11, BHN12, BHN13 & BHN14

2.4.4.13 Landscape

CDP Policies ENV 2, ENV 3 & ENV 4

2.4.5 Mitigation by Local Area Plan Policies and Objectives

The following additional policies and objectives have been integrated into the Local Area Plan. These measures will also mitigate the effects of implementing the Plan:

2.4.5.1 Water Protection

LAP Strategic Objective 6:

To ensure that the water quality of the Bunow River and its tributaries, groundwater and public sources of

drinking water are improved and protected from pollution.

2.4.5.2 Water Services

LAP Strategic Objective 5:

To ensure that waste water infrastructure meets requirements set out European and national legislation, is of the highest environmental standard and meets the development needs of the town.

LAP Policy INF1 c):

Ensure that development proposals provide adequate water and wastewater infrastructure to facilitate the proposed development, and that will contribute to an improved water/wastewater infrastructure.

LAP Strategic Objective INF1:

It is the objective of the Council to ensure that the public water supply complies with the Drinking Water Regulations, 2007.

2.4.5.3 Flooding

LAP Policy BNE3:

It is the policy of the Council to implement a sequential approach to the assessment of development in area of Flood Risk. Development shall not be permitted, unless it is demonstrated that the development satisfies the justification test as outlined in The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009. The Council will require proposals, on a site specific basis and where deemed necessary, to be accompanied by a Flood Impact Assessment to enable the Council make a full determination of the risk of development proposals.

LAP Objective BNE2:

It is an objective of the Council to implement the Floods Directive at a local level, and to have regard to the 'Preliminary Flood Risk Assessment' (PFRA) and the 'Catchment-based Flood Risk Assessment and Management' (CFRAM) when these documents are finalised.

LAP Policy INF4:

It is the policy of the Council to require storm water retention facilities for all new developments and to incorporate design solutions which provide for collection and recycling of surface water in accordance with the Sustainable Urban Drainage Systems (SUDS).

2.4.5.4 Landscape

LAP Policy BNE1:

It is the policy of the Council to protect the views and prospects of special amenity value or special interest, specifically those listed below. List of Views for Protection:

1. Views into and out of the Architectural Conservation Areas.
2. View from Main Street towards Round Tower
3. View from Castle Street towards St. Cronan's Church
4. View from Main Street down Castle Street
5. View from The Mall towards Sacred Heart Convent
6. View from Carroll's Row towards Franciscan Friary
7. View of Damer House from The Mall
8. View of Roscrea Castle from Rosemount
9. View of Damer House from Goal Road
10. View of Damer House from The Mall
11. View of Glebe House from The Mall
12. View of St. Cronan's Church from Carroll's Row
13. View of The Malting from Ballyhall
14. View of the Malting from The Mall
15. View looking up Abbey Street
16. View looking up Church Street towards St. Cronan's Church

2.4.5.5 Waste Management

Objective INF3:

It is an objective of the Council, subject to available resources, to implement the provisions of the Waste Management Plan of the Midlands Region, 2005-2010 and any up-dated plan as may apply to Roscrea.

Section 3 Environmental Report and Submissions & Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to the planning authority on the Environmental Report and SEA process have been taken into account during the preparation of the Plan.

3.2 SEA Scoping Submissions

As noted under Section 2.1, no written submissions were received however a meeting on the scope of the SEA was held with the Environmental Protection Agency on November 16, 2011 at which information and advice was provided. This advice included that which was provided formally as part of the EPA's submissions later in the process.

3.3 Other Submissions and Observations

The EPA made 2 submissions during the SEA/LAP process - one on the Plan and Environmental Report and one on the Proposed Amendments and Addendum II to the SEA. The information contained in these submissions was taken into account by the SEA as well as the Appropriate Assessment which was undertaken for the Plan.

The EPA submission on the Proposed Amendments and Addendum II to the SEA included advice and guidance but did not result in changes being made to the SEA. The EPA submission on the Plan and Environmental Report resulted in the following updates being made to the SEA Environmental Report:

A. To insert the following text into Section 2.1 of the Non-Technical Summary.

The Vision contained in the Plan is as follows:

In the year 2020 Roscrea will be a vibrant community comprising a high quality and safe physical environment; affordable housing to serve the needs of a growing and diverse population; a balanced range of enterprises

including shops and services; excellent educational, recreation, tourism and citizen support facilities; with a strong community spirit which binds together longstanding residents and newcomers. Roscrea will benefit greatly from tourism and will be recognised nationally as a town of heritage value.

The Strategic Objectives contained in the Plan are as follows:

- Strategic Objective 1: To ensure that residential development is promoted within the town in line with residential targets of the Mid-West Regional Planning Guidelines to increase the critical mass of the town and to cater for the needs of future residents.
- Strategic Objective 2: To ensure balanced spatial residential growth in Roscrea, whereby residential developments create communities which have access to key social, educational and community facilities.
- Strategic Objective 3: To promote the strategic advantages of Roscrea as a location for investment and employment generation and to identify appropriate lands for industrial, enterprise, office and retail uses.
- Strategic Objective 4: To regenerate the Town Centre of Roscrea, to ensure it is a centre which is viable and vibrant by enhancing and promoting retail, business and other service provision.
- Strategic Objective 5: To ensure that waste water infrastructure meets requirements set out European and national legislation, is of the highest environmental standard and meets the development needs of the town.
- Strategic Objective 6: To ensure that the water quality of the Bunow River and its tributaries, groundwater and public sources of drinking water are improved and protected from pollution.
- Strategic Objective 7: To conserve and enhance the built heritage of Roscrea Town and to adopt a positive approach towards development to enhance, preserve, re-use or increase the accessibility of such features.

- Strategic Objective 8: To protect and enhance the natural heritage and open spaces of the Town, while facilitating appropriate development to increase the accessibility and enjoyment of all residents
- Strategic Objective 9: To protect and support strategic infrastructure in the town including the national road network and the Railway Station and to promote sustainable transport patterns in accordance with Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020.
- Strategic Objective 10: To implement the National Climate Change Strategy, 2007-2012 at a local level, by promoting of the use of renewable technologies, energy efficiency in developments and effective waste management.

B. To insert the following text into Section 2.2 of the Non-Technical Summary.

River Basin Management Plans

For the purpose of implementing the Water Framework Directive, Ireland has been divided into eight river basin districts (RBDs) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The management of water resources is undertaken on the basis of these river basin districts. Local Authorities located within the Shannon International RBD and the South Eastern RBD - including North Tipperary County Council - have prepared River Basin Management Plans and Programmes of Measures for these Districts. The Plans identifies the status of water bodies within the RBDs and provide objectives in order to implement the requirements of the WFD.

Draft Mid-West Area Strategic Plan

The four Local Authorities in the Mid-West Region, which includes Limerick City Council (as lead), Clare County Council, Limerick County Council and North Tipperary County Council and working with the Mid-West Regional Authority, has prepared a Draft Mid-West Area Strategic Plan (MWASP) which examines the future for the Mid-West Region. The MWASP is a strategy to facilitate a regional population of 500,000 that has been set in a 20 year time frame. An outcome of the strategy is a requirement for a significant public transport investment requirement, excluding the cost of land, buses or locomotives. The Strategy also outlines the

strategic requirement for a series of road projects, both National and Non-National, to help achieve better competitiveness for the region.

C. To amend Section 1.1 of the SEA ER as follows:

...and amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2010 (SI No. 201 of 2010).

D. To insert the following into Section 3.4.7 of the SEA ER:

Catchment Flood Risk Assessment and Management Studies (CFRAMS) are being undertaken for the Shannon and South Eastern River Basin Districts. The outcomes of these studies will be integrated into the Plan as relevant and appropriate.

E. To update Figure 3.9 in the SEA ER to show the most recent water quality data from the EPA (below) and to state in Section 3.4.4.1 that the Bunow River in Roscrea was recorded as being of good quality (Q4) in 2011.

F. To replace Section 4.2.1.4 of the SEA ER with:

4.1.2.4 National Biodiversity Plan 2011

The preparation and implementation of Ireland's 2nd National Biodiversity Plan 2011 'Actions for Biodiversity 2011 – 2016' complies with an obligation under the UN Convention on Biological Diversity. The Plan has been developed in line with the EU and International Biodiversity strategies and policies.

The measures Ireland will take are presented as 102 actions under a series of 7 Strategic Objectives. Some of the actions within the plan are continuing elements of existing work and many are requirements under existing EU Directives. The objectives cover the conservation of biodiversity in the wider countryside and in the marine environment, both within and outside protected areas; the mainstreaming of biodiversity across the decision making process in the State; the strengthening of the knowledge base on biodiversity; increasing public awareness and participation; and Ireland's contribution to international biodiversity issues, including North

South co-ordination on issues of common interest.

G. To insert the following text into Section 5.3 of the Draft ER:

The Strategic Objectives contained in the Proposed Plan are as follows:

- Strategic Objective 1: To ensure that residential development is promoted within the town in line with residential targets of the Mid-West Regional Planning Guidelines to increase the critical mass of the town and to cater for the needs of future residents.
- Strategic Objective 2: To ensure balanced spatial residential growth in Roscrea, whereby residential developments create communities which have access to key social, educational and community facilities.
- Strategic Objective 3: To promote the strategic advantages of Roscrea as a location for investment and employment generation and to identify appropriate lands for industrial, enterprise, office and retail uses.
- Strategic Objective 4: To regenerate the Town Centre of Roscrea, to ensure it is a centre which is viable and vibrant by enhancing and promoting retail, business and other service provision.
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- Strategic Objective 8: To protect and enhance the natural heritage and open spaces of the Town, while facilitating appropriate development to increase the accessibility and enjoyment of all residents

- Strategic Objective 9: To protect and support strategic infrastructure in the town including the national road network and the Railway Station and to promote sustainable transport patterns in accordance with Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020.
- Strategic Objective 10: To implement the National Climate Change Strategy, 2007-2012 at a local level, by promoting of the use of renewable technologies, energy efficiency in developments and effective waste management.

H. To insert the following text into Section 5.4 of the Draft ER:

River Basin Management Plans

For the purpose of implementing the Water Framework Directive, Ireland has been divided into eight river basin districts (RBDs) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The management of water resources is undertaken on the basis of these river basin districts. Local Authorities located within the Shannon International RBD and the South Eastern RBD - including North Tipperary County Council - have prepared River Basin Management Plans and Programmes of Measures for these Districts. The Plans identifies the status of water bodies within the RBDs and provide objectives in order to implement the requirements of the WFD.

Draft Mid-West Area Strategic Plan

The four Local Authorities in the Mid-West Region, which includes Limerick City Council (as lead), Clare County Council, Limerick County Council and North Tipperary County Council and working with the Mid-West Regional Authority, has prepared a Draft Mid-West Area Strategic Plan (MWASP) which examines the future for the Mid-West Region.

The MWASP is a strategy to facilitate a regional population of 500,000 that has been set in a 20 year time frame. An outcome of the strategy is a requirement for a significant public transport investment requirement, excluding the cost of land, buses or locomotives. The Strategy also outlines the strategic requirement for a series of road projects, both National and Non-National, to help achieve better competitiveness for the region.

3.4 Environmental Report

The Environmental Report and the Draft Plan were placed on public display in December 2011.

Addendum I to the Environmental Report (which details responses to submissions on the Environmental Report which were made during the period of public display of the Draft Plan and the Environmental Report) accompanied the Manager's Report circulated to Elected Members. Addendum I proposed updates to the Environmental Report as a result of submissions, as appropriate.

Proposed Amendments to the Draft Plan and Addendum II to the Environmental Report (which identified the environmental consequences of relevant Proposed Amendments) were placed on public display in April 2012.

On the adoption of the Plan, the Addenda were used to update the original Environmental Report into a final Environmental Report which is available alongside the Plan.

At each stage of the process the Elected Members took into account the findings of the Environmental Report and/or the Addenda as appropriate.

Note that each of the Addenda considered issues which were relevant to the Appropriate Assessment that was undertaken on the Plan.

Section 4 Alternatives

4.1 Description of the Alternatives

One of the critical roles of the SEA was to facilitate an evaluation of the likely environmental consequences of a range of alternative scenarios for accommodating future growth in Roscrea.

4.1.1 1: *Consolidation and Restricted Expansion*

Alternative Scenario 1 (see Figure 4.1) provides for the consolidation of the town centre and the development of additional lands around the town centre. It:

- Concentrates mixed high density development on available sites in the town centre;
- Concentrates additional mixed Residential and Business and Employment uses on available pockets of land close to the town centre; and,
- Provides for the redevelopment of brownfield sites for mixed uses thereby extending the town centre and bringing higher density employment uses into the town.

4.1.2 2: *Consolidation and Eastern Expansion*

Alternative Scenario 2 (see Figure 4.2) provides for the consolidation of the town centre and the development of additional lands to the east of the town centre and the relief road. It:

- Concentrates mixed high density development on available sites in the town centre; and
- Concentrates additional mixed Residential and Employment uses to the east of the town centre and the relief road.

4.1.3 3: *Peripheral Expansion*

Alternative Scenario 3 (see Figure 4.3) provides for the peripheral expansion of the Town. It:

- Applies Residential and Employment land use zoning objectives from areas beyond the existing development envelope; and
- Provides for development which is led by market demand, with planning applications would be evaluated on a case by case basis.

4.1.4 4: *Consolidation and Limited Expansion around Existing Development Envelope*

Alternative Scenario 4 (see Figure 4.4) provides for the consolidation of the town centre and limited expansion of lands generally adjacent to the existing development envelope for appropriate and sustainable uses. It:

- Concentrates mixed density development on available sites in the town centre.
- Limits the zoning of lands to the quantity required to fulfil the relevant targets for Roscrea as set out in the Regional Planning Guidelines and the North Tipperary County Development Plan;
- Reduces the pressure for unsustainable one-off rural housing in rural areas around the town by providing for serviced sites within the town envelope;
- Provides for a balanced town which will grow in an organic and even manner around the town centre; and
- Decisions with regard to which lands are dezoned from the current 2006-2012 Plan are made according to the presence or absence of key environmental and sustainability considerations including: smarter travel and public transport links; sustainable communities; social inclusion; flood risk; and, proximity to the town centre.

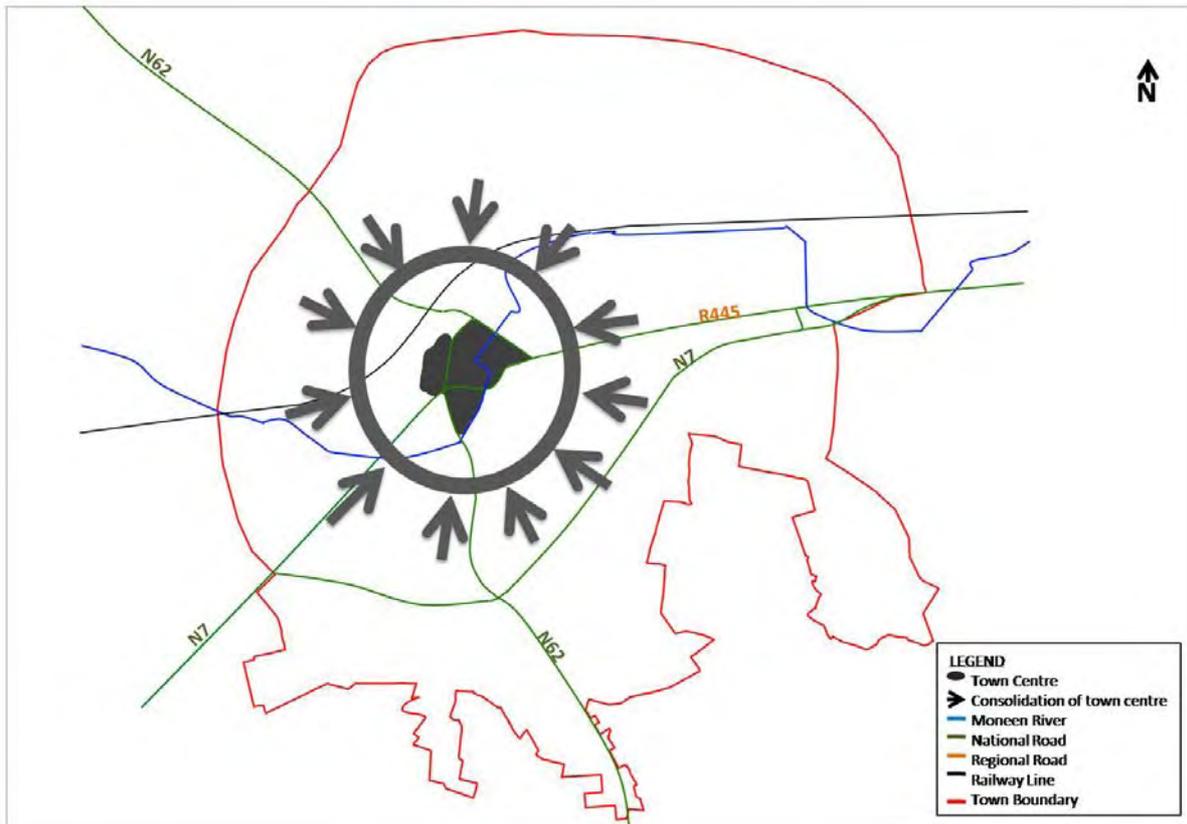


Figure 4.1 Alternative Scenario 1: *Consolidation and Restricted Expansion*

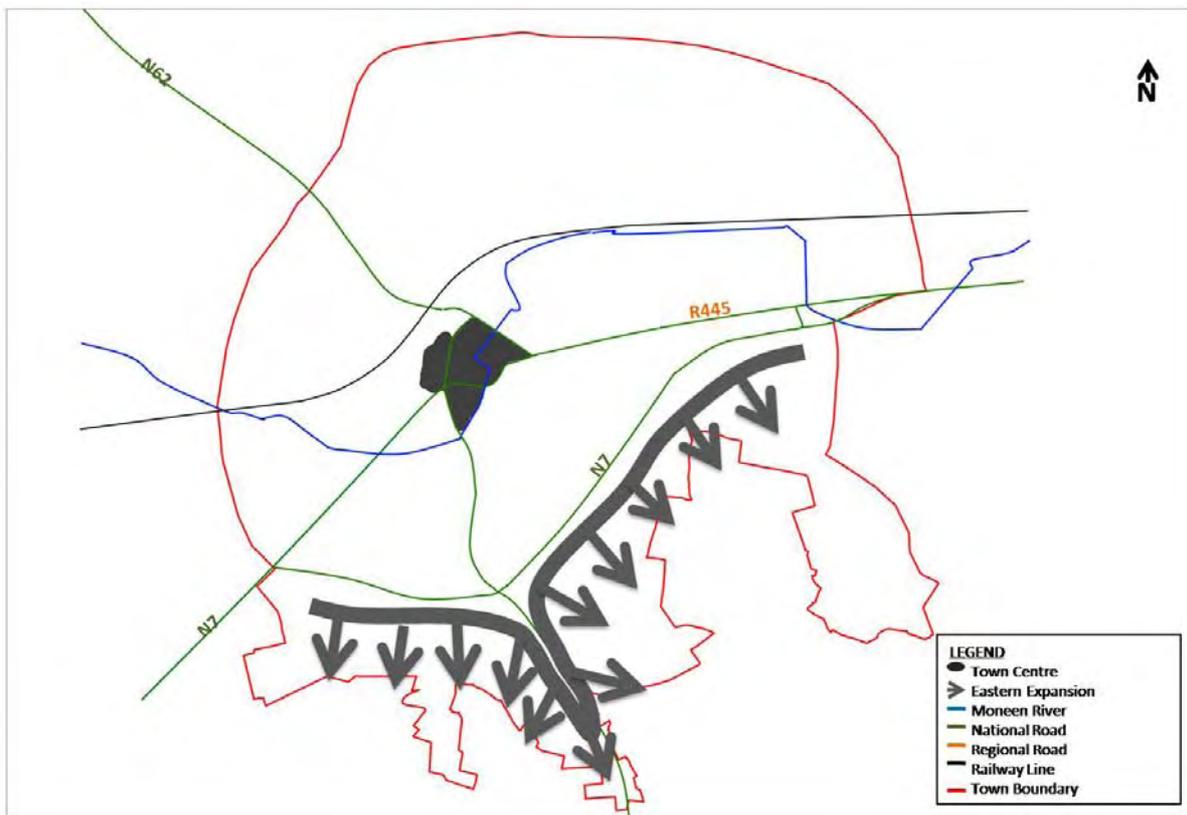


Figure 4.2 Alternative Scenario 2: *Consolidation and Eastern Expansion*

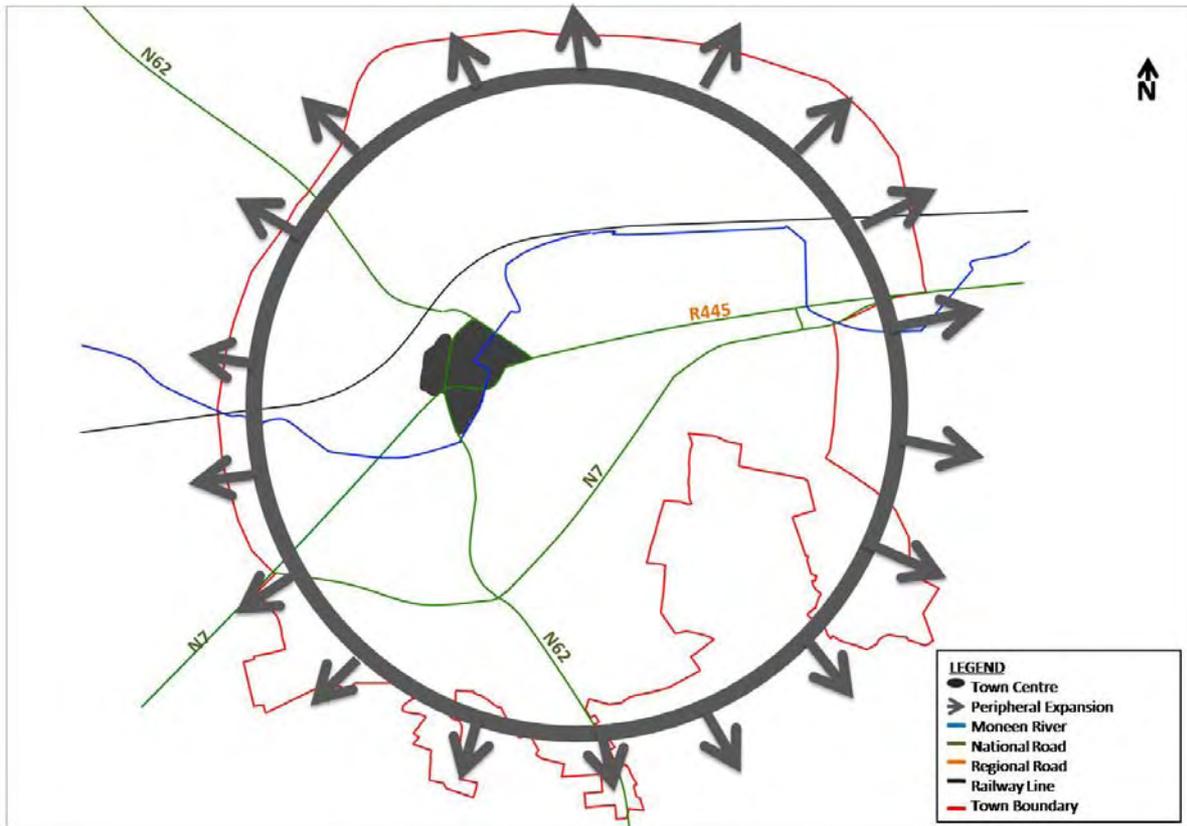


Figure 4.3 Alternative Scenario 3: *Peripheral Expansion*

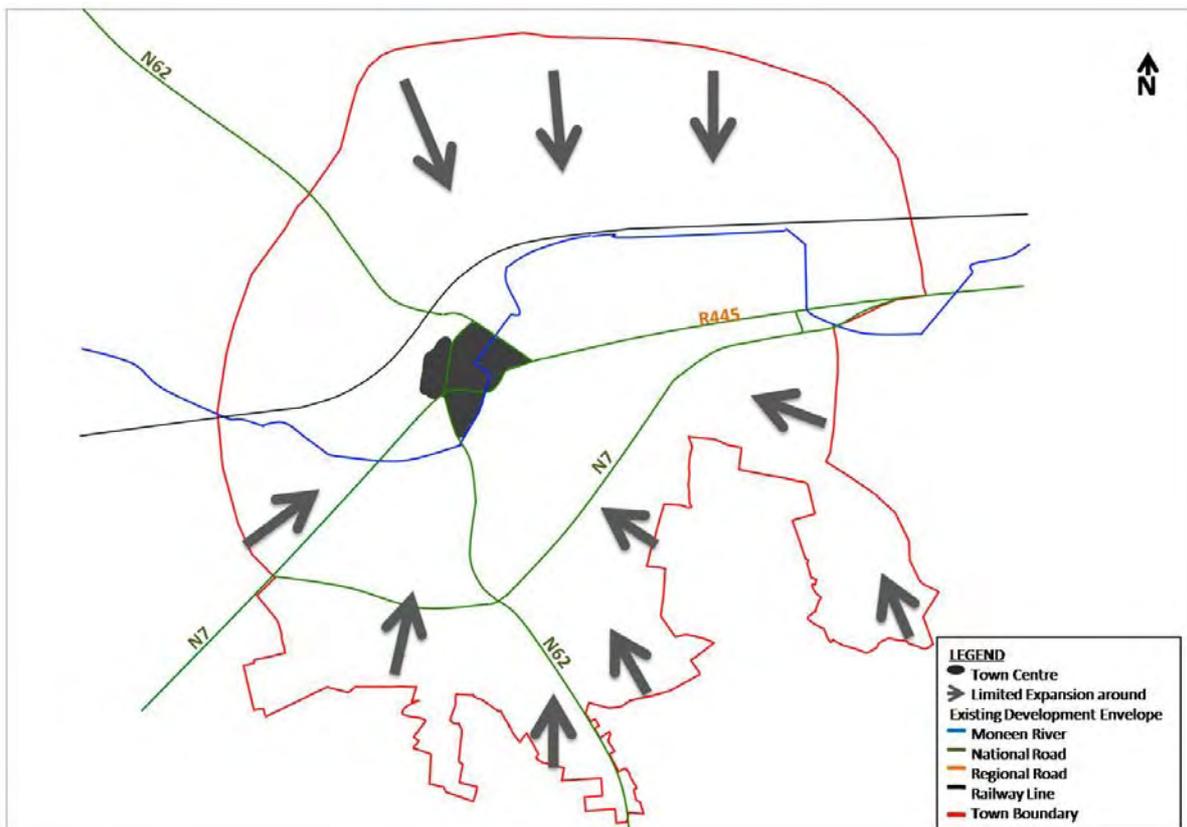


Figure 4.4 Alternative Scenario 4: *Consolidation and Limited Expansion around Existing Development Envelope*

4.2 Evaluation of Alternative Scenarios

4.2.1 Methodology

This section summarises the evaluation of the Alternative Scenarios which is found in Section 7 of the Environmental Report. Scenarios are evaluated in a succinct and focused way for both planning and environmental impacts against both the existing environment and the Strategic Environmental Objectives.

4.2.2 Alternative Scenario 1: *Consolidation and Restricted Expansion*

4.2.2.1 Environmental Effects

Car Dependency, Travel Related Greenhouse Gas Emissions & Brownfield vs. Greenfield Development

By providing for the consolidation of the town centre thereby encouraging brownfield development and by providing for additional uses on available pockets of land close to the town centre, Scenario 1 would be likely to contribute towards an uptake in more sustainable modes of transport. Contributing towards this uptake would contribute towards efforts to minimise: energy usage for transport; travel related emissions to air; and increases in car dependency.

By placing pressure on rural areas outside of the LAP boundary to accommodate larger, one-off housing units, this scenario would be likely to dilute the aforementioned contribution towards sustainable transport and related effects.

Water Services, Water Resources and Human Health

Development within and adjacent to the town centre provided for by this Scenario would be conveniently served by drinking water services and by the existing waste water treatment plant - thereby contributing to the protection of water resources and human health. By placing pressure on rural areas outside of the LAP boundary to accommodate larger, one-off housing units, this scenario would be likely to result in potential conflicts with regard to the provision of appropriate water services and the protection of water resources and human health.

Flood Risk

A potential conflict between this scenario and the minimisation of flood risk and consequently human health could occur. In addition, by placing pressure on rural areas outside of the LAP boundary to accommodate larger, one-off housing units, this scenario would be likely to result in potential conflicts with efforts to minimise flood risk.

Biodiversity and Flora and Fauna

Town centre consolidation and providing for additional uses on available pockets of land close to the town centre would potentially conflict with the protection of biodiversity and flora and fauna including ecological connectivity. In addition, by placing pressure on rural areas outside of the LAP boundary to accommodate larger, one-off housing units, this scenario would be likely to result in potential conflicts with biodiversity and flora and fauna beyond the LAP boundary.

Landscape

Town centre consolidation would potentially conflict with views that are protected under the existing LAP. In addition, by placing pressure on rural areas outside of the LAP boundary to accommodate larger one-off housing units, this scenario would be likely to contribute towards change to the landscape beyond the LAP boundary.

Cultural Heritage

Potential conflicts between archaeological and architectural heritage – including entries to the Record of Protected Structures and Architectural Conservation Areas - and the consolidation of the town centre would be likely to occur. Conflicts between cultural heritage and providing for additional uses on available pockets of land close to the town centre would also be likely to occur. In addition, by placing pressure on rural areas outside of the LAP boundary to accommodate larger one-off housing units, this scenario would be likely to result in potential conflicts with the protection of cultural heritage beyond the LAP boundary.

4.2.2.2 Planning Effects

This scenario would see little development at the edge of the town with high density development of infill and brownfield sites being prioritised. This would result in future

housing in Roscrea being smaller in size, but higher in density. It would also result in employment being in close proximity to existing and proposed residential estates. While having the result of reinforcing the town core, there would be an impact on the ability of the town to grow naturally, while also placing greater pressure on the rural countryside for one-off housing to cater for trading up of households looking for larger housing units.

4.2.3 Alternative Scenario 2: *Consolidation and Eastern Expansion*

4.2.3.1 Environmental Effects

Car Dependency, Travel Related Greenhouse Gas Emissions & Brownfield vs. Greenfield Development

By providing for the consolidation of the town centre thereby encouraging brownfield development, Scenario 2 would be likely to contribute towards an uptake in more sustainable modes of transport. Contributing towards this uptake would contribute towards efforts to minimise: energy usage for transport; travel related emissions to air; and, increases in car dependency.

However, by providing for significant additional zoning to the east of the town centre and relief road, this scenario could dilute the consolidation of the town centre and limit associated brownfield development and increases in sustainable mobility.

Water Services, Water Resources and Human Health

Development within the town centre and to the east of the relief road provided for by this Scenario would generally be conveniently served by drinking water services and by the existing waste water treatment plant - thereby contributing to the protection of water resources and human health.

Flood Risk

A potential conflict between this scenario and the minimisation of flood risk and consequently human health could occur.

Biodiversity and Flora and Fauna

The town centre consolidation and the eastern extension provided for by this scenario would

potentially conflict with the protection of biodiversity and flora and fauna including ecological connectivity.

Landscape

Town centre consolidation would potentially conflict with views that are protected under the existing LAP. The eastern expansion would result in changes to the landscape that is located to the east of the existing development envelope and relief road.

Cultural Heritage

Potential conflicts between archaeological and architectural heritage – including entries to the Record of Protected Structures and Architectural Conservation Areas - and the consolidation of the town centre would be likely to occur. Conflicts between cultural heritage and the eastern expansion would also be likely to occur.

4.2.3.2 Planning Effects

This scenario would see consolidation of the town core while also promoting development to the east of the Ring Road where land is available. This would result in future development competing with the town core, while also being away from services and infrastructure for residents and employment. The scenario would see a greater emphasis on car borne travel.

4.2.4 Alternative Scenario 3: *Peripheral Expansion*

4.2.4.1 Environmental Effects

Car Dependency, Travel Related Greenhouse Gas Emissions & Brownfield vs. Greenfield Development

By not consolidating the existing town centre, not encouraging brownfield development and providing for new development on peripheral greenfield sites, away from the town centre and public transport nodes, Scenario 3 would be likely to result in more unsustainable modes of transport and would increase: energy usage for transport; travel related emissions to air; and, levels of car dependency. These environmental conflicts associated with these increases would not be likely to be mitigated.

Water Services, Water Resources and Human Health

Peripheral development would be not be served by public waste water treatment or drinking water services thereby conflicting with water resources, drinking water and human health - these conflicts would be unlikely to be fully mitigated.

Flood Risk

A potential conflict between this scenario and the minimisation of flood risk and consequently human health could occur.

Biodiversity and Flora and Fauna

Peripheral development would conflict directly and cumulatively with biodiversity and flora and fauna, including ecological connectivity and these conflicts would be unlikely to be fully mitigated.

Landscape

Peripheral development would result in significant change to the landscape in rural areas beyond the town's existing development boundary.

Cultural Heritage

Potential conflicts between archaeological in the peripheries of the Plan area and potential conflicts architectural heritage in the town centre (in the long term, arising from a lack of development and subsequent decay) would be likely to occur.

4.2.4.2 Planning Effects

This scenario would see the uncontrolled expansion of the town outside the existing development envelope. This would compete with the town and would likely see an increase in the relocation of residents and businesses from the town core resulting in dereliction and closure of businesses. This would provide for a decrease in services to those residents and businesses remaining.

4.2.5 Alternative Scenario 4: *Consolidation and Limited Expansion around Existing Development Envelope*

4.2.5.1 Environmental Effects

Car Dependency, Travel Related Greenhouse Gas Emissions & Brownfield vs. Greenfield Development

By providing for the consolidation of the town centre thereby encouraging brownfield development and only allowing limited expansion, Scenario 4 would be likely to help to maximise the uptake in more sustainable modes of transport. Maximising this uptake would help to minimise: energy usage for transport; travel related emissions to air; and, increases in car dependency.

Water Services, Water Resources and Human Health

Development within the town centre and limited development generally adjacent to the existing development envelope provided for by this Scenario would be conveniently served by drinking water services and by the existing waste water treatment plant - thereby contributing to the protection of water resources and human health.

Flood Risk

A potential conflict between this scenario and the minimisation of flood risk and consequently human health could occur.

Biodiversity and Flora and Fauna

Town centre consolidation and limited expansion around the existing development envelope would conflict with the protection of biodiversity and flora and fauna including ecological connectivity.

Landscape

Town centre consolidation would potentially conflict with views that are protected under the existing LAP.

Cultural Heritage

Potential conflicts between archaeological and architectural heritage – including entries to the Record of Protected Structures and Architectural Conservation Areas - and the consolidation of the town centre would be likely to occur. Conflicts between cultural

heritage and providing for limited expansion around the existing development envelope would also be likely to occur.

4.2.5.2 Planning Effects

This scenario would result in the co-ordinated phased expansion of the town. It would seek to promote the town centre as the hub of economic activity, while also facilitating commercial development on appropriately serviced land identified for such purposes. Residential development would be promoted in located close to community services and educational facilities such and in areas supported by sustainable modes of transport.

4.2.6 Evaluation of Alternative Scenarios against SEOs

The main Environmental Report provides a detailed tabular evaluation of each of the alternative development scenarios for the Plan against the Strategic Environmental Objectives. Scenario 3 *Peripheral Expansion* would be likely to conflict the most with SEOs, having 9 probable conflicts which would unlikely to be mitigated. This is because consolidation of the existing town centre would be unlikely to occur under this Scenario, with development provided for at the periphery of the town and on greenfield sites. Scenario 4 *Consolidation and Limited Expansion around Existing Development Envelope* would be likely to: improve the status of SEOs the most, more than Scenarios 1, 2 and 3; and, potentially conflict with SEOs the least, less than Scenarios 1, 2 and 3. This is because this Scenario provides for the consolidation of the town centre and only provides limited expansion of lands which are generally adjacent to the existing development envelope.

4.1 The Adopted Local Area Plan and Reasons for choosing the Plan in light of the other reasonable alternatives dealt with

The Alternatives that were examined were produced and evaluated at an earlier - more embryonic - stage to facilitate the evaluation and selection of a plan - having regard, *inter alia* to environmental consequences. The

Alternative Scenario for the LAP which emerged from the planning process is Scenario 4 *Consolidation and Limited Expansion around Existing Development Envelope* – this Scenario contributes towards the protection of the environment and conforms with higher level planning objectives. The Land Use Zoning Map intended to realise this scenario is shown on Figure 4.5. By complying with appropriate mitigation measures - including those which have been integrated into the LAP as well as those which are included in the North Tipperary County Development Plan - potential adverse environmental effects which could arise as a result of implementing this scenario would be likely to be avoided, reduced or offset.

Alternative Scenario 4 was chosen to be developed by the planning team, put on public display and adopted by the Elected Members having regard to both:

1. The environmental effects which were identified by the Strategic Environmental Assessment and are detailed under previous subsections above; and,
2. Planning - including social and economic – effects which are identified alongside environmental effects above.

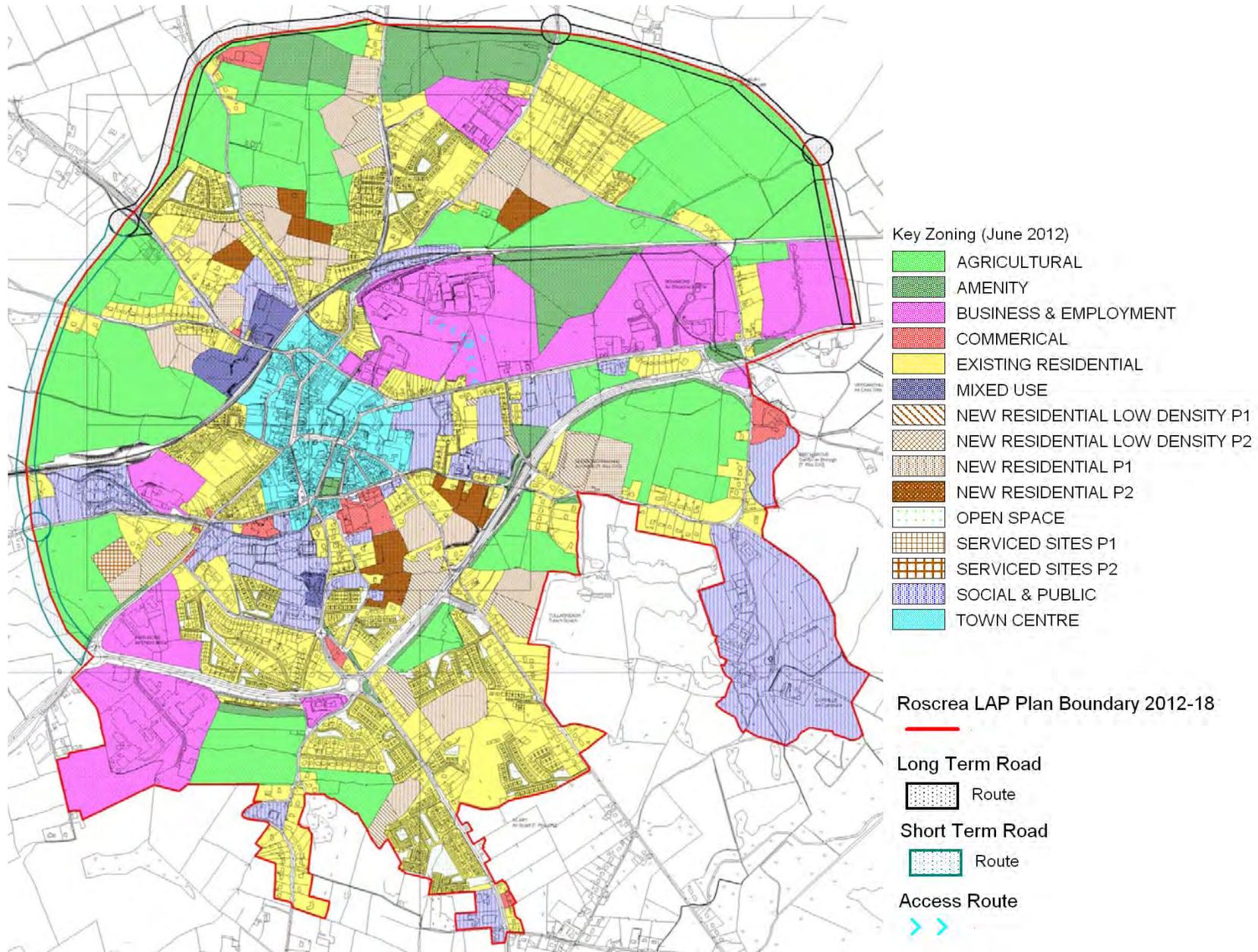


Figure 4.5 Land Use Zoning Map from the Local Area Plan

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. The Environmental Report puts forward proposals for monitoring the likely significant effects of implementing the Local Area Plan which are reproduced in this section.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Plan is achieving environmental objectives and targets - measures which the Plan can help work towards - whether these need to be reexamined and whether the proposed mitigation measures are being implemented.

5.2 Indicators and Targets

Monitoring is based around the indicators which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus is given to indicators which are relevant to the likely significant environmental effects of implementing the Plan and existing monitoring arrangements will be used in order to monitor the selected indicators. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant legislation (see Section 4 of the Environmental Report).

Table 5.1 below shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan.

5.3 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources exist for each of the indicators and include those maintained by the North Tipperary County Council and the relevant authorities e.g. the Environmental Protection Agency, the National Parks and

Wildlife Service and the Central Statistics Office.

The *Development Management Process* in the Council will provide passive monitoring of various indicators and targets on an application by application basis. Where significant adverse effects - including positive, negative, cumulative and indirect - are likely to occur upon, for example, entries to the RMP, entries to the RPS or ecological networks as a result of the undertaking of individual projects or multiple individual projects such instances should be identified and recorded and should feed into the monitoring evaluation.

5.4 Reporting & Responsibility

A monitoring evaluation report on the effects of implementing the LAP is to be prepared in advance of the beginning of the review of the Plan. This report should address the indicators set out below. Indicators and targets will be reviewed during the preparation of the preliminary monitoring evaluation report.

The Council is responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action.

A Steering Committee should be established within the Council to oversee the monitoring process. This Steering Committee should also oversee the monitoring in this section.

5.5 Thresholds

Thresholds at which corrective action will be considered include:

- Non-compliances with legislative values;
- The occurrence of flood events;
- Court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the RMP;
- Complaints received from statutory consultees regarding avoidable environmental impacts resulting from

development which is granted
permission under the Plan;

- Boil notices on drinking water; and
- Fish kills.

Table 5.1 Selected Indicators, Targets and Monitoring Sources

Environmental Component	Selected Indicator(s)	Selected Target(s)	Source	Monitoring Frequency
Biodiversity, Flora and Fauna	B1 & B2: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive	B1 & B2: Maintenance of favourable conservation status for all habitats and species protected under national and international legislation to be unaffected by implementation of the LAP ²	a) DEHLG report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive; and, b) Consultations with the NPWS.	a) Every 6 years b) At monitoring evaluation - see Section 5.4
	B3: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in Wildlife Sites resulting from development provided for by the LAP	B3: Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in Wildlife Sites resulting from development provided for by the LAP	a) Development Management Process in the Council b) Consultations with the NPWS.	b) Per granted permission; compile at monitoring evaluation - see Section 5.4 b) At monitoring evaluation - see Section 5.4
	B4: Percentage loss of functional connectivity without remediation resulting from development provided for by the LAP	B4: No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for by the LAP	a) CORINE mapping resurvey b) Development Management Process in the Council	b) Every c. 6 years b) At monitoring evaluation - see Section 5.4
Population and Human Health	HH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors as identified by the Health Service Executive and Environmental Protection Agency	HH1: No spatial concentrations of health problems arising from environmental factors as a result of implementing the LAP	Consultations with EPA and Health Service Executive	At monitoring evaluation - see Section 5.4

² Except as provided for in Section 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.

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources	Monitoring Frequency
Soil	S1: Area of brownfield lands developed in the town over the lifespan of the LAP	S1: Arising from increased levels of brownfield development, a reduced availability of brownfield land in the town (subject to availability on the open market, the demand for such land and the ability for such lands to be sustainably re-used) at the end of the LAP's lifespan	Development Management Process in the Council	Per granted permission; compile at monitoring evaluation - see Section 5.4
Water	<p>W1: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)</p> <p>W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p> <p>W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</p>	<p>W1: To achieve 'good status' in all bodies of surface waters by 2015 and to not knowingly allow deterioration in the status of any surface water</p> <p>W2: Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p> <p>W3: Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk in compliance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i></p>	<p>Data issued under the Water Framework Directive Monitoring Programme for Ireland (EPA, 2006)</p> <p>Data issued under the Water Framework Directive Monitoring Programme for Ireland (EPA, 2006)</p> <p>Development Management Process in the Council</p>	<p>Unknown</p> <p>Unknown</p> <p>Per granted permission; compile at preliminary monitoring evaluation - see Section 5.4</p>

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources	Monitoring Frequency
Material Assets	M1i: Number of new developments granted permission which can be adequately served with waste water treatment over the lifetime of the Plan	M1i: All new developments granted permission to be connected to and adequately served by waste water treatment over the lifetime of the Plan	Development Management Process in the Council	Per granted permission; compile at monitoring evaluation - see Section 5.4
	M1ii: Preparation of a Water Services Strategic Plan - in compliance with the Water Services Act - for the functional area of the Council	M1ii: For the Council to prepare a Water Services Strategic Plan in compliance with the Water Services Act	North Tipperary County Council	Detail status of Plan preparation at monitoring evaluation - see Section 5.4
	M2i: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health	M2i: No non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan	a) EPA The Provision and Quality of Drinking Water in Ireland reports (EPA); b) EPA Remedial Action List; and, c) North Tipperary County Council	a) Annual/biannual; b) Annual/biannual; c) Council's Water and Waste Services Department to confirm - as appropriate - status of supplies listed on Remedial Action List.
	M2ii ³ : Preparation of a Water Services Strategic Plan - in compliance with the Water Services Act - for the functional area of the Council	M2ii: For the Council to prepare a Water Services Strategic Plan in compliance with the Water Services Act	North Tipperary County Council	Detail status of Plan preparation at monitoring evaluation - see Section 5.4
Air and Climatic Factors	C1: Percentage of population working within the town travelling to work by public transport or non-mechanical means	C1: An increase in the percentage of the population travelling to work by public transport or non-mechanical means	Central Statistics Office	Every c. 5 years

³ Indicator and Target M2i are the same as Indicator and Target M1

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources	Monitoring Frequency
Cultural Heritage	<p>CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential - (and their context of the above within the surrounding landscape where relevant) protected</p> <p>CH2i: Percentage of entries to the Record of Protected Structures (and/or their context within the surrounding landscape where relevant) protected</p> <p>CH2ii: Protect entries to the Record of Protected Structures (and/or their context within the surrounding landscape where relevant)</p>	<p>CH1: Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential - (and their context of the above within the surrounding landscape where relevant)</p> <p>CH2i: Number of additions to the Record of Protected Structures and the number of additional ACAs</p> <p>CH2ii: Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate</p>	<p>a) Development Management/ Enforcement Processes in the Council; and, b) Consultation with DEHLG.</p> <p>a) Development Management/ Enforcement Processes in the Council; and, b) Consultation with DEHLG.</p> <p>North Tipperary County Council</p>	<p>a) Per granted permission/ enforcement action; compile at monitoring evaluation - see Section 5.4</p> <p>b) Compile at monitoring evaluation - see Section 5.4</p> <p>a) Per granted permission/ enforcement action; compile at monitoring evaluation - see Section 5.4</p> <p>b) Compile at monitoring evaluation - see Section 5.4</p> <p>Compile at monitoring evaluation - see Section 5.4</p>
Landscape	<p>L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to protected views - resulting from development which is granted permission under the LAP</p>	<p>L1: No developments permitted which result in avoidable impacts on the landscape - especially with regard to protected views - resulting from development which is granted permission under the LAP</p>	<p>a) Development Management Process in the Council; and, b) Consultation with DEHLG.</p>	<p>a) Per granted permission; compile at monitoring evaluation - see Section 5.4</p> <p>b) Compile at monitoring evaluation - see Section 5.4</p>