

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

FOR
PROPOSED MATERIAL ALTERATIONS
TO THE
**PROPOSED CAHIR
LOCAL AREA PLAN 2021-2027**

for: Tipperary County Council

Civic Offices
Nenagh
County Tipperary



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JANUARY 2021

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Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Proposed Cahir Local Area Plan (LAP) 2021-2027.

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

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

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

- The South Tipperary County Development Plan 2009 (as varied and extended);
- Proposed Material Alterations to the Proposed Cahir LAP 2021-2027;
- SEA Environmental Report for the Proposed Cahir LAP 2021-2027;
- Appropriate Assessment (AA) Natura Impact Report for the Proposed Cahir LAP 2021-2027; and
- AA Screening Report for Proposed Material Alterations to the Proposed Cahir LAP 2021-2027.

1.2 Process so far

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

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

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

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

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

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

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

1.3 SEA Environmental Report (September 2020)

The SEA Environmental Report for the LAP contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (S.I. 201 of 2011). The relevant sections of the SEA Environmental Report that address these information requirements are detailed on Table 1.1 below.

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

Table 1.1 Information contained within the SEA Environmental Report that accompanies the LAP

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

Section 2 SEA Screening

2.1 Introduction

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

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

2.2 Strategic Flood Risk Assessment

SFRA has been undertaken to inform the preparation of the Proposed Plan and an SFRA report accompanies the Proposed Plan. The findings of the SFRA of the Proposed Material Alterations are included in this SEA Screening Report as follows:

- The Proposed Material Alterations comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (DEHLG/OPW, 2009); and
- Proposed changes to zoning do not require the Justification Test.

2.3 Appropriate Assessment

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

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

An AA screening process has been undertaken on the Proposed Material Alterations. This process has determined that the Alterations would not affect the integrity of the Natura 2000 network of sites and therefore that Stage 2 AA for the Proposed Material Alterations is not necessary. An AA Screening Report contains the findings of this assessment, has informed this SEA Screening Report and accompanies the Proposed Material Alterations.

2.4 Screening Analysis of Individual Proposed Material Alterations

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

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

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

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

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

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

Table 2.1 Strategic Environmental Objectives

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Strategy and its targets To protect, maintain and conserve the town's natural capital
Population and Human Health	PHH	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard the town's citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	S	Ensure the long-term sustainable management of land	<ul style="list-style-type: none"> Protect soils against pollution, and prevent degradation of the soil resource Promote the sustainable use of infill and brownfield sites over the use of greenfield within the town Safeguard areas of prime agricultural land and designated geological sites
Water	W	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive Ensure water resources are sustainably managed to deliver proposed growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	MA	Sustainable and efficient use of natural resources	<ul style="list-style-type: none"> Optimise existing infrastructure and provide new infrastructure to match population distribution proposals in the town Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, wave solar, tidal, biomass, energy from waste and traditional fossil fuels Promote the circular economy, reduce waste, and increase energy efficiencies Ensure there is adequate sewerage and drainage infrastructure in place to support new development Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart-buildings, cities and grids

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

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health — Air Quality Directive • Significantly decrease noise pollution by 2020 and move closer to WHO recommended levels
Climatic Factors	C	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> • To minimise emissions of greenhouse gasses • Integrate sustainable design solutions into the town's infrastructure (e.g. energy efficient buildings; green infrastructure) • Contribute towards the reduction of greenhouse gas emissions in line with national targets • Promote development resilient to the effects of climate change • Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	CH	Safeguard cultural heritage features and their settings through responsible design and positioning of development	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	Protect and enhance the landscape character	<ul style="list-style-type: none"> • To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

Table 2.2 Screening Analysis of Individual Proposed Material Alterations

No.	Proposed Material Alteration ^{6,7}	SEA Screening Consideration																		
1	<p>Chapter 3 – Development Strategy Amend Table 7 as follows:</p> <table border="1" data-bbox="168 260 1205 416"> <thead> <tr> <th></th> <th>Tier 1</th> <th>Tier 2</th> </tr> </thead> <tbody> <tr> <td>Town Centre</td> <td>3.25ha</td> <td></td> </tr> <tr> <td>New Residential</td> <td>3.84ha2.94ha</td> <td>6.8ha7.71ha</td> </tr> <tr> <td>Enterprise and Employment</td> <td>66.7ha</td> <td></td> </tr> <tr> <td>Social and Public</td> <td>5.5ha</td> <td></td> </tr> <tr> <td>Tourism and Recreation</td> <td></td> <td>14.7ha12.5ha</td> </tr> </tbody> </table>		Tier 1	Tier 2	Town Centre	3.25ha		New Residential	3.84ha 2.94ha	6.8ha 7.71ha	Enterprise and Employment	66.7ha		Social and Public	5.5ha		Tourism and Recreation		14.7ha 12.5ha	<p>Proposed Material Alteration No. 28 is to amend zoning at a number of locations. The Proposed Material Alteration to Table 7 reflects these changes. The total area of New Residential has not changed significantly, however: a decreased amount of Tier 1 New Residential and an increased amount of Tier 2 New Residential is proposed. There is also a decreased amount of Tourism and Recreation zoning proposed, which has resulted in an increased amount of Open Space zoning (Open Space Zoning is not included on this table). Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
	Tier 1	Tier 2																		
Town Centre	3.25ha																			
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2	<p>Add Objective SO3.3 as follows: The Local Area Plan will be reviewed for consistency with the County Development Plan upon adoption, and in accordance with the provisions of the Act, amendment will be made as necessary.</p>	<p>A review for consistency would not have effects and any future amendment would have to be subject to SEA and AA screening and other requirements as appropriate. Effects that might emerge from result from such a future amendment cannot be assessed at this stage. Taking into account the above, SEA is not required. Refer also to Section 2.5.</p>																		
3	<p>Chapter 5 – Sustainable Communities Amend Section 5.2 as follows: Residential development in Cahir will be assessed having regard to the following national guidance and policies (and any review of these guidance documents):</p> <ul style="list-style-type: none"> Quality Housing for Sustainable Communities (DEHLG, 2007) Sustainable Residential Development in Urban Areas (DEHLG, 2009); Design Standards for New Apartments (DHPLG, 2018); Urban Development and Building Heights (DHPLG, 2018); Design Manual for Urban Roads and Streets (DTTS & DHPLG, 2013 and as updated); Permeability Best Practice Guide (NTA, 2015) and Development Management Standards set out at Chapter 10 of the CDP. 	<p>This alteration would further contribute towards residential development related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>																		
4	<p>Amend Section 5.6 by adding the following paragraphs: Climate change will have significant effects nationally and locally in Cahir as flooding and storm events become more frequent. The Plan sets out a sustainable land use planning strategy, along with a number of policies and objectives aimed at reducing energy use, reducing waste and supporting biodiversity to mitigate the impacts of climate change. The Council will seek to support community groups in developing initiatives to address climate change. In addition, specific policies are included in relation to new residential development, as required by policy SC4 and Objective SCO5.3, in relation to addressing these challenges and developing tools and measures that should be incorporated into all new design.</p>	<p>This alteration would further contribute towards climate action related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>																		
5	<p>Amend Policy SC4 as follows: Require new residential development proposals to incorporate measures to address climate change and demonstrate within the Development Impact Statement, as required by the South County Development Plan 2009 (as varied) (and any review thereof), how the proposals would minimise energy use, the production of waste and support biodiversity, through measures such as: prioritising active transport, incorporating sustainable urban drainage systems, designing to minimise light pollution, and utilising native species in landscaping.</p>	<p>This alteration would further contribute towards biodiversity related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>																		
6	<p>Amend Objective SCO5.3 as follows: Develop a toolkit for the integration of climate action measures in the design and development of residential and mixed used schemes, in tandem with the development of the County Development Plan.</p>	<p>This alteration would further contribute towards sustainable communities related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>																		
7	<p>Add Objective SCO5.5 as follows: Prepare a 'Children's Development Brief for Cahir' in consultation with the local schools, in relation to the provision of community facilities, access to facilities, pedestrian and cycle facilities and transport connectivity.</p>	<p>This alteration would further contribute towards sustainable communities related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>																		

⁶ The Proposed Material Alterations document also includes information on amendments to the SEA Environmental Report, AA Natura Impact Report and SFRA for the Draft Plan that were made in response to information and suggestions contained within submissions made on the Draft Plan and associated environmental documents – such changes would not be likely to result in any environmental effects and SEA is not required.

⁷ Recommended deletions to the proposed Cahir Local Area Plan 2021-2027 are shown in ~~strike through~~ and recommended new text is shown in red. The corresponding amendment number is shown on the left.

SEA Screening Report for Proposed Material Alterations

No.	Proposed Material Alteration ^{6,7}	SEA Screening Consideration
8	<p>Amend Section 6.3 to add a fourth paragraph as follows: Tipperary is recognised as one of the premier locations in the county for horse training and breeding, and a number of tourism amenities have developed around this industry. The Plan will support the promotion and development of equitourism on appropriately zoned land.</p>	<p>This alteration would further contribute towards tourism related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
9	<p>Amend section 6.4 – ‘Cahirabbey – Integrated Tourism Development’ as follows: The development of the Cahir Abbey quarry site to the north of the town also offers an opportunity to address two key ‘tourism destination town’ criteria, the availability of things to see and do and the variety and quality of accommodation. The site is 34ha in area and was formerly used as a quarry. The redevelopment of these lands for a flagship integrated tourism development was identified in the Cahir Local Area Plan 2011. This Plan supports the continued designation and its redevelopment for major high-quality facilities, water-based recreational activities and a high-quality hotel as a core product. The development of the lands is likely to require access onto the N24 to the north. In order to protect the carrying capacity of this strategic road infrastructure and to ensure a holistic approach to transport and access issues into the site and the adjacent ‘Employment and Enterprise’ lands to the west, the development of the lands is contingent on a provision of an agreed masterplan for the lands and the adjacent ‘Employment and Enterprise’ lands. This masterplan must include a Strategic Transport Assessment (STA) which addresses issues of access, traffic loads and other criteria as set out at section 2.7 of the Spatial Planning and National Roads Guidelines’. The development of the land should include public access for pedestrians, cycle paths around the site and the delivery of a new pedestrian / cycle bridge over the Suir to link into the existing pathways on the eastern side of the river and the town. Further detail on the development of these lands is included at Appendix 1: Opportunity Sites.</p>	<p>This alteration would further contribute towards traffic and transport related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
10	<p>Add the Policy ED4 as follows: Support the development of the Cahirabbey – Integrated Tourism Development, subject to the provision of a masterplan for the lands and adjoining enterprise and employment lands, including a Strategic Transport Assessment, in accordance with the ‘Development Framework’ for the site set out in Appendix 1.</p>	<p>This alteration would further contribute towards Cahirabbey and associated transport related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
Members’ PMA 1	<p>Amendment 1: Insert Objective in Chapter 5 It is the objective of the Council, in preparing a Masterplan for public lands at Mountain View Drive, to facilitate the consideration of the housing needs of the town, in addition to maintaining a recreational use, to ensure the co-ordinated development of lands at this location. The Masterplan shall include a Development Impact Statement (DIS) as required by the South Tipperary County Development Plan 2009 (as varied) (and any review thereof). (Masterplan area to include hatched area as per map attached)</p>	<p>This alteration would further contribute towards residential development related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
11	<p>Chapter 7 – Transport and Movement Amend Section 7.1 – ‘Introduction’ of the Plan to add the following: This Plan will also seek to reduce overall travel demand, maximise the efficiency of the transport network, reduce reliance on fossil fuels and improve accessibility to transport in accordance with the Department of Transport’s ‘Smarter Travel: A Sustainable Transport Future 2009-2020’. New transport infrastructure shall have regard to NTA’s ‘Local Rural Transport Programme Strategic Plan 2018 to 2022’ and the National Disability Inclusion Strategy (NDIS) 2017-2021. It is ...”</p>	<p>This alteration would further contribute towards transport related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
12	<p>Amend Section 7.3 – ‘Public Transport’ of the Plan as below: Cahir Railway Section opened in 1852 and is located on the Waterford – Limerick Railway Line. The train station currently has two services daily, Monday to Saturday. Cahir also has local and national bus services to Tipperary Town, Cashel, Waterford, Cork and Dublin. The Railway Line is key enabling infrastructure to support the economic development of towns along the Limerick-Waterford Economic Corridor, supporting access to jobs and facilitating the development collaborative tourism initiative. It is a regional policy to safeguard and enhance this railway corridor to support the development of the Southern Region and connectivity between Limerick and Waterford. The Railway Station, as identified in the current plan also provides a significant opportunity for further development as a multi-modal (pedestrian, cyclists, rail, bus, private vehicles) hub for the town. The Council will seek to engage with Irish Rail and other stakeholder to examine these opportunities as part of the development and delivery of the Town Centre Regeneration Strategy and Active Travel Plan over the lifetime of the Plan. Local link bus services support rural communities in providing for social and economic connectivity between Cahir and other settlements in the County as well as from within its own rural hinterland. The Council will continue to support and encourage operators to extend local services, where feasible.</p>	<p>This alteration would further contribute towards transport related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.</p>
13	<p>Amend Policy TM3 as follows: Seek the provision of workplace mobility plans for proposals for large scale employment and active travel plans for schools, and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-</p>	<p>This alteration would further contribute towards transport related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable</p>

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No.	Proposed Material Alteration ^{6,7}	SEA Screening Consideration
	2020 (or any replacement thereof).	development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
14	Amend Objective TMO7.3 as follows: Seek to work with the National Transport Authority , Irish Rail, Bus Eireann and over relevant stakeholders to improve public transport services in Cahir and to examine the feasibility to re-develop Cahir Railway Station as a multi-modal hub.	This alteration would further contribute towards transport related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
15	Chapter 8 – Natural and Built Heritage Add Policy NBH5 as follows: Require, where the presence of non-native species is identified at the site of proposed development, new development to detail how invasive species will be managed and controlled.	This alteration would further contribute towards provisions for the protection and management of biodiversity already included within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards the protection of ecology, it is advised that all potential effects arising from this Proposed Alteration are present already (beneficial) and will be further contributed towards. Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
16	Chapter 9 – Infrastructure & Utilities Add paragraph to the end of Section 9.4 as follows: The Office of Public Works Catchment Flood Risk Assessment and Management programme includes mid-range and high-end future scenarios for flood risk which take into account likely climatic impacts on flood risk. In order to town develops in a sustainable manner and future flood risk impacts are mitigated, new development within Flood Zones A & B will be required to provide site-specific flood risk assessments that have regard to mid-range climatic flood extents.	This alteration would further contribute towards flood risk management related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
17	Amend Figure 20 as shown in the PMA document to include Flood Zone B	Flood Zone B was intended to be shown on Figure 20 in the Proposed Plan. This Proposed Alteration does not change the provisions on the Plan and would not have environmental effects. Consequently, SEA is not required.
18	Add Policy IU6 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	This alteration would further contribute towards flood risk management related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
19	Add Objective IUO9.2 as follows: Support with and work in co-operation with the Office of Public Works in the implementation of the Cahir Flood Relief Scheme	This alteration would further contribute towards flood risk management related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
20	Chapter 10 – Land Use Zoning Framework Amend Table 7 – Land Use Matrix as shown in the PMA document (involves the adding of Self-catering tourism accommodation)	This alteration would further contribute towards the land use zoning related provisions already contained within the Proposed Plan by giving further guidance to applicants regarding the acceptability of a new use type under the various zoning objectives. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
Members' PMA 2	Amendment 2: Amend the Zoning Matrix and wording relating to the agricultural zoning Primary purpose of this zoning is to preserve the integrity of these lands and to ensure future access; therefore, proposals for new homes will be directed to alternative locations outside of this zoning type. Applications for single homes will only be permitted in exceptional cases to persons who are direct descendants of farming long term landowners. Reason: To facilitate housing development subject to need, while not undermining the future development of serviced lands within Cahir Town.	The changing of the type of landowners from being occupationally categorised to temporally categorised would further contribute towards the land use zoning related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
21	Appendix 1 – Opportunity Sites Amend the 'Development Framework' on page 8 as it relates to Cahirabbey Quarry as follows: The development of the site offers the opportunity to provide for high-quality tourism and water-based amenity development, with passive and active uses on and round the lake and river, enhancing and complimenting the tourism offer of the town. The development of the site could provide for a high-quality hotel to serve the town and surrounding area, and ancillary accommodation or residential use . Any new development of the site must ensure the ecological	This alteration would further contribute towards Cahirabbey Quarry and associated use related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.

SEA Screening Report for Proposed Material Alterations

No.	Proposed Material Alteration ^{6,7}	SEA Screening Consideration																									
22	integrity of the Lower River Suir SAC is protected and enhanced. Replace part of the wording at the 'Site Strategy' section on page 8 as it relates to Cahirabbey Quarry as follows: 1. To provide for a co-ordinated strategy to enhance links from the site to the town centres through best practice principles of blue and green infrastructure. 2. To provide the required infrastructure and vehicular access from the existing quarry entrance off the N24, to facilitate use of the site for tourism and amenity uses 1. To provide required infrastructure and vehicular access, following the completion of a Strategic Transport Assessment and preparation of Masterplan for the lands in accordance with Policy ED 4. 2. To provide for new pedestrian and cycle links to the town, including the examination of the feasibility to provide a bridge over the River Suir, to provide access to the eastern river bank.	This alteration would further contribute towards Cahirabbey and associated transport/access related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.																									
23	Amend the 'Development Management' section on page 8 as it relates: to Cahirabbey Quarry as follows: <ul style="list-style-type: none"> • Land Use Masterplan (which must include the Employment and Enterprise lands to the west), including phasing proposals • Design Statement and Visual Impact Statement • Strategic Transport Assessment • Architectural Impact Assessment • Flood Risk Assessment • Habitat Directive Screening Assessment & Natura Impact Statement if required 	This alteration would further contribute towards Cahirabbey and surrounding lands related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.																									
24	Amend the 'Development Framework' on page 1 as it relates to Co-op Site as follows: To re-develop the site to create a high quality mixed used development, incorporating retail, energy efficient homes, tourism, commercial and civic uses.	This alteration would further contribute towards Co-op site and associated use related provisions already contained within the Proposed Plan. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.																									
25	Appendix 2 – Serviced Land and Infrastructure Assessment Amend Figure 1 insofar as it relates to Sites 4, 5, 13 & 14 as shown in the PMA document	Changes to the assessment provided in Proposed Plan Appendix 2. Consequently, SEA is not required. Also refer to response under No. 28 below.																									
26	Amend Table 3 to change the quantum of land at: <ul style="list-style-type: none"> • Site 4 – Lissava (Mitchelstown Road) from 4.99ha to 1.9ha • Site 5 – Lissava Mountain Road from 3.84ha to 1.53ha • Site 13 – Barnora from 3.9ha and to 2.94ha; • Site 14 – Farranlahassery from 3.78ha to 1.38ha • change the name of Site 14 from 'Dun Uisce' to 'Farranlahassery'. 	Changes to the assessment provided in Proposed Plan Appendix 2. Consequently, SEA is not required. Also refer to response under No. 28 below.																									
27	Amend Table 4 as follows: <table border="1" data-bbox="185 906 1193 1121"> <thead> <tr> <th>Zoning</th> <th>Site</th> <th>Comment</th> <th>Area (ha.)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">'Town Centre'</td> <td>Opp Site 1 (Co-op site)</td> <td rowspan="2">Key Sites to facilitate the regeneration of the town centre.</td> <td rowspan="2">3.31</td> </tr> <tr> <td>Opp Site 2 (The Mill site)</td> </tr> <tr> <td rowspan="5">'New Residential'</td> <td>Site 4 (Lissava- Mitchelstown Road)</td> <td rowspan="5"> <ul style="list-style-type: none"> • Effective Use of Infrastructure • Proximity to the Town Centre / Sequential Test • Co-ordinated development </td> <td>10.64</td> </tr> <tr> <td>Site 5 (Lissava Mountain Road)</td> <td>10.65</td> </tr> <tr> <td>Site 6 (Carrigeen Castle)</td> <td></td> </tr> <tr> <td>Site 9 (Mountain Road – east)</td> <td></td> </tr> <tr> <td>Site 13 (Barnora)</td> <td></td> </tr> <tr> <td></td> <td>Site 14 (Farranlahassery)</td> <td></td> <td></td> </tr> </tbody> </table>	Zoning	Site	Comment	Area (ha.)	'Town Centre'	Opp Site 1 (Co-op site)	Key Sites to facilitate the regeneration of the town centre.	3.31	Opp Site 2 (The Mill site)	'New Residential'	Site 4 (Lissava- Mitchelstown Road)	<ul style="list-style-type: none"> • Effective Use of Infrastructure • Proximity to the Town Centre / Sequential Test • Co-ordinated development 	10.64	Site 5 (Lissava Mountain Road)	10.65	Site 6 (Carrigeen Castle)		Site 9 (Mountain Road – east)		Site 13 (Barnora)			Site 14 (Farranlahassery)			Changes to the assessment provided in Proposed Plan Appendix 2. Consequently, SEA is not required. Also refer to response under No. 28 below.
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	Site 14 (Farranlahassery)																										
28	Map 1 – Zoning Map Amend the zoning map as shown in the PMA document and with the following changes: <ol style="list-style-type: none"> 1. Amend the quantum of 'Tourism' and 'Open Space' zoning at Cahirabbey 2. Amend the quantum of 'Employment and Enterprise' and 'Agricultural lands' at Cahirabbey 3. Change the zoning of lands at Farranlahassery from 'Existing Residential' to 'Agricultural' 4. Change the zoning of lands at Farranlahassery from 'Existing Residential' to 'New Residential' 5. Change the zoning of lands at Barnora from 'New Residential' to 'Agricultural' 6. Change the zoning of lands at Mountain Road Drive from 'New Residential' to 'Open Space' 7. Change the zoning of part of the lands at Mountain Road from 'New Residential' to 'Agricultural' 8. Change the zoning of part of the lands at Lisava – Mitchelstown Road from 'Agricultural' to 'New Residential' 9. Change the zoning of lands at Lisava – Mitchelstown Road from 'Agricultural' to 'Employment and Enterprise' 	Proposed Material Alteration No. 28 is to amend zoning at a number of locations. The total area of New Residential has not changed significantly, however: a decreased amount of Tier 1 New Residential and an increased amount of Tier 2 New Residential is proposed. There is a decreased amount of Tourism and Recreation zoning proposed, which has resulted in an increased amount of Open Space zoning (Open Space Zoning is not included on this table). There are also other changes resulting in increases in Agricultural and Open Space zoning. The approach to land use zoning changes has integrated sustainable development objectives, including those relating to sequential development and flood risk management. Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.																									

Table 2.3 Detail of effects⁸, if unmitigated, mitigation measures for potential effects and residual adverse effects

Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Mitigation Measures ⁹ , including	Likely Residual Adverse Non-Significant Effects	SEO Code
All	See various below	See various below	<p>SD2. Ensure all proposals comply with the policies, objectives and development management standards of the South Tipperary County Development Plan 2009 (and any review thereof).</p> <p>TC1. Ensure the vitality and viability of the town centre is maintained and to strengthen its function by facilitating the development of residential, retail, community and tourism services, subject to compliance with the policies and development management standards of the County Development Plan</p> <p>TC2. Facilitate the re-development of Town Centre Opportunity Sites (as identified in Figure 10) in accordance with the guidance set out Appendix 1 and compliance with the development management standards of the County Development Plan</p> <p>TC3. Seek to develop and improve areas within the town that are in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to facilitate regeneration, increase housing supply, employment opportunities and provide community facilities</p> <p>TC4. Ensure the enhancement and protection of building and streetscapes within the ACA. In the assessment of development proposals, the Council will have regard to:</p> <p>a) The impact of the proposed development on the character and appearance of the ACA in terms of compatibility of layout, urban grain, design, colour and finishes, massing of built form & architecture;</p> <p>b) The impact of the proposed development on the existing amenities, character and heritage of these areas; and,</p> <p>c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc</p> <p>TCO4.1 Continue to develop and implement the Town Centre Regeneration Strategy in partnership with the Rural Regeneration Development Fund and other funding sources as may be available.</p> <p>TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town</p> <p>TCO4.3 Work with landowners and other stakeholders to seek the redevelopment of the identified Opportunity Sites for town centre uses over the lifetime of the Plan.</p> <p>TCO4.4 Prepare an Architectural Conservation Area Character Statement for the Town Centre to support landowners and community in the protection and enhancement of properties.</p> <p>TCO4.5 Encourage and facilitate the regeneration and reuse of vacant, disused and derelict sites and to take action, where appropriate, through legislative mechanisms.</p> <p>TCO4.5 Maintain a Vacant Site Register for the town and to apply the provision of the Urban Housing Regeneration and Development Act 2015 (as may be amended) for land activation purposes.</p> <p>TCO4.6 Support the development of tourism infrastructure and to enhance linkages with walking and cycle routes and water-based activities.</p> <p>TCO4.7 Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.</p> <p>TCO4.8 Support the provision of cycle parking facilities and electric vehicle</p>	See various below	All

⁸ Environmental effects of implementing the Plan, including in combination with the wider planning framework e.g. the National Planning Framework and associated National Development Plan 2018, the Eastern and Midlands Regional Spatial and Economic Strategy, adjacent Development Plans and lower-tier land use plans.

⁹ In addition to the mitigation measures that have been integrated into the Draft Plan, as identified by Strategic Development Policy SD2, development is required to comply with South Tipperary County Development Plan provisions, including those relating to sustainable development and environmental protection.

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Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Mitigation Measures ⁹ , including	Likely Residual Adverse Non-Significant Effects	SEO Code
			<p>charging points in the town centre subject to ensuring traffic and pedestrian safety. Vacant Site Register for the town and to apply the provision of the Urban Housing Regeneration and Development Act 2015 (as may be amended) for land activation purposes.</p> <p>SC1. Promote and facilitate new residential development within the town centre on opportunity sites, infill and brownfield sites and to use land activation measures where appropriate to support their development</p> <p>EDO6.1 Seek to redevelop Market House as a Business Development Centre to support and foster enterprise in the town.</p> <p>EDO6.4 Develop Cahir as 'Destination Town' and to seek funding to realise this objective in accordance with Fáilte Ireland's Destination Town Guidelines</p>		
<p>Biodiversity and Flora and Fauna</p>	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the town and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<p>Strategic Aim 5: Natural and Built Heritage: To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.</p> <p>NBH1. Protect and conserve the integrity and ecological and biodiversity value of the Lower River Suir SAC and the Cahir Woodlands NHA. Ensure that any development proposals within or adjacent to the Lower River Suir SAC are appropriately screened, and assessed if necessary, in accordance with the Habitats Directive</p> <p>NBH2. Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.</p> <p>NBH3. Ensure the setting and character of Cahir Castle safeguarded and enhanced in the assessment of new development proposals.</p> <p>NBH08.2 Support the community-led projects to develop the blue and green infrastructure in the town to enhance the biodiversity and conservation value of the river corridor.</p> <p>ED3. Monitor and manage any increases in visitor numbers in order to avoid significant effects including loss of habitat and disturbance and impacts on existing infrastructure. Visitor / habitat management plans will be required for proposed tourism projects as relevant and appropriate.</p> <p><i>County Development Plan Provisions, including</i></p> <p>Policy LH8: Inland Waters and Riparian Zones It is the policy of the Council to protect the ecological status and quality of watercourses. In order to maintain the natural function of existing ecosystems associated with water courses and their riparian zones and to encourage sustainable public access to waterbodies, the Council will require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies.</p> <p>Policy LH12: Water Framework Directive and River Basin Management Plans: It is the policy of the Council to protect and improve the county's water resources and support an integrated and collaborative approach to local catchment management in order to ensure the successful implementation of the River Basin Management Plans (or any review thereof)</p> <p>TI12: Noise Emissions: It is the policy of the Council to ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2013, the Development Management Standards set out in Chapter 10 and relevant standards and guidance that refer to noise management¹⁰.</p>	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). 	<p>BFF</p>

¹⁰ The Council will require new developments to submit a Noise Impact Assessment and appropriate mitigation measures as part of their planning application. This provision will apply to the following: a. For new developments that are likely to generate noise nuisance or an unacceptable impact on sensitive receptors, b. For new developments within the current Action Planning Area as set out in the Tipperary County Council Noise Action Plan, 2014 or c. For developments near major roads (i.e. traffic volumes in excess of 3 million vehicles per annum or otherwise on a case by case basis.) Where developments are planned adjacent to major roads, the planning application shall incorporate acoustical planning into the development design e.g. designing CAAS for Tipperary County Council

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Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Mitigation Measures ⁹ , including	Likely Residual Adverse Non-Significant Effects	SEO Code
			Policy TI13: Light Pollution It is the policy of the Council to ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas in accordance with the provisions of the Development Management Standards set out in Chapter 10 ¹¹ .		
Population and Human Health	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the town and beyond. Contribution towards the protection of human health by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the town and beyond. Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, including air and water. 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	Also see measures under other environmental components including Soil, Water and Air and Climatic Factors. SD1. Facilitate and support the sustainable growth of residential, employment and social development in Cahir in accordance with the National Planning Framework, the Southern Regional Spatial Economic Strategy 2020, and the South Tipperary County Development Plan 2009 (and any review thereof). IU2. Support the sustainable and efficient use of existing capacity in water services in the planning of new development and compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended)	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below. 	PHH
Soil	<ul style="list-style-type: none"> Contribution towards the protection of soils (including those used for agriculture) and designated sites of geological heritage by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the town and beyond. Contribution towards the protection of the environment from contamination the highest standards of remediation, and where appropriate to consultations with the EPA and other relevant bodies, will be required to resolve any instances of environmental pollution created by contaminated land. 	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	See measures under other environmental components including Water and Plan provisions relating to compact development.	<ul style="list-style-type: none"> Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. 	S
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the town and beyond. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and 	Also see measures under other environmental components including Soil and Material Assets. IU1. Ensure that adequate and appropriate water services infrastructure is provided in accordance with the requirement of Irish Water and as part of new development proposals. IU3. Require that all development proposals demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and were feasible provided; IU4. Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any up-dated	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme 	W

the development so that the access road is adjacent to the major road noise source. It may also involve the use of buffer zones and/or noise barriers and traffic calming measures. In permitting new development outside of the Action Planning Areas identified in the Noise Action Plan 2013, the Council will refer to the appropriate regulations and guidance in place,

¹¹ All new public lighting shall be designed and installed to meet minimum design standards and will also incorporate the principles of Energy-Efficient Design into the design process. Proposals for new development including or likely to require external lighting shall include details of lighting schemes to comply with minimum standards and best practice in energy efficient design. All new multi-unit residential and commercial development shall identify the following on a site layout plan to an appropriate scale at planning application stage: • The appropriate lighting specification to perform the lighting task necessary to the most energy efficient standard. • Include measures to minimise light spillage and pollution through design, layout and specification. • Avoid dazzle or distract drivers on nearby public roads to the standards of TII.

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Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Mitigation Measures ⁹ , including	Likely Residual Adverse Non-Significant Effects	SEO Code
	drainage.	associated effects associated with flood events.	<p>thereof) including providing detailed design specifications as may be required to facilitate the impact of development. Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>IUO9.1 Support and work in co-operation with Irish Water to up-grade the public waste water treatment plant in the town.</p> <p><i>County Development Plan Provisions, including</i></p> <p>Policy LH8: Inland Waters and Riparian Zones It is the policy of the Council to protect the ecological status and quality of watercourses. In order to maintain the natural function of existing ecosystems associated with water courses and their riparian zones and to encourage sustainable public access to waterbodies, the Council will require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies.</p> <p>Policy LH12: Water Framework Directive and River Basin Management Plans: It is the policy of the Council to protect and improve the county's water resources and support an integrated and collaborative approach to local catchment management in order to ensure the successful implementation of the River Basin Management Plans (or any review thereof)</p> <p>8.6.2 Flood Risk Assessments</p> <p>The Planning System and Flood Risk Management – Guidelines for Planning Authorities, (DEHLG 2009), seek to ensure that future development is considered and assessed against the risk of flooding. The aim of the guidelines is to enable the further sustainable development of areas by ensuring that future development is considered and assessed against the risk of flooding. The Council, in accordance with these guidelines will adopt a precautionary approach to flood risk management. Where proposals for new development are located in areas at high or moderate risk of flooding, the applicant will be required to demonstrate that the development complies with the Justification Test set out in Chapter 5 of the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG 2009).</p> <p>Policy CEF8: Management of Flood Risk: It is the policy of the Council to apply a sequential approach to the assessment of developments in areas of flood risk. Developments on lands identified as being at risk of flooding shall be subject to a Flood Risk Assessment in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG 2009) and any amendment thereof¹², and shall include a Justification Test and have regard to nonvulnerable uses.</p> <p>SO8-5 It is an objective of the Council to facilitate the OPW in the preparation of CFRAM's, and have regard to and implement the findings of these studies as appropriate.</p>	weather events – however such risks will be mitigated by measures that have been integrated into the Plan.	
Material Assets	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-serviced lands elsewhere in the town and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water runoff that is discharged to 	<p>Also see measures under CEMP requirement, other environmental components including Population and Human Health and various Land Use and Phasing provisions from the Plan.</p> <p>Strategic Aim 6: Infrastructure and Utilities To develop the required infrastructure and utilities to support the sustainable development and growth of the town.</p> <p>Chapter 9: Infrastructure and Utilities: Strategic Aim: To develop the required infrastructure and utilities to support the sustainable development and growth of the town.</p> <p>IU1. Ensure that adequate and appropriate water services infrastructure is provided in accordance with the requirement of Irish Water and as part of new development proposals.</p>	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the 	MA

¹² Flood Risk Assessments will be required, as appropriate, in areas identified to be of risk of flooding.

SEA Screening Report for Proposed Material Alterations

Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Mitigation Measures ⁹ , including	Likely Residual Adverse Non-Significant Effects	SEO Code
	<ul style="list-style-type: none"> Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting energy efficient buildings. 	<p>water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts).</p> <ul style="list-style-type: none"> Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<p>IU2. Support the sustainable and efficient use of existing capacity in water services in the planning of new development and compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended)</p> <p>IU3. Require that all development proposals demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and were feasible provided;</p> <p>IU5. Promote and encourage the use of renewable energy technologies in residential, commercial and community developments.</p> <p>IUO9.1 Support and work in co-operation with Irish Water to up-grade the public waste water treatment plant in the town.</p>	<p>timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan.</p> <ul style="list-style-type: none"> Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	
Air and Climatic Factors	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the town and beyond. In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Drainage, flood risk management and resilience; Sustainable infrastructure design solutions including energy efficient buildings; green infrastructure. 	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>Also refer to the overall approach to land use zoning, transport and sustainability provided by the Plan.</p> <p>Strategic Aim 4: Transport and Movement To promote and prioritise new transport and movement infrastructure based on sustainable modes of travel and to safeguard the strategic transport infrastructure of Cahir and its environs.</p> <p>SD3. Require new development to incorporate best practice in low-carbon planning through the efficient use of land, reduced energy use and carbon output and to enhance the bio-diversity of the town, in accordance with the Climate Action Plan.</p> <p>TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town</p> <p>TCO4.6 Support the development of tourism infrastructure and to enhance linkages with walking and cycle routes and water-based activities.</p> <p>TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.</p> <p>TM1. Improve accessibility and movement within Cahir, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.</p> <p>TM2. Require new employment development to submit workplace travel plans that demonstrate a commitment to active travel and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-2020 (or any replacement of this document)</p> <p>TM3. Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town</p> <p>TM4. Seek the provision of workplace mobility plans for proposals for large scale employment and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-2020 (or any replacement thereof)</p> <p>TMO7.1 Prepare a sustainable transport & movement strategy for Cahir (including a review of the South Tipperary Active Travel Towns Walking and Cycling Strategy - August 2013), as part of the public realm enhancement works for the town centre.</p> <p>TMO7.2 Investigate the feasibility of re-opening the Bianconi archway on Old Church Street leading to Market Yard, in conjunction with the redevelopment of the</p>	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable compact growth and sustainable mobility. Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Plan to ensure that noise levels at sensitive receptors will be minimised. 	AC

SEA Screening Report for Proposed Material Alterations

Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Mitigation Measures ⁹ , including	Likely Residual Adverse Non-Significant Effects	SEO Code
			<p>Co-Op site.</p> <p>TMO7.3 Seek to work with Irish Rail, Bus Eireann and over relevant stakeholders to improve public transport services in Cahir and to examine the feasibility of the re-purpose of Cahir Railway Station as a multi-modal hub.</p> <p>TMO7.4 Continue the improvement of approach roads, including the provision of traffic calming measures to slow traffic to encourage and support the use of active transport modes</p> <p>NBH08.2 Support the community-led projects to develop the blue and green infrastructure in the town to enhance the biodiversity and conservation value of the river corridor.</p>		
Cultural Heritage	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere in the County by facilitating development within the town. Contributes towards protection of cultural heritage within existing settlements by facilitating brownfield development and regeneration. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<p>Strategic Aim 5: Natural and Built Heritage - To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.</p> <p>Chapter 4: Town Centre: Strategic Aim: To facilitate the development of the town centre as a place to live, work, visit and enjoy by harnessing the rich architectural heritage of the town, enhancing the quality of the environment and facilitating high quality new development.</p> <p>TC4. Ensure the enhancement and protection of building and streetscapes within the ACA. In the assessment of development proposals, the Council will have regard to:</p> <p>a) The impact of the proposed development on the character and appearance of the ACA in terms of compatibility of layout, urban grain, design, colour and finishes, massing of built form & architecture;</p> <p>b) The impact of the proposed development on the existing amenities, character and heritage of these areas; and,</p> <p>c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc</p> <p>TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town</p> <p>TCO4.4 Prepare an Architectural Conservation Area Character Statement for the Town Centre to support landowners and community in the protection and enhancement of properties.</p> <p>TCO4.7 Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.</p> <p>TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.</p> <p>NBH3. Ensure the setting and character of Cahir Castle safeguarded and enhanced in the assessment of new development proposals.</p>	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	CH
Landscape	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the town. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<p>Strategic Aim 5: Natural and Built Heritage - To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.</p> <p>NBH3. Ensure the setting and character of Cahir Castle safeguarded and enhanced in the assessment of new development proposals.</p> <p>NBH4. Safeguard sites, features and objects of archaeological interest (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.</p>	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures. 	L

2.5 Schedule 2A

PART 1

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

The Material Alterations propose a number of text and map-based changes to the Proposed Cahir LAP 2021-2027. The LAP will be positioned under the County Development Plan and contributes towards the associated planning framework for the development consent of projects and Masterplanning.

As detailed under Section 2.4, taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Certain Proposed Material Alterations would not present any potential for likely significant environmental effects.

Taking the above into account, arising from the degree to which the Proposed Material Alterations and the Proposed LAP set a framework for projects and other activities, the Proposed Material Alterations would not be likely to result in significant environmental effects.

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

The Material Alterations propose a number of text and map-based changes to the Proposed Cahir LAP 2021-2027. The LAP will be positioned under the County Development Plan and contributes towards the associated planning framework for the development consent of projects and Masterplanning.

As detailed under Section 2.4, taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Certain Proposed Material Alterations would not present any potential for likely significant environmental effects.

Taking the above into account, arising from the degree to which the Proposed Material Alterations and the Proposed LAP influence other plans, the Proposed Material Alterations would not be likely to result in significant environmental effects.

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

The Proposed Plan - to which the Proposed Material Alterations relate - has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

As detailed under Section 2.4, taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all

potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Certain Proposed Material Alterations would not present any potential for likely significant environmental effects.

Taking the above into account, arising from the degree to which the Proposed Material Alterations and the Proposed LAP are relevant for the integration of environmental considerations with a view to promoting sustainable development, the Proposed Material Alterations would not be likely to result in significant environmental effects.

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

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets.

Through its provisions relating to environmental protection and management, the Proposed Plan contributes towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration.

As detailed under Section 2.4, taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Certain Proposed Material Alterations would not present any potential for likely significant environmental effects.

Taking the above into account, arising from environmental problems relevant to the Proposed Material Alterations and the Proposed LAP, the Proposed Material Alterations would not be likely to result in significant environmental effects.

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

The Proposed Plan relates to the land use and town planning sector and has fulfilled requirements in relation to SEA and AA. These processes integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

As detailed under Section 2.4, taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Certain Proposed Material Alterations would not present any potential for likely significant environmental effects.

Taking the above into account, arising from the relevance of these Proposed Material Alterations and the Proposed Plan for the implementation of European Union legislation on the environment, the Proposed Material Alterations would not be likely to result in significant environmental effects.

PART 2

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

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

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

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

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

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

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

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

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

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

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

a) special natural characteristics or cultural heritage;

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

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

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

c) intensive land-use.

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

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

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

Section 3 Conclusion

The Material Alterations propose a number of text and map-based changes to the Proposed Cahir LAP 2021-2027. The LAP will be positioned under the County Development Plan and contributes towards the associated planning framework for the development consent of projects and Masterplanning.

Taking into account the measures that have been already integrated into the Proposed Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is advised that all potential effects arising from most Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Certain Proposed Material Alterations would not present any potential for likely significant environmental effects. Consequently, the Proposed Material Alterations do not require SEA.

Taking the above into account, arising from the degree to which the Proposed Material Alterations and the Proposed LAP set a framework for projects and other activities, the Proposed Material Alterations would not be likely to result in significant environmental effects.