



Comhairle Contae Thiobraid Árann
Tipperary County Council

SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT

FOR
PROPOSED MATERIAL ALTERATIONS
TO THE
**DRAFT ROSCREA LOCAL AREA PLAN
2023-2029**

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JUNE 2023

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Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Draft Roscrea Local Area Plan (LAP) 2023-2029 hereafter referred to as the "Draft Plan".

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

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

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

- Proposed Material Alterations to the Draft Roscrea LAP 2023-2029;
- Appropriate Assessment (AA) Screening Report for Proposed Material Alterations to the Draft Roscrea LAP 2023-2029;
- SEA Environmental Report for the Draft Roscrea LAP 2023-2029; and
- Appropriate Assessment (AA) Screening Report for the Draft Roscrea LAP 2023-2029.

1.2 Process so far

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

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

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

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

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

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

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

1.3 SEA Environmental Report (February 2023)

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

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

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

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

Section 2 SEA Screening

2.1 Introduction

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

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

The SFRA process finds that Proposed Material Alterations, including those relating to land use zoning, do not propose inappropriate development in areas of elevated flood risk and comply with *The Planning System and Flood Risk Management - Guidelines for Planning Authorities* (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and *Circular PL 2/2014* (Department of the Environment, Community and Local Government, 2014).

An SFRA Addendum has been prepared that identifies changes to flood risk management related provisions proposed by the alterations.

2.3 Appropriate Assessment

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

An AA screening process has been undertaken on the Proposed Material Alterations. This process has advised that Stage 2 AA for Proposed Material Alterations is not required. An AA Screening Report contains the findings of this assessment for the Proposed Material Alterations, has informed this Screening for SEA Report and accompanies the Proposed Material Alterations on display.

2.4 Screening Analysis of Proposed Material Alterations

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

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

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

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

- Likely residual non-significant adverse effects arising from the Draft Plan.

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

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

Table 2.1 Strategic Environmental Objectives			
Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> • To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species • Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function • Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species • Enhance biodiversity in line with the National Biodiversity Action Plan and its targets <p>To protect, maintain and conserve the town's natural capital</p>
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 and focus on the town Centre First approach to the consolidation of the Town. • 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, regeneration and brownfield sites over the use of greenfield sites <p>Safeguard areas of prime agricultural land and designated geological sites</p>
Water	W	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> • Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive • Ensure water resources are sustainably managed to deliver proposed regional and growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion • Integrate sustainable water management solutions (such as SuDS,

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

			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 use of existing infrastructure and provide new infrastructure to match population distribution proposals - this includes transport infrastructure, noting the requirement for emphasis on the principles of 'Avoid, Shift, Improve'. • Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels • Promote the circular economy, reduce waste, and increase energy efficiencies • Ensure there is adequate sewerage and drainage infrastructure in place to support new development • Reduce the energy demand from the transport sector and support moves active travel, public transport and modal shift • Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart- buildings, towns and grids
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health – Air Quality Directive • Significantly decrease noise pollution 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, compact development and increased use of public transport and active travel.
Cultural Heritage	CH	Safeguard cultural heritage features and their settings through responsible design and positioning of development	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	Protect and enhance the landscape character	<ul style="list-style-type: none"> • To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

Table 2.2 SEA Screening Analysis of Proposed Material Alterations⁶

Ref	SEA Screening Consideration
1	This alteration would further contribute towards provisions related to this sector/topic that are already contained within the Draft Plan. Considering the measures that have been already integrated into the Draft Plan and the existing Tipperary County Development Plan 2022-2028 that provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Alteration: either are present already (beneficial) and will be further contributed towards; and/or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
2	The update to terminology/language/wording/mapping would not change the effects arising from the Plan. Where the change relates to mapping, the implications of the change may have been considered under other related Alterations. As such, this alteration would not be considered as being likely to result in significant environmental effects. Consequently, SEA is not required.
3	This alteration relates to Plan text that sets the context for, summarises and/or provides clarification to Plan provisions. It does not interact with existing Plan provisions to an extent that it would have additional significant environmental effects. Consequently, SEA is not required.
4	This alteration adds more detail but would not have the potential to result in significant environmental effects. Consequently, SEA is not required.
5	This alteration provides consistency with other parts of the Plan and/or with the wider planning and policy framework. It would not interact with Plan provisions to the extent that it would have environmental effects. Consequently, SEA is not required.
6	Removal of this provision/text would remove the potential for any environmental effects; however, removal of the provision/text would not be likely to result in any environmental effects. Consequently, SEA is not required.
7	These alterations relate to supporting documents but would not change Plan provisions. Consequently, SEA is not required.

No.	SEA Screening Consideration Ref. – see above	No.	SEA Screening Consideration Ref. – see above
PMA1	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA32	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA2	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA33	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA3	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA34	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA4	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA35	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA5	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA36	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA6	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA37	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA7	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA38	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA8	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA39	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA9	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA40	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA10	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA41	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA11	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA42	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA12	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA43	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA13	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA44	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA14	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA45	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA15	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA46	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA16	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA47	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA17	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA48	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA18	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA49	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA19	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA50	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA20	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA51	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA21	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA52	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA22	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA53	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA23	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA54	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA24	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA55	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA25	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA56	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA26	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA57	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA27	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA58	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA28	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA59	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA29	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA60	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA30	Selection of Considerations from Ref. 1 to 7 - SEA not required	PMA61	Selection of Considerations from Ref. 1 to 7 - SEA not required
PMA31	Selection of Considerations from Ref. 1 to 7 - SEA not required		

⁶ For detail on Proposed Material Alterations please refer to Proposed Material Alterations report

Table 2.3 Detail of effects⁷, 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	Likely Residual Adverse Non-Significant Effects	Mitigation Measures, including:	
				From Roscrea Draft Local Area Plan ⁸ :	From Tipperary County Development Plan
Various-see below	Various – see below	Various – see below	Various – see below	<p>To be read in conjunction with the Higher Tier Planning Objectives and Policies as outlined in the Tipperary County Development Plan 2022 – 2028</p> <p>Policy 2.1- Permit and support new development that will enable sustainable housing growth, employment and prosperity for Roscrea District Town and its community in line with the Strategic Objectives of the TCDP.</p>	<p>Chapter 9 under “Supporting Tourism product development”</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> • Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and • Ensuring provision of infrastructure with adequate capacity and performance. <p>8 - J In conjunction with Coillte and other stakeholders to support the development of forestry resources with a number of functions including, flood retention, biodiversity, water quality/catchment management and tourism and recreation.</p> <p>8- 3 In assessing applications for new development in the open-countryside, to facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.</p> <p>8 - 6 Support new forestry plantation and works related to forestry including works relating to tree-felling, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.</p> <p>11 - A Support education and awareness programmes related to protection and promotion of the environment, biodiversity and our natural systems i.e. through membership of the All-Ireland Pollinators Plan, Tidy Towns, Green Schools etc.</p> <p>Chapter 12 under “Feasibility”</p> <p>New transport infrastructure projects, including greenways and blueways, that are not already provided for by existing plans/ programmes or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.</p>

⁷ Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP, the Eastern and Midland RSES, the Tipperary County Development Plan 2021-2027 and adjacent Development Plans and lower-tier land use plans.

⁸ May be updated to take account of Proposed Material Alterations and any further Modifications, in advance of Plan adoption

Screening for SEA Report for Proposed Material Alterations

Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Mitigation Measures, including:	
				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
					<p>14 - 1 (a) Require new development proposals to incorporate a Green Infrastructure approach to the planning, design and management of built form/public realm and green and blue spaces, (where feasible), and to consider all opportunities for synergies and linkages with existing Blue and Green infrastructure in both urban and rural areas, in line with the Development Management Standards set out in Volume 3.</p> <p>(b) Ensure that proposals for greenway/blueway development contribute towards the protection or enhancement of existing green infrastructure and have regard to the "Connecting with nature for health and wellbeing" EPA Research Report 2020 and the Development Management Standards 1.1 Habitats Directive Assessment and 1.2 Environmental Assessment.</p> <p>(c) Where new development is required to prepare a 'Sustainability Statement', they must demonstrate compliance with this policy to the satisfaction of the Council.</p> <p>16 - 1 Undertake a programme of monitoring and evaluation of the County Development Plan over its lifetime, as follows and to align these monitoring protocols with each other as part of an overall monitoring framework:</p> <p>a) Prepare a 2 Year Progress Report of the County Development Plan (as required under Section 15(2) of The Act), having consideration to any regional monitoring programme in place.</p> <p>b) Prepare a Report to the Regional Assembly setting out progress made in supporting objectives of the RSES (as required under Section 25A(1) of The Act).</p> <p>c) SEA Monitoring as detailed in the Environmental Report.</p>
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the town) 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 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 	<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 (e.g. swifts) and bats. 	<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>Policy 2.3 - Support and permit compact residential growth in Roscrea through the sustainable intensification and consolidation of the town centre, and established residential areas and to meet identified housing targets and requirements in line with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG, 2009).</p> <p>Policy 3.1- Enable the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area, and in particular, to permit the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration' (see Section 4.2.1)</p>	<p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and Ensuring provision of infrastructure with adequate capacity and performance. <p>Chapter 11.3 under "Conservation and Protection of Sites"</p> <p>The main threats and pressures on the natural environment including habitats and species, are from works associated with development including agriculture, forestry and fisheries, natural system modifications (including drainage), tourism, mining and quarrying (including peat extraction) and issues such as climate change, pollution, and invasive and problematic species. Habitat loss is also recognised as an ongoing pressure. Proposals for new development, will be required to demonstrate adequate mitigation of potential environmental effects, including ensuring provision of infrastructure with adequate capacity and performance. The Council in accordance with the Core Strategy objective of the Plan, will seek to ensure the protection the natural habitats and species as part of the management of new development and through its enforcement procedures.</p> <p>11 - 1 In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects⁸⁶).</p>

Screening for SEA Report for Proposed Material Alterations

Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Mitigation Measures, including:	
				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
	<p>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> <ul style="list-style-type: none"> • A focus on the Consolidation on the town centre and the reuse of vacant and regeneration sites through the Town centre First Approach, will reduce pressures on the need to develop greenfield sites. 				<p>11 - 2 Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant EPA and European Commission guidance documents.</p> <p>11 - 3 Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.</p> <p>11 - 4 (a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.</p> <p>(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider Green Infrastructure networks as an essential part of the design process.</p> <p>(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions, in so far as practical, as part of water management systems, public realm design and landscaping, in line with best practice.</p> <p>(d) Seek the retention of trees and hedgerows of particular local value, or where retention is not feasible, require their replacement, and seek a proactive focus on new tree-planting as part of new development.</p> <p>11 - 6 Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p> <p>11 - 8 Provide for the sustainable development of fisheries, in compliance with the Habitats and Birds Directives, and other ecological protection objectives. New infrastructure should be positioned at already modified locations where feasible; and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat Management Plan that includes requirements in relation to: sustainable fishing practices that would not affect the ecological site integrity; and invasive species.</p> <p>11 - 12 Seek to control the spread of invasive plant and animal species, including consideration of potential pathways for invasive species spread, i.e. watercourses.</p> <p>11 - 14 Support the diversification of peatlands, whilst ensuring the protection of their ecological, archaeological, cultural and educational significance in line with the National Peatlands Strategy (DAHG 2015). The Council may request landowners to prepare a 'Peatland Master Plan', especially for areas of industrial cut-over peatland, and will work with all stakeholders involved in the process in this regard. Any Masterplan should identify any significant tourism, amenity and recreation potential of these lands.</p> <p>11 -18 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p> <p>11 - B Undertake a survey of non-designated wetlands as defined by the Ramsar Convention (2010) in the county over the lifetime of the County Development Plan.</p> <p>11 - C (a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and, (b) Prepare a 'Biodiversity and Heritage Plan' for County Tipperary over the lifetime of the County Development Plan.</p> <p>11 - D (a) Support the objectives of the All Ireland Pollinator Plan 2021-2025 by</p>

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					<p>incorporating pollinator friendly native trees and plants within grass verges along public roads and existing and future greenways, new hedgerows, public parks and public open spaces in towns and villages, including part of mixed use and residential developments.</p> <p>(b) Prepare a 'Pollinator Action Plan' for County Tipperary over the lifetime of the County Development Plan, having consideration to the All-Ireland Pollinator Plan, 2021 -2025.</p> <p>11 - G Apply best practice in sustainable environmental standards in the design and development of collaborative and/or public sector development in Tipperary, including:</p> <p>(a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making;</p> <p>(b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil SEA and AA requirements); and</p> <p>(c) Carry out ecological impact assessment of plans and strategies as appropriate.</p>
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, 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- 	<p>-Potential adverse effects arising from flood events.</p> <p>-Potential interactions if effects arising from environmental vectors.</p>	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under "Soil", "Water" and "Air and Climatic Factors" below. 	<p>Objective 2-B- Work in partnership with community groups in the regeneration and revitalisation of Roscrea and to actively seek and secure funding and investment under available national and regional investment and funding programmes in line with the development strategy as set out.</p> <p>Policy 2.1- Permit and support new development that will enable sustainable housing growth, employment and prosperity for Roscrea District Town and its community in line with the Strategic Objectives of the TCDP.</p> <p>Policy 4.1- In considering new employment proposals on lands zoned for 'Employment', to assess the nature of the proposed use, the availability of space within existing serviced employment areas, and the following:</p> <p>a) New office-based development with a high number and density of employees shall be located on sites with easy employee access i.e. of public transport/active travel accessibility between home and work.</p> <p>New office, research and development and high technology/ high technology manufacturing type employment, shall be located in an area already serviced and landscaped for such uses, unless it is demonstrated that there is no availability of such sites.</p> <p>Policy 4.2- Permit new visitor accommodation, arts and cultural development, orientation and signage to support the tourism industry and the development of tourism linkages/clusters with neighbouring areas and towns in line with current national and local tourism programmes including 'Tipperary Transforming – Tourism Product Development Plan 2020 – 2030.</p> <p>Objective 4-C- Actively support and enable the redevelopment of the REACH (Roscrea Enterprise and Community Hub) as a high-quality facility for new employment and enterprise.</p> <p>Policy 5.2-Require new residential development to accord with the principles and guidelines of Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009) and the Urban Development and Building Height Guidelines for Planning Authorities (DHPLG, 2018) and the overriding policies and objectives for new residential development.</p> <p>Policy 5-3. New development shall support the 'Neighbourhoods', as set out in Section 5.2.1, ensuring appropriate residential densities on central areas in line with the Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009).</p> <p>Policy 5.4- Permit new dwellings on lands zoned for 'Town Environs' where the applicant meets an 'Economic Need' (see TCDP Table 5.3 and Planning Policy 5 - 11), and there is no availability of alternative sites. An existing and/or shared domestic dwelling entrance of the applicant's family dwelling should be used, where practicable, and it will meet sightline requirements set out in TCDP Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.</p> <p>Policy 5.5- Require new development to consider the provisions 'Roscrea Age Friendly Town', and to seek to ensure that the age friendly policies and objectives relating to housing, public realm, amenity, accessibility, public transport etc are applied in assessing new development proposals.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>8 - 8 Implement the requirement of the Seveso III Directive, and any regulations giving effect to this Directive, with regard to the following:</p> <p>a) The siting of Major Accidents Sites;</p> <p>b) The modification of development on an existing, or within the vicinity of a Major Accident Hazard Site.</p> <p>11 - 1 In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects).</p> <p>11 - 17 Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.</p> <p>11 -18 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p> <p>11 – H Apply the provisions of the Tipperary County Council Noise Action Plan 2018 – 2023 as it relates to Noise Action Areas in order to reduce disturbance from noise.</p>

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	<p>serviced lands elsewhere in the town and beyond.</p> <ul style="list-style-type: none"> Contribution to protection of human health and equality by the provision of active travel alternatives for transport and the development of sites closer to the town centre, thus reducing the need for travel. Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, including air and water. 			<p>Policy 5.6- Permit community-led and cultural projects which enhance the social and economic well-being of residents of the town and improve the quality of the environment in the town</p> <p>Objective 5-C- Develop, in conjunction with the Council's Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified as in Section 5.2.1 and the town centre, the train station, employment areas and local schools.</p> <p>Objective 5-C- Develop, in conjunction with the Council's Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified as in Section 5.2.1 and the town centre, the train station, employment areas and local schools.</p> <p>Objective 5-C- Develop, in conjunction with the Council's Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified as in Section 5.2.1 and the town centre, the train station, employment areas and local schools.</p> <p>Objective 5-B- Support educational, community-led and cultural projects which enhance the well-being of residents of the town and improve the quality of the environment in the town, as part of this to support the development of a new Family Resource Centre.</p> <p>Objective 5-E- Develop interconnectivity and linkages between the Templemore Road (N62) and the New Road through the existing residential areas located south of the N62 (identified as a neighbourhood in Section 5.2.1)</p> <p>Objective 5-F- Ensure the continued operation and expansion of schools in Roscrea on lands zoned for 'Community Services and Infrastructure', in line with the Provision of Schools and the Planning System Code of Practice (DoE, 2008).</p> <p>Objective 5-F- Work with Age-Friendly Ireland in implementing the strategies and objectives of Tipperary Age-Friendly Strategy.</p> <p>Objective 5-G -Consult with local community groups, including the PPN and broad-based organisations such as Comhairle na nOg, as part of the development of local policies and strategies.</p> <p>Objective 5-I-Secure high-quality digital connectivity in Roscrea in line with the National Broad Band Plan.</p> <p>Policy 6.1-Enable new development that will improve accessibility and movement within Roscrea, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.</p> <p>Policy 6.2-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>Objective 6-A- Through the Council's Active Travel Team and under the annual National Active Travel Grants Programme, actively seek funding for investment in Active Travel and Public Transport in the town in line with the provisions of the Active Travel Plan as outlined in Appendix 2.</p> <p>Objective 6-B- Collaborate with the NTA and Irish Rail to consider how the rail service, infrastructure and facilities can be better tailored to the needs of the community.</p> <p>Objective 6-C- Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a consideration of the nature and location of public bus stops.</p>	

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				Objective 6-D-Achieve the modal shift target as set out in this LAP and its Active Travel Plan as outlined in Appendix 2 through collaboration with the community and transport sectors over the life time of this LAP.	
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-serviced 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. Protection of greenfield sites from development by virtue of focus on the regeneration of brownfield and disused sites. 	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<ul style="list-style-type: none"> Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	<p>Policy 2.3 - Support and permit compact residential growth in Roscrea through the sustainable intensification and consolidation of the town centre and established residential areas to meet identified housing targets and requirements.</p> <p>Policy 3.1 Enable the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area, and in particular, to permit the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration' (see Section 4.2.1)</p> <p>Policy 5.1- Permit and encourage compact growth in Roscrea through the sustainable intensification and consolidation of the town centre and established residential areas on lands zoned for Urban Core, Regeneration and Residential uses.</p>	<p>Also refer to measures under other environmental components including Water.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.</p> <p>11 - 11 In assessing proposals for new development to protect, support and conserve the geological heritage sites of Tipperary and their value as outlined in the Tipperary Audit of Geological Heritage Sites, (GSI/TCC, 2019).</p>
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands that have 	<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 	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. 	<p>Policy 7.1- Protect and conserve the integrity and ecological and biodiversity value of the River Bunnow as it runs through the town. Ensure that any development proposals within or adjacent to the river are appropriately assessed to ensure the protection of water quality and river access.</p> <p>To contribute towards protection and improvement of the status of surface and</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>11 - 5 Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a</p>

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	<p>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.</p> <ul style="list-style-type: none"> Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<p>human value), arising from changes in quality, flow and/or morphology.</p> <ul style="list-style-type: none"> Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Plan. 	<p>ground waters in accordance with the Water Framework Directive. Applications for development under the Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.</p> <p>Objective 7a- Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river corridor.</p> <p>Objective 7B- Work in partnership with stakeholders and the local community in the delivery of projects for Roscrea Town in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and trail Strategy and seek funding opportunities as they arise.</p> <p>Objective 7C- Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity, amenity and conservation value of the River Bunnow corridor.</p> <p>Policy 8.1-Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Irish Water Connections Charging Policy and Irish Water's Connections and Developer Service.</p> <p>Policy 8.2-Require that all development proposals in Roscrea integrate SUDS and nature-based solutions to SUDS as part of an overall sustainable urban drainage and urban greening approach, unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council. Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy".</p> <p>Policy 8.4-Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any updated thereof) including providing detailed design specifications as may be required to facilitate the impact of development. The following provisions apply:</p> <ol style="list-style-type: none"> 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. Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Where a Justification Test applies, it must be demonstrated to the satisfaction of the planning authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere. Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events <p>Groundwater and pluvial flood risks shall be considered by any site-specific flood</p>	<p>significant negative impact on the integrity, function and management of these important assets.</p> <p>11 - 6 Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p> <p>11 - 7 a) Ensure the protection of water quality in accordance with the EU WFD, and support the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of blue-dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.</p> <p>b) Support an integrated, and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.</p> <p>c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.</p> <p>11 - 9 Assess all new developments (both within and without designated Flood Risk Zones) in line with the 'Staged Approach' and pre-cautionary principle set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) and any amendment thereof, and the following:</p> <p>(a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>(b) SFRAs and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>(c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <p>(d) Applications for development on land identified as 'benefitting land' may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.</p> <p>(e) Require applications for new development, or for an extension to an existing development on land zoned for 'Social and Public' or 'Amenity' use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.</p> <p>11 - 10 (a) Ensure that new developments proposed in Arterial Drainage Schemes and Drainage Districts do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>(b) Consult with the OPW in relation to proposed developments in the vicinity of Flood Relief Schemes and drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels, where required, to facilitate maintenance access thereto.</p> <p>(c) Protect the integrity of any formal flood risk management infrastructure (see key flood risk infrastructure identified in Section 2.2 "Drainage, Key Flood Risk Infrastructure and Early Warning Systems" of the SFRA), thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure</p> <p>11 - E Require an integrated, and collaborative approach to local catchment management</p>

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				<p>risk assessment undertaken at project level, in compliance with the Flood Risk Management Guidelines.</p> <p>Objective 8A -In conjunction with Irish Water to continually progress water supply and sewer rehabilitation activities, capital maintenance activities, etc in line with the Roscrea Drainage Area Plan and Wastewater Infrastructure Plan, and to continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.</p> <p>Objective 8B -To integrate a Nature Based Approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development in the town.</p>	<p>to assist in the effective implementation of the RBMP (and any review thereof) and to support the activities LAWPRO in rolling out the local Authorities Waters Programme.</p> <p>11 - F (a) To support and facilitate the CFRAM Programme, and to support the OPW in the development and implementation of sustainable flood risk management plans and actions.</p> <p>(b) To consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAM Flood Risk Management Plans.</p> <p>11 - I Comply with the Arterial Drainage Act 1945 (as amended) prior to the carrying out of construction/ alteration works, or drainage works etc on water channels.</p>
Air and Climactic 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-serviced 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; Renewable energy; and Sustainable 	<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 	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable compact growth and sustainable mobility, in particular noting the Plan will be supported by an Active travel plan. 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. 	<p>Policy 2.2- Require new development to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives of the TCDP and this LAP and in accordance with the forthcoming Climate Action Plan for Tipperary 2023 (and any review thereof).</p> <p>Objective 2-A -As part of the Tipperary Climate Action Plan 2023 (when complete), support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate.</p> <p>Policy 3.1-Enable the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area, and in particular, to permit the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration' (see Section 4.2.1).</p> <p>Objective 5A -Support the local community and relevant sectors in engaging in programmes such as 'the SEAI Sustainable Energy Community' through the provisions of the Tipperary Climate Action Plan and Delivering Climate Action 2030 (CCMA, 2021). In preparing sectoral adaptation plans and sustainable energy and climate action initiatives, including in the preparation of an Energy Master Plan and in the identification and use of local renewable energy sources.</p> <p>Policy 6.1-Enable new development that will improve accessibility and movement within Roscrea, 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>Objective 6A - Through the Council's Active Travel Team and under the annual National Active Travel Grants Programme, actively seek funding for investment in Active Travel and Public Transport in the town in line with the provisions of the Active Travel Plan as outlined in Appendix 2.</p> <p>Policy 8.3- Permit and encourage the use of renewable energy technologies in residential, commercial and community developments.</p>	<p>Also refer to Plan's various sustainable transport provisions and detailed measures for Climate Action to Section 8.6 of this SEA Environmental Report "Integration of Climate Action into the Plan".</p> <p>11 - 17 Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.</p>

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				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
	design, energy efficiency and green and blue infrastructure.				
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-served 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. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. More efficient use of existing transport infrastructure in line with the Climate Action plan 2023 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. Interactions between agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of secondary inorganic particulate matter. Failure to invest in compact development, active travel and public transport thereby failing to reduce GHG emissions and dependency on the private car. 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies and will be reduced in line with the Circular Economy concept. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	<p>Policy 3.1- Enable the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area, and in particular, to permit the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration' (see Section 4.2.1)</p> <p>Policy 3.5- Permit new development which enhances the setting of Roscrea town centre, including its architectural and historical heritage and character, in the assessment of new development proposals, as part of this support high quality urban design, compact growth, and facilitate connectivity and active travel as opportunities arise.</p> <p>Objective 3.1- Support the Town Regeneration Officer and Town Team to prepare a collaborative Town Centre First Plan for Roscrea that will build on collaborative work and successful funding applications to date, and to provide a framework for which further funding will be sought.</p> <p>Objective 3.2- Work with and support landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme.</p> <p>Objective 3.3- Offer support to landowners through its planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc.</p> <p>Objective 3.4- Offer support in the form of advice and training, to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the re-use of upper floors.</p> <p>Objective 3.5- Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p> <p>Objective 3.6- As part of the Town Centre First Plan, prepare site development briefs for sites zoned for "Regeneration", (Section 3.2) with consideration to the provisions of existing plans and studies in place for Roscrea.</p> <ul style="list-style-type: none"> Former pharmaceutical factory (Allergen) site at Lourdes Road Convent of the Sacred Heart, Convent Road <p>Former quarry area adjoining the Birr Road/Railway line.</p> <p>Objective 3.7- Deliver on the collaborative vision as set out in the Gantly Road Master Plan.</p> <p>Objective 4A- Enable enterprise and employment development in Roscrea, through the spatial planning framework of this LAP and the economic support frameworks of the LECP, Leader LDS and provided by the Local Enterprise Office of Tipperary County Council.</p> <p>Objective 4B- Promote and support the development and use of the Roscrea Business & Innovation Park at Benamore, through the work of the Local Enterprise Office, and to maintain the park as a high-quality setting for employment uses with active travel linkages with the central area.</p> <p>Objective 5D-In collaboration with Irish Water and landowners, prepare a Master</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>8- 3 In assessing applications for new development in the open-countryside, to facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.</p> <p>8 - 6 Support new forestry plantation and works related to forestry, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and Ensuring provision of infrastructure with adequate capacity and performance. <p>10 - 1 Support and facilitate new development that will produce energy from local renewable sources such as hydro, bio-energy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>11 - 5 Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.</p> <p>11 - 13 Ensure that proposals for agricultural developments, as appropriate, comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations</p>

Screening for SEA Report for Proposed Material Alterations

Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Mitigation Measures, including:	
				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
				<p>Plan for the 'Parkmore Residential Activation Area' in line with the provisions of Section 5.5.2 to act as a framework for new development in this area.</p> <p>Objective 5E- Develop interconnectivity and linkages between the Templemore Road (N62) and the New Road through the existing residential areas located south of the N62 (identified as a neighbourhood in Section 5.2.1)</p> <p>Policy 6.4 Support the sequential development of lands zoned for development, and to ensure that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands.</p> <p>Policy 6.5 - Support the development of a new western relief route to remove M7 to N62 northbound traffic from the town centre (between the N62 to Birr and the R445 to Nenagh) this indicative route study corridor will be maintained free from development that might prejudice future route planning.</p> <p>Policy 6.6- Require proposals for new development to have consideration to and to incorporate the provisions of the Active Travel Plan as outlined in Appendix 2.</p> <p>Objective 6E- Seek to secure funding for the development of a new relief road to provide connectivity between the N62 (Templemore) and the N62 (Birr).</p> <p>Objective 8C- Support the sustainable management of waste and enable a significant reduction in the production of waste in Roscrea, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).</p>	<p>2010 or any amendment thereof.</p> <p>15 - 1 Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.</p> <p>15 - 2 Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.</p> <p>15 - 3 In line with the provisions of Section 5.3.1 of the Draft Water Services Guidelines for Planning Authorities (or any review thereof) new development will connect to existing water infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection network. In settlement centres where, municipal treatment plants do not have the capacity to cater for additional development, the Council will facilitate development, where the developer has agreed proposals for the up-grade of the treatment plant and/or network, as may be necessary, with Irish Water in accordance with the Draft Water Services Guidelines for Planning Authorities and any amendment thereof and the Irish Water Connection Charges Policy. The Council will require that such infrastructure is in place, prior to the commencement of the development.</p> <p>15 - 4 Require development proposals to connect to the public water supply, where such facilities are available.</p> <p>15 - 5 Require all new development to provide a separate foul and surface water management system and to incorporate water sensitive urban design, where appropriate, in new development and the public realm. New developments or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p> <p>15-6 Require all new development to provide a separate foul and surface water management system and to incorporate water sensitive urban design, where appropriate, in new development and the public realm. New developments or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p>

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Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Mitigation Measures, including:	
				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
					<p>15 - A Work in partnership with Irish Water in the performance of its functions and in the implementation of the WSSP, Investment Plan and NWRP (and any amendment thereof), to ensure that water infrastructure complies with appropriate regulations and to ensure and support the sustainable development of the county.</p> <p>15 - B Provide additional and improved surface water networks to both reduce pollution and support sustainable development.</p> <p>15 - C Carry out on-going monitoring and registration of private septic tanks in the County in line with the EPAs National Inspection Plan.</p> <p>15 - D Support the sustainable development, maintenance and upgrading of electricity and gas infrastructure, by network providers, to enable the integration of renewable energy sources and enable an energy system that is safe, secure and adaptable.</p>
Cultural Heritage	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere in the county by facilitating development in the town. Contributes towards protection of cultural heritage within the town by facilitating brownfield development and regeneration. Enhancement of the setting of Roscrea Castle and its connectivity with the surrounding town centre 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities 	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	<p>Policy 3.5- Permit new development which enhances the setting of Roscrea town centre, including its architectural and historical heritage and character, in the assessment of new development proposals, as part of this support high quality urban design, compact growth, and facilitate connectivity and active travel as opportunities arise.</p> <p>Objective 4D- Support the development of arts and cultural activities, new visitor accommodation and activity-based leisure activities to support the tourism industry in the town; and promote and expand physical and cultural tourism linkages with neighbouring areas and towns.</p> <p>Objective 4E- Better link the town centre and Castle Street to Roscrea Castle and Demesne Castle through public realm works, in line with the Tipperary Transforming Heritage Theme and its 'Hero Product' concept, thus adding value and enhancing the visitor experience. The key focus is to enhance the arrival experience by decluttering of elements that impact on the presentation of the castle.</p> <p>Policy 7.2-Ensure the setting and character of Roscrea Castle, including the setting of Castle Street is safeguarded and enhanced in the assessment of new development proposals. Enhance connectivity and access in the historical centre as opportunities arise.</p> <p>Policy 7.3-Require new development proposals to have regard to the architectural character and special value of the Roscrea ACAs, in accordance with the Architectural Heritage Protection, Guidelines for Planning Authorities (DEHLG, 2004).</p> <p>Policy 7.4- Safeguard sites, features and objects of archaeological interest in Roscrea (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.</p> <p>Objective 7D- To proactively and collaboratively work with the landowners of Sean Ross Abbey to investigate ways that the Abbey and its grounds can be used in a manner respectful of its past and considerate of its future potential as an important part of the community and town of Roscrea.</p>	<p>11 - C (a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and,</p> <p>(b) Prepare a 'Biodiversity and Heritage Plan' for County Tipperary over the lifetime of the County Development Plan.</p> <p>13 - 1 Encourage and support the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.</p> <p>13 - 2 Encourage and support the enhancement and management of Architectural Conservation Areas with regard to;</p> <p>a) The impact of development on the character, appearance and integrity of the Architectural Conservation Area in terms of compatibility in design, colour, finishes and massing of form;</p> <p>b) The impact of development on the existing amenities, character and heritage of the area;</p> <p>c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, plasterwork, etc</p> <p>d) The relevant Architectural Conservation Area Statement of Character, as set out in Volume 3.</p> <p>13 - 3 Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.</p> <p>13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the DAHG.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the</p>

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Environmental Component	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Mitigation Measures, including:	
				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
					<p>underwater environment and developments requiring EIA.</p> <p>13 - 5 Respect and preserve the remains (both sub-surface and upstanding) of the medieval towns in line with the Conservation, Management and Interoperation Plans in place for each town, in line with the guidance of the Heritage Council and the National Policy on Town Defences (DEHLG, 2008).</p> <p>13 - 6 Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.</p> <p>13 - 7 Consider underwater archaeology and ensure that development to river banks edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.</p> <p>13 - A Support the owners of Protected Structures and structures in Architectural Conservation Areas through educational and information actions to assist in the conservation and active use of built heritage.</p> <p>13 - B Administer and manage built heritage funding schemes such as the 'Built Heritage Investment Scheme', 'Structures at Risk Scheme' etc and any review thereof, to support owners of built heritage in the county.</p> <p>13 - C Ensure that the towns of Cashel, Fethard, Carrick on Suir and Clonmel remain members of the Irish Walled Towns Network, and to carry out an annual maintenance, interpretation and conservation programme in respect of each of these towns</p> <p>13 - D Carry out an audit of archaeological landscapes in Tipperary over the lifetime of the County Development Plan, having consideration to landscapes that may extend into adjoining counties.</p> <p>13 - E Work closely with the relevant State bodies, ICOMOS, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.</p> <p>13 - F Safeguard archaeological artefacts found on land or in rivers and, as appropriate, to file a 'Report of Discovery' with the National Museum of Ireland under Section 68 (2) of the National Cultural Institutions Act, 1997.</p>
Landscape	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the town. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures. 	<p>Policy 7.5- The views and streetscapes as listed shall be given due consideration as part of the design process for new development to the satisfaction of the Council.</p> <p>Policy 7.6- With respect Sean Ross Abbey and its grounds:</p> <ol style="list-style-type: none"> Protect the architectural, archaeological and social special interests associated with Sean Ross Abbey and its attendant grounds and to respect the institutional past associated with this site. Consider appropriate and active uses of the complex and to preserve the buildings and grounds for disuse and dereliction. Apply a precautionary approach (in line with the Institutional Burials Act 2022) to the application of measures to ensure the protection of unrecorded burials (where there is a possibility that unrecorded burials may have taken place), on foot of the publication of the Final Report of the Commission of Investigation into Mother and Baby Homes. 	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>11 - 15 Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the LCA, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.</p> <p>11 - 16 Ensure the protection of the visual amenity, landscape quality and character of designated Primary and Secondary Amenity Areas. Developments which would have a significant adverse material impact on the visual amenities of the area will not be supported. New development shall have regard to the following:</p> <ol style="list-style-type: none"> Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas. Buildings and structures shall integrate with the landscape through careful use of scale, form and finishes. Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.

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				From Roscrea Draft Local Area Plan ⁶ :	From Tipperary County Development Plan
					<p>11 -18 Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p> <p>13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the DAHG.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p> <p>13 - E Work closely with the relevant State bodies, ICOMOS, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.</p>

2.5 Schedule 2A

PART 1

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

The Draft Roscrea Local Area Plan 2023-2029 provides a six-year framework for the sustainable development of Roscrea, while considering the conservation and protection of the built and natural environment. It sets out an overall strategy for the proper planning and sustainable development of the town in terms of its social, cultural, economic and physical development and consists of a written statement supported by mapping and other appendices. The Material Alterations propose a number of text and map-based changes to the Draft Plan.

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

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

The Draft Roscrea Local Area Plan 2023-2029 has been guided by the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern and the Tipperary County Development Plan 2022-2028. In turn, the Plan will guide any lower-tier plans and future proposals for land use developments and activities. The Material Alterations are being proposed to the Draft Local Area Plan.

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

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

The Draft Roscrea Local Area Plan 2023-2029 - to which the Proposed Material Alterations relate - has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

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

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

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets. Through its provisions relating to environmental protection and management, the Draft Roscrea Local Area Plan 2023-2029 contributes towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration. For example:

- The current Water Framework Directive (2013-2018) status of the section of the River Bunnow (Bunnow_020) within the Plan area is moderate. Subject to exemptions provided for by Article 4 of the Water Framework Directive, this water body will need improvement in order to comply with the objectives of the Water Framework Directive.

Provisions contributing towards the Water Framework Directive's overall objective of good status are provided by the Tipperary County Development Plan 2022-2028.

- The Climate Change Advisory Council's *Annual Review 2021* identified that when considering national policy goals to 2050, Ireland is presently significantly off-track from paths that deliver long-term transition towards climate neutrality on that timescale. The Council also noted that:
 - Transport trends are not consistent with a sustainable low-carbon path, making emissions reductions more difficult, while also driving congestion and a host of sustainability problems and costs; and
 - It is necessary to accelerate electrification while putting an urgent priority on long-term integrated spatial and mobility planning in Ireland, if a transformational sustainable path is to be delivered.

Air quality and noise present challenges, especially in urban areas. With regard to air quality, air pollution from transport is dominated by NOx emissions. Of these, NO2 is particularly impactful from a health perspective.

The Draft Plan contributes towards climate mitigation and adaptation, maintaining and improving air quality and managing noise levels, including through measures relating to:

- Sustainable compact growth;
 - Sustainable mobility, including walking, cycling and public transport;
 - Drainage, flood risk management and resilience;
 - Sectors including agriculture, residential heating and infrastructure
 - Sustainable infrastructure design solutions including energy efficient buildings; green infrastructure.
- Ireland's Article 17 report on the Status of EU Protected Habitats and Species in Ireland (DCHG, 2019) identifies various Irish, EU-protected habitats and species to be of unfavourable status and many to be still declining, although it also identifies that a range of positive actions are underway. The Plan includes measures to contribute towards the protection of biodiversity and flora and fauna and associated ecosystem services.

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

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

The Draft Roscrea Local Area Plan 2023-2029 relates to the land use and town planning sector and has fulfilled requirements in relation to SEA. This process integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

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

PART 2

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

The development of the Plan area will involve a range of land use developments and activities that would be likely to, if unmitigated, significantly affect all environmental components; this would include positive and negative effects across the Plan area and beyond. Such effects would encompass short term construction effects and longer-term operational effects.

Effects will be mitigated by integrating measures relating to environmental protection and management into the Plan and by adhering to such provisions from the existing Tipperary County Development Plan 2022-2028.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 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

There are two types of potential cumulative effects that would be likely to occur, namely:

- Potential intra-Plan cumulative effects - these would be likely to arise from the interactions between different types of potential environmental effects resulting from the Plan. Examples of interrelationships between environmental components that help determine such effects include those between: human health and water quality; human health and air quality; human health and flood risk; and ecology and water quality.
- Potential inter-Plan cumulative effects - these would be likely to arise when the effects of the implementation of Plan occur in combination with those of other plans, programmes, etc. such as the Development Plan and the Regional Spatial and Economic Strategy.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 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

Potential effects, such as those on water will extend beyond the Plan boundary, however; significant environmental effects on another country are unlikely.

Human health has the potential to be impacted upon by environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses for example. There is historic and predictive evidence of Fluvial flooding in various locations across the Plan area.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 2.4).

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

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 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)

The spatial extent of potential effects includes the Plan area and areas downstream. The population most likely to be effected would be the population of the Plan area. Census 2016 recorded a population of 5,446. The Core Strategy in the Tipperary County Development Plan 2022-2028 provides a population increase of 726 for Roscrea to 2028, the Draft LAP provides for a population growth of 847 to 2029.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 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;

Key ecological sensitivities within and surrounding the Plan area include those relating to:

- St. Anne's, (Sean Ross Abbey), proposed Natural Heritage Area located in the Plan area.
- Sheehills Esker proposed Natural Heritage Area located c. 0.5km south west of the Plan area.
- Roscrea Bog proposed Natural Heritage Area located c. 0.7 km to the north-west of the Plan area.
- Mount St. Joseph Woods proposed Natural Heritage Area located c. 2.1km west of the Plan area.
- Golden Grove Woods proposed Natural Heritage Area located c. 2.3km north west of the Plan area.
- The ecological sensitivities associated with the Bunnow river (020) that flows through the town in a westerly direction. The WFD surface water status (2013-2018), for the River Bunnow is 'moderate'. The latest Q value for the River Bunnow is 3 - 4 (2021), with the Q Value status of moderate retained.
- Areas of high and moderate flood risk along the River Bunnow and areas of pluvial flooding in the town.
- Areas of high and extreme groundwater vulnerability throughout the town.
- Zones of archaeological importance in the centre of the town.
- Architectural Conservation Area designations in the centre of the town.
- Protected views and streetscapes in the town.

In relation to designated ecological European sites an AA screening process has been undertaken on the Proposed Material Alterations. This process has advised that Stage 2 AA for Proposed Material Alterations is not required. An AA Screening Report contains the findings of this assessment for the Proposed Material Alterations, has informed this Screening for SEA Report and accompanies the Proposed Material Alterations on display (refer also to Section 2.3).

There are a number of Zones of Archaeological Potential identified within the Roscrea LAP area, including an Urban Archaeology Zone with number of entries to the Sites and Monuments Record (SMR) and Record of Monuments and Places (RMP) in the historic town centre of Roscrea.

There are a number of Protected Structures within the area covered by the Plan, including: Roscrea Castle Complex and Damer House; St Cronans High Cross, St Cronans Church and Round Tower. The LAP area contains 4 designated Architectural Conservation Areas. The National Inventory of Architectural Heritage (NIAH) for the town includes the Sean Ross Abbey which operated as a mother and baby home between 1931 and 1969.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 2.4).

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

The current Water Framework Directive (2013-2018) status of the section of the River Bunnow (Bunnow_020) within the Plan area is moderate. Subject to exemptions provided for by Article 4 of the Water Framework Directive, this water body will need improvement in order to comply with the objectives of the Water Framework Directive.

Provisions contributing towards the Water Framework Directive's overall objective of good status are provided by the Tipperary County Development Plan 2022-2028.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 2.4).

c) intensive land-use.

The Plan will provide for the relative intensive land use of urban and semi urban areas within the Plan area.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 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

There are a range of different landscapes found in the Plan area, each with varying visual and amenity values, topography, exposure levels and contain a variety of habitats. Each landscape type has varying capacity to absorb development related to its overall sensitivity.

The Tipperary County Council Landscape Character Assessment identifies four Universal Landscape Archetypes, including 'The Plains':

A. The Plains

A1. Lowland Pasture and Arable

1. Urban and Fringe Areas
2. Thurles Hinterland
3. Nenagh Corridor

4. River Suir Central Plain /Nenagh Corridor
5. **Templemore Plains**
6. West Tipperary Farmland Mosaic

A2. Peatlands and Wet Mixed Farmland

7. Borrisokane Lowlands
8. Littleton Raised Bog
9. Littleton Farmland Mosaic and Marginal Peatland

Roscrea is located in the 'Tipperary Plains' and in the 'Templemore Plains'. The LCA also recognises the urban landscape character of the town. There is no landscape amenity sensitivity designation associated with the area (the closest being the Devils Bit mountains – area of secondary amenity) and there are no listed routes or views associated with the Plan area (the closest being V58 Views west on the N62 north of Templemore). There are 15 Protected Views set out in the current LAP for the Town.

Furthermore, in relation to designated ecological European sites An AA screening process has been undertaken on the Proposed Material Alterations. This process has advised that Stage 2 AA for Proposed Material Alterations is not required. An AA Screening Report contains the findings of this assessment for the Proposed Material Alterations, has informed this Screening for SEA Report and accompanies the Proposed Material Alterations on display (refer also to Section 2.3).

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the Proposed Material Alterations provided under Section 2.2 to 2.4).

Section 3 Conclusion

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

This report will be provided to Tipperary County Council to inform its determination on the need for SEA for Proposed Material Alterations.