

# STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

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FOR

## PROPOSED VARIATION No. 3

TO THE

### JOINT SPATIAL PLAN

FOR THE

### GREATER CARLOW GRAIGUECULLEN URBAN AREA 2012-2018

INCORPORATING THE

### CARLOW TOWN DEVELOPMENT PLAN 2012-2018

**for: Carlow County Council**

County Buildings  
Athy Road  
County Carlow



**by: CAAS Ltd.**

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# Section 1 Introduction and Terms of Reference

## 1.1 Introduction and Legislative Requirements

This is the Strategic Environmental Assessment (SEA) Screening Report for Proposed Variation No. 3 to the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018, incorporating the Carlow Town Development Plan 2012-2018 (as extended). This report has been prepared by CAAS Ltd.

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or variation to a plan or programme, before a decision is made to adopt it. The SEA Directive<sup>1</sup> requires, inter alia, that SEA is undertaken for certain plans and programmes. Screening is the process for determining whether a particular plan, or variation to a plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

Under Article 7 (13K) of the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011), Carlow County Council is required to determine whether any Proposed Variation needs to be subject to SEA.

The purpose of this report is to inform whether or not to undertake SEA on Proposed Variation No. 3. This report should be read in conjunction with the documents cited within, including the Proposed Variation and the AA Screening Report.

## 1.2 Context and Reasons for Proposed Variation No. 3

Carlow County Council has prepared Proposed Variation No. 3 to the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 incorporating the Carlow Town Development Plan 2012-2018 (as extended) under Section 13 of the Planning and Development Act 2000 (as amended).

The Proposed Variation seeks to:

- (a) Amend the land use zoning of an opportunity site (No. 10 Former Braun Site) O'Brien Road Carlow from "Industrial" to "Enterprise and Employment"<sup>2</sup>;
- (b) To include a specific objective to support the provisions of the Vacant Site Levy and to clarify the land use zonings for the application of the Vacant Site Levy<sup>3</sup>; and
- (c) To amend Policy ENVP 50 to reference recently adopted documents to address Climate Change Adaptation and Mitigation at a National and Local Level.

## 1.3 Consultations

As part of the screening process, environmental authorities<sup>4</sup> were notified that a submission or observation in relation to whether or not implementation of Proposed Variation No. 3 would be likely to have significant effects on the environment may be made to the Council. Submissions were received from the Environmental Protection Agency and the Department of Culture, Heritage and the Gaeltacht. The issues raised in these submissions are presented and responded to in Table 1.1 below.

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

<sup>2</sup> This is proposed in order to provide for the appropriate expansion of enterprise and employment lands providing a broader range of uses permissible on this strategic brownfield opportunity site within Carlow Town which is in the interests of the proper planning and sustainable development of the area.

<sup>3</sup> This is proposed in order to give full effect to the provisions of the Urban Regeneration and Housing Act 2015 regarding the Vacant Site Levy and urban renewal and regeneration into the Plan by, inter alia, including new policies/objectives for the development and renewal of designated residential and regeneration lands for the purposes of the levy that will facilitate achieving a compact and sustainable urban settlement.

<sup>4</sup> The following environmental authorities were notified: Environmental Protection Agency; Department of Communications, Climate Action and Environment; Department of Agriculture, Food and the Marine; Department of Culture, Heritage and the Gaeltacht; Kildare County Council; Kilkenny County Council; Laois County Council; Wexford County Council; and Wicklow County Council.

**Table 1.1 Issues Raised in SEA Scoping Submissions and Responses**

No.	Submission Issue	Response
1	<p>We acknowledge your notice, dated 23rd October 2019, in relation to the Proposed Variation No. 3 (the Variation) to the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 as extended (the 'Plan') and associated Strategic Environmental Assessment (SEA) screening.</p> <p>The EPA is one of five statutory environmental authorities under the SEA Regulations. In our role as a SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as a SEA environmental authority do not include approving or enforcing SEAs or plans.</p> <p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance document into account and incorporate the relevant recommendations as relevant and appropriate to the Plan.</p>	<p>Noted. The cited guidance document has been taken into account by the SEA screening process.</p>
2	<p>Proposed SEA Determination Carlow County Council should determine whether implementing the proposed Variation would be likely to have significant effects on the environment.</p> <p>We refer you to Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) which sets out the 'Criteria for determining whether a Plan is likely to have significant effects on the environment', to use to determine whether the Variation would be likely to have significant effects on the environment.</p> <p>Guidance on the SEA process, including an SEA pack and checklist available on our website at <a href="http://www.epa.ie/monitoringassessment/assessment/sea/">www.epa.ie/monitoringassessment/assessment/sea/</a>. We recommend that you take the available guidance into account in making your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the Variation.</p>	<p>This report will inform the Council's determination. The determination will be informed by the criteria at Schedule 2A of the Regulations as amended – these are addressed at Section 2.4 of this report.</p>
3	<p><b>Specific Comments on the Variation</b></p> <p>You should consider including a reference to both the National Planning Framework and the Southern Regional Spatial and Economic Strategy. These should be also be aligned with, in proposing the Variation.</p>	<p>The proposed variation will be read in conjunction with the Carlow County Development Plan 2015 -2021 (CDP) together with the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended) (JSP). Both Plans acknowledge the National and Regional Planning context within which any future development proposals will be considered. (Refer: CDP: Chapter 1: Introduction Sections 1.0-1.1.3 (Legislative and Policy Context) and JSP: Part 2: Core Strategy (National and Regional Policy Context).</p> <p>The proposed variation will provide for a change in the range of employment opportunities permissible on the site (i.e. from industrial to enterprise and employment uses) together with the introduction of provisions to implement the Vacant Site Levy as required by the Urban Regeneration and Housing Act 2015, as amended by the Planning and Development (Amendment) Act 2018.</p> <p>The proposed variation fully accords with the provisions of the National Planning Framework and the Draft RSES for the Southern Region which seek to promote economic development, compact growth and regeneration in the larger towns within the Country / Region.</p> <p><b>Conclusion:</b> Sufficient provisions exist within the existing statutory plans and legislative framework to ensure alignment with National and Regional Policy.</p>
4	<p>We note the proposed land use zoning change from 'Industrial' to 'Enterprise and Employment, and the additional text to incorporate the provisions of the Urban Regeneration and Housing Act 2015. There is merit in also clarifying whether residential development is proposed for the rezoned lands, or whether it will be solely for enterprise and employment purposes.</p>	<p>The nature of uses permissible within the lands zoned enterprise and employment are detailed in the Land Use Zoning Matrix as contained in Section 11: Land Use Zonings of the JSP. Within this section it is clearly indicated that residential development is not permitted within this land use zoning category.</p> <p><b>Conclusion:</b> Sufficient provisions exist within the existing statutory JSP plan to clarify the nature of uses permissible / not permissible within the land use zoning category.</p>

No.	Submission Issue	Response
5	<p>Consider including a recommendation that development proposals in the rezoned lands incorporate green infrastructure and walking/cycling infrastructure to further encourage less private vehicle commuting and support biodiversity within the area, where possible.</p>	<p>The requirements of the EPA are currently addressed under the provisions of the Carlow County Development Plan 2015-2021 and the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 as follows:</p> <p><b>Carlow CDP 2015-2021</b>  <b>Chapter 11 Urban Design - 11.2.3 Green Infrastructure</b>                      All new proposals seeking planning permission should address, as much as is reasonably possible best practice sustainable solutions and a sustainable site design, with emphasis on the following:</p> <ul style="list-style-type: none"> <li>▪ The proposal should address how existing natural features of the site will inform sustainable urban design, by exploring the potential for the integration of existing natural features of merit such as watercourses, mature planting and topography. Such an approach ensures that the landscape character of the area is maintained whilst also assisting biodiversity maintenance and more natural forms of surface water drainage</li> <li>▪ Effectively, the layout of the proposed development will be informed by the inherent natural characteristics of the site. Connectivity between proposed open spaces and adjoining existing open space or natural features should also be considered in the site design</li> <li>▪ Proposals in relation to larger sites should be cognisant of any ecologically sensitive areas where it may be appropriate to retain or integrate into a landscape plan</li> <li>▪ Ensure that any new development will not damage, degrade, fragment or prejudice the green infrastructure development.</li> </ul> <p><b>Chapter 5 Transportation and Movement: Trans – Policy 6</b>                      It is the policy of Carlow County Council to:</p> <ul style="list-style-type: none"> <li>▪ Support co-ordination by transport providers to promote linked up transport services enabling complete coverage of the County through the creation of integrated transport hubs in the larger towns:                             <ul style="list-style-type: none"> <li>- By providing bus stations or stops in or around train stations</li> <li>- By providing cycle parking stands at stations and stops</li> <li>- By providing good pedestrian facilities</li> </ul> </li> <li>▪ Request a Mobility Management Plan with larger planning applications, detailing accessibility measures and measures to encourage sustainable modes of transport such as walking, cycling, car-sharing and public transport. In the case of school's measures might also include a school bus or a walking school bus</li> <li>▪ Integrate transportation planning and land-use planning in order to reduce the need to travel (especially by car), by promoting the consolidation of development in a network of settlements with existing services and facilities</li> <li>▪ Support the creation of an integrated and environmentally-sound transport system, in particular with regard to accessibility and choice of transport, with a quality intercity bus and rail service, alongside the promotion of cycle facilities and pedestrian movements</li> <li>▪ Encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following:                             <ul style="list-style-type: none"> <li>- Sustainable transport</li> <li>- Provision of open space amenities</li> <li>- Sustainable management of water</li> <li>- Protection and management of biodiversity</li> <li>- Protection of cultural heritage</li> <li>- Protection of protected landscape sensitivities</li> </ul> </li> </ul> <p><b>JSP – Carlow 2012-2018 (as extended)</b>  <b>Core Strategy</b>  <b>CO6 Ease of Access</b>                      It is an objective of the Council to promote sustainable modes of transport in particular public transport, cycling and walking, improve transport infrastructure generally and in particular for those with mobility impairments, and deliver development patterns that are conducive to sustainable modes of transport.</p> <p><b>Transportation</b>  <b>TRANS 005:</b> It is an objective of the Council to facilitate spatial development and land use patterns along with traffic management arrangements that make sustainable transport modes (walking, cycling and an intra-urban bus service) safe, practicable and feasible alternatives to the private car and reduce traffic congestion and associated emissions.</p> <p><b>Environment</b>  <b>ENVO08:</b> It is an objective of the Council to create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide for sustainable water management and a green setting for the urban area and prevent sprawl.</p> <p><b>Urban Design and Built Form</b>                      It is important to create a safe environment where walking and cycling represent viable alternatives to private vehicle use. In towns and villages, there is a balance to be struck between the allocation of space to private car users to allow for fast transit and high throughput and the allocation of space for wider footpaths, footpaths on either side of the street and the provision of dedicated cycle paths.</p> <p><b>Conclusion:</b> Sufficient provisions exist within the existing statutory plans to promote green infrastructure and walking/cycling infrastructure and to support biodiversity within the area</p>
6	<p><b>Sustainable Development</b></p> <p>In proposing and in implementing the Variation, Carlow County Council should ensure that the Variation is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or</p>	<p>The requirements of the EPA are currently addressed under the provisions of the Carlow County Development Plan 2015-2021 and the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended) as follows:</p> <p><b>Carlow CDP 2015-2021</b>  <b>Env. – Policy 6</b>                      It is the Policy of the Council to ensure development under the Plan shall be preceded</p>

No.	Submission Issue	Response
	required to be put in place, to service any development proposed and authorised during the lifetime of the Variation.	<p>by sufficient capacity in the public water and wastewater infrastructure.</p> <p><b>JSP – Carlow 2012-2018 (as extended)</b>  <b>Environment- P09</b>  It is the Policy of the Council to ensure that developments that may adversely affect water quality do not proceed unless and until mitigatory measures are in place, such as settlement ponds or oil interceptors.</p> <p><b>Environment- P10</b>  It is the Policy of the Council to ensure development proposals with potential to overload the waste-water treatment plant are not commenced or occupied until additional capacity is in place</p> <p><b>Physical Infrastructure - P10</b>  It is the policy of the Council to assess all applications in the context of available infrastructural facilities and limit those proposals that would put undue pressure on available resources. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>Conclusion:</b> Sufficient provisions exist within the statutory plans to ensure adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Variation.</p>
7	In considering the Variation, Carlow County Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.	<p>It is currently the policy of the Council under the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended) "to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases including the delivery of sustainable land use patterns (Ref: ENV P50)"</p> <p>In light of recently adopted documents at a National and Local Level it is recommended that the policy be amended to read as follows:</p> <p>ENVP50: It is the Policy of the Council <del>to support the National Climate Change Strategy to support relevant provisions contained in the Climate Change Adaptation Strategy 2019-2024, the Climate Action Plan 2019, the National Climate Change Adaptation Framework (2018 and any subsequent versions) the National Mitigation Plan (2017 and any subsequent versions) and the County Carlow Climate Change Adaptation Strategy 2019-2024</del> and, in general to facilitate measures which seek to reduce emissions of greenhouse gases including the delivery of sustainable land use patterns (Ref: ENV P50)</p> <p><b>Recommendation:</b> Amended Policy ENVP50 to be incorporated into the Proposed Variation.</p>
8	Carlow County Council should also ensure that the Variation is consistent with key relevant higher-level plans and programmes.	The Variation is consistent with key relevant higher-level plans and programmes. Please also refer to above responses.
9	<p><b>State of the Environment Report – Ireland’s Environment 2016</b></p> <p>In preparing the Variation and associated SEA screening, the recommendations, key issues and challenges described in our most recent State of the Environment Report Ireland’s Environment – An Assessment 2016 (EPA, 2016) should be considered, as relevant and appropriate to the Variation.</p>	The preparation of this report has considered the key issues and challenges described in the EPA’s most recent State of the Environment Report Ireland’s Environment – An Assessment 2016 (EPA, 2016).
10	<p><b>Available Guidance &amp; Resources</b></p> <p>Our website contains various SEA resources and guidance, including:</p> <ul style="list-style-type: none"> <li>- SEA process guidance and checklists</li> <li>- Inventory of spatial datasets relevant to SEA</li> <li>- topic specific SEA guidance (including ‘Developing and Assessing Alternatives in SEA’, ‘Integrating Climate Change into SEA’ and ‘Integrated Biodiversity Impact Assessment’)</li> </ul> <p>You can access these resources at:  <a href="http://www.epa.ie/monitoringassessment/assessment/sea/EnvironmentalSensitivityMapping(ESM)WebTool">www.epa.ie/monitoringassessment/assessment/sea/EnvironmentalSensitivityMapping(ESM)WebTool</a>  This new tool was launched recently by the EPA. It is a new decision support tool to assist SEA and planning processes in Ireland. It is available at <a href="http://www.enviromap.ie">www.enviromap.ie</a>. The tool brings together over 100 datasets and allows users to create plan-specific environmental sensitivity maps. These maps can help planners examine environmental considerations, anticipate potential land-use conflicts, and help identify suitable development locations while also protecting the environment.</p> <p><b>EPA SEA WebGIS Tool</b>  Our SEA WebGIS Tool, available through the EDEN portal (<a href="https://gis.epa.ie/EIS_SEA/">https://gis.epa.ie/EIS_SEA/</a>), allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist in SEA screening and scoping exercises.</p> <p><b>EPA WFD Application</b>  Our WFD Application provides access to water quality and catchment data from the national WFD monitoring</p>	The preparation of this report has considered available guidance and resources, including those from the EPA.

No.	Submission Issue	Response
	programme. The Application is accessed through EDEN <a href="https://wfd.edenireland.ie/">https://wfd.edenireland.ie/</a> and is available to public agencies. Publicly available data can be accessed via the <a href="http://www.catchments.ie">www.catchments.ie</a> website.	
11	<b>Future amendments to the Plan</b> Where changes to the Plan are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004)	Future Variations to the Plan will be considered against the SEA Regulations, as amended.
12	<b>Appropriate Assessment</b> You should ensure that the Variation complies with the requirements of the Habitats Directive where relevant. Where Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the Variation. <i>EPA AA GeoTool</i> Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: <a href="http://www.epa.ie/terminalfour/AppropAssess/index.jsp">http://www.epa.ie/terminalfour/AppropAssess/index.jsp</a>	Screening for AA has been undertaken on the Variation – see Section 2.2.
13	Under the SEA Regulations, prior to making your SEA determination you should also consult with: <ul style="list-style-type: none"> <li>• The Minister for Housing, Planning and Local Government</li> <li>• Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment</li> <li>• where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and</li> <li>• any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.</li> </ul>	The relevant authorities have been consulted with.
14	<b>SEA Determination</b> As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.	The SEA Determination will be made available for inspection at the Council's offices, placed on the Council's website and circulated to the environmental consulted with.
15	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: <a href="mailto:sea@epa.ie">sea@epa.ie</a> . Please also note that future SEA-related notifications should be sent to us using our <a href="mailto:sea@epa.ie">sea@epa.ie</a> email address, rather than by post, where possible.	Noted.
<b>Submission from the Department of Culture, Heritage and the Gaeltacht</b>		
1	Archaeology The Department wishes to advise that Carlow County Council should exclude known monuments from lands to be re-zoned for industrial and/or residential/educational developments	The site which is subject to the proposed change in zoning from "Industrial" to "Enterprise and Employment" is not located within a zone of archaeological potential or proximate to any known or recorded archaeological monuments.
2	The Council should also highlight within this Variation those sites of known archaeological importance within the Carlow-Graigucullen Urban Area that are either in State or Local Authority Ownership or Guardianship, as any works in the vicinity of these monuments may require Ministerial Consent (irrespective of planning permission) under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004. In addition, works in the vicinity of a National Monument which is the subject of a Preservation Order in County Carlow may also require Ministerial Consent (irrespective of planning permission) under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.	There are no known sites of archaeological importance on the site. A map is contained in the JSP which outlines the location of Archaeological Heritage Sites within the JSP Plan Area (see attached). The JSP also notes the following in Section 9 Natural and Built Heritage:  <b>National Monuments</b> <i>National Monuments are designated by the Minister of the Arts, Heritage and the Gaeltacht and are taken into the ownership and management of the state. The Councils may consider applications within the setting of a National Monument. Well-known National Monuments located within the Greater Carlow Graigucullen Urban Area include Carlow Castle close of Graigucullen Bridge and the Browneshill Dolman to the east of the plan area.</i>  <b>Recorded Monuments</b> <i>The Minister maintains a Record of Monuments and Places or the Register of Historic Monuments comprise important archaeological assets mostly in private ownership.</i>

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		<i>There is a requirement to notify the Minister of an intention to carry out works to a recorded monument two months before commencing that work pursuant to s.12 National Monument (Amendment) Act 1994. The planning authority may consider applications relating to recorded monuments or the settings of recorded monuments (shown on map).</i>
3	The Council should also highlight within this Variation those sites of known archaeological importance within the Carlow-Graigucullen Urban Area that are entered into the Record of Monuments and Places for County Carlow under Section 12 of the National Monuments (Amendment) Act 1930-2014.	There are no known sites of archaeological importance on the site. A map is contained in the JSP which outlines the location of Archaeological Heritage Sites within the JSP Plan Area (see attached).
4	This Variation should also have an over-arching objective to ensure the protection and preservation of the Archaeological, Built and Underwater Heritage which can then be expanded upon in a specific section relating to 'Archaeological, Built and Underwater Heritage' (please see by way of example below): <i>It is an objective of Carlow County Council, as part of this Joint Spatial Plan, to secure the preservation and setting of all sites, features and objects of archaeological interest, including all archaeological monuments included in the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1930-2014 (either by preservation in-situ or, as a minimum, preservation by record). The planning authority will have regard to the advice and recommendations of the Department of Culture, Heritage and the Gaeltacht with respect to archaeological recommendations and specific archaeological mitigation</i>	The JSP contains a number of provisions which address the requirements of the Department as follows:  <b>Archaeological Policies</b> <b>HER P30</b> Support the conservation, interpretation and appreciation of significant archaeological assets in the County. <b>HER P31</b> Protect the settings of National Monuments from inappropriate development <b>HER P32</b> Protect the integrity, character, value and settings of Recorded or Registered Monuments or Places from inappropriate development <b>HER P33</b> Seek advice from the Department of the Arts, Heritage and the Gaeltacht on planning applications that may adversely affect a recorded monument and have regard to the archaeological advice as it relates to individual sites and also the Framework and Principles for the Protection of the Archaeological Heritage (DAHG 1999) <b>HER P34</b> Ensure the appropriate management of Zones of Archaeological Potential and the preservation of archaeological deposits and artefacts found preferably in situ or by record if necessary <b>HER P35</b> Seek the provision of additional information relating to the archaeological potential of a development site and/or the appointment of a qualified and licensed archaeologist while groundworks are being carried out.
5	The Variation should be clear in highlighting the possible planning restraints in relation to developments in proximity to archaeological sites and monuments, and the possibility that applicants/developers may be required to carry out archaeological assessments, including geophysical survey and/or excavation, in order to address any archaeological concerns. Such assessments should be carried out at the earliest stage in the process in order to reduce possible concerns later on. This can be done in tandem with outlining the economic and educational benefits of protecting and promoting Carlow's archaeological, built and underwater heritage into the future.  General policies may include: <ul style="list-style-type: none"> <li>• To protect and enhance archaeological monuments and their settings including town defences and ditches, town gates, bastions or ancillary fortifications.</li> <li>• To facilitate appropriate guidance in relation to the protection of the archaeological heritage in the area covered in the Plan.</li> <li>• To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.</li> <li>• To promote pre-planning consultations in relation to the archaeological heritage with the Planning Authority and with the Department of Culture, Heritage and the Gaeltacht.</li> <li>• To endeavour to ensure the dissemination of the results of archaeological excavation in a timely and appropriate manner.</li> <li>• To promote public awareness of the rich archaeological heritage in the area.</li> </ul> Specific Objectives may include: <ul style="list-style-type: none"> <li>• It will be an objective to secure the preservation (in-situ or by record) of all sites and features of historical and archaeological interest.</li> <li>• It will be an objective to secure the preservation (in situ) of any surviving town defences, ditches, gates, etc., including the former line thereof, and their setting.</li> <li>• When considering development in the vicinity of town defences, a satisfactory buffer zone between the development and the town defence should be considered.</li> <li>• It will be an objective to preserve the integrity of archaeological monuments in their settings and to ensure that development in the vicinity of a site of</li> </ul>	In addition to the foregoing policies the following provisions are also provided for in the JSP:  <b>Groundworks within Areas of Archaeological Potential or in the vicinity of a Recorded Monument</b> Where it is proposed to undertake groundworks to lands within an area of archaeological potential or in the vicinity of a recorded monument the Council may require: (a) The preparation of an archaeological field evaluation by a qualified and licensed archaeologist. This assessment comprises an account of the archaeological and historical background of the site, an evaluation of the nature, importance, extent and locations of archaeological remains and of the likely impacts of the development proposals on archaeological remains. Trial trenches may be excavated as part of the evaluation process. The submission of a contingency method statement indicating how the development will be carried out in order to minimise the impact on sub-surface archaeological remains. This could comprise (i) a statement advising how the potential location of archaeological remains informed the decision on where to locate structures within the site (ii) a no-dig specification in relation to hardstanding areas and boundary walls (iii) non-invasive foundations, such as hand-excavated foundation pads for lightly-loaded structures rather than trench foundations. (b) The retaining of a qualified and licensed archaeologist to carry out a full archaeological excavation, of all areas that are subject to groundworks and the preservation of any archaeological remains found by record and the furnishing of a copy of the excavation report to the Council, the Carlow County Museum and the Carlow County Library. (c) The retaining of a qualified and licensed archaeologist to supervise the carrying out of groundworks during the development process and when deemed necessary by the archaeologist, the cessation of groundworks pending the excavation of any potentially significant archaeological remains by the archaeologist, and the furnishing of an excavation report on same to the Council, the Carlow County Museum and the Carlow County Library.  Where archaeological remains, artefacts or features are found while development is underway, where no archaeological remains were indicated prior to the commencement of development works should cease, the archaeological substrata should not be disturbed further, and the find should be reported to the National Museum of Ireland and the Minister for the Arts Heritage and the Gaeltacht. It is important to note that the Minister may place a preservation order on any significant archaeological remains or monuments discovered regardless of the details of a planning permission.  <b>The Carlow County Development Plan 2015-2021 also provides the following provisions pertaining to archaeology which will be considered in the context of any future development proposals:</b> <b>Heritage – Objective 8</b> The Local Authority recognises the importance of preserving and protecting the archaeological heritage throughout County Carlow, while fostering a greater public appreciation of the archaeological heritage within the Plan area  <b>9.2.2 Development proposals affecting archaeology</b> Various types of development can impact on the visual appreciation, setting and amenity of recorded monuments. Such impacts should be adequately assessed and where possible, negated or minimised. Previously unidentified archaeological sites may be uncovered during development works, while archaeological deposits that would be damaged by development must be investigated and recorded in great detail.



No.	Submission Issue	Response
	<p>archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.</p> <ul style="list-style-type: none"> <li>Existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins with towns/villages shall be protected within urban zones.</li> <li>When considering development in the vicinity of archaeological monuments, an archaeological impact assessment may be required. This assessment may also include a visual amenity impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains/archaeological monuments.</li> </ul> <p>Additional policies in relation to development proposals: The Department recommends that the following section be included in relation to areas zoned for largescale developments: A) All proposed developments that may, due to their location, size, or nature, have implications for the archaeological heritage should be subject to archaeological assessment. Such developments include those that are located at or close to archaeological monuments or sites, those that are extensive in terms of area (ground disturbance of 1/2 hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement.</p> <ul style="list-style-type: none"> <li>The applicant may be formally requested, as part of the planning process to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development. The applicant shall commission this assessment report. These archaeological assessment reports shall be submitted to the Planning Authority, and to the Department of Culture, Heritage and the Gaeltacht for their consideration prior to the planning decision.</li> <li>All planning permissions and other development applications, which are in or might affect sites and features of historical and archaeological interest, shall be referred to the Minister through the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht for comment.</li> <li>The Ministerial recommendations will be fully considered by the Planning Authority in reaching their decision.</li> <li>Conditions which the Planning Authority may place on developments within the zone of archaeological potential and within close proximity to Recorded Monuments and sites may include the funding by the applicant of archaeological assessment, geophysical survey, monitoring, testing or excavation within the area covered by the permission, either prior to the planning decision or prior to any development works proceeding on the site following the grant of planning permission. The preservation of all or part of the archaeological remains in the area covered by the permission may also be considered by the Planning Authority as a condition on such developments.</li> <li>Each planning application for development within the Area of Archaeological Potential and within close proximity to recorded archaeological sites shall be assessed on its own merits.</li> </ul>	<p>Any proposed development (due to its location, size or nature) with the potential to affect the archaeological heritage resource will be subject to an Archaeological Impact Assessment. This includes proposals close to archaeological monuments, proposals extensive in area (half a hectare or more) or length (1km or more), and development that requires an Environmental Impact Assessment. Other areas of high archaeological potential may exist outside the boundaries of conventionally recognised monuments, especially in wetlands and former wetlands.</p> <p>The Council will have regard to the recommendations of the Department of the Environment, Heritage and Local Government when considering proposals with potential to affect the archaeological heritage. The Planning Authority recommends that potential developers consult as early as possible with the relevant agencies, such as the National Monuments Service of the DoEHLG and the Planning Section of Carlow County Council, in order to ensure that archaeological concerns can be integrated into development proposals at as early a stage as possible.</p> <p><b>Heritage – Policy 3</b> <b>It is the policy of Carlow County Council to:</b></p> <ul style="list-style-type: none"> <li>Protect and enhance archaeological sites, monuments, their setting, appreciation and amenity within the Plan area, including those that are listed in the Record of Monuments and Places (RMP) or newly discovered archaeological sites and/or sub-surface archaeological remains</li> <li>Require archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance, if a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological deposits</li> <li>Ensure that development within the vicinity of a Recorded Monument does not detract from the setting of the feature and is sited and designed appropriately</li> <li>Facilitate and enhance public access to and understanding of the archaeological heritage and disseminate information and advice on the archaeological heritage to prospective developers and the general public</li> <li>Ensure that full consideration is given to the protection of archaeological heritage when undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of the archaeological heritage</li> <li>Protect historic burial grounds that are recorded monuments and encourage their maintenance in accordance with conservation principles. Development may be restricted or conditions requiring substantial excavation may be imposed in and adjacent to former burial grounds</li> <li>Ensure, through the application of appropriate design standards and criteria, that land uses do not give rise to significant losses of the integrity, quality or context of archaeological material except as may be conditioned or directed by the appropriate heritage agencies</li> <li>Ensure that a suitably qualified archaeologist carries out all archaeological works required when permission is granted for development that requires mitigation of impacts on the archaeological heritage</li> <li>Require the preservation of the context amenity and visual integrity and connection of archaeological monuments to their setting. Views to and from archaeological monuments should not be obscured by inappropriate development. Archaeological visual impact assessments should be undertaken to demonstrate the continued preservation of an archaeological monument's siting and context.</li> </ul> <p><b>Conclusion:</b> Sufficient provisions exist within the existing statutory plans to ensure the protection / preservation etc of archaeological heritage.</p>
6	Please refer to the Department's website <a href="http://www.archaeology.ie">www.archaeology.ie</a> for policy and guideline documents, licensing, notifications and Ministerial Consent forms.	The baseline information from the Department's website has been taken into account in the screening of effects. The cited information and documents will be kept on file for consideration through the Plan amendment process. The relevant website and guidance referenced will be considered as appropriate in the plan-making and development management process
7	You are requested to send further communications to this Department's Development Applications Unit (DAU) via eReferral, where used, or to the following address: The Manager Development Applications Unit (DAU) Department of Culture, Heritage and the Gaeltacht Newtown Road Wexford Y35 AP90	Noted.

## Section 2 SEA Screening

### 2.1 Introduction

The section examines whether the Variation 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 2.4).

### 2.2 Appropriate Assessment and Strategic Flood Risk 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 Directive<sup>5</sup>, 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 AA must be undertaken.

Screening for AA has identified that implementation of the Variation, individually or in combination with other plans and projects, will not have a likely significant effect on European Sites. Therefore, at this stage, AA is not required. Any proposed changes to the Variation will be subject to further Screening.

Strategic Flood Risk Assessment is not required for the Variation as:

- The site subject to part (a) of Proposed Variation No. 3:
  - is already zoned (it is are currently zoned as Industrial);
  - its vulnerability class of zoning (see Table 3.1 of the Flood Risk Guidelines) is not changing (it is are proposed to be zoned as Enterprise and Employment); and
  - is situated within Flood Risk Zone C (lower flood risk).
- Part (b) of Proposed Variation No. 3 does not provide for changes to land use zoning objectives or affect flood risk management provisions.

### 2.3 SEA Screening Analysis

Table 2.1 examines whether the Variation would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA). Table 2.1 is supplemented by Table 2.2, which identifies measures in force under the existing Joint Spatial Plan that projects are required to comply with. The full range of environmental effects<sup>6</sup> are considered by the assessment.

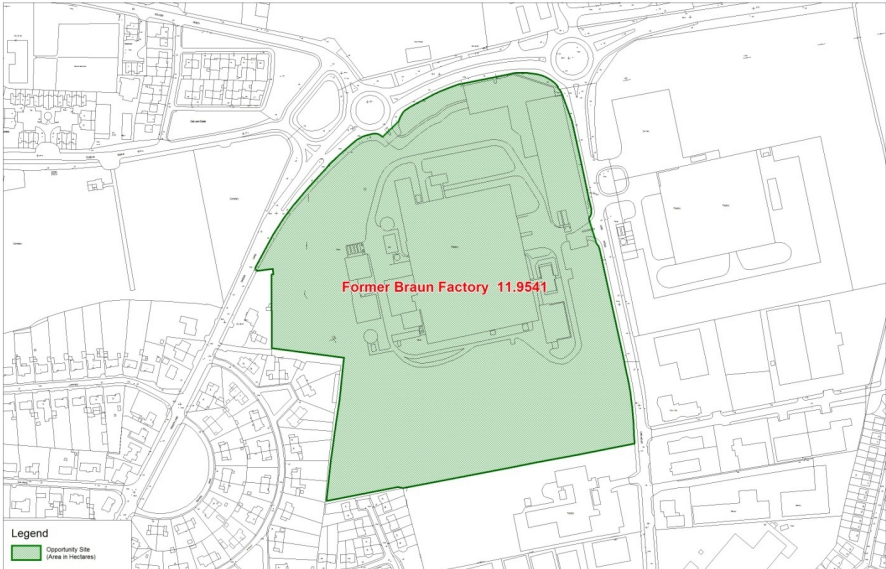
The examination takes account relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the Planning and Development (SEA) Regulations, as amended, (see Section 2.4) and has been updated to take account of a submission made by an environmental authority during the SEA screening consultation process.

The Joint Spatial Plan sits within a hierarchy of plans, programmes, etc. and is subject to various high-level environmental protection policies and objectives. The Plan as varied will be implemented within areas that have existing plans, programmes, etc. for a range of sectors at a range of levels (e.g. National, River Basin District, Regional and County) that are already subject to SEA and AA. These include the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Carlow County Development Plan 2015. The Plan and associated Variation are consistent with such plans, programmes, etc.

<sup>5</sup> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

<sup>6</sup> including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

**Table 2.1 SEA Screening of Variation**

<b>Changes Proposed by the Variation</b> Proposed text additions are shown in <b>green font</b> . Deletions are shown in <del>red text with a strikethrough</del> .	<b>Strategic Environmental Assessment (SEA) Screening</b>
<p><b>Proposed Variation 3 (a)</b>            Amend the land use zoning of an opportunity site (No. 10 Former Braun Site) O'Brien Road Carlow from "Industrial" to "Enterprise and Employment".</p> <p>This part of the Proposed Variation includes amendments to Part 4: Joint Maps and Opportunity Site Briefs. Please refer to the Proposed Variation for full detail.</p> <p>Opportunity Site 10: Former Braun Site, O'Brien Road            Site Code: OP10</p>  <p>Zoning: <del>Industrial</del> <b>Enterprise and Employment</b></p> <p>Site Area (ha):11.95ha</p> <p>Comments:</p> <ul style="list-style-type: none"> <li>▪ Currently vacant</li> <li>▪ Potential for large-scale <del>industrial development</del>, <b>Enterprise and Employment Uses</b>. Site previously used for manufacturing</li> <li>▪ Served by good quality road network (Northern Relief Road and O'Brien Road) and access arrangements.</li> <li>▪ Benefits from direct connection with fibre-broadband with potential to speeds of 20 mega bits per second.</li> <li>▪ No known contamination issues.</li> </ul>	<p>Brownfield development within the existing envelope of Carlow Town – including at the former Braun site – is already provided for by the existing Plan. This site is currently zoned as "Industrial" by the existing Plan and is proposed by the Variation to be zoned "Enterprise and Employment". This part of the Proposed Variation would continue the facilitation of brownfield development at the subject site.</p> <p>By further facilitating re-development of a brownfield site within the existing envelope of the Town, this part of the Proposed Variation would continue to contribute towards the proper planning and sustainable development of the town, including contributing towards higher levels of sustainable mobility, minimising increases in energy usage and emissions to air, including greenhouse gas emissions and other emissions. It would also help to avoid the need to develop more sensitive greenfield lands elsewhere in the town and beyond thereby avoiding land take and potential adverse effects on various environmental components.</p> <p>Taking into account the measures that have already been integrated into the Plan that contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from the proposed changes are either present already and would be further contributed towards (positive) or would be mitigated by measures that have been already integrated into the existing Plan (see Table 2.2) so as not to be significant (residual adverse).</p> <p>As this change would not result in significant environmental effects, SEA is not required.</p>

<b>Changes Proposed by the Variation</b> Proposed text additions are shown in <b>green font</b> . Deletions are shown in <del>red text with a strikethrough</del> .	<b>Strategic Environmental Assessment (SEA) Screening</b>
<p><b>Proposed Variation 3 (b) No. 1</b></p> <p>To include a specific objective to support the provisions of the Vacant Site Levy and to clarify the land use zonings for the application of the Vacant Site Levy. This is proposed in order to give full effect to the provisions of the Urban Regeneration and Housing Act 2015 regarding the Vacant Site Levy and urban renewal and regeneration into the Plan by, inter alia, including new policies/objectives for the development and renewal of designated residential and regeneration lands for the purposes of the levy that will facilitate achieving a compact and sustainable urban settlement.</p> <p><u>Part 2 Core Strategy</u> Carlow Town Development Plan  Core Strategy pg. 22</p> <p>The following principles make up this core development strategy:</p> <ul style="list-style-type: none"> <li>• Consolidate the urban area and provide for a retail hierarchy including town centre, district centres and neighbourhood centres in the interest of ensuring the vitality and viability of the town centre (Map of retail hierarchy contained in Part 3, Section 1)</li> <li>• Deliver development that supports sustainable modes of transport (Map of transport infrastructure contained in Part 3, Section 2)</li> <li>• Advance key opportunity sites by preparing development briefs or urban design framework plans.</li> <li>• Consolidate enterprise and employment areas, directing this type of development to serviced lands and brownfield sites in the interests of efficient use of resources and sustainable transport.</li> <li>• <b>Utilise all available tools and mechanisms, including the Vacant Site Levy, in order to facilitate and encourage appropriate development of vacant sites.</b></li> <li>• <b>Promote the appropriate development and renewal of areas that are in need of regeneration, in order to prevent:</b> <ul style="list-style-type: none"> <li>◦ <b>Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land</b></li> <li>◦ <b>Urban blight or decay</b></li> <li>◦ <b>Anti-social behaviour, or</b></li> <li>◦ <b>A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.</b></li> </ul> </li> <li>• Consolidate residential development by adopting a sequential approach and in light of reduced housing land requirement under the Regional Planning Guidelines and in order to provide for sustainable transport. (Table detailing housing land requirement in Part 2)</li> <li>• <b>To promote residential development through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key location, including regeneration areas, vacant sites and under-utilised areas.</b></li> <li>• Lands previously zoned for housing but not required during this plan period will be rezoned, dezoned and designated as strategic reserve and may be re-visited as part of the review process relating to the Joint Spatial Plan.</li> </ul>	<p>Urban redevelopment/regeneration and renewal, including that which may arise as a result of a Vacant Site Levy, would contribute towards higher levels of sustainable mobility, minimising increases in energy usage and emissions to air, including greenhouse gas emissions and other emissions. Such development would also avoid the need to develop more sensitive greenfield lands elsewhere in the County and beyond, thereby avoiding potential adverse effects on various environmental components.</p> <p>The existing 2011 Plan already provides for urban redevelopment/regeneration and renewal<sup>7</sup>. The change further contributes towards such provisions and provides additional detail on these issues.</p> <p>Taking into account the measures that have already been integrated into the Plan that contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from the proposed changes are either present already and would be further contributed towards (positive) or would be mitigated by measures that have been already integrated into the existing Plan (see Table 2.2) so as not to be significant (residual adverse).</p> <p>As this change would not result in significant environmental effects, SEA is not required.</p>

<sup>7</sup> For example:

**Social Inclusion Policies** SOC P07 Minimise anti-social behaviour by creating a welcoming urban environment, measures to reduce crime and fear of crime include increasing passive surveillance of streets and open spaces, careful management of street lighting, provision of adequate litter receptacles, addressing dereliction and vacancy and careful management of the mix of day-time and evening uses within the town centre

**Consolidate Built Form Policies** CT P2 Facilitate the assembly of appropriate small sites, where feasible particularly within Carlow Town Centre to bring forward lands for redevelopment and improve permeability of the Town Centre CT P3 Actively promote appropriate backland and infill development as well as re-development of brownfield sites and under-used lands particularly within Carlow Town Centre and subject to environmental considerations and wider planning considerations CT P4 Exercise some flexibility in the application of internal space, amenity and parking policies in relation to appropriate small-scale refurbishment or small-scale conversion developments within the town centre

**Establish Graiguecullen Village as an identifiable urban quarter within Carlow Town Centre Policy** CTP 29A Improve the appearance of Graiguecullen Village by (i) Tackling dereliction, (ii) Facilitating infill development and (iii) Improving the public realm as resources allow

**Encourage Specific Urban Renewal and Advance Opportunity Sites Policies** CTP 30 Support the principle of redeveloping the former Penny's site (Opportunity Site 1), Barrow Track site (Opportunity Site 2), Court Place site (Opportunity Site 3) referred to above and mapped. CTP 31 Encourage the redevelopment of the listed sites having regard to the urban design frameworks as presented below (i) Plas na Saoirse and Potato Market (Opportunity Site 4) (ii) Stonemasons' Site (Opportunity Site 5) (iii) Pembroke Road Sites (Opportunity Sites 6) CTP 32 Facilitate the redevelopment of opportunity sites at (i) Marlborough Street, Graiguecullen (Opportunity Site 7) (ii) Barrack Street (Opportunity Site 8) (iii) In and around Train Station (Opportunity Site 9) CTP 33 Encourage the redevelopment or intensification of uses within employment opportunity sites including set out in appendix 5 at (i) Former Braun Factory (Opportunity Site 10) (ii) Former Celtic Linen Site (Opportunity Site 11) (iii) Kelvin Grove Site (Opportunity Site 12) (iv) Former Erin Foods Site (Opportunity Site 13) (v) Former Lapple Factory (Opportunity Site 14) (vi) Sleaty Road, which straddles boundary with Laois (Opportunity Site 15) (vii) Kernanstown Industrial Estate, which straddles boundary with Carlow Town Environs (Opportunity Site 16) (viii) Former Pig Slaughterhouse (Opportunity Site 17) (ix) Hanover Retail Park (Opportunity Site 18)

**Opportunity Site 8: Upgrading of Barrack Street:** Address dereliction and underuse of existing buildings along Barrack Street.

**Core Strategy Aim 11** Land-Use Zoning Objectives: Core Aim 11: Utilise land use zonings to shape the orderly development of the Greater Carlow Graiguecullen Urban Area, reflecting development needs, reducing conflict of uses, protecting resources, make efficient use of urban land and public infrastructure, reducing the need to travel, promoting the renewal of under-utilised lands or brownfield sites and improving amenities and general quality of life.

**Environmental Management Objectives** ENV O01 Deliver sustainable land use patterns including (i) a sequential approach to land use zonings starting with the town centre and moving outwards, (ii) a preference to brownfield and infill development instead of greenfield development, (iii) a vibrant and vital town centre designed to favour the pedestrian and the cyclist over the car driver and (iv) good quality high-density development that will support sustainable modes of transport instead of lower densities suited to the private car ENV P53 Proposed developments for over 100 housing units or for commercial or retail floor space exceeding 2000 sq metres shall be accompanied by a sustainability statement which will evaluate the proposals under the following headings: (i) Land use efficiency Re-use of buildings; re-use of brownfield sites; efficient use of land generally, reduce building footprints, compact development of lands in proximity to sustainable transport nodes, commercial services and municipal infrastructure. (ii)...

**Consolidate Built Form** CT P3 Actively promote appropriate backland and infill development as well as re-development of brownfield sites and under-used lands particularly within Carlow Town Centre and subject to environmental considerations and wider planning considerations

<b>Changes Proposed by the Variation</b> Proposed text additions are shown in <b>green font</b> . Deletions are shown in <del>red text with a strikethrough</del> .	<b>Strategic Environmental Assessment (SEA) Screening</b>
<b>Proposed Variation 3 (b) No. 2</b> Part 2 Core Strategy Joint Cross Cutting Core Objectives pg. 24 -25 Include additional Core Objective <b>CO 16 Vacant Sites:</b> Encourage and promote the appropriate development of sites and areas in need of renewal and regeneration. The role of the Carlow Urban Area shall be maintained and supported by the promotion of appropriate development through the development management process and other mechanisms and initiatives, including the vacant sites levy as provided in the Urban Regeneration and Housing Act 2015, as opportunities arise. The Urban Regeneration and Housing Act 2015 provides for a levy to be applied on vacant sites in residential and regenerations zoned lands, which are suitable for housing but are not coming forward for development. This is a key measure to encourage and promote development of such vacant sites. The Act sets out two classes of land in which the levy may apply: <ul style="list-style-type: none"> <li>Residential land, under Section 10(2)(a) of the Planning Act 2000 (as amended)</li> <li>Regeneration land, under Section 10(2)(h) of the Planning Act 2000 (as amended)</li> </ul> It is an objective of this plan to encourage and promote the appropriate development and renewal of areas that are in need of regeneration, identified having regard to the core strategy, in order to prevent: <ul style="list-style-type: none"> <li>Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land</li> <li>Urban blight or decay</li> <li>Anti-social behaviour, or</li> <li>A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses</li> </ul>	See response under SEA Screening of Proposed Variation 3 (b) No. 1 above.
<b>Proposed Variation 3 (b) No. 3</b> Section 8 Housing pg. 139 Include additional Housing Policy HOUS P 15 To implement the vacant site levy for vacant development sites, as appropriate and to promote residential development through active land management and a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas.	See response under SEA Screening of Proposed Variation 3 (b) No. 1 above.
<b>Proposed Variation 3 (b) No. 4</b> SECTION 11: LAND USE ZONINGS Zoning It is recognised that all zoned lands may not come forward for development purposes in an orderly or timely manner and that therefore an allowance must be made over and above the area required to accommodate the anticipated development during the plan period. The area zoned within the development boundary takes account of this fact and permits a more flexible approach to development. Development cannot take place without the requisite standard of infrastructural services, and the presence of land use zoning objectives does not necessarily imply that infrastructural services or capacity exist but rather that a particular land use is appropriate to a specific location. The uses considered appropriate to each zone are shown in the land use matrix. The General Zone Type is identified in respect of each zoning category for the purposes of GIS and in accordance with the Department of the Environment, Community and Local Government categories.  <b>Vacant Site Levy- Residential and Regeneration Lands</b> The Urban Regeneration and Housing Act 2015 introduced a mechanism for the application of a vacant site levy in order to incentivise the development of vacant sites in urban areas for housing and regeneration purposes. The application of the levy is intended to bring underutilised and vacant sites and buildings in urban areas into beneficial use, while also ensuring a more effective return on State investment in enabling infrastructure and helping to counter unsustainable urban sprawl. Part of the development and regeneration strategy of this plan is to engage in active land management of vacant sites where appropriate.  The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to: <ul style="list-style-type: none"> <li>Lands zoned primarily for residential purposes</li> <li>Lands in need of regeneration</li> </ul> The following lands zoned for residential or primarily residential purposes are included for the purposes as set out in the Urban Regeneration and Housing Act 2015 in relation to the vacant land levy: <ul style="list-style-type: none"> <li>Objective Residential 1 and Residential 2 zoned lands as they have the capacity to provide for residential accommodation.</li> </ul> The following zoned lands are included as lands with the objective of development and renewal of areas in need of regeneration: <ul style="list-style-type: none"> <li>Objective Town Centre, District Centre, Neighbourhood Centre, Community Educational and Institutional, Industrial, Enterprise and Employment, Innovation and Business</li> </ul>	See response under SEA Screening of Proposed Variation 3 (b) No. 1 above.

<b>Changes Proposed by the Variation</b> Proposed text additions are shown in <b>green font</b> . Deletions are shown in <del>red text with a strikethrough</del> .	<b>Strategic Environmental Assessment (SEA) Screening</b>
<p><b>Proposed Variation 3 (c)</b>  <u>Section 4 Environmental Management pg. 98</u>            Amend Environmental Policy</p> <p><b>ENVP50:</b> It is the Policy of the Council <del>to support the National Climate Change Strategy</del> <i>to support relevant provisions contained in the Climate Change Adaptation Strategy 2019-2024, the Climate Action Plan 2019, the National Climate Change Adaptation Framework (2018 and any subsequent versions) the National Mitigation Plan (2017 and any subsequent versions) and the County Carlow Climate Change Adaptation Strategy 2019-2024</i> and, in general to facilitate measures which seek to reduce emissions of greenhouse gases including the delivery of sustainable land use patterns (Ref: ENV P50)</p>	<p>This part of the Variation would further contribute towards the climate mitigation and adaptation provisions that are already provided for by the Proposed Variation.</p> <p>Taking into account the measures that have already been integrated into the Plan that contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from the proposed changes are either present already and would be further contributed towards (positive) or would be mitigated by measures that have been already integrated into the existing Plan (see Table 2.2) so as not to be significant (residual adverse).</p> <p>As this change would not result in significant environmental effects, SEA is not required.</p>

**Table 2.2 Summary of current Plan Likely Significant Adverse effects (if unmitigated), Mitigation Measure Reference(s) from the Plan and Residual Adverse Effects**

Environmental Components	Likely Significant Adverse effects (if unmitigated)	Mitigation Measures already in force through the existing Plan	Residual Effects After Mitigation
Biodiversity and Flora and Fauna	<p>Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including European Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna</p> <p>Habitat loss, fragmentation and deterioration, including patch size and edge effects</p> <p>Disturbance and displacement of protected species</p>	<p><b>HER O04</b> Seek to realise the conservation objectives (NPWS 2011) of the River Barrow and River Nore candidate Special Area of Conservation and protect the special interest of the proposed Natural Heritage Area at Oak Park</p> <p><b>HER P01</b> Ensure all planning applications are screened to determine whether a full Appropriate Assessment is necessary in accordance with <i>Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities</i> (2010) and ensure the application of the Environmental Impact Assessment Directive</p> <p><b>HER P02</b> Ensure full Appropriate Assessments carried out on behalf of developers are undertaken by competent and qualified professionals in accordance with <i>Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities</i> (2010)</p> <p><b>HER P03</b> Restrict development that would be likely either individually or in combination with other plans or projects, to give rise to significant adverse effects on Natura 2000 sites having regard to their conservation objectives</p> <p><b>HER P05</b> Consult with the National Parks and Wildlife Service and the Inland Fisheries Ireland as relevant when considering applications that may have an adverse effect on the special interest of designated sites or the biodiversity of non-designated sites</p> <p><b>HER O06</b> Seek to create a green infrastructure network of ecological stepping stones and ecological corridors to enrich and extent habitats and facilitate the movement and migration of species between areas</p> <p><b>HER P06</b> Maintain and enhance the quality of the natural environment in its entirety, and in particular woodland areas, hedgerows, tree-lined areas and riparian areas</p> <p><b>HER P07</b> Undertake habitat mapping of the Greater Carlow Graiguecullen Urban Area, prepare a Local Biodiversity Plan for the Area, including the consideration and designation of ecological networks and buffer zones as per HER O06, HER P09 and HER P10; undertake tree surveys and designate local sites of geological importance in consultation with the Geological Survey of Ireland as financial and human resources allow</p> <p><b>HER P08</b> Ensure that landscaping schemes relating to business parks, residential development and other types of development foster biodiversity, as well as landscaping works in existing public open spaces</p> <p><b>HER P09</b> Foster the provision and protection of a network of ecological stepping stones and linkages and where practicable integrate this network with public open space provision in the interests of biodiversity and public amenity</p> <p><b>HER P11</b> Protect bankside vegetation along the Barrow and Burrin watercourses and ensure the protection of a riparian buffer zone measuring at least ten metres along the watercourses on greenfield sites in the interests of biodiversity as well as public amenity</p> <p><b>HER P12</b> Work with other agencies to address the issues of terrestrial and aquatic invasive species in the Greater Carlow Graiguecullen Urban Area as these species pose deleterious threats to native vegetation, wildlife and eco-systems</p> <p><b>HER P13</b> Support the provisions of the Wildlife (Amendment) Act of 2000 which prohibits the cutting of hedges within the bird nesting season (March 1 until September 1)</p>	Loss of an extent of non-protected habitats arising from the replacement of semi-natural land covers with artificial surfaces
Population and Human Health	<p>Spatially concentrated deterioration in human health/interactions if effects upon environmental vectors such as water and air are not mitigated</p>	<p><b>ENV O02</b> Ensure development does not have serious or cumulative adverse effects on the quality of air, water, soil, protected species or habitats, biodiversity or cause serious noise or light pollution</p> <p><b>ENV P01</b> Raise awareness about changes to legislation banning smoky-coal burning</p> <p><b>ENV P03</b> Request additional information as necessary where the Councils consider development proposals may have an adverse effect on air quality, and require the use of appropriate mitigation measures such as dust dampeners or chimney stack scrubbers as needed</p> <p><b>ENV P28</b> In accordance with Seveso II, the Councils will ensure that the objective of preventing major accidents and limiting the consequences of such accidents are taken into account in the consideration of relevant planning applications, in particular in respect of</p> <ul style="list-style-type: none"> <li>– The siting of new Seveso establishments</li> <li>– Modifications to existing Seveso establishments</li> <li>– Development in the vicinity of a Seveso establishment, which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident</li> </ul> <p><b>ENV P29</b> The Councils will consult with the HSA or other relevant statutory agencies in order to obtain technical advice in respect of Seveso establishments before decisions are taken and such technical advice will be taken into consideration in the determination of planning applications</p> <p><b>ENV P30</b> Utilise zoning objectives and employ industrial or enterprise buffer zones to achieve a balance between noise generating uses including certain industries and noise sensitive uses including residential areas</p> <p><b>ENV P31</b> Request additional information as necessary where the Planning Authority considers development proposals may result in an inappropriate balance between noise sensitive and noise generating uses and require the use of appropriate mitigation measures and having regard to Environmental Noise Regulations (SI No. 140 of 2006)</p> <p><b>ENV P32</b> Restrict development generating noise in excess of best practice standards</p>	Interactions with other non-significant residual effects arising
Soil	Damage to soil function	<p><b>ENV P25</b> Ensure that developments that may potentially adversely affect soil quality do not proceed unless mitigatory measures are used</p> <p><b>ENV P26</b> Require the submission of land contamination surveys and decontamination proposals as necessary, when considering brownfield development proposals on lands that are potentially contaminated</p> <p><b>ENV P27</b> Undertake consultation with the EPA or HSA or other statutory agencies in relation to the remediation of contaminated lands</p>	Loss of extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces

Environmental Components	Likely Significant Adverse effects (if unmitigated)	Mitigation Measures already in force through the existing Plan	Residual Effects After Mitigation
Water	<p>Adverse impacts upon the status of water bodies</p> <p>Increase in the risk of flooding</p>	<p><b>ENV O03</b> Meet water quality targets set down in the South-East River Basin District Management Plan 2009-2015 or as amended and ensure the implementation of this Plan does not conflict with the overall objectives of the Water Framework Directive</p> <p><b>ENV P04</b> Implement the provisions of the South-East River Basin District Management Plan 2009-2015</p> <p><b>ENV P05</b> Ensure that the functioning of Greater Carlow Graiguecullen Urban Area does not cumulatively adversely affect water quality and seek to improve the water quality of the Barrow and Burrin watercourses in liaison with adjoining local authorities and in consultation with other competent authorities with responsibility for environmental management</p> <p><b>ENV P08</b> Protect groundwater quality by way of aquifer protection zones, as necessary</p> <p><b>ENV P09</b> Ensure that developments that may adversely affect water quality do not proceed unless and until mitigatory measures are in place, such as settlement ponds or oil interceptors</p> <p><b>ENV P16</b> Undertake consultation with the Inland Fisheries Ireland, the EPA, the National Parks and Wildlife Service or other agencies, as necessary when considering proposals with potential to adversely affect water quality</p> <p><b>ENV O08</b> Create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide for sustainable water management and a green setting for the urban area and prevent sprawl</p> <p><b>ENV O09</b> Minimise the level of flood risk to people, business, infrastructure and the environment, through the identification and management of existing, and particularly potential future flood risks</p> <p><b>ENV P17</b> Protect the Greater Urban Area from flooding by completion of the Carlow Flood Relief Scheme including measures such as the construction of flood protection walls and embankments, improvements to foul and surface drainage systems and water conservation measures. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors.</p> <p><b>ENV P18</b> Adopt a precautionary and preferential strategy to the management of flood risk by way of avoiding areas at risk of flooding, substituting less vulnerable land uses or subject to a justification test, managing and mitigating flood risk in accordance with the Planning System and Flood Risk Management Guidelines 2009. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>ENV P19</b> Utilise the flood zones identified within the SFRA or the best available flood risk data to determine whether an area is at risk of flooding</p> <p><b>ENV P20</b> Apply the following requirements when considering applications on sites at risk of flooding:</p> <p>(i) All development proposals within or incorporating areas at moderate to high risk of flooding will require the application of the development management justification test in accordance with The Planning System and Flood Risk Management Guidelines 2009</p> <p>(ii) All development proposals within or incorporating areas at moderate to high risk of flooding will require a site specific and appropriately detailed flood risk assessment. This shall be informed by the Stage 2 Strategic Flood Risk Assessments</p> <p>(iii) Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach to inform the site layout and design of development. Proposals shall also demonstrate that mitigation and management measures can be put in place and that the development will not increase flood risk elsewhere</p> <p><b>ENV P21</b> Implement Sustainable Urban Drainage Systems Policy prepared on behalf of Carlow Local Authorities within the Greater Carlow Graiguecullen Urban Area, developers shall provide design specifications, calculations and rationale for proposed drainage systems</p> <p><b>ENV P22</b> Surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy to minimise the loading of urban storm water drainage systems and reduce flood risk:</p> <ul style="list-style-type: none"> <li>• Store rainwater for later non-potable uses</li> <li>• Use infiltration techniques such as porous hard surfaces, soft landscaping and green roofs</li> <li>• Attenuate rainwater in ponds, swales or open water features for gradual release</li> <li>• Attenuate rainwater by storing in tanks or sealed water features for gradual release</li> <li>• Discharge into storm water collection system or watercourse (subject to license) having regard to capacity and quality of discharge</li> </ul> <p><b>ENV P23</b> Encourage storm water discharge rates from new residential or commercial development that do not exceed that of a pre-development green or brownfield site</p>	<p>Any increased loadings to be in compliance with Water Framework Directive</p> <p>Flood related risks remain due to uncertainty with regard to extreme weather events</p>
Air and Climatic Factors	<p>Failure to contribute towards sustainable transport and associated impacts (emissions to air, including greenhouse gas emissions and energy usage).</p>	<p><b>ENV O04</b> Address issues of mitigation of and adaptation to climate change including the reduction of anthropogenic greenhouse gases</p> <p><b>ENV P02</b> Ensure a sequential approach to land zoning and deliver good-quality high-density development and adequate pedestrian and cycling infrastructure to support improved air quality</p> <p><b>ENV P50</b> Support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases including the delivery of sustainable land use patterns</p>	



Environmental Components	Likely Significant Adverse effects (if unmitigated)	Mitigation Measures already in force through the existing Plan	Residual Effects After Mitigation
Material Assets	<p>Failure to provide adequate and appropriate wastewater treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts)</p> <p>Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity ensures the mitigation of potential conflicts)</p>	<p><b>PI 001</b> Ensure Carlow Town Council, Laois County Council and Carlow County Council work together to provide good quality physical infrastructure for the Greater Carlow Graiguecullen Urban Area. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors.</p> <p><b>PI 002</b> Provide an adequate, sustainable and economic supply of potable water and waste water treatment capacity for domestic, commercial and industrial use, having regard to its status as a County Town and Service Town within the regional settlement hierarchy. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>PI 001</b> Ensure the treatment of a sufficient quantum of water to meet current and future drinking water needs for domestic, commercial and industrial use</p> <p><b>PI 002</b> Undertake infrastructural improvement works to water supply infrastructure to minimise the loss of treated drinking water and to ensure the provision of good quality drinking water</p> <p><b>PI 003</b> Implement Source Protection Zones around borehole water supply sources restricting development in and around these areas to protect against contamination</p> <p><b>PI 004</b> Promote the prudent use of drinking water resources, rainwater harvesting and measures to reduce the use of potable water where non-potable water would suffice</p> <p><b>PI 005</b> Conduct regular monitoring of drinking water to ensure compliance with EU Directives on 'Quality of Water Intended for Human Consumption'</p> <p><b>PI 006</b> Assess all applications in the context of available infrastructural facilities and restrict those proposals that would put undue pressure on available resources</p> <p><b>PI 007</b> Focus development in areas that are already served by mains water supply in the interests of efficiency and sustainable development, where development proposals are acceptable in principle the cost of extending mains water supply will be borne by the developer</p> <p><b>PI 008</b> Expand waste water treatment capacity having regard to Carlow's status as a County Town and Graiguecullen's status as a Service Town within the Regional Planning Guidelines and the objective to expand its industrial and enterprise economic base</p> <p><b>PI 009</b> Continue upgrading the combined and foul sewer network within the Greater Carlow Graiguecullen Area and encourage connection of unsewered domestic properties with mains sewerage</p> <p><b>PI 010</b> Assess all applications in the context of available infrastructural facilities and limit those proposals that would put undue pressure on available resources. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>PI 011</b> Focus development in areas that are already served by the foul sewerage system in the interests of efficiency and sustainable development, where development proposals are acceptable in principle the cost of extending the foul sewer network will be borne by the developer</p> <p><b>PI 012</b> Meet in full the requirements of the E.U. Urban Waste Water Treatment Directive, Water Framework Directive and objectives of the South-East River Basin District Management Plan 2009</p> <p><b>PI 013</b> Ensure that arrangements for the treatment and disposal of effluent from all forms of development are sustainable and meet environmentally acceptable standards. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>PI 014</b> Implement the Sludge Management Plan for the Greater Carlow Graiguecullen Urban Area in compliance with the South-East River Basin Management Plan</p> <p><b>PI 015</b> Assess proposals to develop in close proximity to sewerage treatment plants and pumping stations having regard to:</p> <ul style="list-style-type: none"> <li>• The nature of the effluent being treated;</li> <li>• Prevailing wind direction;</li> <li>• Noise;</li> <li>• Type of treatment process employed;</li> <li>• Sludge treatment;</li> <li>• Visibility and screening of treatment plant</li> </ul> <p>Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>PI 016</b> Development will not be allowed within 100m of a treatment works or 25m of a pumping station. This distance may be increased if significant environmental issues are likely to arise and will be considered on a site-by-site basis. The buffer area may be used to fulfil open space requirements</p> <p><b>PI 017</b> Continue to upgrade and develop the storm drainage infrastructure within the Greater Carlow Graiguecullen Urban Area in order to facilitate residential, commercial and industrial development</p> <p><b>PI 018</b> Focus development in areas that are already served by the storm sewerage system in the interests of efficiency and sustainable development, where development proposals are acceptable in principle the cost of extending the storm sewer network will be borne by the developer; soakaways will generally not be accepted within the Greater Carlow Graiguecullen Urban Area. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>ENV 006</b> Undertake the programme of infrastructural improvements set out in the Mortarstown Waste Water Treatment Plant License to upgrade the efficiency of wastewater treatment</p>	Residual wastes to be disposed of in line with higher level waste management policies

Environmental Components	Likely Significant Adverse effects (if unmitigated)	Mitigation Measures already in force through the existing Plan	Residual Effects After Mitigation
	Increases in waste levels	<p><b>ENV P07</b> Upgrade the storm and foul water drainage network in order to improve water quality, in particular complete programme of works relating to the upgrading of the storm and foul water drainage systems that forms part of the Carlow Flood Relief Scheme</p> <p><b>ENV P10</b> Ensure development proposals with potential to overload the waste-water treatment plant are not commenced or occupied until additional capacity is in place</p> <p><b>ENV P11</b> Encourage the connection of existing residential dwelling served by septic tanks, treatment systems and boreholes with the municipal waste water treatment mains and drinking water supply, where available</p> <p><b>ENV P12</b> Avoid the development of new unsewered single-family dwelling houses within the Greater Carlow Graiguecullen Urban Area</p> <p><b>ENV P13</b> When upgrading or where new on-site treatment systems are acceptable in principle, ensure only systems of a suitable design and in a suitable area are permitted in order to protect water quality. Alternative waste water treatment systems such as wetlands and the need for tertiary treatment will be considered on a case by case basis</p> <p><b>ENV P14</b> Implement the EPA Code of Practice for Wastewater Treatment Systems Serving Single Houses (2009) and use pathway risk map datasets as this data becomes available when assessing proposals for upgrading or new waste water treatment systems for unsewered properties in order to protect water quality</p> <p><b>ENV P15</b> Implement inspection and licensing regime for septic tanks in accordance with national policy and in order to protect water quality</p> <p><b>ENV O07</b> Encourage a reduction of the generation of waste and implement the integrated waste management approach, based on the EU Waste Management Hierarchy</p> <p><b>ENV P37</b> Support the implementation of the EU Waste Hierarchy prioritising waste prevention, minimisation, re-use, recycling and energy recovery over landfill and implement the Regional Waste Management Plans when considering development proposals as well as by way of the Councils corporate plans and operational programmes</p> <p><b>ENV P38</b> Ensure the provision of quality cost effective (Best Available Technology) waste infrastructure and services, which reflect and meet the needs of the community including the availability of hazardous waste disposal facilities for residents and small enterprises</p> <p><b>ENV P39</b> Require the provision of bring banks in association with development at district centres and neighbourhood centres and more generally encourage the provision of a network of bring banks accepting a range of recyclable goods across the Greater Carlow Graiguecullen Urban Area subject to general planning considerations</p> <p><b>ENV P40</b> Direct waste disposal or recycling uses that do not have a substantial land take, such as industrial anaerobic digester units, scrap yards, vehicle dismantling enterprises, recycling sorting centres, rendering plants to industrial zoned lands within the Greater Carlow Graiguecullen Urban Area subject to general planning considerations</p> <p><b>ENV P41</b> Support the diversion of biodegradable waste from landfill in accordance with the National Strategy on Biodegradable Waste (2006) and encourage domestic, commercial and municipal composting in line with best practice standards and subject to general planning considerations</p> <p><b>ENV P42</b> Encourage waste prevention, minimization, reuse and recycling and deter fly-tipping and backyard burning by: (i) Using awareness raising initiatives aimed at commercial enterprises and individual residents (ii) Effectively enforcing waste management legislation (iii) Implementing the Polluter Pays Principle</p> <p><b>ENV P43</b> Support the re-use of waste materials, including the responsible salvaging of building features and materials and the re-use of construction and demolition waste in order to make use of the embodied energy of such material goods and prevent waste</p> <p><b>ENV P44</b> Foster the refurbishment and re-use of old buildings, the development of durable and flexible new structures and spaces that can be adapted and modified over time and insofar as practicable the future-proofing of buildings and public realm works in order to prevent waste and make efficient use of energy and material goods</p>	
Cultural Heritage	Effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.	<p><b>HER P14</b> The Councils will maintain a Record of Protected Structures relating to the Greater Carlow Graiguecullen Urban Area, including structures or parts of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest</p> <p><b>HER P16</b> Encourage the sensitive maintenance and full use of all structures within the Greater Carlow Graiguecullen Urban Area that form part of a Record of Protected Structures</p> <p><b>HER P17</b> Encourage early engagement with the Planning Authority by way of a Section 57 Declaration or a Pre-Planning meeting when considering the undertaking of works to a Protected Structure</p> <p><b>HER P18</b> Encourage the imaginative and sensitive design of proposals to extend or modify protected structures or develop new structures within their curtilage or attendant grounds, having regard to their special character</p> <p><b>HER P19</b> Ensure that works to a Protected Structure or to buildings or spaces within an Architectural Conservation Area do not adversely affect or cumulatively erode the special character of the Structure or ACA concerned</p> <p><b>HER P20</b> Request more detailed information, specialist assessments or specifications as necessary in order to fully assess proposals for works to a Protected Structure or in an Architectural Conservation Area</p> <p><b>HER P21</b> Consult with the Department of Arts, Heritage and the Gaeltacht when considering proposals that may affect protected structures or architectural conservation areas and have regard to the Architectural Heritage Protection: Guidelines for Planning Authorities (DOEHLG 2004) in the determination of planning applications</p> <p><b>HER P22</b> Offer a relaxation of development management policies and standards, where the repair and refurbishment of a Protected Structure or key building within an ACA that is in poor or fair condition is proposed and where works are to be carried out to best practice conservation standards. Relaxation of these standards is at the discretion of the planning authority and will be considered on a case-by-case basis</p> <p><b>HER P23</b> Total or substantial demolition of a Protected Structure or any significant element of the Protected Structure will not be acceptable in principle, save in exceptional</p>	Potential alteration to the context and setting of designated cultural heritage however these will occur in compliance with legislation. Potential loss of unknown archaeology however this loss will be mitigated

Environmental Components	Likely Significant Adverse effects (if unmitigated)	Mitigation Measures already in force through the existing Plan	Residual Effects After Mitigation
		<p>circumstances, for example where it can be decisively shown that a greater public interest will be served and this clearly outweighs the loss of architectural heritage</p> <p><b>HER P30</b> Support the conservation, interpretation and appreciation of significant archaeological assets in the County</p> <p><b>HER P31</b> Protect the settings of National Monuments from inappropriate development</p> <p><b>HER P32</b> Protect the integrity, character, value and settings of Recorded or Registered Monuments or Places from inappropriate development</p> <p><b>HER P33</b> Seek advice from the Department of the Arts, Heritage and the Gaeltacht on planning applications that may adversely affect a recorded monument and have regard to the archaeological advice as it relates to individual sites and also the Framework and Principles for the Protection of the Archaeological Heritage (DAHG 1999)</p> <p><b>HER P34</b> Ensure the appropriate management of Zones of Archaeological Potential and the preservation of archaeological deposits and artefacts found preferably in situ or by record if necessary</p> <p><b>HER P35</b> Seek the provision of additional information relating to the archaeological potential of a development site and/or the appointment of a qualified and licensed archaeologist while groundworks are being carried out</p>	
Landscape	Occurrence of adverse visual impacts	<p><b>HER P36</b> Enhance the urban landscape of Carlow Town having regard to urban gateways, key open spaces, important landscape features such as the Rivers Barrow and Burrin and landmark structures. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p> <p><b>HER P37</b> Protect significant views of identified landmark structures within the Greater Carlow Graiguecullen Urban Area</p> <p><b>HER P39</b> Ensure the effective management of lands adjoining the Rivers Barrow and Burrin to maximize views and interaction with these important landscape features. Dependent upon clear demonstration that there will be no impact on the integrity of a Natura 2000 site in accordance with Article 6 of the Habitats Directive or significant adverse effects on other environmental receptors</p>	Residual visual effects (these would be in compliance with landscape designation provisions)

## 2.4 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 changes proposed by the Variation relate to the provisions of the existing Joint Spatial Plan, which provides a framework for land use planning in the Greater Carlow Graiguecullen Urban Area.

Taking the above and the examination of the various parts of the Proposed Variation provided under Section 2.3 into account, arising from the degree to which the Proposed Variation and associated, existing Joint Spatial Plan set a framework for projects and other activities, the Proposed Variation 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 Proposed Variation is being made to the existing Joint Spatial Plan, the content and implementation of which is influenced by and must comply with higher level legislation, plans, programmes etc.

Taking the above and the examination of the various parts of the Proposed Variation provided under Section 2.3 into account, arising from the degree to which the Proposed Variation and associated, existing Joint Spatial Plan influence other plans, the Proposed Variation 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 existing Joint Spatial Plan - to which the Proposed Variation relates - 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 various parts of the Proposed Variation provided under Section 2.3 into account, arising from the relevance of the Proposed Variation and associated, existing Joint Spatial Plan for the integration of environmental considerations in particular with a view to promoting sustainable development, the Proposed Variation 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 existing Joint Spatial Plan contributes towards ensuring that environmental conditions do not get worse and, where possible, it contributes towards its amelioration.

Taking the above and the examination of the various parts of the Proposed Variation provided under Section 2.3 into account, arising from environmental problems relevant to the Proposed Variation and associated, existing Joint Spatial Plan, the Proposed Variation 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 existing Joint Spatial Plan relates to the land use sector and has undergone SEA. This process integrated considerations with regard to EU and national legislation on the environment into the Plan, including those relating to the waste management and the Water Framework Directive.

Taking the above and the examination of the various parts of the Proposed Variation provided under Section 2.3 into account, arising from the relevance of the Proposed Variation and associated, existing Joint Spatial Plan for the implementation of European Union legislation on the environment, the Variation 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 Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

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

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

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

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

**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)***

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

**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 Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

**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;**

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

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

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

**c) intensive land-use.**

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

**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**

The Proposed Variation would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various parts of the Proposed Variation provided under Section 2.3).

## Section 3 Conclusion

Screening is the process for deciding whether a particular plan - or variation 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 the report is to provide the findings of the evaluation of the requirement for SEA to be undertaken on Proposed Variation No. 3 to the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018, incorporating the Carlow Town Development Plan 2012-2018 (as extended).

This SEA Screening Report has examined the Proposed Variation, including against 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 2004 (SI No. 436 of 2004), as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011).

Taking into account the measures that have already been integrated into the Plan that contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from proposed changes are either present already and would be further contributed towards (positive) or would be mitigated by measures that have been already integrated into the existing Plan (see Table 2.2) so as not to be significant (residual adverse).

This report is intended to inform and accompany an SEA Screening Determination to be made by Carlow County Council.