

Kildare County Council  
**Leixlip Local Area Plan**  
SEA Addendum

Ref/1

Final Issue | 03 Feb 2020

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Job number 262800

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# 1 Introduction

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Kildare County Council is proposing to materially alter the Draft Leixlip Local Area Plan (LAP) 2020 - 2026 ('The Draft Plan') in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

This is an addendum to the Strategic Environmental Assessment (SEA) Environmental Report for the proposed Material Alterations to the Draft Leixlip Local Area Plan 2020 - 2026 ('the initial Environmental Report'). This SEA Addendum presents the findings of the environmental assessment of the likely significant environmental effects resulting from the proposed Material Alterations of the Draft Plan, incorporating screening of the proposed Material Alterations and further assessment in the form of an Environmental Report, where necessary.

This SEA Addendum contains the information specified in Annex 1 of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (S1 201 of 2011).

There are 64 proposed Material Alterations to the Draft Plan. The proposed Material Alterations are outlined within the report '*Leixlip Draft Local Area Plan 2020 - 2026 Proposed Material Alterations.*' This should also be read in conjunction with the addendum.

## 2 Background

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The Draft Plan provides the main public statement of planning policies and objectives for Leixlip. The Draft Plan is a key document for setting out a vision for how Leixlip should develop over the years 2020-2026 and beyond. The policies and objectives are critical in determining the appropriate location and form of different types of development, as the LAP acts as the primary statutory land-use policy framework against which planning applications are assessed.

The objectives of the LAP are also used by Kildare County Council to guide their activities and to indicate priority areas for action and investment by the Councils such as focusing on attracting employment into the town and provision of additional housing requirements.

The Draft Leixlip Local Area Plan 2020-2026 was placed on public display for a six-week period from Thursday, 30th May 2019 to the 11th July 2019 (inclusive). In total, some 495 submissions/observations were received during the public consultation period, including 10 from government departments, agencies and planning authorities.

Following this period of public consultation, the Chief Executive prepared and distributed to the elected members of the County Council a report on the submissions received, including an opinion thereon and any recommended amendments to the Draft Plan. The Chief Executive's Report was submitted to the Members of Kildare County Council for their consideration on the 21<sup>st</sup> August 2019.

Having considered the Draft Leixlip LAP and the Chief Executive's Report, it was resolved by the Members, at a Special Meeting of Kildare County Council on the 23rd September 2019, to alter the Draft Leixlip LAP, and that these alterations constitute Material Alterations to the Draft LAP.

In accordance with Section 20 (3) (e) of the Planning and Development Act 2000 (as amended), the proposed Material Alterations will be hereby published for public consultation for a period of 4 weeks.

### 3 SEA Screening of Proposed Material Alterations

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This Section considers the potential effects of the proposed Material Alterations to the Draft Plan in order to determine if any significant effects on the environment are likely to occur and if an SEA of the proposed Material Alterations is required.

**Table 3.1** constitutes an SEA Screening Assessment of the proposed Material Alterations. Should it be determined that a proposed Material Alteration would likely result in a significant environmental effect(s), the proposed Material Alteration will be subject to further assessment (i.e.- Strategic Environmental Assessment) in Section 4 of this Addendum.

Screening for the purposes of Appropriate Assessment (AA) and Strategic Flood Risk Assessment have also been undertaken of the proposed Material Alterations to the Draft Plan. The outcomes of these assessments are included as addendums to the original reports and should be read in conjunction with this report and all other associated documents.

**Table 3.1: Screening Assessment of the proposed Material Alterations**

Proposed MA No.	SEA Screening Assessment	Further Assessment Required?
1	This recommendation relates to a reduction in the plan period by six years. This change in isolation does not necessitate further assessment. Consequential amendments relating to the change in plan period are assessed throughout this document, as they arise. No further assessment is therefore required with regards proposed material alteration No. 1.	N
2	This proposed alteration describes the requirement of the Council to review, at a future time, the draft LAP to ensure consistency with the Kildare CDP, as varied. No updates to the LAP are required at this time to provide this consistency, as a variation to the same has yet to be prepared. This proposed alteration therefore does not require further assessment.	N
3	The incorporation of new objectives into the Draft LAP would require further assessment by means of an SEA addendum. Objective PC1.1 describes the requirement of the Council to review, at a future time, the draft LAP to ensure consistency with the Kildare CDP, as varied. No updates to the LAP are required at this time to provide this consistency, as a variation to the same has yet to be prepared. It is therefore not expected that the SEA of Objective PC1.1 would identify potential for significant environmental effects.	Y
4	This proposed alteration elaborates on content already included in the draft plan. No further assessment is required.	N
5	a) This proposed alteration elaborates on content already included in the draft Plan by providing greater background to, and description of, Leixlip's population projections and housing targets (in accordance with the NPF). The provisions of this new text (and its premise) will result in consequential proposed alterations through the LAP, which will be assessed in isolation, as they are proposed. Therefore, no further assessment of proposed material alteration No. 5, in isolation, is required. b) This proposed material alteration in isolation would not require further assessment. Consequential amendments relating to the change in plan period or development phasing are assessed throughout this document, as they arise.	N
6	This proposed alteration provides for a redistribution of housing units in the LAP area- specifically a reduction in the units allocated at Celbridge Road East, removal of the previously identified Black Avenue KDA, and the increase in the units allocated at Confey. This proposed alteration in isolation does not require further assessment, however, associated changes in land-use zoning will require further assessment by means of an SEA addendum, as indicated later in this document.	N
7	This proposed alteration elaborates on content already provided in the Draft LAP. No further assessment is therefore required.	N
8	This proposed alteration elaborates on content already provided in the draft plan by further defining and stipulating the proposed phasing of development at lands in the key development areas, and infill development in the town centre. As previously outlined, this proposed alteration in isolation does not require further assessment, however, associated changes in land-use zoning will require further assessment by means of an SEA addendum, as indicated later in this document.	N

Proposed MA No.	SEA Screening Assessment	Further Assessment Required?
9	The incorporation of new objectives to the Leixlip LAP would require further assessment by means of an SEA addendum. The preparation of a Town Renewal plan and implementation of the recommendations of the same is likely to result in an overall positive effect on the town, and on the environmental factors population and human health, material assets, landscape and visual etc. However, in the absence of details surrounding the recommendations of the Town Renewal Plan, the SEA of Objective UCR1.1 is likely to result in an uncertain effect on environmental factors such as biodiversity, archaeology etc.	Y
10	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is required.	N
11	The incorporation of new objectives to the Leixlip LAP would require further assessment by means of an SEA addendum. Objective UCR1.6 relates to the increased use of the Irish language on shopfronts in Leixlip. It is therefore not expected that the SEA of Objective UCR1.6 1 would identify potential for significant environmental effects. The associated action also relates to the continuation of an existing grant. As this is representative of the current or baseline scenario in Leixlip, an overall neutral environmental effect is predicted.	Y
12	The incorporation of new objectives into the Draft LAP will require further assessment by means of an SEA addendum. Objective UCR2.9 relates to the management of undesirable land-uses within the LAP area. No development is provided for. The SEA is therefore not expected to identify the potential for likely significant environmental effects.	Y
13	The incorporation of new objectives into the Leixlip LAP would require further assessment by means of an SEA addendum. Objective UCR2.10 stipulates that any new shop front and signage design contributes positively to and enhances the streetscape of Leixlip. No development is provided for. Thus, the SEA is not expected to identify potential for significant negative environmental effects.	Y
14	This proposed alteration provides detail on the proposed Town Renewal Plan, as provided for in the proposed new Objective UCR1.5. As it is recommended that Objective UCR1.5 be subject to further assessment in the form of an SEA addendum, no further assessment on proposed material alteration No. 14 is required.	N
15	This proposed amendment elaborates on content already included in the draft LAP. No further assessment is therefore required.	N
16	This proposed amendment elaborates on content already included in the draft LAP by taking into account the proposed Town Renewal Plan. No further assessment is therefore required.	N
17	This proposed amendment elaborates on content already included in the draft LAP by taking into account the proposed Town Renewal Plan. No further assessment is therefore required.	N
18	This proposed amendment stipulates the requirement for certain developments to be subject to a Transport Impact Assessment, in accordance with the provisions of the Spatial Planning and National Roads Guidelines. As this is representative of existing requirements, no requirement for further assessment is identified.	N
19	This proposed alteration relates to text changes throughout the Draft LAP. No further assessment is therefore required.	N

Proposed MA No.	SEA Screening Assessment	Further Assessment Required?
20	The incorporation of new objectives to the draft LAP would require further assessment by means of an SEA addendum. The promotion of historical linkages with William Francis Roantree Leixlip's Forgottown Fenian is likely to result in a positive effect on heritage and population and human health, through increased amenity.	Y
21	The incorporation of new objectives to the draft LAP would require further assessment by means of an SEA addendum. The application of the 10% social housing requirement is in accordance with the Planning and Development Act 2000, as amended, and thus represents the existing scenario. In addition, the proposed objective does not stipulate the amount or location of residential development in the LAP area, but rather the type of the same.	Y
22	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is therefore required	N
23	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is therefore required	N
24	The incorporation of new objectives to the draft LAP would require further assessment by means of an SEA addendum. Objective HC4.4 relates to the development of a primary care centre in Leixlip. Any new development has the potential to give rise to significant environmental effects.	Y
25	The removal of Objective MT1.6, which relates to the provision of a footbridge over the Rye Water, represents a return to the baseline scenario in this regard. No potential for significant environmental effects is therefore predicted.	N
26	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is therefore required	N
27	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is therefore required	N
28	The proposed alterations to Objective MT2.3 elaborate on content already provided in the draft LAP by making specific reference to BusConnects as a method of implementing the provisions already set out with regards improved public transport facilitates. No further assessment is therefore required. The proposed alteration to Objective MT2.4 does not provide for any change to what is proposed with regards the provisions of bus priority measures. No further assessment is therefore required. The removal of Objective MT2.7 does not require further assessment.	N
29	The incorporation of new objectives into the LAP would require further assessment in the form of an SEA addendum. Objective MT2.6 does not provide for development within the lifetime of the plan, but rather outlines the commitment of the Council to investigate the feasibility of implementing park and ride facilities within the LAP. It is therefore not expected that the SEA of Objective MT2.7 would identify potential for significant environmental effects.	Y
30	The incorporation of new objectives to the LAP will require further assessment in the form of an SEA addendum. However, Objective MT 2.7 is considered to represent text changes to the proposed deleted Objective MT 2.6. It is therefore considered that the objective has, to some degree, already been assessed, and it not expected that the SEA of Objective MT2.7 would identify potential for significant environmental effects.	Y
31	This proposed amendment elaborates on content already included in the draft LAP. No further assessment is therefore required.	N
32	This proposed amendment elaborates on content already included in the draft LAP. No further assessment is therefore required.	N
33	This proposed amendment elaborates on content already included in the draft LAP. No further assessment is therefore required.	N
34	This proposed amendment elaborates on content already included in the draft LAP. No further assessment is therefore required.	N

Proposed MA No.	SEA Screening Assessment	Further Assessment Required?
35	The incorporation of new objectives into the LAP would require further assessment by means of an SEA addendum. Objective MT3.14 relates to the possible introduction of traffic calming measures at Castletown Housing estate. This is likely to involve minor installation works only and is therefore not expected to give rise to significant environmental effects.	Y
36	This proposed alteration relates to the provision of information regarding the Irish Water National Water Recourses Plan. It does not relate to any council commitments, nor does it provide for any development within the lifetime of the plan. No further assessment is therefore required.	N
37	The incorporation of new objectives into the LAP will require further assessment in the form of an SEA addendum. Objective BH1.9 relates to the remedy of derelict and vacant buildings in the LAP area, and the reuse and rehabilitation of protected structures. The SEA of Objective BH1.9 is therefore not likely to identify potential for significant environmental effects.	Y
38	The incorporation of new objectives into the LAP will require further assessment in the form of an SEA addendum. Objective GI1.1 relates to the protection of green infrastructure and stepping stone habitats throughout the LAP area, as well as the requirement for habitat surveys to inform new development. This is likely to give rise to an overall positive environmental effect.	Y
39	This proposed alteration removes the previous proposal for new linear parkland access and stipulates that no road proposal will be considered through the park. No further assessment is required.	N
40	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is required.	N
41	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is required.	N
42	The incorporation of new objectives to the LAP would require further assessment by means of an SEA addendum. The SEA of Objective OS1.7 is not likely to identify the potential for significant environmental effects. The development of a sensory garden and other amenities in St. Catherine's Park would require landscaping works and some minor installation works relating to sculptures, fountains, benches etc. These works are not anticipated to be environmentally instructive and the outcome would provide an enhanced amenity for the population of Leixlip.	Y
43	The incorporation of new objectives to the LAP would require further assessment by means of an SEA addendum. The SEA of Objective OS1.8 is not likely to identify the potential for significant environmental effects. The introduction of amenity features in existing open spaces within the plan area would require landscaping works and some minor installation works relating to sculptures, fountains, benches etc. These works are not anticipated to be environmentally instructive and the outcome would provide an enhanced amenity for the population of Leixlip.	Y
44	This proposed alteration relates to minor text changes to the existing content of the Draft LAP in order to align Section 12.1.2 with the updates to the Phasing plan. No further assessment is required.	N
45	This proposed alteration relates to minor text changes to the content already included in the Draft LAP. No further assessment is required.	N
46	This proposed alteration relates to the restructuring of the internal design of the previously proposed Celbridge Road KDA, including the incorporation of increased landscaping and open space, and the removal of proposed pedestrian/cycle routes between the KDA and residential areas to the north. As the KDA has already been subject to a site-specific zoning assessment, and no changes in land-use zoning are proposed, no further assessment is required.	N

Proposed MA No.	SEA Screening Assessment	Further Assessment Required?
47	This proposed alteration relates to the restructuring of the internal design of the previously proposed Leixlip Gate KDA, including the reduction in boundary of the same to take into account planning permission for a single dwelling to the northeast, change in access etc. As the KDA has already been subject to a site-specific zoning assessment, and no changes in land-use zoning are proposed, no further assessment is required.	N
48	The rezoning of the land would require further assessment in the form of an SEA addendum. However, the zoning of land from 'New Residential' to 'Open Space and Amenity' is likely to result in an overall positive environmental assessment.	Y
49	This proposed alteration relates to the removal of the 30meter development set-back from the OHLs at Collinstown. However, it is assumed that all project level development in Collinstown will be carried out in cognisance of all relevant guidelines on construction and development in proximity to OHLs. No further assessment is therefore required at this time.	N
50	This proposed alteration makes provisions for the preparation of a Masterplan for Collinstown and replaces the indicative design concept, as previously included. In considering that the Collinstown KDA has been taken into account in the site-specific zoning assessment and assessed for future development in the form of 'enterprise and employment', and that no changes in zoning are proposed, no further assessment is required at this time. The proposed Masterplan will be subject to SEA, as necessary.	N
51	The removal of the indicative design concept for Collinstown would not require further assessment.	N
52	This proposed alteration provides for the phased development of a new railway station at Collinstown. In considering that the Draft LAP, as previously assessed, already provided for the introduction of a new station at Collinstown, that no changes in zoning are proposed, and that a masterplan of the area will be prepared which will take into account the proposed new station, no further assessment is required at this time.	N
53	This proposed alteration relates to minor text changes to the content already included in the Draft LAP. No further assessment is required.	N
54	This proposed alteration relates to minor text changes to the content already included in the Draft LAP. No further assessment is required.	N
55	This proposed alteration relates to minor text changes to the content already included in the draft LAP. No further assessment is required.	N
56	The incorporation of new objectives to the LAP would require further assessment by means of an SEA addendum. Objective CON1.1 relates to the preparation of a masterplan for the Confey area, and the stipulation that no development can occur until such a time as the masterplan is prepared. Objective CON1.1 also stipulates that development within the Confey area will be subject to ecological assessments, SSFRA, traffic impact assessment and any other environmental assessments required. Further the masterplan will be integrated into the Local Area Plan by means of an amendment to the same, which will be subject to SEA. No significant environmental effects are therefore predicted. The removal of Objectives CON1.1-CON1.4 is not expected to give rise to significant environmental effects and does not require further assessment. Objectives CON1.1-CON1.4 are ultimately superseded by Objective CON1.1.	Y
57	The proposed change in zoning at Confey will require further assessment in the form of an SEA addendum. The proposed alteration relates to the zoning of greenfield land to the west, north and east for 'new residential' development is likely to result in an overall negative environmental effect.	Y
58	This proposed alteration relates to the introduction of new land-use types unto the land-use zoning matrix and stipulates the areas in the Leixlip LAP are where park and ride facilities and where cinemas will be permitted. No further assessment is required.	N

Proposed MA No.	SEA Screening Assessment	Further Assessment Required?
59	This proposed alteration relates to minor text changes to the content already included in the Draft LAP. No further assessment is required.	N
60	Changes in land use zoning will require further assessment by means of an SEA addendum. While this change in zoning will be covered in the site-specific zoning assessment, this alteration will also be assessed in isolation. The change in zoning from open space to open space and amenity is not expected to result in significant environmental effects.	Y
61	This proposed alteration makes provisions for the recognition of wayleaves during the plan development. No further assessment is required.	N
62	This proposed alteration relates to text changes to content already included in the Draft plan. No further assessment is therefore required.	N
63	This proposed alteration elaborates on content already included in the draft LAP. No further assessment is required.	N
64	This proposed alteration elaborates on content already included in the Draft LAP. No further assessment is therefore required.	N

### 3.1 SEA Screening Conclusion

Section 3 of this SEA Addendum assessed the potential for likely significant environmental effects arising from the proposed Material Alterations to the Draft Leixlip LAP 2020-2026.

It has been determined that 19 of the proposed Material Alterations to the Draft LAP should be subject to SEA, in that they either constitute new objectives, or they are considered to have the potential to give rise to significant environmental effects. These are: proposed Material Alteration No. 3, 9, 11, 12, 13, 20, 21,24, 29, 30, 35, 37, 38, 42, 43, 48, 56, 57 and 60.

## 4 SEA Environmental Report of Proposed Material Alterations.

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### 4.1 Introduction

This Section is the SEA Environmental Report of the proposed Material Alterations to the Draft LAP. The SEA Environmental Report presents the findings of the environmental assessment of the likely significant effects on the environment as a result of the Draft LAP.

Section 2 of this Addendum concluded that an SEA was required on 19 of the proposed Material Alterations.

### 4.2 Assessment of Likely Significant Effects

The environmental effects of the proposed Material Alterations were assessed with respect of environmental objectives listed in Chapter 6 of the SEA Environmental Report of the Draft Leixlip Local Area Plan 2020-2026.

The assessment process categorised environmental effects using the ratings outlined in **Table 4.1** (Table 7.1 of the Environmental Report of the Draft LAP), which is based on the assessment criterion defined by the EPA for environmental Impact Assessment (EIA).

Entries in **Table 4.2** replace selected entries in **Table 7.2** of the SEA Environmental Report, as appropriate, and impacts are based on comparison with baseline environmental conditions.

**Table 4.1: Impact Ratings**

Significance of Impact	
	Neutral
	Positive
	Negative
	Uncertain

**Table 4.2: Strategic Environmental Assessment of proposed Material Alterations**

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
3	PC1.1 It is an objective of the Council to ensure that the Leixlip Local Area Plan 2020-2023 is consistent with the hierarchy of statutory plans and to review (where appropriate) the Local Area Plan to ensure consistency with the Kildare County Development Plan 2017-2023 (or any variation thereof) following the incorporation of the National Planning Framework and Regional Spatial & Economic Strategy for the Midlands & Eastern Region into same.								
<p>SEA commentary: This is existing policy and is therefore representative of the baseline scenario. As such, an overall neutral environmental effect is envisaged.</p>									
9	UCR1.5 To prepare a Town Renewal Plan for Leixlip, incorporating a Health Check and detailed Urban Design Analysis, and implement its recommendations on a phased basis over the lifetime of the Plan and beyond.								
<p>SEA Commentary: The preparation of a Town Renewal Plan for Leixlip, incorporating a health check, and the implementation of its recommendations within the lifetime of the plan is likely to result in a positive effect on population and human health and material assets, as a result of improved services and infrastructure. A positive effect on the landscape and visual setting is also anticipated as a result of regeneration and renewal of the town centre. An uncertain effect on the remaining environmental factors is identified, in that there is currently no detail on the works which will be required to be implemented within the lifetime of the plan, and their potential environmental effects.</p>									

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
11	<p>UCR1.6 To encourage owners of premises on Main Street when renewing their shopfronts to use the Irish language.</p> <p>Action: To promote the Shop Front Improvement and Accessibility grant scheme and assist where appropriate the implementation of the scheme.</p>	Blue	Blue	Blue	Blue	Blue	Green	Blue	Blue
<p>SEA Commentary: Objective UCR1.6 related to the increased use of the Irish language on shopfronts within the town centre of Leixlip. This will result in an overall neutral environmental effect. A positive effect on cultural heritage is, however, identified.</p>									
12	<p>UCR2.9 To manage the development of undesirable uses such as fast food outlets, amusement arcades, off-licences, bookmakers, and of other non-retail uses in the interest of protecting the vibrancy, residential amenity and public realm of Leixlip Town Centre.</p>	Green	Blue	Blue	Blue	Blue	Green	Green	Blue
<p>SEA Commentary: Objective UCR2.9 is likely to result in a positive effect on the population, heritage and the landscape and visual setting of Leixlip, as it will result in a reduction of undesirable development in the town centre. An otherwise neutral environmental effect is identified.</p>									
13	<p><i>UCR2.10 To ensure that new shop front and signage design contributes positively to and enhances the streetscape and is accordance with the guidance set out in the County Kildare Shopfront Guidelines (July 2013) and Kildare County Council Policy of Signage (April, 2013).</i></p>	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
<p>SEA commentary: This is existing policy and is therefore representative of the baseline scenario. As such, an overall neutral environmental effect is envisaged.</p>									

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
20	EDT3.13 To support, encourage and promote historical linkages with William Francis Roantree Leixlip's Forgotten Fenian.								
SEA commentary: Objective EDT3.13 is likely to result in an overall neutral environmental effect. A positive effect on heritage is identified as a result of increased linkages with William Francis Roantree Leixlip's Forgotten Fenian, within the LAP area.									
21	HC2.4 To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).								
SEA commentary: This is existing policy and is therefore representative of the baseline scenario. As such, an overall neutral environmental effect is envisaged.									
24	HC4.4 To support and facilitate the development of a Primary Care Centre.								
SEA commentary: Objective HC2.4 is likely to result in a positive effect on population and human health through the provision of required services. However, Objective HC4.4 does not provide details on the location of the proposed primary care centre and as such, an overall uncertain environmental effect is identified.									
29	Delete objective MT 2.6 under Section 8.2 Public Transport (page 54): MT 2.6 To liaise with the National Transport Authority (NTA) and Irish Rail to consider the provision of a new railway station at Collinstown. And insert the following new Objective as: <i>MT 2.7 To liaise with the NTA to consider the potential for the provision of a new railway station and strategic park and ride facilities on lands at Collinstown.</i>								
SEA Commentary: Objective MT2.7 makes provisions for park and ride facilities in proximity to the proposed railway station at Collinstown, when compared to the deleted Objective MT 2.6. The provision of park and ride facilities is likely to result in a positive effect on population and human health.									

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
As the lands at Collinstown have already been zoned, and assessed in the SEA, for development (Enterprise and Employment)- a neutral environmental effect is identified.									
30	MT 2.6 To investigate the feasibility of local Park and Ride facilities in Leixlip in line with the principles set out in Section 5.10 of the Transport Strategy for the Greater Dublin Area 2016-2035.								
SEA commentary: This is existing policy and is therefore representative of the baseline scenario. As such, an overall neutral environmental effect is envisaged.									
35	MT3.14 To investigate the installation of appropriate traffic safety and calming measures to address the issue of through traffic using the Castletown Housing Estate.								
SEA Commentary: Objective MT3.14 relates to the installation of traffic safety and calming measures at the Castletown Housing Estate. This is likely to result in a positive effect on population and human health in that these measures would improve the safety of both pedestrians and vehicle users in the LAP area. A reduction in traffic related noise is also expected to occur. As the traffic safety and calming measures are likely to require minor installation works only, an overall neutral environmental effect is predicted.									
37	BH1.9 To address dereliction, vacancy and promote appropriate and sensitive reuse and rehabilitation of Protected Structures.								
SEA Commentary: A reduction in vacancy and dereliction in Leixlip is likely to result in a positive effect on the population, as it will encourage more infill development and commercial and residential opportunities. A positive effect on the landscape and visual setting is also expected, as a result of the rejuvenation of derelict buildings. The reuse and rehabilitation of Protected Structures in Leixlip is identified as having an uncertain effect, for the purposes of this assessment. While the rehabilitation of Protected Structures is likely to be positive in terms of their conservation, the refurbishment or use of the same does have the potential to result in negative effects on the conservation value of the same.									
38	GI1.1 To protect identified key Green Infrastructure and ‘Stepping Stone’ habitats (according to their value), enhance where possible and integrate existing and new Green Infrastructure as an essential component of new developments and restrict development that would fragment the Green Infrastructure Network.								

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
	Site specific ecology surveys should be carried out where appropriate to inform proposed development and assess and mitigate potential impacts. All development within the Key Development Areas (KDAs) and masterplan areas shall be subject to ecological surveys as part of the planning consent process.								
<p>SEA Commentary Objective GI1.1 is likely to result in an overall positive environmental effect, through the enhancement of green infrastructure in the LAP area. A neutral effect on heritage and material assets is identified.</p>									
42	OS1.7 To support and facilitate the development of a sensory garden and other appropriate amenities within the grounds of St. Catherine’s Park.								
<p>SEA Commentary: The development of a sensory garden and other amenities within the grounds of St. Catherine’s Park is likely to result in a positive effect on population and human health through the provision of enhanced amenity value in the LAP area. Objective OS1.7 is not expected to give rise to significant development, and works will likely be restricted to minor installation works only. An overall neutral environmental effect is therefore identified for the purposes of this assessment.</p>									
43	OS1.8: To promote and provide amenities features such as picnic tables, playgrounds or outdoor gym equipment facilities in existing open spaces within the plan area								
<p>SEA Commentary: The provision of increased amenity features within the LAP area is likely to result in a positive effect on population and human health through the provision of enhanced amenity value in the LAP area. Objective OS1.8 is not expected to give rise to significant development, and works will likely be restricted to minor installation works only. An overall neutral environmental effect is therefore identified for the purposes of this assessment.</p>									
48	(a) Remove the KDA designation from the Black Avenue lands on Map Ref. 4 Land Use Zoning Objectives and amend the zoning from ‘C: New Residential’ and ‘F2: Strategic Open Space’ to ‘F: Open Space and Amenity’								

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
	and delete Section 12.5 Black Avenue Key Development Area. (b) Delete Section 12.5 Black Avenue Key Development Area in its entirety (starts at page 94-96).								
SEA Commentary: The rezoning of the land at Black Avenue from New Residential and Strategic Open Space to Open Space and Amenity is likely to result in an overall positive environmental effect, as a result of reduced development. An uncertain effect on population is identified for the purposes of this assessment in that increased amenity space is likely to have a positive effect on population and human health. However, a reduction in residential opportunities could be considered to have a negative effect on the population.									
56	<p><b>CON 1.1</b></p> <p>(a) No residential development shall take place on the lands identified within the Confey Urban Design Framework Masterplan until such time as a Masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).</p> <p>(b) The Masterplan should include (but not be restricted to):</p> <ul style="list-style-type: none"> <li>(i) Phasing infrastructure programme including physical, social, transport and economic infrastructure</li> <li>(ii) Site-Specific Flood Risk Assessment for the masterplan lands;</li> <li>(iii) Transport Impact Assessment including proposals (if any) for Captain’s Hill (R149).</li> <li>(iv) Upgrades to Cope Bridge.</li> <li>(v) Details of any upgrade works to Captain’s Hill, to include entrances/exits to existing housing estates from same.</li> <li>(vi) Statement of Compliance with Urban Design Framework.</li> </ul>								

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
	<p>(vii) Water and wastewater network requirements. (viii) Associated environmental assessments. c) Individual applications for smaller sections of the Confey Masterplan lands shall not be considered by the Planning Authority or An Bord Pleanála until the Masterplan is integrated into the Local Area Plan in accordance with (a) above.</p>								
<p>SEA commentary: Objective CON1.1 makes provisions for the preparation of a masterplan for the lands at Confey and stipulates that no development can occur until the time when the masterplan has been prepared. Thus, for the purposes of this assessment, a neutral environmental is identified. The amended LAP will be subject to SEA, at the appropriate time.</p>									
57	Amend the Map Ref. 4 Land Use Zoning Objectives for the Confey UDF lands								
<p>SEA commentary: Proposed Amendment No. 57 relates to the re-zoning of a large area of land to the east, north and north-west of the Confey UDF lands, from agriculture to new residential. Any form of greenfield development has the potential to result in negative environmental effects-on aspects such as water, biodiversity etc. Regard should be had, however, to proposed Material Alteration No. 56, which makes provisions for the preparation of a masterplan for the lands at Confey. It should be noted that following preparation of the masterplan, the extent of the proposed greenfield development, and subsequent potential for negative environmental effects, may be reduced. The SEA of proposed Material Amendment No. 57 is therefore representative of a worst-case assessment. It should also be noted that a number of environmental assessments will be carried out, during its preparation, in order to inform the Confey Masterplan. This will work to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing the any greenfield development.</p> <p>An uncertain effect is identified for the purposes of this assessment on population and human health in that while the loss of greenfield and agricultural land is considered to be negative, a positive effect could also be experienced through the provision of residential opportunities. An uncertain effect on material assets is also identified for the purposes of this assessment, as it is not yet known the existing service capacity serving the area, or the extent of development that will occur. Having regard to the baseline assessment of archaeology, architectural and cultural heritage, it is likely that the proposed amendment would result in a neutral effect on heritage.</p>									
60	Amend the zoning designation on Map Ref: 4: Land Use Zoning Objectives, on lands at Leixlip Amenity Centre and Wonderful Barn, Barnhall, Leixlip from F2: Strategic Open Space to F: Open Space and Amenity (see lands highlighted in pink on extract of Map Ref: 4).								

Proposed MA NO.	Proposed Material Alteration	Population and Human Health	Biodiversity	Water	Air and Noise	Land and soil	Heritage	Landscape and Visual	Material Assets
<p>SEA Commentary: An overall neutral environmental effect is identified in respect of proposed Material Objective 60 in that a similar level of amenity, recreation and open space provision and protection is provided for under both Open Space and Amenity and Strategic Open Space.</p>									

## 5 Mitigation and Monitoring

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The mitigation and monitoring measures outlined in Section 8.1 and 8.2 of the SEA Environmental Report for the proposed Material Alterations to the Draft Leixlip Local Area Plan 2020-2026 ('the initial Environmental Report') should also be implemented in respect of all proposed Material Alterations in order to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing the same.

The primary mitigation measure is to ensure the sustainable and appropriate development of Leixlip and its environs without compromising the integrity of the natural and built environment. All new development that requires an Environmental Impact Assessment (EIA) in accordance with EIA legislation will address the range of environmental objectives, indicators and targets and associated environmental mitigation measures and incorporate them into the project specific mitigation measures.

## 6 Conclusion

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The Draft Leixlip Local Area Plan 2020-2026 was placed on public display for a six-week period from Thursday, 30th May 2019 to the 11th July 2019 (inclusive). Following this period of public consultation, the Chief Executive prepared and distributed to the elected members of the County Council a report on the submissions received, including an opinion thereon and any recommended amendments to the Draft Plan.

Having considered the Draft Leixlip LAP and the Chief Executive's Report, it was resolved by the Members to alter the Draft Leixlip LAP, and that these alterations constitute Material Alterations to the Draft LAP. There are 64 proposed Material Alterations to the Draft Plan.

This SEA Addendum presents the findings of the environmental assessment of the likely significant environmental effects resulting from the proposed Material Alterations of the Draft Leixlip Local Area Plan 2020-2026, incorporating screening of the proposed Material Alterations and further assessment in the form of an Environmental Report.

It was determined in the SEA Screening process (Refer to Section 3) that 19 of the proposed Material Alterations to the Draft LAP were required be subject to SEA, as they either constitute new objectives, or they were considered to have the potential to give rise to significant environmental effects. These are: proposed Material Alteration No. 3, 9, 11, 12, 13, 20, 21, 24, 29, 30, 35, 37, 38, 42, 43, 48, 56, 57 and 60.

The SEA Environmental Report (Refer to Section 4) which makes up part of this SEA Addendum concludes that of the 19 proposed Material Alterations which were subject to SEA, most satisfy the strategic environmental objectives of Kildare County Council and will not result in any significant negative effects on the environment.

The SEA Environmental Report does however identify that one of the proposed Material Alterations (No.57) has the potential to give rise to negative environmental effects, as it relates to significant greenfield development at Confey.

Regard should be had, however, to proposed Material Alteration No. 56, which makes provisions for the preparation of a masterplan for the lands at Confey. It should be noted that following preparation of the masterplan, the extent of the proposed greenfield development, and subsequent potential for negative environmental effects, may be reduced. The SEA of proposed Material Amendment No. 57 is therefore representative of a worst-case assessment. It should also be noted that a number of environmental assessments will be carried out, during its preparation, in order to inform the Confey Masterplan. This will work to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing the any greenfield development.