

# Strategic Environmental Assessment (SEA) Screening Report

**Strategic Environmental Assessment (SEA) Screening Report of a proposed Amendment to the of the Newbridge LAP 2013-2019 in terms of the provisions of Article 14 (A) of the Planning and Regulations 2001-2013.**

**The purpose of this report is to determine whether or not the proposed Amendment No. 1 for Newbridge requires Strategic Environmental Assessment. This report is pursuant to Article 14 (A) (1) of the Planning and Regulations 2001-2013 on the basis that the LAP area is less than 50 square kilometres**

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## **1. Proposed Amendment No. 1**

The proposed Amendment No. 1 (herein referred to as 'the Amendment') is being prepared in accordance with Section 20 of the Planning and Development Acts 2000-2014. The Amendment will form the statutory Land Use Zoning Map 7 for the Newbridge LAP. No changes are proposed to the written text of the LAP.

The Amendment will be consistent with the written policies and objectives set out in the LAP and other relevant guidelines and documents which were considered in preparing the existing LAP.

After the adoption of the LAP it became apparent that a small number of areas zoned as Open Space and Amenity in the LAP did not reflect existing established uses or previously permitted developments. Proposed Amendment No. 1 will address and rectify these zoning errors.

## **2. Description of the Proposed Amendment No. 1**

The Amendment is limited to four sites. These are identified in the table below and in the following pages of this document. They are also shown on the attached map - *Newbridge Local Area Plan 2013-2019 - Proposed Amendment No. 1*.

The four sites are as follows:-

<b>Site</b>	<b>Location</b>	<b>Area (ha.)</b>	<b>Proposed Zoning Amendment</b>
<b>1A</b>	<b>Crotanstown Grange.</b>	0.98	Zone site from F Open Space and Amenity to B Existing Residential/Infill
<b>1B</b>	<b>Southern Relief Road, Moorefield.</b>	0.26	Zone site from F Open Space and Amenity to B Existing Residential/Infill
<b>1C</b>	<b>Standhouse Road.</b>	0.05	Zone site from F Open Space and Amenity to B Existing Residential/Infill
<b>1D</b>	<b>Watercress Manor, Morristownbillar.</b>	1.18	Zone site from F Open Space and Amenity to B Existing Residential/Infill

It should be noted that site 1A currently has residential units permitted on the land and these units are currently under construction as part of the Crotanstown Grange residential development. The Amendment will therefore reflect this use as B Existing Residential/infill.

Site 1B is a small parcel of land which does not form part of any residential scheme and was previously zoned 'B' Existing Residential/Infill in the previous Newbridge Local Area Plan 2003.

Site 1C was zoned 'B' Existing Residential/Infill in the previous Newbridge Local Area Plan and the Council previously permitted a dwelling and medical centre on site.

Site 1D is an existing residential scheme and the Amendment therefore reflects the established use on site.

### **3. Requirements**

Where a Planning Authority proposes to make an Amendment to a LAP under Section 20 of the Planning and Development Act 2000-2014, it shall (before giving notice under Section 20 (3) of the Act) consider whether or not the proposed Amendment would be likely to have significant effects on the environment, taking into account criteria set out in Schedule 2A of the Planning and Development Regulations 2001-2013.

**3.1 Assessment in terms of schedule 2A of the Planning and Development Regulations 2001-2013**

1. THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:
<ul style="list-style-type: none"> <li>- <b>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</b></li> </ul> <p>The Amendment will replace the existing statutory Land Use Zoning Map 7, conforming to the policies and objectives set out in the Newbridge LAP 2013-2019 and other relevant guidelines and documents. The Amendment will reflect the existing established uses or previously permitted development(s) on the four sites.</p>
<ul style="list-style-type: none"> <li>- <b>The degree to which the plan influences other plans, including those in a hierarchy</b></li> </ul> <p>The Land Use Zoning Map 7 will be read in conjunction with the written text in the existing LAP which has been prepared in having due regard to the County Development Plan 2011-2017.</p>
<ul style="list-style-type: none"> <li>- <b>The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development</b></li> </ul> <p>The Amendment is being prepared in accordance with specific objectives of the Kildare CDP 2011-2017 and the Newbridge LAP. The LAP has been assessed in terms of SEA and AA (including statutory consultations with prescribed bodies) and it was concluded that <i>'No significant impacts as a result of implementing the final proposed amendments were identified and therefore no mitigation measures were proposed by the SEA/ AA team'</i> (p. 45, Newbridge Local Area Plan Strategic Environmental Assessment Final Report January 2014).</p> <p>The Amendment will conform to the principles, objectives and policies of the LAP and will not therefore have significant effects on the environment.</p>
<ul style="list-style-type: none"> <li>- <b>Environmental problems relevant to the plan</b></li> </ul> <p>It is considered that the Amendment, which reflects the established and permitted uses on the respective sites will have no significant negative impact(s) on the environment.</p>
<ul style="list-style-type: none"> <li>- <b>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)</b></li> </ul>

Relevant E.U legislation is considered under the Kildare County Development Plan 2011-2017 and Newbridge LAP from which the Amendment will derive its context. They will not be specifically addressed in this Amendment.

**2. CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD , IN PARTICULAR, TO:**

**The probability, duration, frequency and reversibility of the effects**

It is considered that there will be no significant effects from the adoption of this Amendment as the zoning reflects the permitted/established uses on each of the four sites.

The zoning under this Amendment of two sites (1A and 1D) reflects established residential schemes. Sites 1b and 1C could be developed in time. Therefore the works are likely to be temporary while the built structures are likely to be permanent and therefore irreversible.

**The cumulative nature of the effects,**

It is anticipated that the cumulative effects of developing sites 1B and 1C, which have a combined area of 0.31ha are likely to be insignificant in the overall context and scale of development in Newbridge.

**The transboundary nature of the effects,**

The Amendment will have no national, regional or inter-county transboundary effects.

**The risks to human health or the environment (e.g. due to accidents),**

The adoption of the Amendment will not result in any risk to human health. Any future development in the area will be carefully considered as part of the development management process in accordance with the proper planning and sustainable development of the area.

**The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)**

The function of the Amendment is to reflect established and permitted uses in the four areas. As such the effects on the local population is minimal given the spatial distribution of the sites and site areas. Policies and objectives are contained within the LAP which will control the magnitude and spatial extent of the effects of any future development.

**The value and vulnerability of the area likely to be affected due to:**

**(a) special natural characteristics or cultural heritage,**

There are no perceived natural or cultural characteristics worthy of retention in any of the four sites

**(b) exceeded environmental quality standards or limit values,**

It is not expected that any environmental quality standards will be exceeded or that the value of the vulnerable areas will be limited as a result of the Amendment.

**(c) intensive land-use,**

The objective of the Amendment is to reflect the established and permitted uses on the four sites. Hence there will be no perceived intensification. Should any intensification be proposed in the future, the Council will assess each proposal on its merits having regard to the LAP and the proper planning and sustainable development of the area.

**The effects on areas or landscapes which have a recognised national, European Union or international protection status.**

The Amendment was screened for an Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2010; and the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477/2011). It was concluded that the proposed Amendment to the Newbridge LAP is not directly connected to the management of a Natura 2000 site and will not have significant effects on the Natura 2000 network. As such a Stage 2 Appropriate Assessment is not required.

### **3.2 Statutory Consultation**

The specified environmental authorities that should be consulted in relation to the Amendment to the Newbridge LAP 2013-2019 are:

- The Environmental Protection Agency (EPA)
- Minister for the Environment, Community and Local Government (DoECLG)
- Minister for Arts, Heritage and Gaeltacht Affairs (DoAHG).
- Minister for Agriculture, Marine and Food
- Minister for Communications, Marine and Natural Resources (DCMNR)
- Adjoining Planning Authorities

### **4. Conclusion**

It is not anticipated that the Amendment will have strategic environmental effects on the environment and it is considered that a SEA will not be required. Localised environmental effects as a result of any proposed development carried out on lands within the plan area can be dealt with through the assessment of individual planning applications. In terms of the provisions of Article 14 A of the Regulations, following the appropriate consultation period the Council shall make a determination so as to find whether or not the proposed Amendment would be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Regulations and any submission or observation received from the environmental authorities.

#### **4.1 Notice to Environmental Authorities**

Notice is hereby given that Kildare County Council intends to amend the Newbridge LAP 2013-2019 to include the proposed Amendment No. 1. The Planning Authority must determine whether or not the inclusion of the proposed Amendment would be likely to have significant effects on the environment and in doing so, it must take account of relevant criteria set out in Schedule 2A of the Planning & Development Regulations 2001-2013. A submission or observation in relation to whether or not the proposed Amendment would be likely to have significant effects on the environment may be made to Kildare County Council within 4 weeks from the date of this notice.

Following the deadline for submissions the Planning Authority will determine whether or not the implementation of the Amendment to the Newbridge LAP would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A and any submission or observation received in response to this notice.

All submissions or observations should be sent to Veronica Cooke, Forward Planning Section, Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare or email to: [lpsubmissions@kildarecoco.ie](mailto:lpsubmissions@kildarecoco.ie) within 3 weeks from the date of this notice.

**Notice dated XX March 2015 (to be agreed)**

# Proposed Amendment No. 1



Kildare County Council  
Planning & Economic  
Development Department

Newbridge Local Area Plan  
2013 - 2019  
(Proposed Amendment No.1)

- Legend :**
- Local Area Plan Boundary
  - A: Town Centre
  - B: Existing Residential / Infill
  - C: New Residential
  - D: Neighbourhood Centre
  - E: Community & Educational
  - F: Open Space & Amenity
  - H: Industrial & Warehousing
  - I: Agricultural
  - J: Transport & Utilities
  - L: Leisure & Amenity
  - O: Department of Defence
  - Q: Enterprise & Employment
  - R: Retail / Commercial
  - V: Equestrian
  - Rivers & Lakes
  - 500m Intervals from Train Station
  - Movement Objectives (Refer to Map 2)
  - Lands subject to masterplan
  - Setback from the M7 Motorway & Rail Line
  - Train Station
  - Motorway Signs
  - Pedestrian/Cyclist Bridge

### Land Use Zoning Objectives

Date: February 2015      Map Ref: 7

Scale: N.T.S.      Drawing No: 200/13/546

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This drawing is to be read in conjunction with the written statement, objectives and relevant maps

