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**Strategic Environmental Assessment (SEA)**

**Environmental Report  
Addendum  
of the  
Proposed Material Alterations  
to the  
Draft Sallins Local Area Plan 2016-2022**

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## **1.0 Introduction to the SEA Addendum Report**

Strategic Environmental Assessment (SEA) is a systematic and effective process for ensuring that environmental issues are taken into account at every stage in the preparation, implementation, monitoring and review of plans, programmes (P/P) and strategies. This report is an addendum to the Environmental Report (ER) of the Strategic Environmental Assessment (SEA) of the Draft Sallins Local Area Plan 2016-2022 (here after called the Draft Plan).

A SEA has run in parallel with the development of the Draft Plan throughout 2014/2015. A Scoping Report was prepared as the initial stage of the SEA process in October 2014 and was forwarded to statutory and non-statutory consultees for consultation. Submissions received were incorporated into the drafting of the Environmental Report (ER). The ER contains the findings of the assessment on the likely significant effects on the environment of the implementation of the Draft Plan.

The Draft Plan and SEA Environmental Report (ER), and associated documents were subsequently placed on public display from the 26<sup>th</sup> June until the 11<sup>th</sup> August 2015.

In all, 36 submissions were received during the consultation period. Each submission was subsequently reviewed, categorised and summarised in the Chief Executive's Report (CER) together with the Chief Executive's Response and Recommendation(s). The CER was considered, and Material Alterations agreed, by the elected members of Naas Municipal District on the 22<sup>nd</sup> October 2015.

The Council has resolved that some of these amendments constitute a material alteration to the Draft Sallins LAP and that the proposed amendments would be placed on public display for a period of not less than four weeks in accordance with Section 20(J) of the Planning and Development Act 2000, as amended.

The proposed material alterations are presented in this report and they include amendments to the text: policies and objectives of the Draft Plan. It also includes changes to the boundary and to land use zoning objectives and movement objectives maps of the Draft Plan.

Material alterations are discussed in further detail in Section 2. This stage of the SEA process is to assess the likely significant effects on the environment of implementing the proposed material alterations to the Draft Plan as detailed in Section 2. This Addendum Report therefore describes the likely significant effects on the environment of the proposed material alterations to the Draft Plan and the Environmental Report, where appropriate.

## **2.0 Review of the Proposed Material Alterations to the Draft Sallins Local Area Plan 2016-2022**

### **2.1 Context**

The Chief Executive's Report presented a review, categorisation and summary of each of the 36 submissions, together with a response and a series of recommended material alterations to the Draft Plan for consideration by the Members of Naas Municipal District.

Following consideration of the Chief Executive's Report, the Members, by resolution made 21 material alterations to the Draft Plan. Therefore this report, which can be considered as an Addendum Report to the SEA Environmental Report issued in June 2015) considered the proposed material alterations, as adopted by the Members. Of the 21 material alterations, 18 (*i.e.* Nos 1 to 18) were agreed by the Member of Naas Municipal District supporting the opinion of the Chief Executive and 3 (*i.e.* Nos 19 to 21) were agreed contrary to the opinion of the Chief Executive.

This Addendum Report should be read in conjunction with the Material Alterations Report on the Draft Sallins Local Area Plan 2016-2022 (November 2015).

### **2.2 Approach to Environmental Assessment of the Proposed Material Alterations to the Draft Plan**

This environmental assessment of the proposed material alterations will be carried out in an analytical and systematic manner in three phases. The first phase will involve the screening of the proposed material alterations. The second phase will involve an analysis of the proposed material alterations that conflict with Strategic Environmental Objectives (SEOs). The third phase will consider any conflicts with Strategic Environmental Objectives (SEOs) and which are unlikely to be mitigated.

The Strategic Environmental Objectives were established during the preparation of the Environmental Report for the Draft Sallins Local Area Plan (June 2015). The SEOs as set out in Table 4 of the Environmental Report are re-stated here in Table 1 of this Addendum Report.

**Table 1: Strategic Environmental Objectives (SEOs) (from Table 4 Environmental Report on Draft Sallins Local Area Plan, June 2015)**

Environmental Parameter		Objective
<b>Biodiversity</b>	<b>B1</b>	Conserve and where possible enhance the diversity of habitats and protected species avoiding irreversible losses
	<b>B2</b>	Promote measures to protect biodiversity by creating and improving habitats, where possible
	<b>B3</b>	Provide opportunities for sustainable public access to wildlife and wild places at appropriate locations
	<b>B4</b>	Avoid damage by development to designated wildlife sites and protected species, and associated ecological corridors/ linkages
<b>Population</b>	<b>P1</b>	Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns
<b>Human Health</b>	<b>H1</b>	Minimise noise, vibration and emissions from traffic, industrial processes and extractive industry
<b>Soil</b>	<b>S1</b>	Maintain the quality of soils
	<b>S2</b>	Maximise the sustainable re-use of brownfield lands, and maximise and prioritise the use of the existing built environment rather than developing greenfield lands
	<b>S3</b>	Minimise the consumption of non-renewable sand, gravel and rock deposits
	<b>S4</b>	Minimise the amount of waste to landfill
<b>Water</b>	<b>W1</b>	Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems
	<b>W2</b>	Promote sustainable water use based on a long-term protection of available water resources
	<b>W3</b>	Reduce progressively discharges of polluting substances to waters
	<b>W4</b>	Mitigate the effects of floods and droughts including vulnerability to climate change. (extreme weather, sea level rise, coastal erosion)
<b>Air</b>	<b>A1</b>	Reduce all forms of air pollution
	<b>A2</b>	Minimise emissions of greenhouse gases to contribute to a reduction and avoidance of human-induced global climate change
	<b>A3</b>	Reduce waste of energy, and maximise use of renewable energy sources
	<b>A4</b>	Assess, plan and manage adaptation to climate change impacts
	<b>A5</b>	Reduce the need to travel
<b>Material Assets</b>	<b>MA1</b>	Maximise use of the existing built environment
	<b>MA2</b>	Avoid flood risk and/or coastal erosion in selecting sites and zoning of lands for development

Environmental Parameter		Objective
	<b>MA3</b>	Maintain water abstraction, run-off and recharge within carrying capacity (including future capacity) at environmentally sustainable levels.
	<b>MA4</b>	Maintain the quality of and access to assets such as aquifers, aggregates, ports, motorways, and all physical and social infrastructures.
<b>Cultural Heritage</b>	<b>CH1</b>	Promote the protection and conservation of the cultural, including architectural and archaeological, heritage
<b>Landscape</b>	<b>L1</b>	Conserve and enhance valued natural and historic landscapes and their character and features within them

### 2.3 Phase 1: Screening of the Material Alterations to the Draft Plan

In the first phase of the SEA assessment of the proposed material alterations they are evaluated against the Strategic Environmental Objectives (SEOs) which were prepared for the Draft Plan. Phase 1 is therefore a screening process where material alterations are formally assessed by identifying whether the change(s) would be likely to have either:

- **No likely interaction with the SEOs** (they are likely to have no interaction with the status of the environment);
- **Likely to improve the status of SEOs** (they are likely to improve the status of the environment);
- **A probable conflicting interaction with SEOs which is unlikely to be mitigated against** (they are likely to significantly conflict with the status of the environment);
- **A potentially conflicting interaction with SEOs which is likely to be mitigated against through compliance with the mitigation measures outlined in the Environmental Report** (they are unlikely to significantly conflict with the status of the environment),
- **An uncertain interaction with SEOs** (the interaction with the status of the environment is uncertain).
- **A neutral interaction with SEOs** (the interaction with the status of the environment is considered neutral)

The Phase 1 Screening Assessment of the proposed material alterations is provided in Table 2. The table includes a summary of the main text of the material alterations to the Draft Plan, as follows:

- Proposed Alterations involving additional text are shown in **green**
- Proposed Alterations involving deletion of text are shown in **red-strikethrough**

For full context of the proposed material alterations, please refer to the Material Alterations Report on the Draft Sallins Local Area Plan 2016-2022 (November 2015).

**Table 2: Phase 1: Screening of the Material Alterations against the SEOs**

The following table assesses the proposed amendments against the Strategic Environmental Objectives (SEOs) for potential impacts.

Reference (and summary text) for Material Alteration made to the Draft Plan	Likely to Improve status of SEOs	Probable conflict with SEOs – unlikely to be mitigated	Potential conflict with SEOs – likely to be mitigated	Uncertain interactions with SEOs	Neutral Impacts with SEOs	No Likely interactions with SEOs
<p><b>Alteration 1:</b> Revised unit targets and phasing for lands zoned C New Residential, K Commercial / Residential and A Town Centre.</p> <p>Figures include those made on foot of Material Alterations Nos.19, 20 &amp; 21.</p>	<p><b>Note: Any potential conflict with SEOs arises solely from Alterations 19, 20 &amp; 21 and as these are considered separately they are not considered here.</b></p> <p><b>Otherwise Material Alteration 1 is not likely to have any interaction with SEOs</b></p>					
<p><b>Alteration 2:</b> Following additional text added to Section 10.0 Town Centre:</p> <p><b>Sallins is designated as a Level 4 centre (Small Town) in the Retail Hierarchy of the Retail Strategy for the GDA 2008-2016.</b></p>						<p><b>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b></p>
<p><b>Alteration 3:</b> Insert following text as bullet point under <b>Connectivity / Movement</b> heading of each Design brief 11.1. to 11.4:</p> <p><b>‘Any development in the area should clearly outline how development can accommodate a modal change and maximises the benefits of the multi-modal transport node at the Rail Station’.</b></p>	<p><b>P1</b></p>					<p><b>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b></p>

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<p><b>Alteration 4:</b> Insert following objective to prepare a <b>Traffic Management Plan</b> under section 12.4:</p> <p><b>SIO 6 To prepare a Traffic Management Plan for Sallins in conjunction with the NTA and to implement and support the recommendations of this plan, subject to the availability of funding.</b></p>	<b>P1; H1</b>					<b>B1 to B4; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>
<p><b>Alteration 5:</b> Amend following sentence of Objective TCO 6 to:</p> <p>The Scheme shall accord with the National Transport Authority’s <b>‘Statement of Strategy 2012-2014’ Integrated Implementation Plan for Transport in the GDA (2013-2018)</b> (or any subsequent Strategy) <b>and accord with the principles as set out in the ‘Sallins Town Centre – Urban Design &amp; Public Realm Study’ ....</b></p>	<b>P1; H1</b>					<b>B1 to B4; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>
<p><b>Alteration 6:</b> Insert following footnote on Map 2 Movement Objectives:</p> <p><b>All Streetscape Improvement Works and New Street/Road Improvement Works shall, where appropriate, include cycle lanes in accordance with national policy’</b></p>	<b>P1;</b>					<b>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>

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<p><b>Alteration 7:</b> On Map 2 amend indicative location of cycle route north of rail line through Osberstown Drive – and C2 zoned lands - as opposed to Old Bridge Station as this is not feasible due to the building line permitted under this residential scheme.</p>						<p>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</p>
<p><b>Alteration 8:</b> Entire LAP - note that timeframe for Sallins LAP will be over period 2016-2022.</p>						<p>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</p>
<p><b>Alteration 9:</b> Additional text to be included under Section 15 Community and Recreational Facilities as follows:</p> <p>An increasing population generates increased demand for the provision of services including community facilities, school places and amenities. <b>Sallins in particular has a demand for a range of indoor and outdoor amenities, both active and passive in nature.</b> ...</p>	<p><b>P1</b></p>					<p>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</p>

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<p><b>Alteration 10:</b> Section 18, Table 9 Land Use Objectives. Include a specific objective “A2 Town Centre” as follows:</p> <p><b>The use of this site shall be restricted to mixed use adventure/recreational tourism incorporating the existing industrial architecture into activity based pursuits. A limited amount of residential development to the south of the site may be considered. An allowance may be made for a reduction in the public open space requirement (as part of any residential development) where adventure/recreational tourism uses are delivered as above.</b></p>	<b>P1; MA1; CH1</b>					<b>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA2 to MA4; L1</b>
<p><b>Alteration 11:</b> Section 12.3 Roads Infrastructure. Include following objective:</p> <p><b>RIO 6: To provide public lighting at the following locations:</b></p> <ul style="list-style-type: none"> <li><b>Naas side of Sallins Train Station along the R407</b></li> <li><b>Junction of the Osberstown Road and the R407</b></li> </ul>	<b>P1</b>		<b>B4</b>			<b>B1 to B3; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>

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<p><b>Alteration 12:</b> Land Use Zoning Objectives Map 7. Amend zoning on lands zoned F to the west of C4 and north of the dense copse of trees from ‘F’ ‘Open Space &amp; Amenity’ to ‘I’ ‘Agriculture’</p>						<p><b>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b></p>
<p><b>Alteration 13:</b> Section 5.0 Zoning of Lands. Amend zoning on lands. Re-word paragraph with additional text as follows:</p> <p>It is recognised that community and recreational facilities in Sallins have not kept pace with the increase in population over the past two decades. Any future residential development units (in excess of 25 units) <b>on lands zoned C New Residential, A Town Centre or K Commercial / Residential</b> must address this social deficit through:</p> <ul style="list-style-type: none"> <li>• Social Infrastructure Assessment</li> <li>• Design (e.g. playgrounds, pocket parks)</li> <li>• Integration of services</li> </ul>	<p><b>P1</b></p>					<p><b>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b></p>

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<p><b>Alteration 14:</b> Part C Land Use Zoning Objectives - Table 9. Insert additional text as follows:</p> <p>... The existing mature trees on the landholding shall be incorporated into any design.</p> <p><b>Supplementary native planting will be required along the northeast boundary to mitigate any visual impact when viewed from Bodenstown graveyard (Recorded Monument KD014-041001). An Archaeological Impact Assessment will also be required prior to the preparation of the Masterplan.</b></p>	<b>B1; L1; CH1</b>					<b>B2 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4</b>
<p><b>Alteration 15:</b> Part C Land Use Zoning Objectives - Table 9. Insert additional text as follows:</p> <p>.... Innovative design approaches will be welcomed in the area, particularly with regard to the built environment. <b>In designing new residential/infill houses in the town centre area, reference to the vernacular architecture (as evident in the Home Farm and Ferrybank house) could be considered, where appropriate.</b></p>	<b>CH1</b>					<b>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; L1</b>

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<p><b>Alteration 16:</b> Section 12.1. Insert additional policies as follows:</p> <p><b>PT 4: To provide a priority bus route (in conjunction with statutory providers) between Sallins train station, Millennium Park and Naas Town Centre.</b></p> <p><b>PT 5: To review the connectivity between Sallins Train Station and the permitted Sallins Bypass, and facilitate improved connections (as necessary) in the form of a station redesign and/or the provision of strategic park and ride facilities.</b></p>	<b>P1</b>					<b>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>
<p><b>Alteration 17:</b> Section 12.3 Roads Infrastructure. Amend point (f) of Objective RIO 1 by adding following text:</p> <p>(f) Between the R407 and train station car park / surrounding town centre lands <b>(including possible drop off/connections with local roads west of the school)</b> zoned A1 (M-N)</p>	<b>P1</b>					<b>B1 to B4; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>

Reference (and summary text) for Material Alteration made to the Draft Plan	Likely to Improve status of SEOs	Probable conflict with SEOs – unlikely to be mitigated	Potential conflict with SEOs – likely to be mitigated	Uncertain interactions with SEOs	Neutral Impacts with SEOs	No Likely interactions with SEOs
<b>Alteration 18:</b> Various changes: - Include ‘Sallins Town Centre – Urban Design & Public Realm Study in Draft Plan as Appendix 1. Also replace Objective TCO7; replace Figure 5 with new figure; and change Section 11.0 Design briefs to include text change - <b>refer to Sallins Material Alteration Report for full alteration</b>	<b>CH1</b>					<b>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; L1</b>
<b>Alteration 19:</b> Rezone 2.25ha from ‘I Agriculture; to ‘C New Residential’ with the balance zoned ‘F2 Open Space and Amenity’ - <b>refer to Sallins Material Alteration Report for full alteration</b>						<b>B1 to B4; P1; H1; S1 to S4; W1 to W4; A1 to A5; MA1 to MA4; CH1; L1</b>
<b>Alteration 20:</b> LAP Boundary Change and Rezone lands from ‘H Industry & Warehousing and unzoned to 1.2ha. ‘E Community & Educational’; 14.5ha. ‘F Open Space’; and 12.0ha. ‘C New Residential’ - <b>refer to Sallins Material Alteration Report for full alteration</b>			<b>P1; S2; A5</b>			<b>B1 to B4; H1; S1, S3 &amp; S4; W1 to W4; A1 to A4; MA1 to MA4; CH1; L1</b>
<b>Alteration 21:</b> Rezone GAA Grounds from ‘F Open Space & Amenity to ‘A Town Centre’ - <b>refer to Sallins Material Alteration Report for full alteration</b>	<b>A5</b>		<b>B1 to B4; S2; L1</b>			<b>B2 to B4; P1; H1; S1, S3 and S4; W1 to W4; A1 to A5; MA1 to MA4; CH1</b>

## **2.4 Phase 2: Analyses of Material Alterations to the Draft Plan that conflict with Strategic Environmental Objectives (SEOs)**

The second phase identifies only those proposed amendments that are in conflict with the SEOs, this is undertaken in Table 3. In relation to each proposed amendment, comments are made as to its potential effects on the SEOs and following on from this, potential mitigation measures have been identified and typically include:

- Changes to wording of policy/objective/text
- The removal of the objectives/policy/text that are unsustainable or which do not promote the SEA objectives/policy/text
- The addition of new objectives/policy/text
- The expansion on the wording of an objectives/policy/text

## **2.5 Phase 3: Analyses of Material Alterations to the Draft Plan that conflict with Strategic Environmental Objectives (SEOs) and which are unlikely to be mitigated**

Having carried out an analysis through Phase 1 and Phase 2 as outlined under Sections 2.3 & 2.4 above, there are no remaining significant issues that need to be addressed in more detail.

## **3.0 Summary of the Environmental Assessment of proposed Material Alterations.**

Following a meeting held in October 2015, twenty-one material alterations were made to the Draft Plan by the Members of Naas Municipal District. These amendments were screened for significant effects on the environment as detailed under Section 2.3 above. Further to this process three alterations were deemed likely to have a potential for significant effects on the environment. However, as assessed in Section 2.4 and Table 3, all of these potential effects can be mitigated by either a change in text, addition of new text and/or the existence of safeguards to protect the environment already stated within the Draft Plan.

**Table 3: Phase 2: Analyses of Material Alterations to the Draft Plan that conflict with Strategic Environmental Objectives (SEOs)**

The following table assesses the proposed amendments that are considered to have potential for conflict with Strategic Environmental Objectives (SEOs) and makes mitigations recommendations, as appropriate.

Material Alteration Reference	Probable conflict with SEOs – unlikely to be mitigated	Potential conflict with SEOs – likely to be mitigated	SEA Comments	SEA Mitigation Recommended
<b>Alteration 11</b>		<b>B4</b>	Roadside lighting can give rise to disturbance to bats, birds and other fauna	None required – there is sufficient protective policies and objectives under Sections 16 and 17 of the Draft Plan.
<b>Alteration 20</b>		<b>P1; S2;</b>	<p>The zoning of these lands does not appear to comply with the sequential approach taken to Housing and the Core Strategy (Part B, Section 8.0 of Draft Plan) and meeting Future Housing Target.</p> <p>Early development of the residential lands could undermine development in more central better connected areas higher placed in the sequential approach.</p> <p>The residential zoned lands are at the outer extremity of the town, poorly connected and at distance from the town centre / services. This is likely to encourage / necessitate car based travel.</p>	<p>None required – the Draft Plan includes mitigation text as follows:</p> <p>‘A strong emphasis is placed on encouraging the sequential development of all zoned lands and encouraging the development of underutilised lands in and close to the town centre. <i>(Part A, Section 5.0 (6) Zoning of Lands)</i>.</p> <p>The text of Policy PLD 1 is also noted in this regard.</p> <p>It is also noted that these residential zoned lands (C9) would fall in to Phase 2 lands and the specific restrictions of Policy HP 1 as noted as a significant mitigation.</p>

Material Alteration Reference	Probable conflict with SEOs – unlikely to be mitigated	Potential conflict with SEOs – likely to be mitigated	SEA Comments	SEA Mitigation Recommended
		<b>A5;</b>	The lands are on the periphery of the town and have poor connections to the town centre and services, which could encourage less sustainable modes of transport	Include that in relation to lands that: <b>Applications for development on these lands must include proposals for improving and providing for walking and cycling connections between the lands, the town centre and nearby community, education and recreational amenities as well as demonstrate how the development can deliver sustainable modes of transport generally.</b>
<b>Alteration 21</b>		<b>B1 to B4; L1</b>	There is a significant tree-line along the southern ‘canal end’ of the lands which could be lost as a result of material alteration	None required – these trees are already listed for protection at Ref. 1 Table 8 of the Draft Plan.
		<b>P1;</b>	Existing lands provide a significant amenity and recreational outlet which could be lost as a result of material alteration.	Amend text to include that: <b>Existing open space &amp; amenity uses will be maintained in situ, until suitable alternative sports grounds are identified and provided as replacement for GAA Grounds. In addition an element of town park must be included and delivered in the first phase of any redevelopment proposals for the lands.</b>
		<b>S2;</b>	The material alteration could result in the loss of greenfield lands.	

