



Kilkenny County Council

**CASTLECOMER LOCAL AREA PLAN  
2009-2015**

**AMENDMENT NO. 1**

Screening for Strategic Environmental Assessment

Forward Planning  
December 2011

## **1 INTRODUCTION**

Kilkenny County Council intends to make an amendment entitled "Amendment No. 1" to the Castlecomer Local Area Plan 2009-2015 under the Planning and Development Act 2000 (as amended). The purpose of this report is to consider whether Amendment No.1 requires Strategic Environmental Assessment (SEA).

Section 7 of the Planning and Development (Amendment) Act 2010, sets out that the written statement of a County Development Plan (CDP) must contain a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. A planning authority shall prepare a core strategy not later than one year after the making of the Regional Planning Guidelines and shall accordingly vary the development plan. The Regional Planning Guidelines for the South East Region were adopted on the 26<sup>th</sup> July 2010. Variation 2 to the County Development Plan 2008-2014, which provides for the inclusion of the core strategy, was adopted on the 19<sup>th</sup> September 2011.

This Variation includes a policy PS7, 'To amend the LAPs for Callan, Castlecomer, Graiguenamanagh and Thomastown adopted in 2009 to take account of the Core Strategy for the County'.

This amendment is necessary to bring the LAP into alignment with the CDP as varied.

As at October 2011, the Castlecomer Local Area Plan (LAP) contained a total of 28 hectares of undeveloped land, zoned for residential uses, or for a mix of residential and other uses.

The RPGs set out a projected population expansion for each county in the region and to accommodate this, determined that in the order of 254 hectares will be required over the period 2010-2016 for Kilkenny city and county. The RPGs have divided the county allocation between the gateway (Waterford Environs in County Kilkenny, which is covered by the Ferrybank/Belview LAP), the hub (Kilkenny City) and the remainder of the county. The Core Strategy Table, on page 18 of Variation 2, set out that the housing land requirement for Castlecomer was 3.5 hectares to 2016.

## **2 MANDATORY REQUIREMENTS**

Under SI No. 436 of 2004, Planning & Development (Strategic Environmental Assessment) Regulations 2004, where a Planning Authority proposes to amend a local area plan under Section 20 of the Planning and Development Acts 2000-2010, it shall, before giving notice under section 20 (3), consider whether or not implementation of the amended plan would be likely to have significant effects on the environment, taking into account relevant criteria set out in Schedule 2A (of the Regulations). Section 3 below sets out the required report pursuant to Article 14A of the 2004 regulations.

### **3 ASSESSMENT OF LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS**

#### **Criteria for determining the likely significant environmental impacts (Schedule 2(A) of SEA Regulations 2004)**

##### **3.1 CHARACTERISTICS OF THE PLAN (Amendment)**

- i. 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.

Amendment No. 1 to the Castlecomer LAP mainly comprises a phasing of zoned land in the LAP area. The County Core Strategy has set out that the Castlecomer LAP should include approximately 3.5 hectares of zoned land to provide for its requirements to 2016. This LAP, which was adopted in 2009, at present includes over 28 hectares of undeveloped land zoned for either residential, or a mix of residential and other uses. Therefore this Amendment will significantly reduce the amount of land available for residential use by dividing it into two phases. Phase 1 will be available for development during the lifetime of the LAP, Phase 2 will not. A total of 15.5 hectares are proposed for Phase 2 designation and a total of 12.5 hectares are proposed for Phase 1. Therefore the potential level of development is substantially reduced from that proposed under previous plans. Map A shows the proposed phasing for the LAP.

- ii. The degree to which the plan influences other plans, including those in a hierarchy.

This amended plan is intended to bring the objectives of the LAP into alignment with the County Development Plan, and therefore with the South Eastern Regional Planning Guidelines. In its making, the amended Plan has regard to other relevant planning and environmental policy and legislation including European Union directives, Ministerial guidelines and other national and regional plans and policies. This plan will influence applications for development, but it will not influence other plans, as it is at the lowest tier of the plan-making hierarchy.

- iii. The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.

The amended plan will be made pursuant to the provisions of the Planning and Development Acts 2000-2010 Section 20; as such the plan seeks to achieve development in a sustainable manner.

- iv. Environmental problems relevant to the plan.

There are no strategically significant environmental problems identified in relation to the amended plan.

A brief overview of any environmental issues pertaining to the LAP area is detailed below. For each issue, the existing relevant policies from the LAP/CDP are included and any amendment to the existing policies is clearly outlined.

## 1 Water

### 1a. Water Framework Directive

This Directive establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial bodies for the benefit of everyone. Good ecological and chemical status for all waters must be achieved by 2015 with no deterioration in existing status in the meantime. The South Eastern River Basin Management Plan (*Water Matters*) 2009-2015 was published in 2010. This identifies a programme of measures to protect and restore water status by addressing the main pressures (that is sources of pollution or status impact) in the district.

Under the WFD, the status of the River Dinin Tributary of the Nore in Castlecomer was moderate.

Section 9.10.3.1 of the CDP sets out the policies (IE53-57) in relation to the Water Framework Directive.

- IE53 To actively participate in the implementation of the Water Framework Directive
- IE54 To jointly with other local authorities and the relevant Public Authorities, participate and co-operate in the South Eastern River Basin District Management Project
- IE55 To implement the South Eastern River Basin Management Plan
- IE56 To increase public awareness of water quality issues and the measures required to protect and where required, improve the quality of all waters
- IE57 To take account of the findings of the National Programs of Measures Studies being developed for the River Basin Management Plans

An action is also included in Section 2.8.3 of the LAP, as follows: “Continuously monitor water quality in the area to ensure all waters meet the Framework Directive of at least ‘good status’ by 2015”.

These policies/actions will not be affected by this amendment.

### 1b Drinking Water/Water Supply

#### Capacity

Water supply in Castlecomer is currently at capacity with difficulties in accessing ground water. Current studies are underway to investigate new sources. Although these issues should be addressed within the lifetime of the plan it is likely to be in the latter stages.

#### Future requirements

As stated under point (i) above, the objective of this amended plan is to bring the LAP into line with the CDP and Regional Planning Guidelines. This will entail a reduction in the amount of land available for development. In addition, considering the capacity issues with

water supply, a policy will be included making development contingent on adequate water services infrastructure as follows:

*Any significant additional development in Castlecomer will not be permitted pending the upgrade of the necessary water services infrastructure.*

#### Quality

A report on *The Provision and Quality of Drinking Water in Ireland – A Report for the Years 2007-2008* (Office of Environment Enforcement EPA, 2009)<sup>1</sup> contains detail on water quality in County Kilkenny. Following on from this report, the Clogh-Castlecomer scheme was placed on the Remedial Action List of public water supplies. However, work was undertaken to address this and the scheme has since been removed from the Remedial Action List.

Policies in relation to water supply are listed in Section 5.13: Infrastructure of the LAP.

#### In1: Water Supply

The Council will endeavour to maintain an adequate water supply for the development needs of the Plan

Policies in relation to the quality of drinking water are listed in Section 9.10 of the CDP, IE65-68.

- IE65 Implement the capital programme outlined in the Provision of Water and Wastewater Infrastructure in Kilkenny City and County, March 2007.
- IE66 Extend water supplies to meet the expanding domestic, commercial and industrial needs of the County.
- IE67 Improve the provision of services in those areas where deficiencies exist at present.
- IE68 Encourage the economic use of existing service.

#### Leakage

- The CDP contains a policy for water conservation and the elimination of leakages, policy IE69: Conserve valuable water supplies by eliminating leakages and through raising public awareness of the need for water conservation.

A Water Conservation Project is underway across the county at present. This commenced in March 2009 and is scheduled to become a permanent element in the operation of all water supply schemes. The first stage of this project divided the water supply schemes into different zones and installed meters. The second stage is active leakage control, which includes detecting and repairing leaks. The continuation of second stage works will become a permanent feature of the management of the county's water networks. The third stage includes for the replacement of sections of sub-standard mains, where abnormally high levels of leakage or high mains burst frequencies are recorded.

Results from June 2011 water leakage from the Clogh-Castlecomer scheme was 39%. This percentage will be reduced with any future upgrade.

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[http://www.epa.ie/downloads/pubs/water/drinking/Final%20DW%20Report%202007%20\(2\)2.pdf](http://www.epa.ie/downloads/pubs/water/drinking/Final%20DW%20Report%202007%20(2)2.pdf)

#### 1(c) Waste Water Treatment

Wastewater treatment in Castlecomer is presently provided for by secondary treatment which is a combined system that deals with both sewage and overflow resulting from periods of heavy rain. The existing waste water treatment works, which is located at the southern end of the town discharges treated effluent to the River Dinin which is defined as a sensitive area under the Urban Waste Water Directive and is also a cSAC. Current wastewater treatment capacity stands at 2,500 population equivalent (PE).

The EPA report *Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007* sets out which plants have treatment that is not appropriate based on the effluent results and/or have taken less than the recommended numbers of samples.

Blue is used in the case of plants under 2,000 p.e. discharging to freshwater or estuarine water and plants under 10,000 p.e discharging to coastal waters that have been deemed by the EPA to have treatment that is not appropriate. Red is used to highlight the treatment plants that did not meet the overall requirements of the Urban Waste Water Treatment Regulations 2001, and Castlecomer was highlighted in red in 2006 and in 2007. Proposals are ongoing to improve the effluent quality as required by the Water Framework Directive .

#### Future requirements

As stated under point (i) above, the objective of this amended plan is to bring the LAP into line with the CDP and Regional Planning Guidelines. This will entail a reduction in the amount of land available for development. This reduction in zoned land will reduce the loading on the existing system than that originally envisaged. To mitigate against any further deterioration on the effluent quality a policy will be introduced into the Castlecomer LAP, as discussed under point 1(b) above stating that:

*Any significant additional development in Castlecomer will not be permitted pending the upgrade of the necessary water services infrastructure.*

#### 1(d) Groundwater Protection

The Geological Survey of Ireland has completed a Groundwater Protection Scheme for County Kilkenny. Policies are set out in relation to this in the CDP, Policies IE51-52.

- IE51 Ensure that septic tanks and proprietary treatment systems, or other waste water treatment and storage systems, where required as part of a development, comply with relevant guidelines and that they are employed where site conditions are appropriate.
- IE52 Have regard to the Groundwater Protection Scheme in decision-making on the location, nature and control of developments and activities in order to protect groundwater.

Policies in relation to the promotion of waste water treatment are set out in the CDP, IE71-75.

- IE71 Extend waste water treatment to meet the expanding domestic commercial and industrial needs of the County.
- IE72 Improve the provision of treatment services in those areas where deficiencies exist at present.
- IE73 Encourage the economic use of existing treatment service.
- IE74 Meet in full the requirements of the E.U. Urban Waste Water Treatment Directive.

- IE75 Ensure that arrangements for the treatment and disposal of effluent from all forms of development are sustainable and meet environmentally acceptable standards.

Policies in relation to waste water are listed in Section 5.13: Infrastructure of the LAP.

In2: Wastewater Treatment Works

It is an objective of the Council to upgrade the existing wastewater treatment facility for Castlecomer to enable development as proposed in this Local Area Plan and ensure that improvements are sufficient to meet standards required to avoid significant adverse impacts on the River Nore and River Barrow SAC.

As discussed under the points above, it is proposed to mitigate against any further deterioration in water quality by adding the following to policy IN2.

*Policy: Significant development will not be permitted pending the upgrade of the necessary water services infrastructure.*

## 2 Flood Prevention and Management

A Strategic Flood Risk Assessment has been carried out for this Amendment and is attached as Appendix 1. Section 5.12 Flood Risk and relevant zonings will be amended in line with the recommendations of this SFRA.

No other significant environmental problems are identified in relation to the proposed Amendment.

- v. 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).

Issues relating to EU legislation on the environment are addressed in the CDP as outlined above and this amendment will ensure the continued implementation of these objectives.

### 3.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED

- (i) The probability, duration, frequency and reversibility of the effects.

The development of lands in the county would result in impacts on environmental resources. However, given that this Amendment proposes a significant reduction in the amount of land available for development, it is considered that there will be no significant negative effects from the implementation of this amendment.

However, with regards to positive effects, it is considered that the probability of these occurring is high.

It is expected that the effects will be permanent, until such time that any new policies and/or objectives are identified in a revised LAP or CDP. The County Development Plan review will commence in 2012. The lifetime of the LAP is until 2015, unless it is extended under Section (19)(1)(d) of the Planning and Development Act, as amended.

- (ii) The cumulative nature of the effects.

No cumulative negative effects are anticipated given that the amended plan will focus on the principles of sustainable development and the considerations of the future. It is anticipated that the cumulative effects on the environment will be positive and that with every development and redevelopment that the area will be rejuvenated with an improved physical and visual environment.

- (iii) The transboundary nature of the effects.

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

- (iv) The risk to human health or the environment (e.g. due to accidents).

The implementation of the amendment will not result in any risks to human health.

- (v) The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected).

The population of Castlecomer town in 2006 was 1,531<sup>2</sup>. The Census 2011 data for Castlecomer is not yet available. The preliminary results from Census 2011 give a figure of 8,484 for the total rural area of Castlecomer Electoral Division which includes Castlecomer town<sup>3</sup>. The equivalent figure was 8,272 in 2006.

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<sup>2</sup> CSO, Volume 1, Table 5

<sup>3</sup> [www.cso.ie](http://www.cso.ie) Preliminary Results - Population 2011 - persons (Number) by Electoral Division and Year



(vi) The value and vulnerability of the area likely to be affected due to:

**a) Special natural characteristics or cultural heritage,**

EU Protected Habitats and Species

There is one candidate Special Area of Conservation located within the plan area, the River Nore/Barrow SAC, site code 2162.

A separate Appropriate Assessment Screening of this Amendment has been carried out in accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC).

Policies for the protection of designated sites and species are set out in H5-H12 of the CDP as follows:

- H5 To protect natural heritage sites designated in National and European legislation. This includes sites proposed to be designated or designated as Special Areas of Conservation (SAC), Natural Heritage Areas (NHA), Nature Reserves and Wildfowl Sanctuaries. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.
- H6 To assess all proposed developments (individually or in combination with other proposals, as appropriate) which are likely to impact on designated natural heritage sites or those sites proposed to be designated.
- H7 To consult with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated.
- H8 To ensure that any development in or near a designated natural heritage site will avoid any significant adverse impact on the features for which the site has been designated.
- H9 To require an appropriate environmental assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.
- H9(b) Ensure that any plan or project which has the potential to directly, indirectly or cumulatively impact on a site protected under European legislation (SAC or SPA), is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site. Any such plans or projects shall be referred to the Department of Arts, Heritage and the Gaeltacht for comments. Potential threats to a designated site may arise from developments such as water abstraction, or discharges from wastewater treatment plants, surface water or surface water attenuation at locations which are geographically remote from the site, through hydrological links with the designated site (tributaries, streams, drainage ditches and drains).
- H10 To protect and, where possible, enhance the plant and animal species and their habitats that have been identified under EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.
- H11 Ensure that development does not have a significant adverse impact on plant animal or bird species protected by national or European legislation.
- H12 Consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.

#### Non-designated habitats and species

The Appropriate Assessment of the Draft Castlecomer Local Area Plan carried out in October 2008 identified one habitat in Castlecomer, located outside the cSAC boundary, as being of 'high value, locally important'<sup>4</sup>. This habitat will be identified on a revised Figure 5.2: Castlecomer Environmental Constraints in the LAP.

Policies for nature conservation outside of designated areas are found in Section 8.2.3 of the CDP, policies H13-17.

- H13 Identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.
- H14 To protect and enhance wildlife habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.
- H15 To ensure that any development in or near sites of local conservation interest will minimise any significant adverse impact on the features for which the site has been designated.
- H16 Minimise the loss of habitats and features of the wider countryside (hedgerows, ponds, streams, wetlands, trees etc) through the planning process, which are not within designated sites.
- H17 Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character.

#### Policies in the LAP are set out in Section 5.15 Natural Heritage

NH1: Natural Heritage In seeking to protect and enhance the natural environment, the Council will refer to relevant policies and objectives set out in the County Development Plan and seek

- To protect natural heritage sites designated in National and European legislation, specifically the River Dinin part of the Rivers Nore and River Barrow SAC ( NH2)
- To protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new developments and public realm
- To enhance the biodiversity value of existing open spaces
- The assessment of biodiversity levels outside of designated sites where, outside of designated sites where deemed appropriate.

#### NH2 The rivers Nore and River Barrow SAC

The River Dinin has considerable potential both waterside and landside to be used as recreational asset for the town and the Plan will seek to promote the natural amenity potential of this site to

- Relevant policies and objectives set out in the County Development Plan
- The protection of this site in accordance with the National and European legislation ensuring that any development in or near the SAC will avoid any significant adverse impacts on the features for which the site has been designated
- Consultation with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage

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<sup>4</sup> *Appropriate Assessment of the Castlecomer Local Area Plan in relation to the River Barrow and River Nore, Special Areas of Conservation* prepared by Colin Buchanan in association with Openfield Ecological Services, September 2008.

sites or those sites proposed to be designated or those sites proposed to be designated.

- The completion of an appropriate environmental assessment in respect of any proposed development likely to have an adverse impact on a designated natural heritage site, or those sites proposed to be designated.

#### Scenic Views

The County Development Plan identifies a number of views of special amenity around the county. There are no scenic views in the plan area.

#### Cultural Heritage

There are a number of Recorded Monuments within the plan area. Recorded monuments are protected by legislation. A list of recorded monuments is included in Appendix 2 of the LAP, and these will not be affected.

#### Protected Structures

There are a number of protected structures within the area. A list of these is included in Appendix 2 of the LAP, and protected structures will not be affected by this amendment. There are also a number of structures identified in the National Inventory of Architectural Heritage (NIAH).

It is an objective of the CDP that all buildings listed on the NIAH rated Regional and above will be considered for addition to the Record of Protected Structures in County Kilkenny. The process of adding or removing a structure from the Record of Protected Structures will not be carried out as part of the Local Area Plan, therefore there will be no changes on account of this variation.

#### Architectural Conservation Areas (ACAs)

There is one ACA designated in Castlecomer.

Section 8.4.4.2 of the County Development Plan refers to Architectural Conservation Areas, policies H102-H111.

Section 5.16 and Policy AC2 of the LAP refers to Architectural Conservation Areas:

The purpose of designating the Architectural Conservation Area is to encourage the retention and restoration of the existing buildings and streetscape in a manner which respects its special character and consolidates that character with appropriate new developments when opportunities arise. In order to preserve the special interest the Council will require

- The retention, repair and maintenance of the buildings which make a positive contribution to the character, appearance, quality and visual coherence of the streetscape of the Conservation Area
- Appropriate form of new development to reflect the existing building line and height
- Materials and finishes, massing, height, alignment, orientation, and window propositions that reflect the existing character of the area
- The protection of the existing landscape and features within the public realm that contribute to the character of the town.
- The control of shopfronts and advertising.

These policies will not be affected by this amendment.

#### Archaeological Heritage

Policies are outlined in the CDP in relation to archaeological heritage (H78-H90). The LAP contains policies on Archaeology in Section 5.17.1.

#### Policy ARC1: Archaeology

Where applications for development include proposals to remove remnants of the railway line, consultation with the Councils Heritage and Conservation Officers should be undertaken. Where possible, these remnants should be maintained in order to preserve Castlecomers historic landscape and enhance permeability with the town

Policies in relation to architectural protection are outlined in the CDP (H93-H101). It is stated in section 5.18.1 of the LAP that policies with regards to protected structures are set out in Section 8.4.4 of the County Development Plan.

#### Landscape Designations

The County Development Plan 2008 incorporates a Landscape Character Assessment. The plan area is located in an Upland area. Policies for development in these areas are set out in Section 8.3.3 of the County Development Plan. This amendment will not affect the LCA in any way.

It is not anticipated that the value and vulnerability of the special natural characteristics or cultural assets in the area will be negatively affected through implementation of the amendment, given their status and protection at both national level, in the CDP and in the LAP. The development management process will ensure that any development proposal in the vicinity of these areas will include demonstration, where necessary, of how adverse impacts on natural or cultural heritage would be avoided or what mitigation measures are proposed. This will involve consultation with the Department of the Environment, Community and Local Government, Department of Arts, Heritage and the Gaeltacht, National Parks and Wildlife Service, Heritage Officer, or Conservation Officer as appropriate.

#### **b) Exceeded environmental quality standards or limit values,**

It is not expected that environmental quality standards will be exceeded or that the value of vulnerable areas will be affected as a result of the proposed amendment. Development proposals will be subject to assessment as part of a planning application and will be required to demonstrate compliance with environmental quality standards and limits.

#### **c) Intensive land use.**

This amendment decreases the amount of residential zoned land available for development within the town from that zoned under the existing LAP. As such, it is considered likely that the future developments resulting from the new zoning will not intensify land uses within the area to a degree that would adversely impact upon the existing natural and built environment. Quality design standards and guidelines are already provided in the LAP with appropriate policies and objectives which seek to reduce the potentially negative impact of any increased land uses within the area.

#### **(vii) The effects on areas or landscapes which have recognised national, European Union or international protection status.**

As outlined previously in Section 4.2 (vi) (a), there are no landscapes of national, European or International protection status within or affected by the proposed amendment.

There is one candidate Special Area of Conservation within the plan area. There are also a number of Recorded Monuments in the plan area.

The LAP recognises the importance of sites with national and European designations, and sets out policies for their protection (as outlined above). This amendment corresponds with those objectives. It is not anticipated that the implementation of the amendment would have any significant adverse impacts on areas of recognised national, European or international protection status.

#### **4 STATUTORY CONSULTATION**

In accordance with the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, the specified environmental and planning authorities that shall be consulted, as appropriate, are:

- The Environmental Protection Agency (EPA)
- The Minister of the Environment, Community and Local Government (DoECLG)
- Where it appears that the plan might have significant effects on fisheries or the marine environment, the Minister for Agriculture, Marine and Food and the Minister for Communications, Marine and Natural Resources (DCMNR)
- Where it appears that the plan might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs
- Any adjoining planning authority whose area is contiguous to the area of the planning authority which prepared the plan.

In this case, the environmental authorities that will be consulted are:

- The Environmental Protection Agency (EPA)
- The Minister of the Environment, Community and Local Government (DoECLG)
- The Minister for Arts, Heritage and Gaeltacht Affairs

These three authorities were consulted under Article 14A(4)(b) of the Regulations through correspondence sent on the 17<sup>th</sup> November 2011. The EPA responded, and issues raised were considered. The EPA did not advise that an SEA should be carried out.

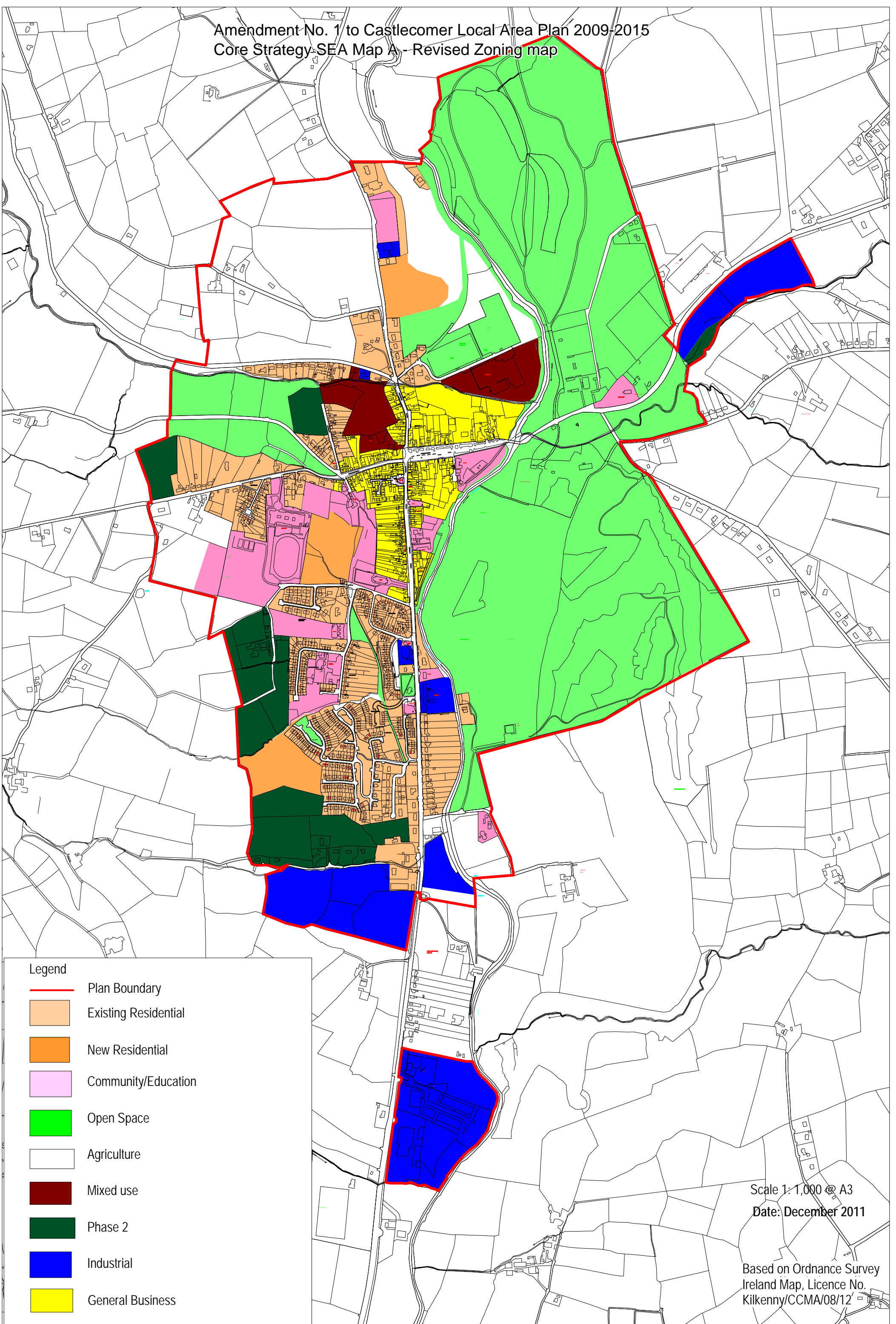
#### **5 CONCLUSION**

It is not anticipated that Amendment No.2 will have strategic environmental effects and at this stage in the process it is considered that an SEA will not be required. Localised environmental effects as a result of any proposed development carried out on the land within the plan area can be dealt with through the assessment of individual planning applications.






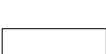




In terms of the provisions of Article 14A(4) and (5) of the Regulations, following the appropriate consultation period the Planning Authority shall determine whether or not implementation of the proposed amendment would be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Regulations (see Section 3 above) and any submission or observation received from the

environmental authorities (see Section 4 above). A decision was taken on the 16<sup>th</sup> December 2011 to not carry out an SEA and in accordance with Article 14A(6)(b) the environmental authorities were notified of this decision on the 16<sup>th</sup> December 2011.

Amendment No. 1 to Castlecomer Local Area Plan 2009-2015  
Core Strategy-SEA Map A - Revised Zoning map



Legend

-  Plan Boundary
-  Existing Residential
-  New Residential
-  Community/Education
-  Open Space
-  Agriculture
-  Mixed use
-  Phase 2
-  Industrial
-  General Business

Scale 1:1,000 @ A3  
Date: December 2011

Based on Ordnance Survey  
Ireland Map, Licence No.  
Kilkenny/CCMA/08/12

Amendment 1 to Castlecomer Local Area Plan 2009  
Strategic Environmental Screening SEA Map B

