

# Variation No. 1 to the Kells Town Development Plan 2013-2019 SEA Statement

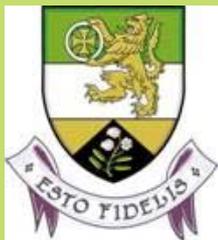
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Client:

Meath County Council

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# 1 Introduction and Background

Variation No. 1 to the Kells Town Development Plan was adopted by the elected members of the Meath County Council on the 19th July 2017. The purpose of Variation No. 1 was to align the Plan with the key tenets of the Meath Economic Development Strategy as they relate to landuse planning. The preparation of the Meath Economic Development Strategy was subject to its own SEA screening process at the time of its preparation.

The Kells Town Development Plan is the primary tool available to Meath County Council when assessing development proposals for the Kells area and aims to ensure that future developments in the area take place in a planned, structured and sustainable manner.

In 2014, Meath County Council adopted the Meath Economic Development Strategy 2014-2022. The vision of the strategy is to employ clear, concise, innovative and evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of Meath.

The strategy identifies a number of requirements necessary to positively provide a framework for investment and employment creation while at the same time removing non-essential potential barriers to employment generating development. These requirements necessitated a review of the Kells Town Development Plan which resulted in the following amendments to the Kells Development Plan:

- To amend the text of the Kells Development Plan narrative, policies and objectives to bring these into line with the Meath Economic Development Strategy.
- To review the appropriateness of the Masterplan/Framework plan objectives in the town as it pertains to their compatibility with employment generation
- To review the requirements surrounding the preparation of Master Plans on employment zonings.
- To introduce additional employment generating lands to provide for a high end technology and major campus style office based employment as well as to facilitate logistics, warehousing, distribution and supply chain management to the south-east of Kells, the introduction of which will stimulate growth at this key location in the town. The provision of additional employment lands is consistent with Action 4 of the Economic Development Strategy to promote the hierarchy of economic centres with the objective of facilitating significant new enterprise employment in Meath.
- To introduce a 'spot objective' for the development of employment zoned lands (E1 and E3 land use zoning objectives) to the south-east of Kells, on the Navan Road and adjacent to the Kells (south) M3 interchange at junction 10. These lands will provide for a high end technology and major campus style office employment as well as to facilitate logistics, warehousing, distribution and supply chain management and shall be subject to the preparation and written approval of a Master Plan by the Executive of the Planning Authority.
- To introduce additional lands for the provision of retail warehouse facilities which previously had the benefit of a retail warehouse zoning to the rear of the existing Aldi retail store in order to provide for the comprehensive development of these lands to the north of Kells and adjacent to an interchange on the M3 Motorway. The development of retail warehouse parks shall be subject to the provision of necessary physical infrastructure, and, where deemed appropriate by Meath County Council at pre-planning stage, in accordance with an approved Masterplan.
- To amend the employment zoning objectives set in order to provide more flexibility in the provision of employment generating uses. This will ensure consistency with the County Development Plan zoning objectives.
- Amendments to take account of flood risk mapping published since adoption of the Kells Town Development Plan (undertaken in October 2013)

## 1.1 Purpose of the SEA Statement

This document is the Strategic Environmental Assessment (SEA) Statement for Variation No. 1 to the Kells Town Development Plan 2017-2023. The main purpose of the SEA Statement, as set out in Section 13I (1) of S.I. No. 436/2004 - the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201/2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, is to show:

- (a) How environmental considerations have been integrated into the plan,
- (b) How
  - (i) the environmental report was prepared pursuant to article 13L,
  - (ii) submissions and observations made to the planning authority in response to a notice under section 20(3) of the Act, and
  - (iii) any consultations under article 130, have been taken into account during the making of the variation,
- (c) The reasons for choosing the variation, as adopted, in the light of the other reasonable alternatives dealt with, and
- (d) The measures decided upon to monitor, in accordance with article 13R, the significant environmental effects of implementation of the Variation.

Therefore the purpose of the SEA Statement is to provide information on and transparency for the decision-making process; to document how the views of statutory consultees and other submissions received during the consultation phases have been taken into account in the adopted plan, as well as what arrangements are in place for monitoring.

The SEA process thereby assists in and improves the quality of the plan-making process by:

- Facilitating the identification and appraisal of alternative plan strategies;
- Raising awareness of the environmental impacts of the Plan implementation; and
- Encouraging the inclusion of measurable targets and indicators to aid monitoring

## 1.2 Legislative Context

The requirement to undertake SEA derives from the 2001 European Community Directive 2001/42/EC (also known as the 'SEA Directive') on the assessment of the effects of certain plans and programmes on the environment.

Article 1 of the SEA Directive states:

*"The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."*

The SEA Directive was subsequently transposed into Irish law through:

- **S.I. No. 435 of 2004** (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by **S.I. No. 200 of 2011** (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011), and by
- **S.I. No. 436 of 2004** (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by **S.I. No. 201 of 2011** (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011)

The SEA process, including the preparation of the Environmental Report and this Statement for the Variation, has had regard to the above legislation and to a range of guidance documents on the implementation and practice of SEA, including:

## **Environmental Protection Agency**

- 2016: GISEA Manual 2015.
- 2015: Development and Assessing Alternatives in Strategic Environmental Assessment (SEA).
- 2015: Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note.
- 2015: SEA Scoping Guidance Document.
- 2015: SEA Spatial Information Sources May 2015.
- 2013: SEA Pack.
- 2013: Integrated Biodiversity Impact Assessment – Streamlining AA, SEA and EIA Processes: Practitioner’s Manual.
- 2013: SEA Resource Manual for Local and Regional Planning Authorities – Integration of SEA Legislation and Procedures for Landuse Plans (Draft).
- 2008: SEA Process Checklist – Consultation Draft.
- 2003: Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland.

## **Department of Environment, Community and Local Government**

- 2011: Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).

## **Department of Environment, Heritage and Local Government**

- 2008: Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans.
- 2004: Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities.

## **European Commission**

- 2003: Implementation of Directive 2001/42 on the assessment of the effects of certain plans and programmes on the environment.

## **1.3 SEA Process**

In accordance with Section 13K of the Planning and Development Regulations 2001, as amended, Variation No.1 was screened for requirement for Strategic Environmental Assessment (SEA) and a formal SEA Scoping Report was prepared and issued to the Statutory Environmental Authorities. Submissions were considered in the preparation of Variation No. 1 and the associated Environmental Report which provided an assessment of the consequences on the environment of carrying out the Variation. Variation No. 1 and the SEA Environmental Report, together with a copy of the Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA) were placed on public display and observations and submissions were invited.

Submissions received on the Variation No. 1 and the Environmental Report were reviewed and considered prior to the finalisation of the Plan. This enabled a full assessment of the effects of proposed changes and amendments on the environment. The Elected Members of Meath County Council are obliged to take the Environmental Report into account when making the Plan, which was formally adopted on July 19th 2017.

The legislation and guidelines governing the SEA process recommend that the preparation of the Plan, SEA and Appropriate Assessment (AA) should be integrated and iterative.

**Figure 1.1** (below) provides a summary of the integrated nature of the LAP preparation and SEA process.

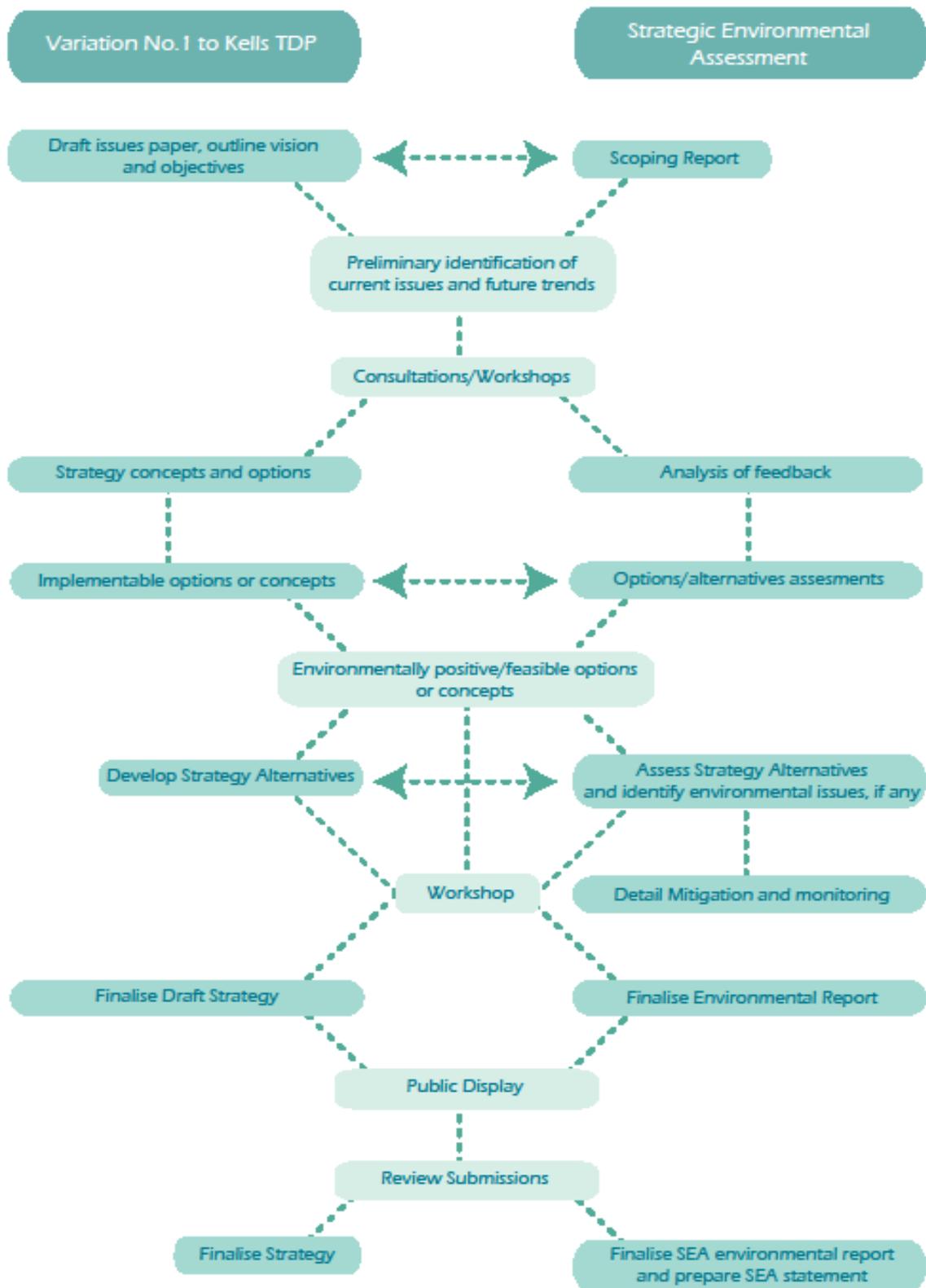


Figure 1.1 Outline of Variation No. 1 of the Kells Town Development Plan and integration with SEA Process

The SEA process ensured that the Plan was informed by environmental considerations from the outset. The Environmental Report (ER) outlines how the SEA process was carried out in tandem with the preparation of Variation No. 1 of the Kells Town Development Plan and its accompanying Natura Impact Report. The SEA team were involved in the analysis of development options and were in a position to make suggestions throughout the

process of the Variation preparation to ensure that environmental considerations and environmental effects were considered in the formulation of strategic goals and development objectives.

## 2 Integration of the Environmental Considerations into the Plan

### 2.1 Screening for Environmental Considerations

Environmental considerations have been examined by various environmental authorities at different stages of the variation making process.

The current SEA process ensures that the aims and measures relevant to the plan area of Kells Town have also been subject to strategic environmental assessment in the context of the Kells Town Development Plan, the Meath County Development Plan and other local, regional and national plans.

The SEA Directive and Regulations state that full Strategic Environmental Assessment is a mandatory requirement in respect of certain Plans or Programmes, for example, Development Plans (City or County) where the population or target population of the area is 10,000 persons or more. Where SEA is not mandatory, such as in the case of a Variation to a Development Plan, Article 13K. (1) of the Planning and Development Regulations 2001, as amended, requires that SEA Screening is carried out.

The Screening Determination considered that implementation of the Variation would set a framework for the delivery of other projects; and that some of these projects have potential for significant (ether positive or negative) effects on the environment, including effects upon biodiversity and human beings. Therefore, it was determined that the proposed Variation No. 1 should be subject to Strategic Environmental Assessment.

Table 2.1 below sets out the SEA process and stages where consultations and the integration of environmental considerations occur.

**Table 2.1 – Stages in the SEA Process**

STAGE	DESCRIPTION
Screening	<p>The screening process is the first stage of the Strategic Environmental Assessment. Screening assesses the need to undertake a Strategic Environmental Assessment.</p> <p>The decision is made after having regard to the relevant criteria as set out in Annex II of the SEA Directive and Schedule 2A of S.I. No. 436/2004 - Planning and Development (SEA) Regulations, as amended, and whether the implementation of the Plan or Programme is likely to have significant effects on the environment. Having regard to the relevant criteria as set out in Schedule 2A of S.I. No. 436/2004 - Planning and Development (SEA) Regulations, as amended, screening concluded that the proposed Variation No.1 to the Kells Town Development Plan should be subject to full Strategic Environmental Assessment.</p>
Scoping	<p>Scoping, which is the second stage in the SEA process, allows for an early indication of the potential of key issues, to be addressed in the Environmental Report (Stage 3) as set out in S.I. 436/2004, as amended and in Annex I of the SEA Directive.</p> <p>The Scoping Stage allows for consultation with the Statutory Authorities via a Scoping Report. This allows environmental authorities to highlight some of the significant issues at an early stage and ensure that these issues are firmly to the forefront when considering each of the policies and objectives of the Variation. Scoping ensures that the SEA examines environmental issues at the correct level of detail and reduces the risk of relevant environmental considerations not being addressed at the appropriate stage.</p>
Consultation with Environmental Authorities	<p>Submissions were received from:</p> <ul style="list-style-type: none"> <li>The Environmental Protection Agency.</li> </ul>

STAGE	DESCRIPTION
	<ul style="list-style-type: none"> <li>Inland Fisheries Ireland</li> </ul> <p>This was reviewed and incorporated into the SEA process as appropriate</p>
<b>Preparation of Proposed Variation No. 1 to the Kells Town Development Plan &amp; SEA Environmental Report</b>	<p>A multi-disciplinary team were established to create policy consistent documents and to examine the effects on the environment of implementing the objectives and policies.</p> <p>Policies and Objectives created in the draft Variation No. 1 to the Kells Town Development Plan were assessed in the Environmental Report and proposed measures relevant to the area examined.</p> <p>Feedback was received throughout the Draft Variation No. 1 preparation process &amp; Environmental Report preparation</p> <p>Mitigation measures were discussed and chosen.</p> <p>Monitoring of implementation of Variation was established.</p>
<b>Consultation</b>	<p>Consultation on Draft Variation No. 1, the accompanying Environmental Report, the Appropriate Assessment and Strategic Flood Risk Assessment was carried out.</p>
<b>Evaluation of submissions</b>	<p>Evaluation of submissions and observations were carried out on the Variation, the Environmental Report, Strategic Flood Risk Assessment and Appropriate Assessment.</p>
<b>Finalisation of the Kells Town Development Plan, Environmental Report &amp; SEA Statement</b>	<p>Finalisation of Variation of the Kells Town Development Plan and SEA Environmental Report.</p> <p>Preparation of SEA Statement on how environmental considerations and consultations have been integrated into the final Variation to the Plan.</p>
<b>Monitoring</b>	<p>Monitoring of significant environmental effects over the lifetime of the Kells Town Development Plan 2013-2019.</p>

## 2.2 Scoping

The scoping of Variation No. 1 of the Kells Development Plan was carried out in accordance with Article 5 (4) of the SEA Directive (2001/42/EC).

The principal purpose of the scoping stage was to decide upon the range of issues and level of detail to be included in the Environmental Report. An overview of the relevant environmental issues requiring further analysis are given and consideration in the Environmental Report and ultimately in the LAP itself. By highlighting some of the significant issues at an early stage, it ensures that the issues are firmly to the forefront when considering each of the policies and objectives of the Plan and reduces the possibility of relevant issues not being addressed.

The scoping aspect involves consultation with the statutory consultees, providing an opportunity to comment on the highlighted issues and the proposed methodology. Under the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 the list of statutory consultees for the Kells Town Development Plan included:

- the Environmental Protection Agency;
- the Minister of the Environment, Community and Local Government (now the Minister for Housing, Planning, Community and Local Government);
- the Minister of Communications, Energy and Natural Resources

- the Minister of Agriculture, Marine & Food.
- the Minister of Arts, Heritage, Regional, Rural and the Gaeltacht Affairs; and
- the surrounding planning authorities of Louth County Council, Monaghan County Council, Cavan County Council, Westmeath County Council, Offaly County Council, Kildare County Council and Fingal County Council.

In compliance with the SEA (Amendment) Regulations 2011, Meath County Council gave notice to the aforementioned Environmental Authorities of its intention to prepare Variation No. 1 for the area. A Scoping Report was prepared in order to facilitate consultation with statutory consultees and consultees were requested to review the content of the report and to comment on aspects they believe may require particular emphasis in the Variation and associated SEA Environmental Report and Appropriate Assessment documentation.

## 2.3 Statutory Consultations

Submissions were received from the following statutory consultees:

- The Environmental Protection Agency
- Inland Fisheries Ireland

Table 2.1 below outlines the issues raised in submissions and the response to how these issues have been addressed within the preparation of the Environmental Report.

Table 2.1 – Summary of Scoping Submissions

CONSULTEE AND COMMENTS	RESPONSE
<b>Environmental Protection Agency (EPA)</b>	
<ul style="list-style-type: none"> <li>▪ Acknowledged receipt of the Scoping Report for the Variation No. 1 to Kells TDP.</li> <li>▪ Recommend that a commitment is included in the Variation to collaborate with Irish Water on the provision, maintenance and enhancement of water services over the lifetime of the amended Plan to cater for development within the Plan area.</li> <li>▪ Provided an SEA Integration guidance document setting out the key environmental issues to be taken into account in the preparation of the SEA and Plan.</li> </ul>	Comments and suggestions have been considered in the preparation of the Environmental Report
<b>Inland Fisheries Ireland (IFI)</b>	
<p>In determining the likely significant effects of the some key issues from a fisheries perspective for consideration in the SEA, the IFI recommended the consideration of:</p> <ul style="list-style-type: none"> <li>▪ Water quality</li> <li>▪ Fish spawning and nursery areas</li> <li>▪ Ecosystem structure and functioning</li> <li>▪ Sport and commercial fishing and angling</li> <li>▪ Amenity and recreational areas</li> </ul> <p>The following baselines information was also provided:</p> <ul style="list-style-type: none"> <li>▪ Regarding Section 5.2 – Water – please also include the consequence of further connections on the numbers of the already frequent direct discharges from the pumping stations connected to Navan Wastewater Treatment Plant, such as the one at Blackcastle.</li> <li>▪ Updating Section 5.2.4.2 - River Basin Districts and Water Bodies (page 13) - We are now in the second cycle of the Water Framework Directive (2015 – 2021). For this purpose a newer single Catchment</li> </ul>	Noted and incorporated into Environmental Report

CONSULTEE AND COMMENTS	RESPONSE
<p>Management approach has been adopted. For this purpose Ireland has been broken into up into 46 larger catchments, and 583 subcatchments.</p> <ul style="list-style-type: none"> <li>the Kells Blackwater EPA station upstream of Pollboy/Slane Road Bridge in Section 5.2.4.3 (page 14) Q3-4 (moderate) regarding Surface Water in 2012, is now reduced to a Q3 or poor status(2015).</li> </ul>	

## 2.4 Appropriate Assessment Screening

The need for ‘Appropriate Assessment’ (AA) arises out of Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) (on the conservation of natural habitats and of wild fauna and flora).

Variation No. 1 was subject to separate screening assessment for AA which determined that a Natura Impact Report (NIR) should be prepared. As documented in the NIR, following an analysis and evaluation of Variation No. 1 to the Kells Town Development Plan (the primary purpose of which is to incorporate the key tenets of the Meath Economic Development Strategy as they relates to statutory land use planning into the Kells Town Development Plan) in light of best scientific knowledge, it was objectively concluded that the Variation No. 1 to the Kells Development Plan does not pose a risk of adversely affecting the integrity of any European sites, either alone or in-combination with other plans or projects.

## 2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) was also carried out and accompanied Variation No. 1 at public consultation. The findings of the SFRA were considered in the preparation of this Environmental Report.

## 2.6 Public Consultations and Submissions or Observations on the Draft Plan.

During the preparation of Variation No. 1 of the Development Plan, an opportunity was provided to members of the public and interested parties to make a written submission on the Variation No. 1 and associated documents.

On the 15<sup>th</sup> March 2017, the Draft Variation No. 1, the Environmental Report and the Natura Impact Report were published and placed on public display until the 12<sup>th</sup> April 2017. In total, thirteen (13) submissions were received during the public consultation period, ten of which were from prescribed bodies and environmental authorities. The remaining three were received from a local business, Councillor and member of the public. These were reviewed by the plan-making team and Chief Executive within Meath County Council.

A report summarising the issues raised and the Chief Executive’s recommendation was presented to the Elected Members. The contents of each submission were considered in the preparation of the Chief Executive’s Report. The report listed the persons that made submissions or observations during the public consultation period, summarised the issues raised in the submissions or observations and responded to each submission.

Having considered the responses and recommendations set out in the Chief Executive’s Report, one amendment to the Objective ED OBJ 3 of the Draft Variation No.1 was proposed which is highlighted below in red. The responses and recommendations set out in the Chief Executive’s Report were subject to SEA and AA screening.

### ED OBJ 3

To provide for strategic employment uses predominantly lead by a Science Park for Innovation and Research or similar high-end-Business and/or Corporate Headquarters, **primarily FDI**, requiring a significant site area at Navan Road, Kells. Development shall be on a phased basis and in accordance with a Master Plan which shall be approved in writing with the Executive of the Planning Authority. The Master Plan shall accompany any planning application for planning permission on these lands

The Master Plan shall address the following:

- A design concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity;
- Flood Risk Assessment which takes account of the most up to date available CFRAMS data;
- A Transport Assessment which addresses the following issues:

- 1) Access arrangements to the development sites;
- 2) Provision of safe cycleways and pedestrian routes throughout the development site;
- 3) Provision and access for Service Vehicles to the site:.

Having examined the proposed alteration, which was minor in nature, it was concluded that no likely SEA impact arising from this alteration. As such, the proposed alteration was screened out from further Strategic environmental assessment.

## 2.7 Public Consultations and Submissions and Observations on the SEA Environmental Report

Only two submissions, provided by the Environmental Protection Agency (EPA) and HSE made reference to the SEA Environmental Report that accompanied the Draft Variation No. 1 on public display. Table 2.2 below notes the issues raised in these submissions and outlines how these issues would be addressed in the final Environmental Report.

Table 2.2 Review of EPA Submission and HSE

	Summary of Issues Raised in EPA Submission	Response
1.	<p>Following adoption of the Variation, a SEA Statement should be prepared which summaries the following:</p> <ul style="list-style-type: none"> <li>▪ How environmental considerations have been integrated into the Variation;</li> <li>▪ How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Variation.</li> <li>▪ The reasons for choosing the Variation adopted in the light of other reasonable alternatives dealt with; and</li> <li>▪ The measures decided upon to monitor the significant environmental effects of implementation of the Variation</li> </ul>	Noted and included in SEA Statement.
	Summary of Issues Raised in HSE Submission	Response
	<p>The HSE highlighted the following plans as relevant to the Kells Development Plan:</p> <ul style="list-style-type: none"> <li>▪ ‘Get Ireland Active – National Physical Activity Plan for Ireland’</li> <li>▪ Smarter Travel Policy</li> <li>▪ Healthy Ireland – A healthy Weight for Ireland</li> <li>▪ The National Positive Aging Strategy</li> <li>▪ Irelands Second National Energy Efficiency Action Plan 2020</li> <li>▪ National Cycle Policy Framework</li> <li>▪ Environmental noise.</li> </ul>	Noted and incorporated into final Environmental Report

Arsing from the period of public display for draft material alteration, a copy of the Proposed Material Alteration was sent to the EPA and the HSE. No further submissions were received relating specifically to the proposed material alteration which was outlined in Section 2.6 above. These recommendations were noted and incorporated into the final Environmental Report.

## **2.8 Final Environmental Report**

After Variation No.1 to the Kells Town Development Plan was adopted in July 2017, the Environmental Report was updated to take account of both public consultation stages, the SEA Screening of Material Alterations and the recommendation by the Environmental and prescribed bodies in their submissions.

### 3 Alternatives

SEA Statements are required to include information on the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives considered.

Three alternatives were considered in the drafting of the SEA and the preparation of the Variation. Options developed are not predictions or preferences; instead they offer a range of outcomes arising from different planning and development strategies. These three scenarios form the basis for comparative evaluation of the likely environmental effects of each as part of this study.

- **Alternative 1:** Do Nothing Approach (No change to Land Use Zoning)
- **Alternative 2:** Unrestricted Approach (to land-use zonings requirements)
- **Alternative 3:** Planned Approach (to land-use zonings requirements)

Following consideration and assessment of the three alternatives put forward, it was concluded that Alternative 3, was the most appropriate approach with regard to the future sustainable planning and development of Kells.

The future development envisaged requires a balance between the desire to increase economic and employment opportunity and the need to ensure adequate infrastructure is in place to accommodate growth. The alternative chosen in the Variation represents an appropriate balance between the competing environmental objectives.

## 4 Monitoring Programme

### 4.1 Introduction

Monitoring of Variation No. 1 of the Kells Town Development Plan and its implications on the environment is paramount to ensure that the environment is not adversely affected through its implementation. Under Article 10 of the SEA Directive, monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *“in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.”* The SEA Guidelines state that monitoring should concentrate on likely significant environmental effects, which have been identified in the Environmental Report, and measures identified as necessary to avoid, reduce and offset any significant adverse effects.

### 4.2 Monitoring Indicators

Baseline monitoring is proposed on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. These indicators aim to simplify complex interrelationships and provide information about environmental issues which is easy to understand. A list of environmental indicators is provided in Table 4.1. The indicators are based on the Strategic Environmental Objectives presented and have been derived from knowledge of the existing environmental issues within the plan area and also from legislation, guidelines and higher level plans.

It is considered that a monitoring report on the implementation of the policies and objectives within the Variation is important for the on-going and future implementation of the Plan. It is also considered appropriate that the monitoring programme for the implementation of the policies and objectives within Variation No. 1 is integrated with the monitoring programme for the Kells Town Development Plan.

Environmental indicator assessment during monitoring can show positive/neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive/neutral impact on the environment, it is likely that the policies of the Variation No. 1 are well defined with regard to the environment. Conversely, where the policies of the variation have a negative impact on the environment, it may be necessary to review the policies or objectives of the plan or to take some other form of intervention. For example, if an objective or policy is having a significant adverse impact, a change should be considered during the lifetime of the plan.

### 4.3 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the relevant authorities including the National Transport Authority, the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office.

The output of lower-tier environmental assessment and decision making – including a review of project approvals granted and associated documents – will also be utilised as part of the Monitoring Programme.

Where significant effects - including positive, negative, cumulative and indirect - have the potential to occur as a result of the undertaking of individual projects or multiple individual projects, such instances should be identified and recorded and should feed into the monitoring evaluation.

### 4.4 Reporting

A monitoring evaluation report on the effects of implementing the Development Plan and its subsequent variations is to be prepared in advance of the beginning of the review of the Plan. This report should address the indicators set out overleaf. Indicators and targets will be reviewed during the preparation of the monitoring evaluation report.

### 4.5 Responsibility

Meath County Council will have an overall responsibility for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action. In addition, a number of national organisations will also carry

monitoring. Monitoring of air and climate related considerations will also be carried out by the Environmental Protection Agency, whereas monitoring of impacts on biodiversity are carried out at a national level by the National Parks and Wildlife. In addition to Meath County Council, the National Transport Authority and Transport Infrastructure Ireland will oversee changes relating to traffic and transport arising from the implementation of the Variation No. 1 to the Kells Town Development Plan.

Table 4.1 Monitoring Environmental Indicators

Environmental Component	Indicators	Targets	Responsibility	Frequency / Timing
<b>BIODIVERSITY, FLORA &amp; FAUNA</b>	<ul style="list-style-type: none"> <li>• Number and extent of Protected Sites.</li> <li>• Areas actively managed for conservation.</li> <li>• Population and range of Protected Species.</li> <li>• Achievement of the Objectives of Biodiversity Plans.</li> <li>• No net loss in length of ecological corridors.</li> </ul>	<ul style="list-style-type: none"> <li>• Consider siting of new development on non-sensitive sites.</li> <li>• Improve/maintain protection for protected sites and species.</li> <li>• Improve/maintain protection for important wildlife sites, particularly urban wildlife corridors.</li> <li>• Improve access for the appreciation and promotion of wildlife.</li> </ul>	Meath County Council, National Parks & Wildlife, Department of Culture, Heritage and Gaeltacht.	<p>Monitoring of environmental likely significant effects on a project by project basis as particular elements of the variation are developed and advanced.</p> <p>Monitoring will also occur every 6 years on overall review of Kells Development Plan 2013-2019. On review, Kells Development Plan will be replaced by a Local Area Plan for Kells.</p> <p>National Monitoring Report under Article 12 of the Birds Directive. (c. every 6 years).</p>
<b>POPULATION &amp; HUMAN HEALTH</b>	<ul style="list-style-type: none"> <li>• Census population data.</li> <li>• Rates of Unemployment per area.</li> <li>• % increase in housing (number and type).</li> <li>• Rate of local employment opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise population exposure to high levels of noise, vibration and air pollution.</li> <li>• Increase modal shift to public transport.</li> <li>• Co-ordinate land use and transportation policies.</li> <li>• Improve access to recreation opportunities.</li> <li>• Minimise effect on human health due to flooding</li> <li>• Increase in local employment opportunities</li> </ul>	Meath County Council, Central Statistics Office.	<p>On-going regular monitoring supplemented by data arising from the development and delivery of the plan (every c.2 years).</p> <p>Monitoring will also occur every 6 years on overall review of Kells Development Plan 2013-2019 which will be subsequently replaced by Local Area Plan</p>

<p><b>SOILS INCLUDING GEOLOGY</b></p>	<ul style="list-style-type: none"> <li>• Rates of re-use / recycling of construction waste.</li> <li>• Rates of cement / concrete production.</li> <li>• Rates of brownfield site and contaminated land reuse and development.</li> <li>• Rates of greenfield development</li> </ul>	<ul style="list-style-type: none"> <li>• Prevent pollution of soil through adoption of appropriate environmental protection procedures during construction and maintenance works on site.</li> <li>• Ensure polluting substances are appropriately stored and banded.</li> <li>• Ensure appropriate management of existing contaminated soil in accordance with the requirements of current waste legislation.</li> <li>• Re-use of brownfield lands, rather than developing Greenfield lands, where possible.</li> </ul>	<p>Meath County Council, EPA</p>	<p>Internal monitoring of likely significant environmental effects on a project by project basis where potential for interaction with historical landfill sites occur.</p> <p>Review of CORINE mapping (every c.5 years).</p> <p>Monitoring will also occur every 6 years on overall review of Kells Development Plan 2013-2019 which will be subsequently replaced by Local Area Plan</p>
<p><b>AIR &amp; CLIMATE</b></p>	<ul style="list-style-type: none"> <li>• Traffic, Transport and Vehicular survey data</li> <li>• National and region specific emission data</li> <li>• Compliance with national standards</li> <li>• Reduction in greenhouse gas emissions</li> <li>• Number and extent of emission licensed facilities</li> <li>• Number of energy/renewable energy facilities</li> <li>• % of new residential units with C1 or better BER rating</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise air and noise emissions during construction and operation of new developments.</li> <li>• Promote minimisation of greenhouse gas emissions to the atmosphere</li> </ul>	<p>Meath County Council, EPA</p>	<p>On-going regular monitoring supplemented by data arising from development and delivery of the measures within the plan (every c.2 years).</p>

<p><b>WATER</b></p>	<ul style="list-style-type: none"> <li>• Compliance of potable water sources to water quality regulations</li> <li>• Compliance of surface waters with national and international standards</li> <li>• Potable/wastewater treatment capacity versus population % of wastewater achieving tertiary treatment</li> <li>• Achievement of the Objectives of the River Basin Management Plans</li> <li>• Implementation of recommendations of SFRA</li> </ul>	<ul style="list-style-type: none"> <li>• Support the achievement agreed targets in accordance with the Water Framework Directive.</li> <li>• Minimise flood risk through appropriate management of flood vulnerable zones and retention, where practicable, of flood plains.</li> <li>• Promote sustainable drainage practices to improve water quality and flow.</li> <li>• Maintain sustainable levels of abstraction from Lough Bane.</li> <li>• Control/minimise point and diffuse sources of pollution within the Plan area.</li> </ul>	<p>Meath County Council, EPA, Irish Water</p>	<p>Monitoring of water quality in accordance with the Water Framework Directive. (every c.2 years)</p>
<p><b>MATERIAL ASSETS</b></p>	<ul style="list-style-type: none"> <li>• Enhancement/expansion of existing infrastructure.</li> <li>• Achievement of development plan objectives.</li> <li>• Rates of deprivation</li> <li>• Rate of waste disposal to landfill statistics.</li> <li>• Range and extent of recycling facilities and services</li> <li>• Rates of recycling</li> </ul>	<ul style="list-style-type: none"> <li>• Improve availability and accessibility of commercially provided facilities and public services.</li> <li>• Increase local employment opportunities.</li> <li>• Improve efficiencies of transport, energy and communication infrastructure.</li> <li>• Promotion of sustainable transport infrastructure i.e. increased public transport.</li> <li>• Reduce the generation of waste and adopt a sustainable approach to waste management.</li> </ul>	<p>Meath County Council, NTA</p>	<p>On-going regular monitoring supplemented by data arising from development (every c.2 years).</p> <p>Monitoring will also occur every 6 years on overall review of Kells Development Plan 2013-2019 which will be subsequently replaced by Local Area Plan</p>

<b>CULTURAL HERITAGE</b>	<ul style="list-style-type: none"> <li>• Updating of inventories to include new sites / features</li> <li>• Achieving the objectives of development plans regarding heritage protection</li> <li>• Range and extent of areas of heritage potential</li> <li>• Range and extent of areas of special planning controls – Architectural Conservation Areas</li> </ul>	<ul style="list-style-type: none"> <li>• Regeneration of derelict and under utilised heritage sites.</li> <li>• Improve appearance of areas with particular townscape character.</li> <li>• Improve protection for protected archaeological sites and monuments and their settings, protected structures and conservation areas and areas of archaeological potential.</li> <li>• Enhance access to sites of heritage interest</li> </ul>	Meath County Council, Dept of Culture, Heritage and Gaeltacht, The Heritage Council.	On-going regular monitoring
<b>LANDSCAPE</b>	<ul style="list-style-type: none"> <li>• Range and extent of Amenity</li> <li>• Landscapes Rates of development within designated landscapes</li> <li>• Rates of urban expansion</li> <li>• Rates of deforestation</li> <li>• Rates of agricultural land redevelopment</li> <li>• % change of land use from rural to urban</li> <li>• Areas of new Green Infrastructure established</li> </ul>	<ul style="list-style-type: none"> <li>• Improve protection for landscapes of recognised quality.</li> <li>• Maintain clear urban/rural distinctions.</li> <li>• Enhance provision of, and access to, green infrastructure in Kells.</li> <li>• Ensure development is sensitive to its surroundings</li> </ul>	Meath County Council, private developers/ landowners	<p>Monitoring of Statutory Consultee inputs on environmental effects as particular elements of the Variation No.1 are developed and advanced.</p> <p>Monitoring will also occur every 6 years on overall review of Kells Development Plan 2013-2019 which will be subsequently replaced by a Local Area Plan</p>

EPA: Environmental Protection Agency  
NPWS: National Parks and Wildlife Service

DCHG: Department of Culture, Heritage and Gaeltacht  
DHPCLG: Department of Housing, Planning, Community and Local Government