

SEA and AA SCREENING REPORT

for

**ALTERATIONS TO DRAFT VARIATION NO 3 OF THE MEATH
COUNTY DEVELOPMENT PLAN 2013- 2019**

for

MEATH COUNTY COUNCIL

March 2016





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Contents Amendment Record

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1 INTRODUCTION

Meath County Council prepared the Variation No. 3 to the Meath County Development Plan 2013 – 2019 in accordance with the Planning and Development Acts 2000-2015.

SEA Screening

A Strategic Environmental Assessment (SEA) Screening was undertaken on the Draft Variation in order to comply with the SEA Directive and transposing Regulations.

Following careful review and consideration of the issues concerning the variation, it is concluded that the proposed Variation No.3 to the adopted Meath County Development Plan 2013-2019 would not in themselves result in a significant adverse environmental effect and will therefore not require a detailed assessment of their effect upon implementation through the SEA process.

AA Screening

Following an analysis of the Proposed Variation No. 3 to the Meath County Development Plan 2013-2019 and potential relationships with European sites within the zone of influence, it was concluded that there would be no likelihood of significant effects on any European sites, either alone or in combination with other plans or projects. This was informed by the collection of best available scientific data on the European sites and identification of the condition, sensitivities and threats to the integrity of the sites and QIs/SCIs therein.

It was concluded that none of the aspects of the Proposed Variation would give rise to any of the threats listed in Table 2 particularly after the protective policies and objectives provided for in the existing development plan have been taken into account. Therefore there was no requirement to carry out further stages of Appropriate Assessment on the Proposed Variation No. 3 to the Meath County Development Plan 2013-2019.

Draft Variation No. 3

Variation No 3 was on public display for the period 21st December 2015- 27th January 2016. In total, 182 no submissions were received on foot of the display of the draft variation. The Chief Executive's report was prepared and distributed to the Elected Members on 23rd February 2016. The Elected Members considered the Variation and the Chief Executive's report at their Council meeting of 7th March. As a result of these deliberations a resolution was passed to materially amend the proposed Variation.

Under Section 13 (6) (aa) of the Planning and Development Acts 2000-2015, the Council is required to determine whether SEA or AA is required to be carried out on one or more than one proposed Material Alterations to the Draft Variation.



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2 PROPOSED ALTERATIONS TO DRAFT VARIATION NO. 3 TO THE MEATH COUNTY DEVELOPMENT PLAN 2013-2019

This report considers the need to undertake full Strategic Environmental Assessment (SEA) and Stage 2 Appropriate Assessment (AA) for the Proposed Material Alterations as required by Section 13 (6)(aa) of the Planning and Development Acts 2000-2015.

This Screening Report considers:

- The draft variation as presented;
- The existing and adopted safeguarding policies on environmental protection; and
- The existing and adopted County Development Plan SEA Environmental Report and Appropriate Assessment.
- The Strategic Environmental Assessments and Natura Impact Reports carried out for the Development Plan Variation No. 2 and the recent amendments to the various LAPs.

Many of these measures have been integrated into County Development Plan through the SEA, AA and SFRA processes and will enable the mitigation of potential effects arising from implementation of the Draft Variation and Material Alterations so as to ensure that residual effects are not significant

Requirement for SEA /AA for Proposed Material Alterations

If it is determined that a specific Proposed Material Alteration would be likely to have significant effects on the environment then the Material Alterations would be required to undergo SEA. Similarly if it is determined that there were resultant effects which are deemed to be significant, potentially significant or uncertain on Natura 2000 sites then Stage 2 AA would be required.

3 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

The following assessment table (Table 3.1 below), the Screening of the Material Alterations to the Draft Variation No. 3, are considered in relation to the Strategic Environmental Objectives (SEO's) as set out in the SEA of the County Development Plan SEA. In addition to being considered in respect of the Qualifying Interests and Conservation Objectives from an AA perspective.

The Material Alterations include proposed changes to existing and the insertion or deletion of Plan policies and objectives, some proposed changes to some of the Plan maps and in addition text changes to the plan.

Some represent relatively minor changes to policies and objectives in the existing Plan and the presented Draft Variation, whilst others are more substantial. Only proposed Material Alterations which comprise or affect Plan policies and objectives come under the scope of this assessment. Formatting or typo changes to the Plan are not included within this assessment.



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Table 3.1 Screening of the Material Alterations to the Draft Variation No. 3

Proposed Material Alteration	SEA/AA Screening Conclusion
Chapter 4 ECONOMIC STRATEGY	
<p>4.1.3 Maynooth / Leixlip Economic Area</p> <p>The high level economic development objectives for this area which is positioned along the M4 Knowledge Corridor include: are</p> <ul style="list-style-type: none"> • To encourage the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with third level institutions which may include NUIM MU and major employers already established in the sub region (Intel, Hewlett Packard); • To further development of key linkages and partnerships with NUIM MU- brand the area as a centre of excellence in the knowledge based economy; • Local Area Plan for Maynooth Environs adopted in 2008 with To promote the Maynooth Environs as stated in the Maynooth Environs Written Statement & Development Objectives specific focus on attracting as a location for high technology, and bio technology firms and enhanced tourism projects. Since January 2014 Irish Water is now the responsible authority for public water provision in the State. Meath County Council will work with Irish Water to provide adequate piped water services for employment generating uses in this area and leverage the historical commitment from Kildare County Council to provide requisite piped water services for employment generating uses. • The Rye Water Valley / Carton cSAC / SPA are acknowledged as a background influence to economic development within the environs of Maynooth. • To promote the development of high quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area which include Carton House and Demense, the town of Maynooth and Maynooth University to provide a destination venue of national significance. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified.</p>



Athboy Written Statement	
Athboy Strategic Policy SP3	
<p>SP 3- “To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>
Baile Ghib (Gibbstown) Written Statement	
Baile Ghib (Gibbstown) Strategic Policy SP3	
<p>SP 3 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>



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Carlanstown Written Statement	
<p>Strategic Policy SP4</p> <p>SP 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. <i>The only exception is where</i> a significant development is proposed which could not be accommodated within the lands identified as Phase I, <i>for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands,</i> lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. iv. The preparation of a layout for the lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application on these lands which applies a sequential approach and avoids vulnerable land uses within areas identified at risk of flooding.” 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>
<p>FR POL 3</p> <p>The preparation of a layout for the lands identifies with an E2 “General Enterprise & Employment” land use zoning objective off the Moynalty Road shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application in these lands which applies a sequential approach and avoids vulnerable land uses within areas at risk of flooding.</p>	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified.</p>



<p>CER OBJ</p> <p>To secure the development of a light industrial park(s) for the specific provision of sites for small indigenous starter/incubation units on sites. The development of these lands which have been identified with an E2 “General Enterprise & Employment” land use zoning objective shall require the preparation a Framework Master Plan. The Framework Master Plan shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services. The site identified off the Moynalty Road shall include a phasing programme in compliance with the land use zoning objectives map.</p> <p>No application for development on the subject lands will be considered in the absence of the required Framework Master Plan having first being agreed in writing with the Executive of the Executive of the Planning Authority. When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the respective Framework Plan.</p>	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: It is noted that whilst there is an intention to produce a Master Plan, such plans will undergo AA Screening by the planning authority.</p>
<p>Kentstown Written Statement</p>	
<p>Kentstown Strategic Policy SP 3</p> <p>SP 3 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan SEA it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>



Kilbride Written Statement	
Kilbride Strategic Policy SP 5	
<p>SP 5 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>
Oldcastle Written Statement	
Oldcastle Strategic Policy SP 3	
<p>SP 3 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>



Slane Written Statement	
Slane Strategic Policy SP 6	
<p>SP 6 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>
Summerhill Written Statement	
Summerhill Strategic Policy SP 4	
<p>SP 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:</p> <ul style="list-style-type: none"> i. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan. ii. The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan. iii. The only exception is where a significant development is proposed which could not be accommodated within the lands identified as Phase I, for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands, lands within Phase II may be considered in this regard. 	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: None of the changes proposed were regarded to pose likely significant effects on European sites as no source pathway-relationships between the proposed changes and the European sites were identified. Any proposed development will also be subject to project specific AA.</p>



Other	
<p>Dunboyne/Dunboyne North/ Clonee/ Race Local Area Plan</p> <p>CER OBJ 4 Lands adjacent to Portan, Clonee</p> <p>To facilitate the development of lands between Portan Clonee and Bracetown for E2 “General Industry & Employment” and E3 “Warehousing and Distribution” purposes solely for the development of major employment proposals, primarily FDI, requiring a significant site area, having regard to this strategic location within the county, as provided for in Volume I of the County Development Plan</p>	<p>SEA: Taking account of existing policies and measures implemented in the County Development Plan, it is not considered there will be any significant environmental effects as a result of implementation of this change.</p> <p>AA: Such a development will undergo AA by the planning authority.</p>

4 CONCLUSION

Following careful review and consideration of the issues concerning the Variation, it is concluded that the proposed Material Alterations to the Draft Variation No.3 of the adopted Meath County Development Plan 2013-2019 will not in themselves result in a significant adverse environmental effect and will therefore not require a detailed assessment of their effect upon implementation through the SEA process or a Stage 2 Appropriate Assessment.

This conclusion has been drawn through consideration of the following factors:

- The draft variation as presented;
- The existing and adopted safeguarding policies on environmental protection;
- The existing and adopted County Development Plan SEA Environmental Report and Appropriate Assessment; and
- The Strategic Environmental Assessments and Natura Impact Reports carried out for the Development Plan Variation No. 2 and the recent amendments to the various LAPs.

It is considered the proposed variation will be a further level of control over the implementation of the adopted Plan as it seeks to provide further clarity and definition of processes in the management of development and zoning generally. In addition, the measures included in the existing County Development Plan, and accompanying SEA and AA reports, will ensure that environmental effects are considered and mitigated for at consent stage.

The screening process has therefore determined that there will not be any significant environmental effects due to the adoption of the proposed Material Alterations. As a result, there is no requirement to proceed beyond Stage 1 of the SEA or AA process.