

SEA STATEMENT

OF

VARIATION No. 1

TO THE

NAVAN DEVELOPMENT PLAN 2009-2015

STRATEGIC ENVIRONMENTAL ASSESSMENT

for: Meath County Council

County Hall
Railway Street
Navan
County Meath



by: CAAS Ltd.

2nd Floor, The Courtyard
25 Great Strand Street
Dublin 1



MAY 2014

Table of Contents

Section 1	Introduction	1
1.1	Terms of Reference	1
1.2	SEA Definition	1
1.3	Legislative Context	1
1.4	Content of the SEA Statement.....	1
1.5	Implications of SEA for the Variation.....	1
Section 2	How Environmental Considerations were integrated into the Variation 2	
2.1	Consultations	2
2.2	Environmental Sensitivities.....	2
2.3	Appropriate Assessment and Strategic Flood Risk Assessment.....	3
2.4	Mitigation.....	7
Section 3	Environmental Report and Submissions & Observations.....	17
3.1	Introduction	17
3.2	SEA Scoping Submissions.....	17
3.3	Other Submissions and Observations	17
3.4	Environmental Report	17
Section 4	Alternatives and the Variation	22
4.1	Development Plan Alternative already selected and considered	22
4.2	Limited Consideration of Lower Tier Alternatives with regard to the Variation.....	26
4.3	Reasons for choosing the Variation in light of the other reasonable alternatives dealt with....	28
Section 5	Monitoring Measures	30
5.1	Introduction	30
5.2	Indicators and Targets.....	30
5.3	Sources	30
5.4	Reporting.....	30
5.5	Thresholds.....	30

Section 1 Introduction

1.1 Terms of Reference

This is the SEA Statement of Variation No. 1 to the Navan Town Development Plan 2009-2015 Strategic Environmental Assessment (SEA).

1.2 SEA Definition

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

1.3 Legislative Context

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes, or variations to these, which are prepared for a number of sectors, including land use planning.

The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of Regulations became operational on 21st July 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011).

1.4 Content of the SEA Statement

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Plan as varied,
- b) how the following have been taken into account during the preparation of the Variation
 - the environmental report,
 - submissions and observations made to the planning authority on the Proposed Variation and Environmental Report, and
 - any transboundary consultations [this is not relevant to this SEA]
- c) the reasons for choosing the Variation in the light of the other reasonable alternatives dealt with, and
- d) the measures decided upon to monitor the significant environmental effects of implementation of the Plan as varied.

1.5 Implications of SEA for the Variation

As a result of the aforementioned legislation, Variation No.1 of the Navan Town Development Plan 2009-2015 was required to undergo SEA. The findings of the SEA were expressed in an Environmental Report which accompanied the Proposed Variation on public display. The Environmental Report was updated to take account of both: submissions and observations, as appropriate; and changes which were made to the Variation on foot of submissions.

A final Environmental Report is now available alongside the Plan as varied.

At each stage of the process the Elected Members took into account the findings of the SEA as appropriate.

Section 2 How Environmental Considerations were integrated into the Variation

2.1 Consultations

As environmental authorities identified under the SEA Regulations, the Environmental Protection Agency (EPA), Department of Communications, Energy and Natural Resources (DCENR), the Department of Agriculture, Fisheries and Food (DAFF), the Department of the Environment, Community and Local Government (DECLG) and the Department of Arts, Heritage and the Gaeltacht (DAHG) were all sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council. Adjoining planning authorities (Cavan County Council, Fingal County Council, Kildare, County Council, Louth County Council, Monaghan County Council, Offaly County Council and Westmeath County Council) were also sent scoping notices.

An acknowledgement letter was received from the Department of Agriculture, Food and the Marine and two written submissions were made by the EPA and the Department of Communications, Energy and Natural Resources.

The submission from the EPA included an SEA Scoping Pack, Integration of Environmental Considerations Checklist and a number of specific comments. The Department of Communications, Energy and Natural Resources' submission was made on behalf of Inland Fisheries Ireland and related to water and wastewater treatment. The comments made in both submissions were taken into account during the formulation of the scope of the SEA and while undertaking the assessment.

2.2 Environmental Sensitivities

Environmental considerations were integrated into the TDP before it was placed on public display for the first time and adopted in 2009.

Environmental sensitivities were mapped in order to identify which areas of the town would be most sensitive to development and would

suffer the most adverse effects if growth was to be accommodated in those areas unmitigated.

The sensitivities were communicated to the Plan-making team on a regular basis from the outset of both the TDP and Variation preparation processes. Identifying areas with the most limited carrying capacity within the Plan area helped future growth to be diverted away from these areas.

The sensitivities considered by the SEAs of both the TDP and the Variation include the following:

- Designated ecological sites;
- Land cover changes over time;
- Important Stands of Trees;
- Soil Type;
- Geological Heritage Sites;
- Water Framework Directive (WFD) Risk Assessments for Surface Waters;
- WFD Risk Assessments for Ground Waters;
- WFD Register of Protected Areas;
- EPA River Water Quality Monitoring of Q-Values (Biotic Index Ratings) and Lake Water Quality;
- Aquifer Buffer Zones
- Aquifer Vulnerability;
- Flood zones;
- Wastewater and Drinking Water Information;
- Waste Water Treatment capacity and demand;
- Drinking water supply and quality;
- Archaeological Heritage;
- Architectural Heritage; and,
- Landscape Character Areas.

A number of these sensitivities are mapped on Figure 2.1, Figure 2.2 and Figure 2.3.

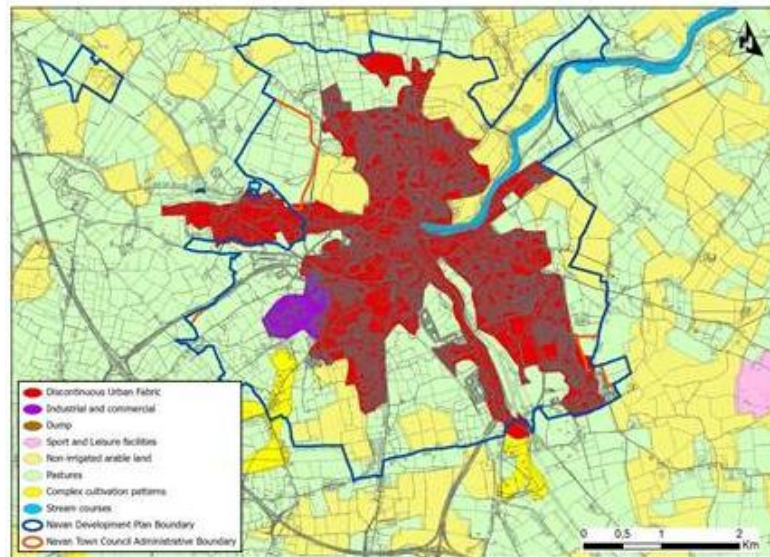
2.3 Appropriate Assessment and Strategic Flood Risk Assessment

A Stage 2 Appropriate Assessment (AA) has been undertaken alongside the preparation and adoption of the Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC).

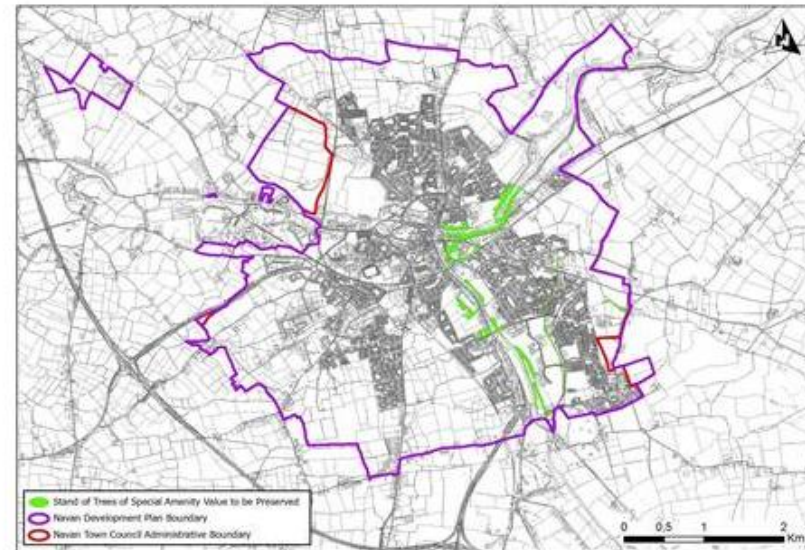
The AA concluded that the Variation will not affect the integrity of the Natura 2000 network. The preparation of the Variation, SEA and AA has taken place concurrently and the findings of the AA have informed both the Variation and the SEA. All recommendations made by the AA were integrated into the Variation.

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation and adoption of the Variation. The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DEHLG, 2009).

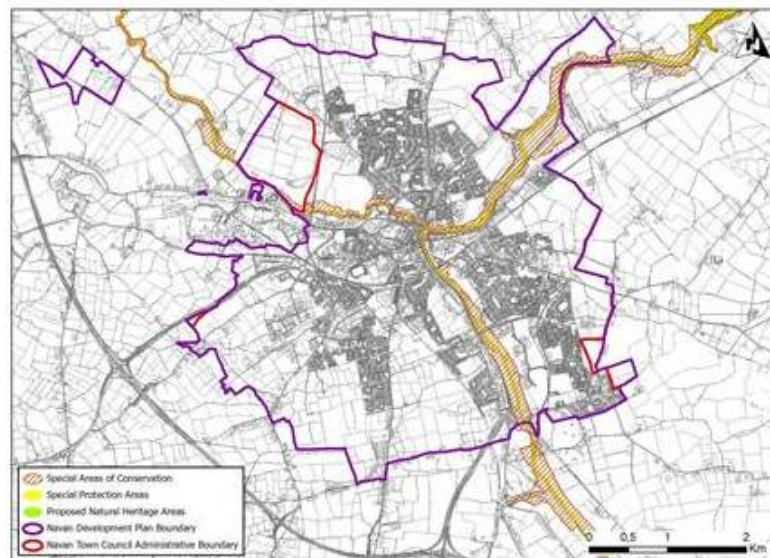
The preparation of the Variation, SEA and SFRA has taken place concurrently and the findings of the SFRA have informed both the Variation and the SEA. All recommendations made by the SFRA have been integrated into the Variation.



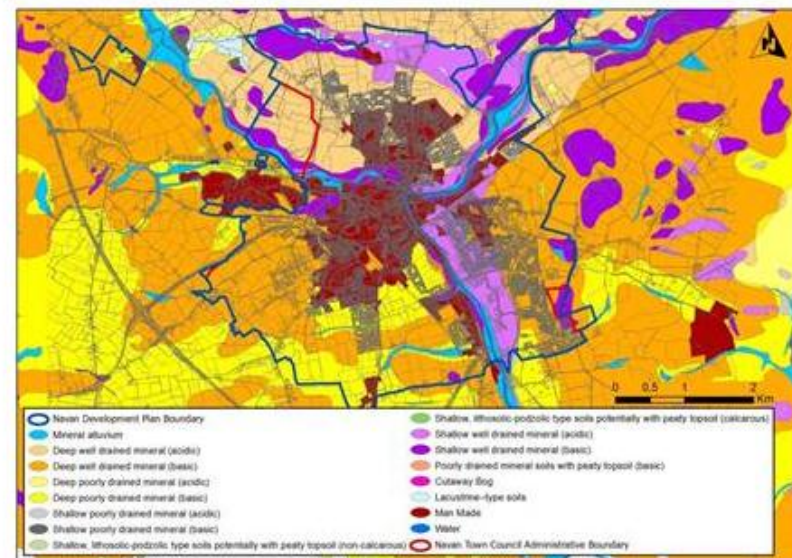
CORINE Land Cover Change 2006



Important Stands of Trees

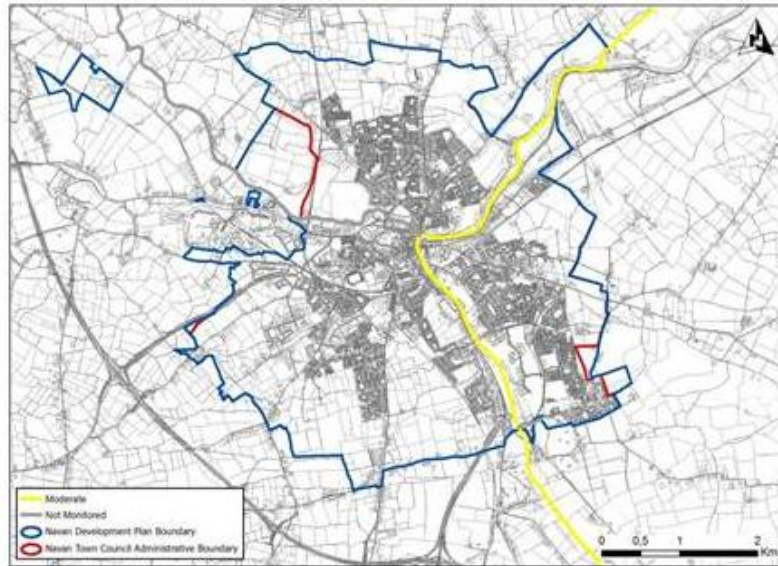


Designated Ecological Sites

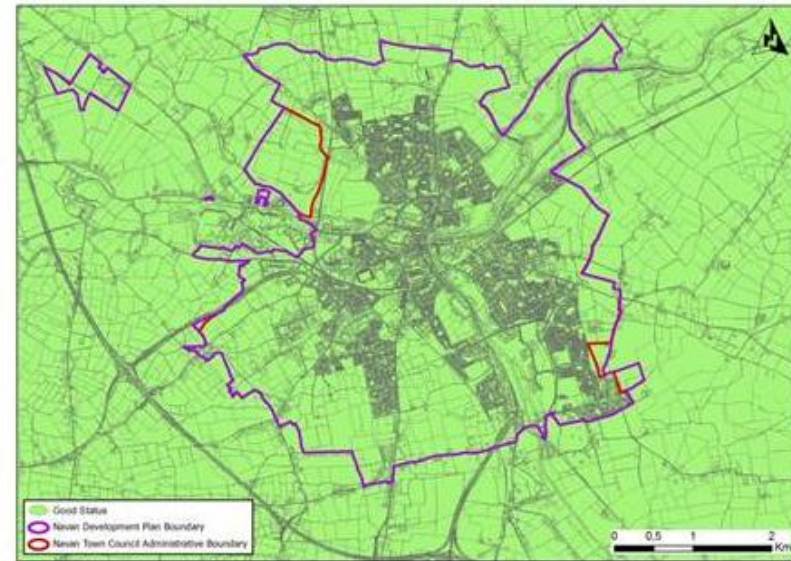


Soils

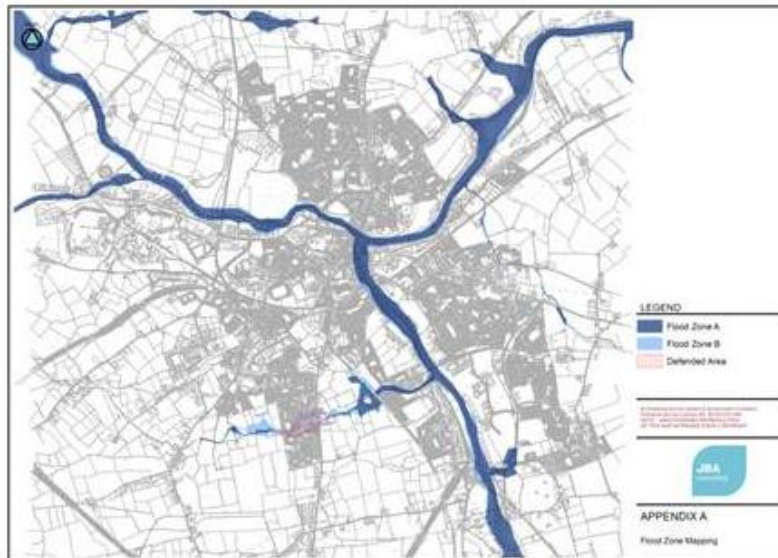
Figure 2.1 Environmental Sensitivities (Set 1 of 3)



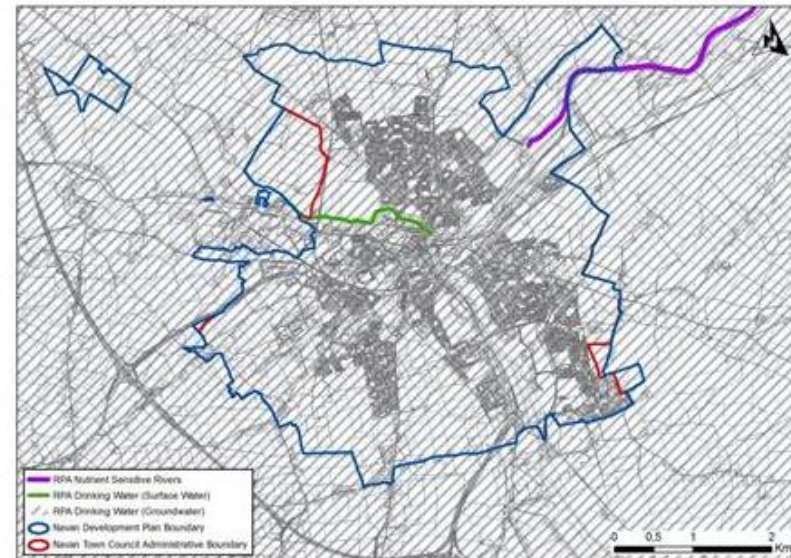
WFD Surface Water Status



WFD Groundwater Status

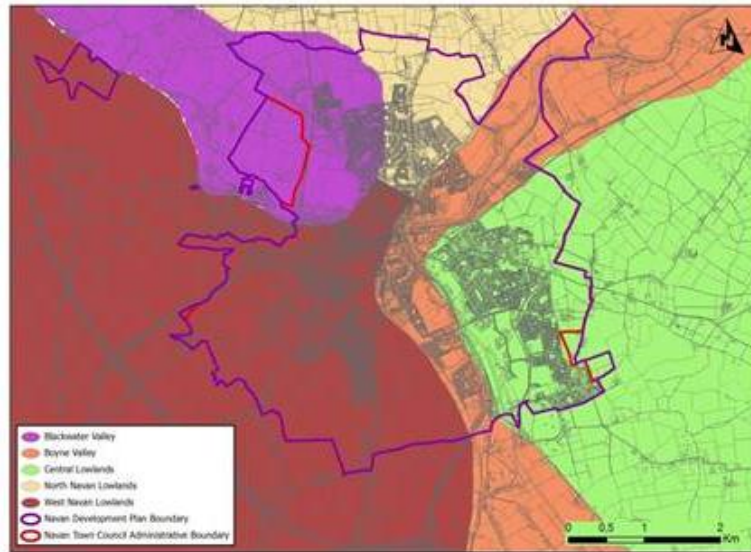


Flood Zone Mapping

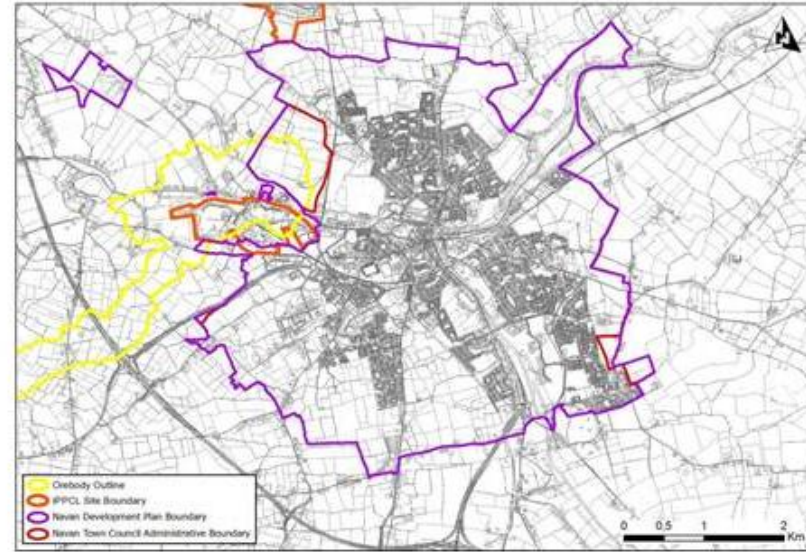


Registers of Protected Areas

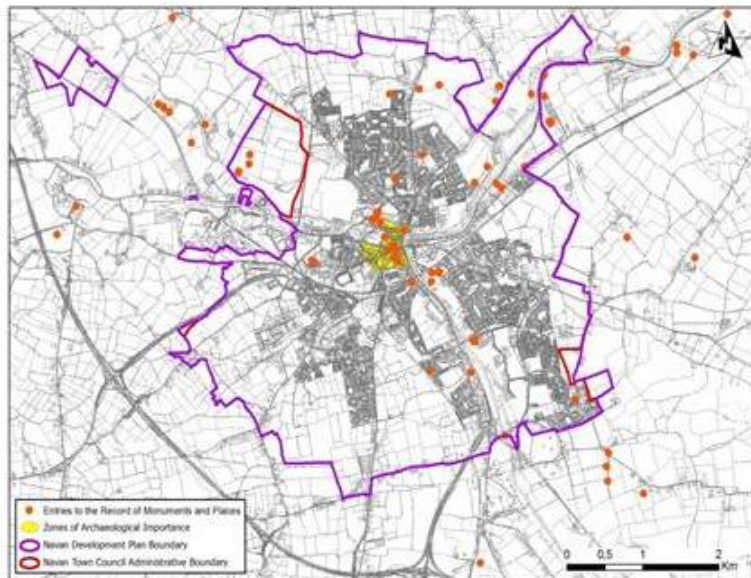
Figure 2.2 Environmental Sensitivities (Set 2 of 3)



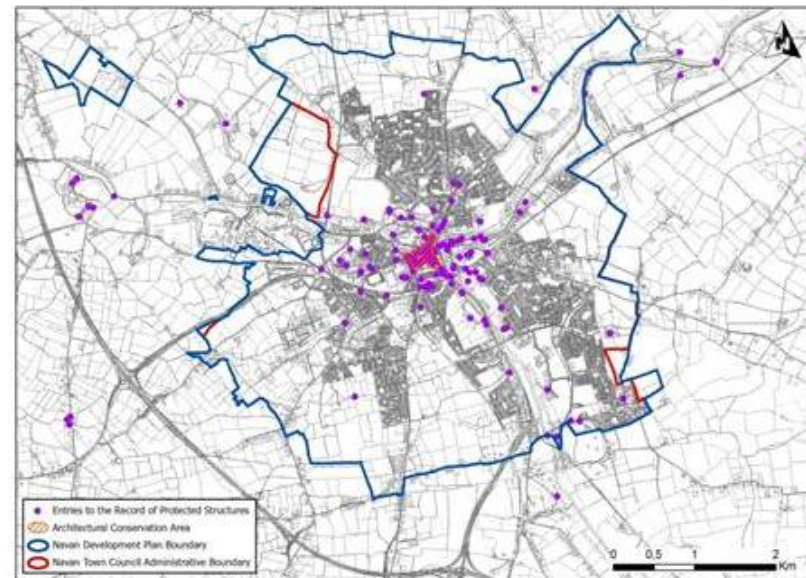
Landscape Character Areas



Orebody Outline and IPPCL Site Boundary



Archaeological Heritage



Architectural Heritage

Figure 2.3 Environmental Sensitivities (Set 3 of 3)

2.4 Mitigation

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan as varied.

Various environmental sensitivities and issues have been communicated to the Council through the SEA, AA and SFRA processes. By integrating related recommendations into the Plan as varied, the Council have ensured that both the beneficial environmental effects of implementing the Plan as varied have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Table 2.1 Integration of Environmental Considerations

Text inserted as a result of the SEA, AA and SFRA processes is **green**; deleted text is provided as ~~red strikethrough~~.

Likely Significant Effect, if unmitigated	Mitigation Measures from the Plan as proposed to be varied, including:
<p>Loss of biodiversity with regard to Natura 2000 Sites and Annexed habitats and species & Loss of biodiversity with regard to designated sites including Wildlife Sites and species listed on Schedule 5 of the Wildlife Act 1976</p>	<p>HER POL 11: To protect, conserve and enhance the biodiversity and natural heritage of Navan including wildlife (flora & fauna), and particularly all Annex II species, habitats, geology, landscapes and/or landscape features of importance to wildlife or which play a key role in the conservation and management of natural resources such as rivers, streams, canals, lakes, and associated wetlands including reed-beds and swamps, ponds, springs, bogs, fens, trees, woodlands and scrub, hedgerows and other boundary types such as stone walls and ditches which occur outside of designated areas providing a network of habitats and corridors essential for wildlife to flourish.</p> <p>HER OBJ 8: Subject to the provisions of the Habitats and Birds Directives, to promote the sustainable usage of the River Boyne for amenity/recreational and educational purposes use including the creation of an urban habitat.</p> <p>HER POL 16: To maintain, protect and where possible enhance, the conservation value of the River Boyne and River Blackwater cSAC and SPA in Navan and any additional sites that may be proposed for designation during the lifetime of this Plan and to ensure that development within the Navan Development Plan boundary will not give rise to negative impacts on the River Boyne and River Blackwater cSAC and SPA outside of the Plan area.</p> <p>HER POL 17: To have regard to the views and guidance of the National Parks and Wildlife Service of the DoEHLG Department of Arts, Heritage and the Gaeltacht in respect of proposed development where there is a possibility that such development may have an impact on the River Boyne and River Blackwater candidate Special Area of Conservation or Special Protection Area.</p> <p>HER POL 18: HER POL 18: To require any planning application that proposes development within or adjacent to the area designated as a cSAC to be accompanied by an ecological impact assessment carried out by appropriate professionals. The Ecological Impact Assessment will be forwarded to the National Parks & Wildlife Service of the Department of the Environment, Heritage & Local Government for their comments prior to the making of a decision by the appropriate planning authority. It is the policy of the Council to protect sites designated in National and European legislation, and in other relevant International Conventions, Agreements and Processes. This includes sites proposed to be designated or designated as:</p> <ul style="list-style-type: none"> · Special Areas of Conservation under the Habitats Directive¹ (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) · Special Protection Areas under the Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds) <p>Both the Birds and Habitats Directives have been transposed in Irish law by Ministerial Regulation. The European Communities (Birds and Natural Habitats) Regulations 2011 are the most important of these because they provide for the protection measures and management regime that apply to SPAs and SACs.</p> <p>No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects (Except as provided for in Section 6(4) of the Habitats Directive, viz. there must be:</p> <ul style="list-style-type: none"> a. no alternative solution available, b. imperative reasons of overriding public interest for the plan to proceed; and c. adequate compensatory measures in place.) <ul style="list-style-type: none"> · Natural Heritage Areas (NHAs), Nature Reserves, and Refuges for Flora or Fauna under the Wildlife Act, 1976 as amended by Wildlife (Amendment) Act, 2000 <p>HER POL 19: To prohibit any development that would be harmful or that would result in a significant deterioration of habitats and/or disturbance of species.</p> <p>HER POL 20: To ensure that development does not have a significant adverse impact, incapable of satisfactory mitigation, on plant, animal or bird species protected by law.</p>

	<p>HER POL 21: No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects)¹.</p> <p>HER POL 21A: To ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of species listed on Schedule 5 of the principal act.</p>
Loss of biodiversity with regard to ecological connectivity, stepping stones and non-designated biodiversity	<p>HER POL 14: To protect rivers and stream corridors and valleys by reserving land along their banks for ecological corridors and maintain them free from inappropriate development, and discourage culverting or realignment, unless done for environmental reasons, including flood prevention or flood abatement. The Planning Authority shall consult with the Regional Fisheries Board Inland Fisheries Ireland and other statutory bodies as required by the planning regulations in respect of this and shall have regard to their comments in the making of any planning decision.</p> <p>HER POL 22: To ensure that, where possible, proposals for development protect and enhance biodiversity by minimising adverse impacts on existing habitats, (whether designated or not,) and by including mitigation and/or compensation measures.</p> <p>HER POL 23: To establish ecological corridors within new development which permit the potential movement of wildlife and which include indigenous vegetation and which will link with existing biodiversity features and ecological networks.</p> <p>HER POL 30: To retain trees and hedgerows of value as illustrated on the relevant map forming part of this development plan.</p> <p>HER POL 31: To have a presumption in favour of the retention of existing trees and their incorporation into any new development unless this can be shown to be impractical, and to protect, preserve and ensure effective management of trees and groups of trees considered to be of special amenity value and to prepare Tree Preservation Orders where considered appropriate.</p> <p>INF POL 56: Where relevant, the Councils shall adopt appropriate buffer zones to protect features of European, national, regional, county and local importance, including rivers and streams, from development proposals both in terms of visual and ecological impacts.</p> <p>HER POL 21B: To encourage and facilitate the development of green infrastructure that recognises the synergies that can be achieved with regard to the following:</p> <ul style="list-style-type: none"> • Provision of open space amenities • Sustainable management of water • Protection and management of biodiversity • Protection of cultural heritage • Protection of protected landscape sensitivities.
Spatially concentrated deterioration in human health	<p>Land Use Zoning OBJ 1: Any application for planning permission for new development, extension to existing development or intensification or change of use shall be assessed in terms of its potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where such development would have a significant adverse effect on the amenities of the area through pollution by noise, fumes, dust, grit or vibration, or cause pollution of air, water and/or soil, planning permission will not be forthcoming, prior to the proposal and introduction of mitigation measures agreed with the planning authority to eliminate negative environmental impacts or reduce them to an acceptable operating level.</p> <p>Also see relevant measures under Air and Climatic Factors, Water, Material Assets and Soil.</p>
Damage to the hydrogeological and ecological function of the soil resource	See relevant measures under Biodiversity and Flora and Fauna and Water.

¹ Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

Adverse impacts upon the status and quality of water bodies	<p>INF POL 43 To maintain, improve and enhance the environmental and ecological quality of status of waters by implementing the measures set out in the Eastern River Basin Management Plans and associated Programmes of Mmeasures that will emerge from the Eastern River Basin Districts Projects in co-operation with all organisations and major stakeholders for the protection of drinking ground and surface waters as part of the implementation of the EU Water Framework Directive.</p> <p>INF POL 44 To protect surface water and groundwater resources and their associated habitats and species including fisheries and in particular Annex II listed species.</p> <p>INF POL 41 To protect groundwater resources having regard to the County Meath Groundwater Protection Scheme Plan.</p> <p>INF POL 42 To develop groundwater protection schemes in conjunction with Irish Water in line with the recommendations contained within the DoEHLG / GSI / EPA publication 'Groundwater Protection Schemes, 1999' or any revised or replacement publication.</p> <p>INF POL 43A Implement water protection measures to restore substandard waters to 'good status', subject to available resources.</p> <p>INF POL 43B Support, as appropriate, the relevant agencies and statutory bodies in the control and elimination of invasive species in water bodies.</p>
Increase in the risk of flooding	<p>INF POL 49 To integrate as relevant the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) assessment of development management proposals and in the preparation of any Framework Plans or Master Plans required during the period of this Plan to include the use of the sequential approach and application of the Justification Tests.</p> <p>INF POL 50 To continue to implement the findings and recommendations of the current Strategic Flood Risk Assessment prepared as part of the Navan Development Plan Variation No. 1 review. (See Appendix IV).</p> <p>INF POL 51 To ensure that a flood risk assessment is carried out for all development proposals in accordance with the Navan Strategic Flood Risk Assessment recommendations and the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to the potential development.</p> <p>INF POL 52 Any future planning application lodged with respect to any site having the benefit of an extent planning permission or seeking an extension of duration pursuant to Section 42 of the Planning & Development Acts 2000 – 2013 but which is identified on the land use zoning objectives map as having an interface with flood risk zones A / B shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.</p> <p>INF POL 53 To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and the Council will retain a strip of 10 metres on either side of such channel where required, to facilitate access thereto.</p> <p>INF POL 54 To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviation measures in Navan.</p> <p>INF POL 55 To have regard to the recommendations of the Eastern Catchment Flood Risk Assessment and Management Study when finalised and approved in conjunction with the Navan Development Plan.</p> <p>INF OBJ 47 In areas where there is a high probability of flooding – Zone A refers – it is an objective of this plan to avoid development other than 'water compatible development' as described in Section 3 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by the DoEHLG.</p> <p>INF OBJ 48 In areas where there is a moderate probability of flooding – 'Zone B and Residual Risk Scenarios refers – it is an objective of this plan to avoid 'highly vulnerable development' described in Section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by the DoEHLG.</p>

	<p>INF OBJ 49 To undertake a review of the 'Strategic Flood Risk Assessment for Navan' following the publication of the flood mapping which is being produced as part of the Catchment Flood Risk Assessment and Management (CFRAM) Studies.</p> <p>INF OBJ 50 To design flood relief measures to ensure appropriate protection for alluvial woodland (i.e. a qualifying interest) along the Boyne.</p> <p>INF OBJ 51 To design flood relief measures to protect the conservation objectives of Natura 2000 sites and to avoid indirect impacts of conflict with other qualifying interests or Natura 2000 sites.</p> <p>INF OBJ 52 To promote positive flood relief measures that can enhance habitats in the Boyne floodplain such as swales, constructed wetland basins etc.</p> <p>INF OBJ 53 To seek to ensure that construction works are designed so as not to result in surface water runoff into cSAC or SPAs either directly or indirectly via a watercourse.</p> <p>INF OBJ 54 In determining the detailed design and final alignment of the Local Distributor Roads (LDR 3 and 4 refer), a Justification Test shall be applied if alignments being assessed interact with Flood Zone A and / or B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to as Appropriate Assessment pursuant to the Habitats Directive.</p> <p>INF OBJ 55 The preparation of a layout for all lands identified as requiring the preparation of a Framework Plan or Master Plan shall also be cognisant of the flood risk mapping produced to inform the land use zoning objectives map of the Navan Development Plan as varied. A Flood Risk Assessment shall be prepared to accompany any planning application lodged with respect to lands contained within FP 1, FP2, FP 3, MP3 and MP 8, and any planning application shall have regard to and be consistent with the recommendations of said Flood Risk Assessment.</p> <p>INF POL 58 Where practicable, and particularly in areas of new development, floor levels shall be a minimum of 300mm above adjacent roads and hard standing areas to reduce the consequences of any localised flooding.</p> <p>INF POL 59 To ensure that adequate measures are put in place to deal with residual risks, proposals shall demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery.</p> <p>INF POL 60 To have regard to the recommendations of the Eastern Catchment Flood Risk Assessment and Management Study when finalised and approved.</p> <p>INF POL 61 To protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which would be detrimental to fisheries, biodiversity and the qualifying interests of Natura 2000 sites.</p> <p>INF POL 62 To ensure that all new developments have satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.</p> <p>INF POL 63 To require all new large scale developments to provide 'Sustainable Urban Drainage Systems' (SuDS) as part of their development proposals.</p> <p>INF POL 64 To ensure that all developments have regard to the surface water management policies in the Greater Dublin Strategic Drainage Study (GDSDS). Compliance with the recommendations contained in Technical Guidance Document, Volume 2, Chapter 4 of the Greater Dublin Strategic Drainage Study shall be required in all instances.</p>
Failure to provide adequate and appropriate waste water treatment	<p>INF OBJ 41 To assist Irish Water in implementing the in effect Water Services Investment Programme 2007-2009. All developments included in the Water Services Investment Programme will be subject to Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the Habitats Directive, where this has not previously been carried out. Where significant impacts are identified, a Natura Impact Statement will be prepared.</p> <p>INF POL 46 To ensure that septic tanks and proprietary treatment systems, or other waste water treatment and storage systems, and associated percolation areas where required as part of a development, comply with the recommendations of the Environmental Protection Agency and that they are employed only where site conditions are appropriate.</p>

	<p>INF POL 47 (a) To require that all individual dwellings connect to the public wastewater treatment system where possible and where capacity is available in lieu of utilising septic tanks or waste water treatment systems. (b) To support the connection of dwellings between Gainstown Cross and Ros na Rí and on Proudstown Hill into the public sewerage system.</p> <p>INF POL 48 To continue the development and upgrading of the waste water system serving Navan in conjunction with Irish Water to ensure that an adequate treatment capacity is available for the sustainable development of Navan as finances permit.</p> <p>INF OBJ 45 To prepare plans for increasing the capacity of the Navan Waste Water Treatment Plant to cater for the growth in demand from the residential, commercial and industrial sectors over the lifetime of the plan in conjunction with Irish Water. All proposals for the development of an upgrade of the Navan Waste Water Treatment Plant will be subject to Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the Habitats Directive and, where significant impacts are identified, a Natura Impact Statement will be prepared.</p> <p>INF OBJ 46: The Councils shall implement the relevant recommendations set out in the EPA publication (and any subsequent update) Focus on Urban Waste Water Discharges in Ireland (EPA Office of Environment Enforcement, 2012).</p> <p>INF OBJ 45A: Development shall only be permitted once adequate and appropriate waste water infrastructure is provided. Such infrastructure shall fully comply with requirements of the Urban Waste Water Treatment Directive (Council Directive 91/271/EEC of 21 May 1991 concerning urban waste-water treatment) (amended by Directive 98/15/EEC) and shall be operational and with adequate capacity to accommodate waste water arising from development, prior to developments being occupied. Discharges arising from this collection and treatment shall also comply with the requirements of the Directive.</p>
Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean	<p>INF POL 36 To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other uses for the sustainable development of the town in accordance with the settlement structure identified in this Plan and as finances permit. All proposals for the development of an upgrade of the water supply will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and, where significant impacts are identified, a Natura Impact Statement will be prepared.</p> <p>INF POL 37 To promote public awareness and involvement in water conservation measures by households, businesses and industries.</p> <p>INF POL 38 To implement the Water Conservation Programme in conjunction with Irish Water, in order to conserve valuable resources by reducing wastage.</p> <p>INF POL 39 To utilise the existing water supply in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the area.</p> <p>INF POL 40 To ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC and Directive 2000/60/EC as given effect in Irish law by the European Communities (Drinking Water) (No. 2) Regulations 2007, as may be amended.</p> <p>INF POL 45 To require the submission of a Water Conservation and Management Plan for all major new developments in accordance with Meath County Council Water Bye-Laws 2007 Part 3 Water Conservation.</p> <p>INF OBJ 42 To continue the upgrading and rehabilitation of water main networks in conjunction with Irish Water.</p> <p>INF OBJ 43 To reduce leakage and wastage from the water supply system wherever possible in the interest of achieving efficiency and sustainability.</p> <p>INF OBJ 44 To seek to replace the cast iron water mains in Navan in conjunction with Irish Water.</p> <p>INF POL 36A: The Councils in conjunction with Irish Water shall consult the EPA publication (2012) "The Provision and Quality of Drinking Water in Ireland - A Report for the Year 2011" (and any subsequent update) in the establishment and maintenance of water sources in the County.</p> <p>INF OBJ 46A: The Councils in conjunction with Irish Water shall undertake recommendations made by the EPA arising from failure to meet drinking water standards and enlistment on the EPA's Remedial Action List.</p>

<p>Failure to contribute towards sustainable transport associated impacts (including emissions)</p>	<p>to and</p> <p>INF POL 6 To provide for the future transportation needs of Navan and environs in a sustainable manner which provides for different transport modes.</p> <p>INF POL 7 To integrate land use planning and transportation planning.</p> <p>INF POL 8 To consolidate development in areas which are served by public transport and a good road network.</p> <p>INF POL 9 To reduce the need to travel, especially by car, by compact development with mixed uses.</p> <p>INF POL 10 To concentrate developments which generate large numbers of trips, such as offices, shops and labour intensive employment along existing and proposed transportation corridors.</p> <p>INF POL 11 To locate development that generates large numbers of heavy goods vehicle movements close to major roads.</p> <p>INF POL 15 To establish a 30kph speed limit in the town centre area to reduce the risk and severity of accidents especially for vulnerable road users and to provide environmental benefits such as reduced noise levels.</p> <p>INF OBJ 2 (c) In the assessment of development management proposals, the Councils shall have regard to the Navan Traffic Model (2012) and to the conclusions drawn therein regarding the capacity of the existing road network to accommodate additional traffic generation and the capacity constraints which are being experienced at key junctions particularly during the a.m. peak (8.30 – 9.30 a.m.). It shall be a requirement of any development management proposal to demonstrate to the relevant Planning Authority as part of the planning application that development can be accommodated within particular areas of Navan in advance of the further completion of the Outer Orbital Road Network (Local Distributor Road refer).</p> <p>. This may include the provision by the respective developer of alternative solutions such as traffic management or demand management measures which effectively and satisfactorily address the particular circumstances which prompt the necessity for the road proposal in advance of the proposed development. Such as assessment shall include, inter alia, the following</p> <ul style="list-style-type: none"> • demonstrate the impact the development will have on the network, using the existing traffic model; • demonstrate the considerations given to serve the demand arising from the proposed development from different areas providing for all modes of transport; • demonstrate the weakness in the road network that will be affected and ensure that any proposals do not compromise existing investment in walking, cycling and public transport; • review measures which would reduce the use of demand at peak times and measures that would encourage increased use of alternative modes (combination of mobility management plans and infrastructure), and; • demand management particularly in the form of parking. <p>. In effect, this will demonstrate that the proposed development will not give rise to a significant or unsustainable increase in the overall level of car trips in the particular area of Navan and that the proposed scheme is consistent with Smarter Travel objectives and targets.</p> <p>INF POL 19 To promote an attractive public realm of pedestrian footpaths, cycle ways, street landscaping, bus stops/shelters, street furniture, good signage and quality public lighting.</p> <p>INF POL 20 To promote the policies set out in the National Cycle Policy Framework 2009-2020.</p> <p>INF OBJ 13 To improve accessibility and facilities for people with mobility impairments and /or disabilities.</p> <p>INF OBJ 14 To prepare an integrated pedestrian and cycle path network for Navan as provided for in the Local Transport Plan, inclusive of additional bridging points over the Boyne & Blackwater Rivers, and to implement the emerging network, subject to the availability of finances, resources and physical constraints.</p> <p>INF OBJ 15 To examine the feasibility of pedestrianising Trimgate Street from Cannon Row to Kennedy Road once the M3 Motorway has been completed and progress has been made in delivering the local distributor road network and if deemed feasible, to carry out the necessary works to facilitate the introduction of pedestrianisation. To similarly examine and implement where appropriate the pedestrianisation of Bakery Lane, Old Cornmarket and Watergate Street as part of subsequent phases.</p> <p>INF OBJ 16 To require that all new significant developments including new institutions, employment centres, sports complexes, leisure facilities and industries provide for adequate cycle facilities, in the form of bike parking, sheltered bike parking, lockers and shower facilities.</p> <p>INF OBJ 17 To provide a pedestrian crossing on the Slane Road adjacent to the large residential areas over the lifetime of the plan.</p> <p>INF OBJ 18 To promote and facilitate the development of cycling and walking facilities in the town.</p>
---	--

	<p>ECON DEV POL 9 The Councils, in tandem with the EPA, will seek to ensure that all developments are operated in a manner that does not contribute to deterioration in air quality.</p> <p>ECON DEV POL 10 To seek to consider noise emissions in accordance with good practice and relevant legislation.</p>
Increases in waste levels	<p>INF POL 66 To implement the policies and objectives of the Waste Management Plan for the North East Region.</p> <p>INF OBJ 59 To require the submission of a waste management plan for developments which meet the threshold for such plans as set out in the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' (DoEHLG 2006) or its replacement.</p>
Effects on entries to the Record of Monuments and Places and other archaeological heritage	<p>In terms of Architectural Archaeological Heritage, it is the policy of Meath County Council and Navan Town Council:</p> <p>HER POL 10:</p> <p>(a) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).</p> <p>(b) To seek to protect, where practicable, the setting of and access to sites. In securing such protection the planning authorities will have regard to the advice and recommendations of the Department of Arts, Heritage and the Gaeltacht the Environment, Heritage and Local Government.</p> <p>(c) To require that all applications for development within the zone of archaeological potential are accompanied by a professional archaeological impact assessment.</p> <p>(d) Where remnants of burgage plots do remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at preplanning stage.</p>
Effects on entries to the Records of Protected Structures, Architectural Conservation Areas and other architectural heritage	<p>In terms of Architectural Archaeological Heritage it is an objective of Meath County Council & Navan Town Council:</p> <p>HER OBJ 5: When considering development in the vicinity of archaeological monuments, the planning authorities shall aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the monument. This shall be achieved in consultation with the Department of Arts, Heritage and the Gaeltacht the Environment, Heritage and Local Government. Buffer areas shall not be included within the required open space area of any development but should be in addition to such requirements.</p> <p>HER POL 1: To preserve, protect and enhance the architectural heritage of Navan and to ensure that new development makes a positive contribution to the historic character of Navan.</p> <p>HER POL 2: To seek the retention of historic shop fronts and pub fronts as part of the streetscape of Navan.</p> <p>HER POL 3: To encourage the development of compact urban forms by consolidating existing development boundaries and utilising brownfield sites in preference to expanding urban areas into the countryside and adjoining settlements.</p> <p>HER OBJ 1: To preserve the character of the Navan Historic Core Architectural Conservation Area.</p> <p>HER OBJ 2: To achieve the preservation of the special character of places, areas, groups of structures and townscapes within the town and environs by: Encouraging local initiatives which promote the preservation of the special character of Architectural Conservation Areas.</p> <p>HER POL 4: To ensure that all planning applications relating to structures in an ACA or proposed ACA, including public works projects, should be referred to the Conservation Officer and to the Prescribed Bodies for comment prior to a decision being made.</p> <p>HER POL 5: To support and encourage the re-use of suitable redundant or obsolete buildings within the ACA.</p> <p>HER POL 6: To encourage the retention and protection of all structures which contributes in a positive manner to the character of the ACA.</p> <p>HER POL 7: Within the Architectural Conservation Area to have regard to:</p> <ul style="list-style-type: none"> • The impact of proposed development on the character and appearance of the Architectural Conservation Area in terms of the height and massing of built forms, and the compatibility of design, materials, colour and finishes. • The impact of proposed development on the character and integrity of the area and the approaches thereto, and will promote compatible uses within compatible forms of infill development. • The need to retain architectural and townscape elements such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork, etc. that contribute to the character and

	<p>appearance of the ACA.</p> <p>HER POL 8: To encourage the retention of all architectural and townscape elements which contribute to the character of the ACA.</p> <p>HER OBJ 3: It is the intention of the planning authorities by the designation of the Navan Historic Core Architectural Conservation Area:</p> <ul style="list-style-type: none"> • To protect and enhance the architectural heritage of Navan for future generations. • To preserve the historic street pattern within the core of the town. • To require that all new developments shall observe the existing scale of the town. • To protect the character of the existing streetscape by giving consideration to the suitability of style, construction materials, colour and decoration to be used in any proposals for development taking place within this area. • To encourage appropriate new uses for empty and under-utilised buildings. • To avoid the destruction of minor historic elements whose cumulative loss would severely erode the cultural significance of the town. <p>HER POL 9: The following shall be the policy of the planning authorities with regard to protected structures in the Navan Development Plan area:</p> <ul style="list-style-type: none"> • To refuse permission, either in whole or in part, for the demolition of protected structures, save in exceptional circumstances. • To resist removal or modification of features of architectural importance. • To resist interventions which would negatively affect the character of a structure, either externally or internally. • To resist development that would adversely affect the setting of a protected structure. • To require that all planning applications relating to protected structures shall be accompanied by drawings and documents sufficient to describe the impact of the proposed development on the character of the structure. • To encourage the retention of all features of architectural heritage importance; • To encourage works of renovation and renewal which maintain and enhance the character of a protected structure, either externally or internally; • To encourage development which has a positive impact on the setting of a protected structure.
Occurrence of adverse visual impacts	<p>HER POL 29: To maintain and enhance the diverse and high quality landscape in Navan and its environs.</p> <p>HER OBJ 4: That the following views shall be protected, as illustrated on an associated map:</p> <ul style="list-style-type: none"> • VP01 Towards the old Kilcarn Bridge from the new Kilcarn Bridge on the N3 Dublin Road • VP02 Towards the old Kilcarn Bridge from the N3 Dublin Road, heading south east • VP03 Towards the Motte and the Railway Viaduct, on the N3 Dublin Road • VP04 Towards the Railway Viaduct, on the N3 Dublin Road, heading south east • VP05 Towards Athlumney Bridge, the Rivermill and the Confluence of the River Blackwater and Boyne, from the N3 • VP06 Towards Athlumney Bridge, the Rivermill and Athlumney Road from Timmons Hill • VP07 Of the Confluence of the River Blackwater and Boyne, from the Viewing Area adjoining the N3 • VP08 Towards Ruxton's Lock at the Ramparts heading east • VP09 Towards Ruxton's Lock at the Ramparts heading west • VP10 Towards the remains of Blackcastle House, from the Ramparts • VP11 Of St. Mary's Church of Ireland from Upper Flower Hill • VP12 Towards the Rivermill and the Railway Viaduct from the ancient Navan - Kells walkway • VP13 Of Darker's Mill along the bank of the Blackwater River from the area of open space on the opposite side of the River along the N3 • VP14 Of the Blackwater River and Weir from Blackwater Bridge looking east • VP15 Towards Spicer's Mill from the proposed Town Park • VP16 Towards the Blackwater Railway Bridge from the northern bank of the Blackwater, west of the proposed Town Park • VP17 Of Athlumney Castle from Convent Lane, heading south east • VP18 Of Athlumney Castle from Convent Lane, heading north west <p>RURAL ENT POL 5 In the development of tourist facilities, regard will be had to the landscape's ability to accommodate such development.</p> <p>RURAL ENT POL 9 To ensure that development for aggregates / mineral extraction, processing and associated concrete production does not significantly impact on the following areas:</p> <ol style="list-style-type: none"> 1) Existing & Proposed Special Areas of Conservation (SACs); 2) Special Protection Areas (SPAs); 3) Existing & Proposed Natural Heritage Areas (pNHAs); 4) Other areas of importance for the conservation of flora and fauna; 5) Areas of significant archaeological potential;

	6) In the vicinity of a recorded monument, and; 7) Sensitive landscapes.
Other – Climate Adaptation	INF POL 57: The Councils recognise European and national objectives for climate adaptation and will work with the EPA, Regional Authorities and neighbouring planning authorities in implementing future Guidance for climate change proofing of land use plan provisions as is flagged in the National Climate Change Adaptation Framework (DECLG, 2012).

Section 3 Environmental Report and Submissions & Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to the planning authority on the Environmental Report and SEA process have been taken into account during the preparation of the Variation.

3.2 SEA Scoping Submissions

As environmental authorities identified under the SEA Regulations, the Environmental Protection Agency (EPA), Department of Communications, Energy and Natural Resources (DCENR), the Department of Agriculture, Fisheries and Food (DAFF), the Department of the Environment, Community and Local Government (DECLG) and the Department of Arts, Heritage and the Gaeltacht (DAHG) were all sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council. Adjoining planning authorities (Cavan County Council, Fingal County Council, Kildare, County Council, Louth County Council, Monaghan County Council, Offaly County Council and Westmeath County Council) were also sent scoping notices.

An acknowledgement letter was received from the Department of Agriculture, Food and the Marine and two written submissions were made by the EPA and the Department of Communications, Energy and Natural Resources.

The submission from the EPA included an SEA Scoping Pack, Integration of Environmental Considerations Checklist and a number of specific comments. The Department of Communications, Energy and Natural Resources' submission was made on behalf of Inland Fisheries Ireland and related to water and wastewater treatment. The comments made in both submissions were taken into account during the formulation of the scope of the SEA and while undertaking the assessment (see Table 3.1 and Table 3.2 below).

3.3 Other Submissions and Observations

While the Proposed Variation and associated documents were on public display, two submissions were made that made reference to the SEA/AA issues. One submission was from the EPA and one was from Inland Fisheries Ireland. These submissions were taken into account by the SEA and AA and were responded to in the Manager's Report.

While the Material Alterations and associated documents were on public display, a submission was made by the Office of Public Works which resulted in the changing of the title of Figure 4.14 in the SEA Environmental Report from 'Lands that are at elevated levels of flood risk' to 'Flood Zone Mapping'.

3.4 Environmental Report

The Environmental Report and the Variation were placed on public display in January 2014.

The Environmental Report - which was informed by scoping submissions - was updated to take account of both: submissions and observations, as detailed above; and changes which were made to the Variation on foot of submissions.

A final Environmental Report is now available alongside the Plan as varied.

At each stage of the process the Elected Members took into account the findings of the SEA as appropriate.

Table 3.1 Issues Raised by EPA and Responses from Draft Scoping Report

No.	Issue Raised	Response
1.	The EPA's submission includes an SEA Scoping Pack, Integration of Environmental Considerations Checklist and a number specific comments.	The EPA's SEA Scoping Pack and Integration of Environmental Considerations Checklist will be taken into account while undertaking the SEA. The specific comments raised are dealt with below.
2.	Scoping Process Guidance Guidance on the SEA Scoping Process is available on the EPA website and should be considered in the preparation of the SEA.	Scoping Process Guidance This EPA Guidance on the SEA Scoping Process has been taken into account during the scoping exercise, including the preparation of the Scoping Report.
3.	Protection / Improvement of Water Quality It is noted that the River Boyne, and River Blackwater were both identified as being of Moderate Status in 2012 (Q3-4) in the vicinity of the Plan area. Both the River Blackwater and River Boyne are designated Salmonid Rivers on the Water Framework Directive Register of Protected Areas. The Variation should ensure that a strong commitment is made to protect / improve water quality in accordance with the recommendations of the Eastern River Basin Management Plan and associated Programme of Measures.	Protection / Improvement of Water Quality This information on the status and designation of the River Boyne and Blackwater was included in the original version of this report and can be found in Section 3 and Section 4 of the Scoping Report. Regarding the suggestion to include a strong commitment is made to protect / improve water quality in accordance with the recommendations of the Eastern River Basin Management Plan and associated Programme of Measures this is provided for by existing policy INF POL 43 which is detailed in Appendix I and accompanied by a suggested update.
4.	Protection of Biodiversity/Flora/Fauna The Variation should provide for the protection of the Boyne Woods (NHA), and River Boyne & River Blackwater SAC/SPA. The Variation should also take into consideration the need to protect ecological linkages and corridors. The requirements of the Habitats Directive should be incorporated into the Variation and the SEA.	Protection of Biodiversity/Flora/Fauna Information on ecological designations including those identified in the submission was included in the original version of this report and can be found in Section 3 and Section 4 of this report. Regarding protection issues, protection is contributed towards by existing Plan various provisions relating to, inter alia, ecology, including those detailed in Appendix I of the Scoping Report.
5.	Flood Risk It is noted that the OPW, (www.floodmaps.ie) have identified numerous instances of recurring flooding within and adjacent to the Plan area, the Variation should ensure that the requirements of the Planning System and Flood Risk Management Guidelines (DEHLG, OPW, 2009) are fully implemented in the Variation. In particular, the zoning/rezoning/development of lands should be appropriate to the risk of flooding identified. Where existing zoned undeveloped lands are at significant risk of flooding, consideration should be given to re-zoning to a lower risk land use. It should also be ensured that a commitment is included to incorporate the relevant recommendations of the Eastern Catchment Flood Risk Assessment and Management Study (CFRAMS).	Flood Risk A Strategic Flood Risk Assessment in compliance with the Flood Risk Management Guidelines is being undertaken in order to inform the Variation. The findings of the SFRA will be integrated into the SEA.
6.	Service Infrastructure Provision The Navan & Mid Meath Public Water Supply is currently on the EPA's Remedial Action List of drinking water supplies (Q1 2013) due to "Treatment & Management Issues". The Navan Wastewater Treatment Plant also failed to meet the overall requirements of the Urban Waste Water Regulations (2001) in 2011. In light of the above and in the context of promoting environmentally sustainable development, consideration should be given to ensuring that development only be permitted once adequate and appropriate critical service infrastructure is provided.	Service Infrastructure Provision This information on drinking water and waste water was included in the original version of this report and can be found in Section 3 and Section 4 of this report. Note that the Navan and Mid Meath Public Water Supply is also listed on the most recent Remedial Action List (Q2 2013). The provisions of the existing Plan already contribute towards the provision of critical infrastructure. Regarding the suggestion to ensure that development only be permitted once adequate and appropriate critical service infrastructure is provided, a suggested provision for integration into the Variation is detailed in Appendix I of Scoping Report.

7.	<p>Landscape</p> <p>The Variation should ensure the protection of designated scenic views/prospects and landscape character areas (including streetscape/urban scape).</p>	<p>Landscape</p> <p>The protection of relevant views and prospects is already contributed towards by provisions included in the existing Plan which also includes provisions relating to landscape issues. These provisions are detailed in Appendix I of Scoping Report.</p>
8.	<p>Further specific comment will be provided by the Agency upon receipt of the Draft Environmental Report and Plan and associated documents during the next statutory consultation phase of the SEA Process.</p>	<p>This is noted.</p>
9.	<p><i>Updated SEA Regulations / Circular</i></p> <p>Amending SEA Regulations were signed into Irish law on 3rd May 2011, amending the original SEA Regulations, and should be referenced and integrated into the Plan and SEA process as appropriate:</p> <ul style="list-style-type: none"> Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, (S.I. No. 201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). <p>The DoECLG Circular (PSSP 6/2011) 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)' which should also be referred to and integrated into the Plan/Variation/Amendment.</p> <p>Your attention is also brought to the recent DoECLG Circular (Circular PL 9 of 2013) 'Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended' which should be taken into account during the preparation of the Draft Plan and in undertaking the SEA process.</p> <p><i>European Communities (Birds and Natural Habitats) Regulations 2011</i></p> <p>The requirements of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), should also be taken into account in implementing the Variation.</p> <p><i>Environmental Authorities</i></p> <p>Under the SEA Regulations (S.I. No. 436 of 2004), as amended by S.I. No. 201 of 2011 notice should be given to the following:</p> <ul style="list-style-type: none"> The Environmental Protection Agency The Minister for the Environment, Community & Local Government Minister for Agriculture, Marine and Food, and the Minister for Communications Energy and Natural Resources, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature 	<p>The SEA (and AA and SFRA) will ensure compliance with the following legislation:</p> <ul style="list-style-type: none"> The SEA Directive and the Habitats and Birds Directives; The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004); The Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011); The Planning and Development Acts 2000 to 2011; and, The European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011). <p>In addition to complying with the legislation, the processes will be undertaken taking into account the following guidance:</p> <ul style="list-style-type: none"> <i>Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities.</i> Department of the Environment, Heritage and Local Government, 2004. <i>Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended,</i> DECLG Circular (PL 9/2013). <i>Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).</i> DECLG Circular (PSSP 6/2011). <i>Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities.</i> Department of the Environment, Heritage and Local Government, 2009, <i>Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC,</i> European Commission Environment DG, 2000, and; <i>Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC.</i> European Commission, 2000 <i>Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment,</i> European Commission, 2013

	<p>conservation, the Minister for Arts, Heritage and Gaeltacht Affairs, and</p> <ul style="list-style-type: none"> any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, variation or local area plan. <p>A copy of your decision regarding the determination should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.</p>	
--	---	--

Table 3.2 Issues Raised by DCENR and Responses from Draft Scoping Report

No.	Issue Raised	Response
1.	<p>It is noted that the Local Transport Plan component of the proposed variations to Navan Town Development Plan 2009-2015 has been identified as potentially having a significant adverse effect on certain environmental components if unmitigated. In determining the likely significant effects of plans or programmes under SEA, the Local Authority should have regard to the need for the sustainable development of the inland and marine fisheries resource (including the conservation of fish and other species of fauna and flora, aquatic habitats and the biodiversity of inland and marine water ecosystems). Consideration should be given to potential significant impacts on:</p> <ul style="list-style-type: none"> A. Water quality B. Surface water hydrology C. Fish spawning and nursery areas D. Passage of migratory fish E. Areas of natural heritage importance including geological heritage sites F. Biological Diversity G. Ecosystem structure and functioning H. Sport and commercial fishing and angling I. Amenity and recreational areas 	<p>The SEA will identify the likely significant impacts, if unmitigated, of implementing the Variation on biodiversity and flora and fauna. Impacts that will be given consideration will include those upon the conservation of fish and other species of fauna and flora, aquatic habitats, water quality, surface water hydrology, fish spawning and nursery areas, passage of migratory fish, areas of natural heritage importance, biological diversity and ecosystem structure and functioning as well as any associated landscape impacts.</p>
2a	<p>We would ask that the following is noted and incorporated in the final report:</p> <ul style="list-style-type: none"> The impact of development on surface waters should be handled with the utmost sensitivity to the relevant aquatic and riparian habitats. It is essential that IFI be contacted in relation to all works that may have an impact on surface waters (as per PLANNING AND DEVELOPMENT REGULATIONS, 2001, Section 28). The disturbance of riparian habitats should be minimised. An undisturbed buffer zone between development area and river bank should be maximised (ideally 10m minimum). Riparian vegetation should be retained in as natural a state as possible at all times. 	<p>The protection of relevant biodiversity and flora and fauna is already contributed towards by provisions included in the existing Plan. These provisions are detailed in Appendix I of this report.</p> <p>Appendix I suggests updates in relation to existing policy HER POL 14 which provides for consultation with the Regional Fisheries Board. Other existing Plan policies providing for buffer zones (the appropriate width of which may differ depending on local characteristics) and are detailed in Appendix I.</p>

2b	<ul style="list-style-type: none"> It is important to note that sufficient treatment capacity must be available both within the receiving sewerage systems locally and downstream at the relevant water treatment plants over the full duration of the plan in order that the ecological integrity of the ultimate receiving waters is protected. IFI would highlight the importance of building a comprehensive and robust assessment of both local infrastructural needs and Local Authority capacity to meet those needs into the TDP. Should the WWTP fail to provide expected capacities during the life of the TDP, IFI would highlight the risk of associated significant environmental effects resulting from local development. 	The provisions of the existing Plan already contribute towards the provision of sufficient waste water treatment for development permitted under the Plan. These provisions and, where relevant, suggested updates are detailed in Appendix I of this report.
2c	<ul style="list-style-type: none"> Preparation of the variation plans should facilitate the utmost priority for protection and conservation of surface waters in the area. IFI's policy is to maintain watercourses in their open natural state in order to prevent habitat loss, preserve and enhance biological diversity and aid in pollution detection. IFI would welcome the designation of lands adjacent to surface waters, particularly salmonid systems as areas of open preservation allowing protection / enhancement of biological diversity while providing open space and recreational amenity for river users. 	The provisions of the existing Plan already contribute towards the protection and conservation of surface waters in the area. This includes the zoning of undeveloped areas along the designated salmonid waters with Objective H1 <i>To protect the setting, character and environmental quality of areas of high natural beauty</i> . Written provisions regarding surface waters and, where relevant, suggested updates are detailed in Appendix I of this report.
2d	<ul style="list-style-type: none"> The protection of habitats outside designated areas and a Local Authority commitment to reject proposals that would interfere with natural floodplains would greatly benefit both aquatic and riparian features in the TDP area. 	The existing plan already contributes towards the protection of non-designated habitats and the flood plain - relevant provisions (including Policies HER POL 11 and INF POL 49) are detailed in Appendix I of this report.
2e	<ul style="list-style-type: none"> The implementation of a SUDS design for surface water disposal in any areas of increased urbanisation is a positive indicator of the Local Authority's intention for the sustainable development of the area and should, in conjunction with good management of the site, aid in flooding and pollution management. Policies and recommendations made under the Greater Dublin Strategic Drainage Study (GDSDS) should be applied in development of a drainage strategy for the TDP. 	The existing plan already contributes towards the provision of SUDS within the Plan area e.g. Policy INF POL 52. It is noted that a Strategic Flood Risk Assessment is being undertaken alongside the preparation of the Variation which will inform the SEA.

Section 4 Alternatives and the Variation

4.1 Development Plan Alternative already selected and considered

4.1.1 Introduction

Meath County Council in preparing the Town Development Plan 2009-2015 undertook a SEA which examined 4 alternative scenarios.

The 'Compact Town Scenario' was chosen for the Plan due to the considerable environmental advantages it offered over other scenarios and it represented the most balanced and sustainable means of accommodating the future growth of the town.

4.1.2 Consistency of Variation with Compact Town Scenario

The Variation is consistent with the Compact Town Scenario which was selected for the Plan and assessed in the SEA Environmental Report that was prepared alongside the Navan Town Development Plan in 2009.

4.1.3 Positive Effects

The Compact Town Scenario:

- Contributes towards the development of a walkable and accessible town (resulting in positive effects upon sustainable mobility);
- Favours the reuse of under-utilised and brownfield sites over greenfield development (resulting in positive effects, both within the Plan area and beyond, upon the protection of human health, biodiversity and flora and fauna, soil and water resources, cultural heritage, landscape designations and upon efforts to provide adequate and appropriate water and waste management services, maximise sustainable

mobility and minimise increases in flood risk); and

- Facilitates the service and infrastructure provision in an economically efficient and community friendly manner (direct positive effects on water and waste management services, flood risk management and sustainable mobility; indirect positive effects upon the protection of various environmental components).

4.1.4 Negative Effects

4.1.4.1 Potential Negative Effects

There exist a number of potentially significant adverse environmental effects which could occur as a result of implementing the selected Compact Town Scenario. These are as follows and have been and will be mitigated as a result of mitigation measures which have been integrated in the Plan as varied:

Biodiversity and Flora and Fauna

- Loss of biodiversity with regard to Natura 2000 Sites and Annexed habitats and species.
- Loss of biodiversity with regard to ecological connectivity and stepping stones.
- Loss of biodiversity with regard to designated sites including Wildlife Sites and species listed on Schedule 5 of the Wildlife Act 1976.

Population and Human Health

- Spatially concentrated deterioration in human health.

Soil

- Damage to the hydrogeological and ecological function of the soil resource.

Water

- Adverse impacts upon the status and quality of water bodies.
- Increase in the risk of flooding.

Air and Climatic Factors

- Failure to contribute towards sustainable transport and associated impacts.

Material Assets

- Failure to provide adequate and appropriate waste water treatment.
- Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean).
- Increases in waste levels.

Cultural Heritage

- Effects on entries to the Record of Monuments and Places and other archaeological heritage.
- Effects on entries to the Records of Protected Structures and other architectural heritage.

Landscape

- Occurrence of adverse visual impacts.

4.1.4.2 Residual Negative Effects

Section 2.4 outlines the measures that have mitigated and will mitigate the potential negative effects that are detailed above. Residual adverse effects likely to occur - considering the extent of detail provided by the Plan and assuming that all mitigation measures are complied with by development - are identified for each of the environmental components as follows:

Biodiversity and Flora and Fauna

- Loss of an extent of non-protected habitats arising from the replacement of semi-natural land covers with artificial surfaces

Population and Human Health

- None

Soil

- Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces

Water

- Flood related risks remain due to uncertainty with regard to extreme weather events

Air and Climatic Factors

- None

Material Assets

- Residual wastes to be disposed of

Cultural Heritage

- Potential alteration to the context and setting of architectural heritage (Protected Structures) however these will occur in compliance with legislation.
- Potential alteration to the context and setting of archaeological heritage (Recorded Monuments) however this will occur in compliance with legislation.
- Potential loss of unknown archaeology however this loss will be mitigated by measures integrated into the Plan.

Landscape Designations

- None²

4.1.5 Evaluation against SEOs

The provisions of the alternatives are evaluated using compatibility criteria (see Table 4.2) in order to determine how they would be likely to affect the status of the SEOs (see Table 4.1).

The SEOs and the chosen alternative are arrayed against each other to identify which interactions - if any - would cause effects on specific components of the environment (See Table 4.2) Where the appraisal identifies a likely conflict with the status of an SEO the relevant SEO code is entered into the conflict column - e.g. B1 which stands for the SEO likely to be affected - in this instance 'to ensure compliance with the Habitats Directive with regard to the protection of Natura 2000 Sites and Annexed habitats and species'.

The interactions identified are reflective of likely significant environmental effects³:

1. Interactions that would be likely to improve the status of a particular SEO

² The Plan contributes towards the protection of landscape designations. Navan's landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments.

³ These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

would be likely to result in a significant positive effect on the environmental component to which the SEO relates.

2. Interactions that would probably conflict with the status of an SEO and would be unlikely to be mitigated would be likely to result in a significant negative effect on the environmental component to which the SEO relates.
3. Interactions that would potentially conflict with the status of an SEO and would be likely to be mitigated would be likely to result in potential significant negative effects however these effects could be mitigated.

Table 4.1 Strategic Environmental Objectives

SEO Code	SEO
B1	To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species ⁵
B2	To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones - are of significant importance for wild fauna and flora and/or essential for the migration, dispersal and genetic exchange of wild species
B3	To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of species listed on Schedule 5 of the principal Act
PHH1	To protect populations and human health from exposure to incompatible landuses
S1	To avoid damage to the hydrogeological and ecological function of the soil resource
W1	To maintain and improve, where possible, the quality and status of surface waters
W2	To prevent pollution and contamination of ground water
W3	To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)
M1	To serve new development with adequate and appropriate waste water treatment
M2	To serve new development with adequate drinking water that is both wholesome and clean
M3	To reduce waste volumes, minimise waste to landfill and increase recycling and reuse.
C1	To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport
CH1	To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context
CH2	To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context
L1	To avoid significant adverse impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views

Table 4.2 Evaluation of Development Plan Alternative already selected and considered against SEOs

Criteria for appraising the effect on SEOs	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated
Scenario A: Compact Town Scenario - County Development Plan Alternative Scenario already selected and considered	C1 [contributes towards the development of a walkable and accessible town] B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 CH1 CH2 L1 C1 [favours the reuse of under-utilised and brownfield sites over greenfield development] M1 M2 M3 C1 W3 PHH1 S1 B1 B2 B3 W1 W2 [facilitates service and infrastructure provision in an economically efficient and community friendly manner]		B1 B2 B3 PHH1 S1 W1 W2 W3 M1 M2 M3 C1 CH1 CH2 L1 [potential conflicts arising between this scenario and various environmental components – all would be mitigated]

⁵ 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

4.2 Limited Consideration of Lower Tier Alternatives with regard to the Variation

The Variation does not provide for any significant increases in land zoned for development however it does provide for the phasing of already zoned lands, with the application of Specific Objective *Residential Phase II (Post 2019)*. As the development is already provided for by the Plan that was adopted in 2009, the population target and phasing of residential lands would be unlikely to result in significant environmental effects.

This specific instance is an assessment of a Variation to the Navan Development Plan 2009-2015 which precludes examination of alterations to the existing zonings, unless there is an interface with the identified flood risk zones.

Notwithstanding this limitation, the Variation was examined to determine the potential for effects to arise from:

- Any alternatives of the detail of the implementation – i.e. from the sequencing or phasing of the development; or
- Any alternatives arising from induced, indirect or secondary developments that could arise from the project.

Two principle potential areas of effect were identified:

1. Sequencing of development could bring about less sustainable patterns of mobility if lands that were more distant from services and utilities were developed first.
2. Indirect effects could arise from the development of lands that require the development or upgrade of new transportation projects. The most significant projects with a potential to give rise to effects are:
 - Project requiring new river crossings; and
 - Projects requiring new or upgraded roads.

New river crossings, in particular, have the potential to give rise to the more significant

effects because of the ecological status of the rivers in this area. Other potential effects arising are the loss of agricultural lands and associated threats to biodiversity, cultural heritage and landscape arising from both new roads and river crossings.

The use of lands that could give rise to less sustainable patterns of mobility would principally give rise to effects on air (noise, pollution and energy use) as well as deterioration in the efficient use of material assets – with resultant effects on human beings. These potential impacts are summarised on below.

Table 4.3 Potential induced, indirect or secondary effects

Environmental Component	Potential induced, indirect or secondary effects		
	less sustainable patterns of mobility	requiring new river crossings	requiring new or upgraded roads
Biodiversity and flora and fauna			
Population and human health			
Soil			
Water			
Material Assets			
Air and climatic factors			
Cultural Heritage			
Landscape			

Table 4.4 shows the ranking of the potential effects for each zoning site according to the criteria of: requirement for a new bridge crossing; and requirement for new road construction.

Table 4.4 Ranking of sites

Site Name	New Bridge	New Road Required	Proposed Access	Alternative Access
Sites Least Likely to give rise to induced, indirect or secondary environmental effects				
Site N Beechmount			Dan Shaw Rd	na
Site E Blackcastle			N51	na
Site K Academy Street			R 147	Onto LDR1(a) link between Dublin & Trim rds
Site J Swan Lane			Old Balreask Woods	
Site C Simonstown			R 162	na
Site P Commons Lane			Commons Rd	na
Site R St. Pat's N51			R 147	na
Site Q Mullaghboy			Old Athboy Rd	na
Site F Boyne Road			Boyne Rd	na
Site H St. Marthas			R 153	Possible access onto Local Distributor Road through
Site I Johnstown			Existing local rd	na
Sites with a greater likelihood of giving rise to induced, indirect or secondary environmental effects				
Site L Trim Road North		R161 & LDR1(a) New Road		na
Site G Farganstown		New Road LDR6		Portion of site can access onto R153 & Old Road Athlumney
Site D Clonmagadden		New Road LDR5		N51 & R 162
Site O Trim/ Commons		New Road LDR2(a)		R161, Commons Rd and through Canterbrook & Balreask Manor
Site M Trim Road South		New Road LDR1(a)		R161
Sites most likely to give rise to induced, indirect or secondary environmental effects				
Site B Clonmagadden	New Bridge over	May require completion of	Clonmagadden Rd	
Site A Tara Mines	New Bridge over	New Road LDR4		

Decisions relating to the phasing of zoned lands took into account of a number of considerations - economic, technical, social and environmental. The environmental factors included those above and those specifically and exhaustively assessed as the basis for the previous plan and SEA already referred to as well as those detailed above.

In addition, sustainable transport was examined by the team preparing the Variation with regard to: the potential for permeability; whether the site was served or had the potential to be served by public bus; or whether the site was served or had the potential to be served by the cycle network in the town. With lower scores demonstrating suitability for development, the specific lands identified on were scored (from a sustainable transport perspective - this relates to SEA C1) from 1 to 5 as follows: Site A - 1; Site B - 1; Site C - 5; Site D - 1; Site E - 1; Site F - 5; Site G - 1; Site H - 1; Site I - 3; Site J - 5; Site K - 1; Site L - 1; Site M - 3; Site N - 1; Site O - 1; Site P - 3; Site Q - 3; Site R - 3; Site S - 5.

The phasing selected for the Variation (indicated by the black shading on yellow 'New Residential' zoned land on Figure 4.1) will further contribute towards sustainable mobility patterns and the accompaniment of water services infrastructure with new development, both of which are which are already contributed towards by the Plan. The phasing will also delay the replacement of non-artificial surfaces with artificial surfaces which could, inter alia, delay potential effects on non-designated ecology.

Potential adverse effects of implementing the Plan as varied will be mitigated by, inter alia, individual measures which have been integrated into the Plan that was adopted in 2009 and additional/amended measures recommended to be integrated into the Plan by this SEA and the AA and SFRA of the Variation.

The Variation was adopted with a number of changes made to the version of the Proposed Variation which was first put on public display. These changes are as follows:

- Master Plan 7 - Lands at Knockumber were zoned for enterprise and employment uses rather than for retail warehousing. This change was determined as not being likely to

result in significant environmental effects.

- The extent of the R1 "Rail Corridor" shown on Map No. 1 Land Use Zoning Objectives and Map No. 2 Development Objectives was amended to correspond with that indicated on the permitted town centre expansion scheme. This change reflected what is already permitted as part of the town centre expansion scheme.
- An interface with the detailed design of Phase II of the Navan Rail Line was added to Map No. 1 Land Use Zoning Objectives and Map No. 2 Development Objectives. This change would further contribute towards efforts to achieve sustainable mobility - these efforts are already contributed towards by the Plan and Variation No. 1.
- Minor changing of phasing on lands situated east of Tubberclare - no significant environmental implications.

4.3 Reasons for choosing the Variation in light of the other reasonable alternatives dealt with

The Variation was chosen having regard to the issues outlined above including:

1. The environmental effects which were identified by the Strategic Environmental Assessment; and,
2. Planning - including social and economic - effects.

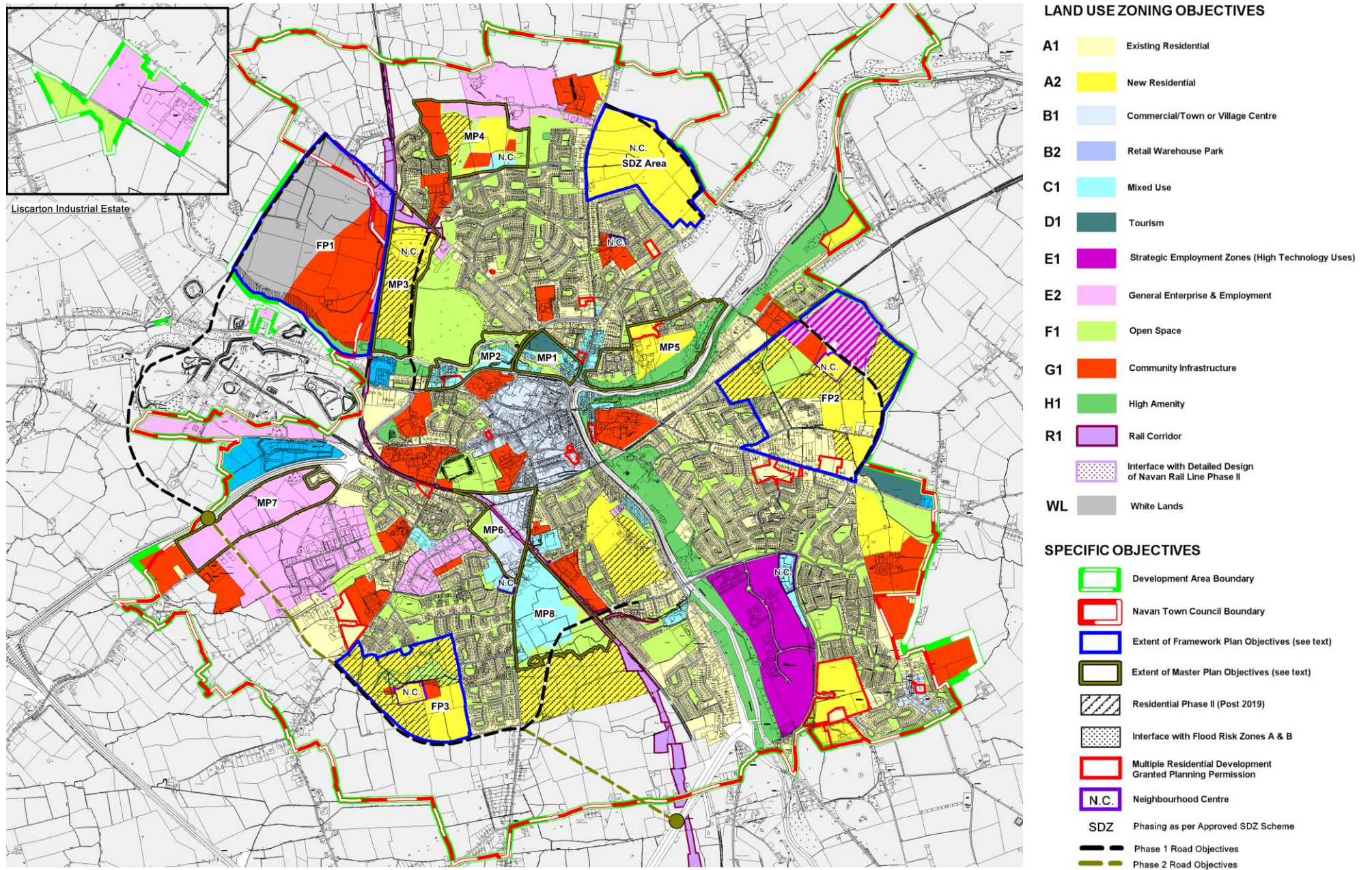


Figure 4.1 Land Use Zoning of the Plan as varied

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section and Section 9 of the SEA Environmental Report contain proposals for monitoring the likely significant effects of implementing the Development Plan as varied.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Development Plan is achieving its environmental objectives and targets - measures which the Plan can help work towards - whether these need to be reexamined and whether the proposed mitigation measures are being implemented.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the SEA Environmental Report and used in the assessment. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions.

Table 5.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Town Development Plan as varied, if unmitigated.

The Monitoring Programme may be updated to deal with specific environmental issues including unforeseen effects as they arise. Such issues may be identified by the Council or identified to the Council by other agencies.

5.3 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources exist for each of the

indicators and include those maintained by the Council and the relevant authorities e.g. the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office.

The *Development Management Process* in the Council will provide passive monitoring of various indicators and targets on an application by application basis. Where significant adverse effects - including positive, negative, cumulative and indirect - have the potential to occur upon, for example, entries to the RMP, entries to the RPS or ecological networks 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.

5.4 Reporting

A monitoring evaluation report on the effects of implementing the Development Plan is to be prepared in advance of the beginning of the review of the Plan. This report should address the indicators set out below.

The Council is responsible for collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports, the review of indicators and targets and, if necessary, the carrying out of corrective action.

5.5 Thresholds

Thresholds at which corrective action will be considered include:

- The occurrence of flood events;
- Court cases taken by the Department of Arts, Heritage and the Gaeltacht regarding impacts upon archaeological heritage including entries to the RMP;
- Complaints received from statutory consultees regarding avoidable environmental impacts resulting from development which is granted permission under the Town Development Plan as varied;
- Boil notices on drinking water; and
- Fish kills.

Table 5.1 Selected Indicators, Targets and Monitoring Sources

Environmental Component	Selected Indicator(s)	Selected Target(s)	Source (Frequency)
Biodiversity, Flora and Fauna	B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive	B1: Maintenance of favourable conservation status for all habitats and species protected under national and international legislation to be unaffected by implementation of the Plan as varied ⁶	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). Department of Arts, Heritage and the Gaeltacht report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). Consultations with the NPWS (at monitoring evaluation - see Section 5.4).
	B2: Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan as varied	B2: No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for in the Plan as varied	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). CORINE mapping resurvey (every c. 5 years).
	B3i: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied B3ii: Number of significant impacts on the protection of species listed on Schedule 5 of the Wildlife Act 1976	B3i: Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied B3ii: No significant impacts on the protection of species listed on Schedule 5 of the Wildlife Act 1976	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). Consultations with the NPWS (at monitoring evaluation - see Section 5.4).
Population and Human Health	PHH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan as varied, as identified by the Health Service Executive and EPA	PHH1: No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan as varied	<ul style="list-style-type: none"> Consultations with EPA and Health Service Executive (at monitoring evaluation - see Section 5.4).
Soil	S1: Soil extent and hydraulic connectivity	S1: To minimise reductions in soil extent and hydraulic connectivity	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant).
Water	W1i: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)	W1i: Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' ⁷ by 2015	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). Data issued under the Water Framework Directive Monitoring Programme for Ireland.

⁶ Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

(a) no alternative solution available;
 (b) imperative reasons of overriding public interest for the plan to proceed; and
 (c) adequate compensatory measures in place.

⁷ Good status as defined by the WFD equates to approximately Q4 in the current national biological classification of rivers.

SEA Statement for Variation No. 1 to the Navan Town Development Plan 2009-2015

	W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	W2: Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). Data issued under the Water Framework Directive Monitoring Programme for Ireland (multi-annual).
	W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	W3: Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk in compliance with <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i>	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant).
Material Assets	M1: Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan as varied	M1: All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan as varied	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant).
	M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied	M2: No non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied	<ul style="list-style-type: none"> EPA The Provision and Quality of Drinking Water in Ireland reports (multi-annual). EPA Remedial Action List (every quarter).
	M3i: Total collected and brought household waste M3ii: Packaging recovered (t) by self-complying packagers	M3i: Minimise increases in and, where possible, reduce household waste generation M3ii: Maximise increases in packaging recovered (t) by self-complying packagers	<ul style="list-style-type: none"> EPA National Waste Reports EPA Ireland's Environment Reports
Air and Climatic Factors	C1: Percentage of population travelling to work, school or college by public transport or non-mechanical means	C1: An increase in the percentage of the population travelling to work, school or college by public transport or non-mechanical means	<ul style="list-style-type: none"> CSO Population Data (every c. 5 years)
Cultural Heritage	CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) – protected from adverse effects resulting from development which is granted permission under the Plan as varied	CH1: Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant) from adverse effects resulting from development which is granted permission under the Plan as varied	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). Consultation with Department of Arts, Heritage and the Gaeltacht (at monitoring evaluation - see SEA Environmental Report Section 5.4).
	CH2: Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from adverse effects resulting from development which is granted permission under the Plan as varied	CH2: Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from adverse effects resulting from development which is granted permission under the Plan as varied	<ul style="list-style-type: none"> Internal monitoring of environmental effects of grants of permission (grant by grant). Consultation with Department of Arts, Heritage and the Gaeltacht (at monitoring evaluation - see SEA Environmental Report Section 5.4).

Landscape	L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the Plan as varied	L1: No developments permitted which result in avoidable impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the Plan as varied	<ul style="list-style-type: none"> • Internal monitoring of environmental effects of grants of permission (grant by grant).
------------------	---	---	--