

**VARIATION No. 1 TO THE TRIM
DEVELOPMENT PLAN 2014-2020
Strategic Environmental Assessment
(SEA) Environmental Report**

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**Brady Shipman
Martin**

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Meath County Council

DATE
November 2019

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1.0 Non-Technical Summary (NTS)

1.1 Introduction

Meath County Council (MCC) has prepared a “**Variation No. 1**” to the Trim Development Plan 2014-2020 which was adopted on 7 April 2014. The Variation to the Plan was prepared in accordance with Section 13 of the Planning and Development Act 2000, as amended.

The aim of the Variation is to align the Trim Development Plan with the aims / vision of the Economic Development Strategy for County Meath 2014-2022 as they relate to statutory land use planning. The Variation has also aligned the Trim Development Plan with the provisions of the Meath County Development Plan (CDP) 2013-2019 (as varied) and updated the written text and maps accordingly.

The purpose of this Environmental Report is to evaluate the likely environmental effects of the Variation and the alternatives, and to have their significance evaluated with regard to the environmental baseline. This provided stakeholders and the public with a clear understanding of the likely environmental consequences of implementing the Variation to the Trim Development Plan 2014-2020.

The Draft Variation and associated SEA Environmental Report was made available for comment from statutory bodies, the public and interested parties during the public display period. The content of submissions or observations received as part of the public display / consultation exercise informed the finalisation of the Variation and of the associated SEA process.

This SEA Environmental Report has been prepared on behalf of Meath County Council by Brady Shipman Martin, Environmental, Landscape and Planning Consultants.

1.2 Steps in the SEA Process

Table 1.1 below highlights the key stages in the SEA process.

Table 1.1: Key Stages in the SEA Process

Stage	Description	Status
1. Screening	Screening will determine if SEA is required.	Completed ✓
2. Scoping	Determines the spatial and temporal scope of the SEA in consultation with the designated statutory consultees.	Completed ✓
3. Environmental Report	Formal and transparent assessment of the likely significant impacts on the environment due to implementation of a Plan / Programme including all reasonable alternatives. The output from this stage is an Environmental Report which is required to go on public display along with the draft Plan / Programme.	Completed ✓
4. SEA Statement	Summarises the process undertaken and identifies how environmental considerations and consultations have been integrated into the final Plan / Programme.	Completed ✓
5. Monitoring	Monitoring of potential environmental effects associated with the implementation of the Variation during lifetime of the plan	On-going

1.3 Content of the Environmental Report

The SEA Environmental Report considers all of the following in accordance with the requirements of the SEA Directive:

1. Biodiversity (Flora & Fauna);
2. Population & Human Health;
3. Soil and Geology;
4. Water Quality;
5. Air, Noise and Climate;
6. Landscape;
7. Material Assets;
8. Cultural Heritage; and
9. Interaction and Cumulative Impacts.

Table 1.2 below summarises the content of the Environmental Report. In the first instance, the Environmental Report details the current condition of the environment of the study area under each of the sub-headings set out above. The Environmental Report also summarised the significant environmental pressures that may affect each of the environmental topics and the current (baseline) condition of the environment.

Table 1.2: Content of the Environmental Report

No.	Section	Description
1	Non-Technical Summary (NTS)	A brief summary of the Environmental Report, its main points and conclusions.
2	Introduction	The steps taken in preparation of the SEA, including the methods used and technical difficulties encountered.
3	Description of Variation No. 1	A description of the Variation and a summary of its key policies and objectives.
4	Review of Relevant Policies, Plans and Programmes	The relationship of the Variation to other relevant plans and programmes is highlighted.
5	Environmental Baseline	A description of the current environment of the area of the Trim is given, highlighting any existing environmental problems. This exercise results in a comprehensive baseline against which the likely effects of implementing the Variation can be examined.
6	SEA Objectives, Targets & Indicators	A number of environmental protection objectives which have been established at international, EU or national Level and are relevant to the Variation is listed. Following this, a description of how the objectives and any environmental considerations have been taken into account in the preparation of the Variation is given.
7	Description of Alternatives	An assessment of the proposed alternatives to the Variation are considered at this stage.
8	SEA of Variation No. 1	An examination of the Variation policies and objectives in terms of their potential effects on the various environmental parameters.
9	Mitigation Measures	Should potentially significant effects be discovered, measures to avoid, reduce or offset these effects are proposed and integrated into the Variation.

No.	Section	Description
10	Monitoring Programme	Proposals for monitoring the significant effects of the Variation on the environment are put forward. A number of indicators of change and targets are identified and existing monitoring arrangements are utilised.
11	Conclusion	A conclusion with regard to the overall potential impact on the environment resulting from the implementation of the Variation.

1.4 Policy Context

The preparation of the Variation was considered within the context of a hierarchy of policies, plans and strategies of international, national, regional and local level as detailed in Chapter 3 of this Environmental Report. Other relevant plans, policies and programmes were considered in this report and are referenced throughout.

1.5 Screening for Appropriate Assessment

The need for ‘*Appropriate Assessment*’ (AA) arises out of Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) (on the conservation of natural habitats and of wild fauna and flora), which requires that proposed plans and programmes (including amendments or variations) undergo screening for likely or potential effects on European Sites (also Natura 2000 sites) arising from their implementation.

1.6 SEA Objectives, Targets and Indicators

Strategic Environmental Objectives (SEOs) assist in the prediction, description and monitoring of impacts on the environment as a result of the Variation. The SEOs are environmental protection objectives which have been established at international, EU or national Level, and are relevant to the Variation as set out in Chapter 6 of this Report.

1.7 Alternative Plan Scenarios

Alternatives are essential to the SEA process and are required under the SEA Directive. Consideration of alternatives plan scenarios provides the opportunity to identify and examine the different ways to achieve the Variation objectives while taking into account environmental issues.

1.8 Evaluation of the Variation No. 1 (Policies and Objectives)

The various key principles, policies and objectives of the Variation are assessed against the SEOs for likely significant environmental effect. The assessment is presented in Table 8.1 in Chapter 8 of this Report.

1.9 Mitigation Measures

While every effort will be taken to ensure that the impact of the Variation on the environment is neutral to positive, certain unavoidable negative impacts may occur as a result of its adoption. This Report details the mitigation measures to reduce or avoid identifiable adverse impacts in Table 9.1 in Chapter 9 of this Report.

1.10 Variation No. 1 Monitoring

The SEA Directive requires that the significant environmental effects of the implementation of the Variation are monitored in order to identify, at an early stage, unforeseen adverse effects and in order to undertake appropriate remedial action.

The environmental monitoring programme is outlined in Table 10.1 in Chapter 10 and has been developed based on the SEA Objectives Targets and Indicators presented in Chapter 6 of this Report.

2.0 Introduction

2.1 Background

The Trim Development Plan 2014-2020 was adopted on 7 April 2014 and Meath County Council (MCC) has prepared **Variation No. 1** to the Plan (hereinafter referred to as '*the Variation*') in accordance with Section 13 ('*Variation of development plan*') of the Planning and Development Act 2000, as amended.

The key purpose of the Variation was to align the Trim Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014-2022 as they relate to statutory land use planning. The Variation has also aligned the Trim Development Plan with the provisions of the Meath County Development Plan (CDP) 2013-2019 (as varied) and updated the written text and maps accordingly.

This Environmental Report comprise an assessment of the Variation for Strategic Environmental Assessment (SEA) carried out in accordance with Article 13N ("*Content of environmental report*") of the Planning and Development Regulations 2001, as amended.

The Environmental Report was prepared on behalf of MCC by Brady Shipman Martin, Environmental, Landscape and Planning Consultants.

2.2 Strategic Environmental Assessment (SEA)

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of Plans or Programmes (P/Ps) initiated by statutory bodies. The purpose is to ensure that the environmental consequences of P/Ps are assessed both during their preparation and prior to their adoption. The SEA process also gives prescribed bodies, interested parties and the general public, an opportunity to comment on the environmental impacts of the proposed P/P and to be kept informed during the decision-making process.

SEA derives from European Communities Directive 2001/42/EC - Assessment of Effects of Certain Plans and Programmes on the Environment¹. The Directive is commonly referred to the SEA Directive and Article 1 states that:

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

The SEA Directive was transposed into national legislation by the:

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

The latter regulations (S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011) apply "*to consideration of the likely significant effects on the environment of a development plan, a variation of a development*

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

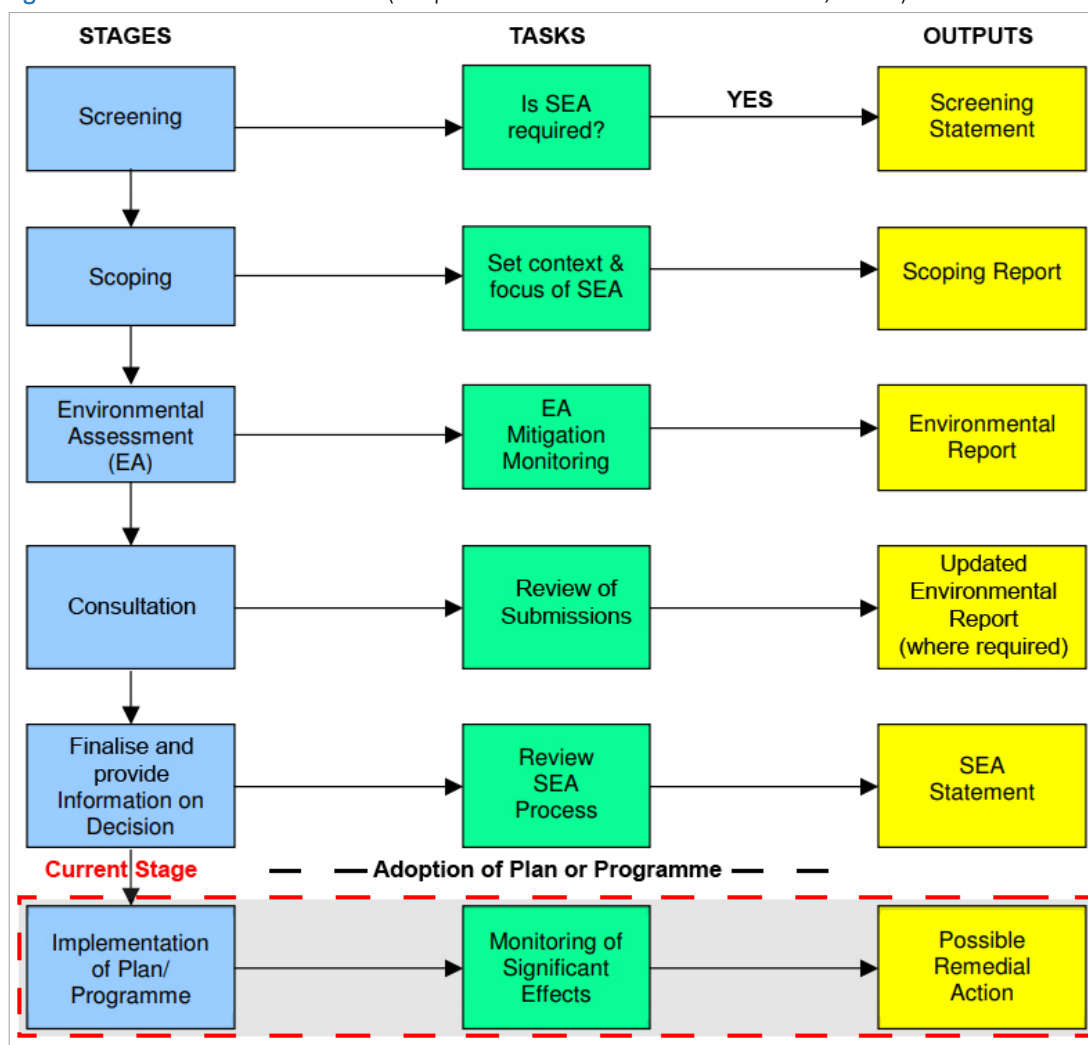
plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme in respect of a Strategic Development Zone”² and as such, apply to the preparation of the Variation. (emphasis added).

SEA for a P/P follows a sequential approach with the making of the P/P along the following key stages:

- **Screening** of the P/P for the requirement for SEA;
- **Scoping** of the P/P for SEA;
- **Environmental Assessment** of the P/P and preparation of the **Environmental Report**;
- **Consultation**; and
- **Finalisation of the Environmental Assessment** and preparation of the **SEA Statement**.

The process and current stage for the SEA of the Variation is outlined in Figure 2.1 below.

Figure 2.1: Overview of SEA Process (adapted from EPA SEA Process Checklist, 2008³)



2.3 Requirement for SEA

The transposing Regulations require that SEA is mandatory for certain plans and programmes that are above specified thresholds (e.g. preparation of a new CDP with a population or target population greater than 10,000 persons or a Local Area Plan with a population or target population greater than 5,000 persons).

² S.I. No. 201 of 2011: <http://www.irishstatutebook.ie/eli/2011/si/201/made/en/print>

³ EPA, SEA Process Checklist, 2008: <http://www.epa.ie/pubs/advice/ea/SEA%20Process%20Checklist.pdf>

Where plans or programmes fall below or outside of the specified thresholds, as is the case for a variation to a development plan, ‘**screening**’ is required to determine whether the making and implementation of a particular plan or programme will, or will not, lead to significant environmental consequences for the area of the plan or programme.

Screening for the purposes of SEA is defined as “[t]he determination of whether implementation of a P/P [Plan or Programme] would be likely to have significant environmental effects on the environment. The process of deciding whether a P/P [Plan or Programme] requires SEA.” (SEA Pack, EPA 2018).⁴

The screening process is carried out with regard to the “Criteria for determining whether a plan or programme is likely to have significant effects on the environment”, as set out in Schedule 1 of Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended, and Schedule 2A of Planning and Development Regulations 2001, as amended.

Where screening determines that implementation of the plan or programme would be likely to have significant environmental effects on the environment, then the plan or programme must be subject to full strategic environmental assessment.

2.4 Appropriate Assessment (AA) and Relationship with SEA

The EU Habitats Directive (92/43/EEC) requires an ‘Appropriate Assessment’ (AA) be carried out where a P/P is likely to have a significant impact on a European site forming part of the Natura 2000 network of sites. European sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The proposed P/P is first subject to a Screening for the requirement for AA. This allows for a determination, on the basis of the precautionary principle, if the likelihood of a significant impact on a European site(s) arising from the implementation of the P/P, alone and in combination with other P/P can be excluded on scientific grounds.

As set out in Department Circular Letter SEA 1/08 & NPWS 1/08⁵ (15 February 2008), “where following screening, it is found that the draft plan or amendment may have an impact on the conservation status of a Nature 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:

- an appropriate assessment of the plan must be carried out, and
- *in any case where a strategic environmental assessment (SEA) would not otherwise be required, it must also be carried out.*” (emphasis added).

2.5 Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk Assessment (SFRA) was carried out by JBA Associates Consultant Engineers on behalf of MCC to inform the preparation of the Variation. The SFRA builds on the existing assessment which was carried out for Variation Nos. 2 and 3 of the Meath CDP. Other existing approved Flood Risk Assessment & Management (FRAM) studies, including the Catchment FRAMS (CFRAMS) and Office of Public Works (OPW) flood mapping has also informed this process. The SFRA utilises the most up to date flooding data for Trim available at the time of preparing the Variation.

The SFRA was available for review as part of the consultation and public display for the Draft Variation.

2.6 Screening of the Variation for the Requirement for SEA

The existing Trim Development Plan 2014-2020 was subject to a mandatory requirement for SEA and an Environmental Report and SEA Statement was prepared in conjunction with the making of the Plan. SEA

⁴ EPA, SEA PACK, 2018: <http://www.epa.ie/pubs/advice/ea/SEA%20Pack%202018.pdf>

⁵ Circular Letter SEA 1/08 & NPWS 1/08: <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

was not mandatory for the Variation and therefore it was subject to screening for the requirement for SEA.

Screening of the Variation for the requirement for SEA was carried out in accordance with Article 13K(1) and (2) of the Planning and Development Regulations 2001, as amended. Screening of the Variation for the requirement for AA has determined that the likelihood of an impact on European site(s) (*i.e.* the River Boyne SPA and River Boyne and Blackwater SAC) cannot be excluded, and therefore the Variation must be subject to AA and a Natura Impact Report (NIR) was prepared.

As a result, in accordance with the direction of Circular Letter SEA 1/08 & NPWS 1/08 (refer to Section 1.4 above), the Variation was also subject to full strategic environmental assessment and an SEA Scoping Report and an Environmental Report was prepared.

The Variation and associated NIR and this SEA Environmental Report were available for review as part of the consultation and public display for the Draft Variation.

2.7 Summary of the SEA Stages and Process

A summary of the SEA stages and process to date is provided in Table 2.1 below.

Table 2.1: Outline of the SEA Process

STAGE	DESCRIPTION	STATUS
Screening	<p>The requirement to undertake a Strategic Environmental Assessment (SEA) is mandatory for certain Plans and Programmes. Where SEA is not a mandatory requirement, the Plan or Programme is subject to a 'screening process', to consider if it is likely to have significant effects on the environment, and therefore, if SEA is required.</p> <p>Screening of the Plan or Programme is carried out in accordance with Article 13K(1) and (2) of the Planning and Development Regulations 2001, as amended, and with regard to the criteria set out in Schedule 2A of the Regulations.</p> <p>SEA for a Plan or Programme is also a mandatory requirement where the Plan or Programme requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC⁶)</p>	<p>Complete</p> <p>Screening concluded that SEA is required for the Draft Variation based on:</p> <ul style="list-style-type: none"> Requirement for an Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive
Scoping	<p>Preparation of a SEA Scoping Report highlighting that the Environmental Report is required to include:</p> <ul style="list-style-type: none"> methods of assessment; contents and level of detail in the Plan or Programme; the stage in the Plan or Programme-making process; and the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment. <p>Scoping provides for consultation with the environmental authorities specified in Article 13(M) of the Planning and Development Regulations 2001, as amended, and the process allows for incorporation of the views of the environmental authorities within the Plan or Programme and the SEA Environmental Report.</p>	<p>Complete</p> <p>Preparation of SEA Scoping Report and associated consultation with the specified environmental authorities.</p> <p>Responses were received from:</p> <ul style="list-style-type: none"> the EPA Louth County Council Kildare County Council

⁶ COUNCIL DIRECTIVE 92 / 43 / EEC: <https://eur-lex.europa.eu/legalcontent/EN/TXT/PDF/?uri=CELEX:31992L0043&from=EN>

STAGE	DESCRIPTION	STATUS
		(See Section 1.8 below)
Environmental Assessment	<p>Preparation of a systemic identification and evaluation of alternatives and assessment of the likely significant environmental effects of implementing the Plan or Programme.</p> <p>The findings of the assessment, which is carried out at various stages in the plan or programme-making (e.g. Draft, Amended Draft <i>etc.</i>), are provided in the SEA Environmental Report in accordance with Article 13(N) and Schedule 2B of the Planning and Development Regulations 2001, as amended.</p>	<p>Complete</p> <p>This Report</p>
Consultations	<p>Formal gathering of the views of environmental authorities and members of the Public on the Draft Plan or Programme and SEA Environmental Report (and Appropriate Assessment (AA) / Natura Impact Report (NIR), if required).</p> <p>This involved a period of public display for the Draft Variation, and the SEA Environmental Report (and NIR, if prepared).</p>	Complete
Completion	<p>Completion / adoption of Final Variation, taking account of likely significant environmental effects, any submissions or observations received from consultations and integration of mitigation and monitoring measures within the plan.</p> <p>The Environmental Report is concluded and an SEA Statement is prepared in accordance with Article 13(L) of the Planning and Development Regulations 2001, as amended, summarising:</p> <ul style="list-style-type: none"> how environmental considerations have been integrated into the Plan or Programme; how the environmental report, and any submissions or consultations have been taken into account in the preparation of the Plan or Programme; the reasons for choosing the Plan or Programme; the measures decided for monitoring the significant environmental effects of implementation of the plan or programme. 	Complete
Monitoring	Monitoring of potential environmental effects associated with the implementation of the Variation during lifetime of the plan.	On-going

2.8 SEA Scoping

A SEA Scoping Report for the Draft Variation was prepared in accordance with Article 13M (“*Scoping of environmental report*”) of the Planning and Development Regulations 2001, as amended.

Scoping is the process for deciding the content and level of detail of an SEA, including the:

- key environmental issues;
- likely significant environmental effects and alternatives which need to be considered;
- assessment methods to be employed; and
- the structure and contents of the SEA Environmental Report.

The scoping process allowed for consultation with specified environmental authorities on these aspects, and submissions received as part of the exercise informed the plan-making process and the preparation of the Environmental Report for the Draft Variation.

The environmental authorities as specified in Article 13A(4) of the Planning and Development Regulations 2001, as amended, are set out in Table 2.2 below.

Table 2.2: Specified Environmental Authorities for consultation under SEA Scoping

As listed in Article 13A(4) of the Planning and Development Regulations 2001, as amended		Current relevant Authority ⁷	Applicable to Draft Variation No. 1 of Trim Development Plan
(i)	the Environmental Protection Agency (EPA).	No change	Yes
(ii)	the Minister for the Environment, Community and Local Government.	Now the Minister for Housing, Planning and Local Government	Yes
(iii)	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, the Minister for Agriculture, Marine and Food, and the Minister for Communications, Marine and Natural Resources.	Now the Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment	No
(iv)	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 or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs.	Now the Minister for Culture, Heritage and the Gaeltacht	Yes
(v)	any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation, or local area plan.	-	Yes County Councils of: Louth, Monaghan, Cavan, Westmeath, Kildare, South Dublin & Fingal.

Following consultation with the environmental authorities, observations / submissions were received the authorities as noted in Table 2.3 below. Copies of the full observations / submissions are included at Appendix 1.

Table 2.3: Responses / Submission on the SEA Scoping from the Environmental Authorities

Environmental Authority	Observation / Submission	Response to Observation / Submission
EPA	Provides information and links to SEA guidance, tools and resources and consultees.	Noted and welcomed
	Draws attention to 'State of the Environment Report – Ireland's Environment 2016' and particularly the recommendations, key issues and challenges described therein.	Noted
	The Variation should aligns with national commitments on climate change mitigation and adaptation	Included as a Strategic Environmental Objective in the SEA assessment (Refer to Table 5.1)
Louth County Council	Notes the requirement for SEA and Appropriate Assessment.	N/A

⁷ <http://www.epa.ie/pubs/advice/ea/SEA%20Pack%202018.pdf>

Environmental Authority	Observation / Submission	Response to Observation / Submission
	Acknowledges Meath County Council's recognition of the high biodiversity and conservation value of the River Boyne (SPA and SAC).	Acknowledgment is noted and welcomed
	Welcomes the proposed inclusion of policy TOUR POL 7 which advocates co-operation with Louth County Council in the implementation of the Boyne Valley Tourism Strategy and Ireland's Ancient East Programme.	Acknowledgment is noted
	Acknowledges Meath County Council's recognition of the exceptional landscape value and high landscape sensitivity of the wider Boyne Valley area, which extends into County Louth as well as the importance of protecting it when considering land development proposals, particularly in relation to tourism projects such as the caravan, camping and motor home sites detailed in proposed policies TOUR POL 8 and TOUR POL 9 and tourism objective TOUR OBJ 4.	Acknowledgment is noted and welcomed
Kildare County Council	Acknowledged SEA Scoping and Draft Variation – no other comment.	N/A

2.9 SEA Guidance

The Environmental Report reflects the requirements of Directive 2001/42/EC *on the Assessment of the Effects of Certain Plans and Programmes on the Environment* (the SEA Directive) and the national implementing legislation: Regulations S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011.

The following principal sources of guidance are used in the SEA process including in the preparation of the SEA Environmental Report:

- Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment.
- Statutory Instrument No. 436 of 2004 - Planning and Development (Strategic Environmental Assessment) Regulations 2004.
- Statutory Instrument (S.I.) No. 201 of 2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.
- Guidance on Implementation of Directive 2001/42/EC, European Commission, 2004. http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf
- SEA of Local Authority Land Use Plans - EPA Recommendations and Resources. EPA, Updated 2019.
- Strategic Environmental Assessment (SEA) Pack. EPA, Updated 2018.
- SEA Spatial Information Sources Inventory. EPA, 2019.
- SEA Resource Manual for Local and Regional Planning Authorities. EPA, 2013
- EPA Mapping. Environmental Mapping / Geographical Information System (GIS) tools are available at: <http://gis.epa.ie/SeeMaps>
- EPA Air Quality Reports at: <https://www.epa.ie/pubs/legislation/air/quality/>
- EPA Water Reports at: <https://www.epa.ie/pubs/reports/water/waterqua/>
- SEA Spatial Information Sources at: <http://www.epa.ie/pubs/advice/ea/>
- Developing and Assessing Alternatives in Strategic Environmental Assessment - Good Practice Guidance at: <http://erc.epa.ie/safer/iso19115/displayISO19115.jsp?isoID=3046>
- Integrating Climate Change into Strategic Environmental Assessment in Ireland - A Guidance Note. EPA, 2015.

- Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended. Department of Environment, Community and Local Government, 2013.
- Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). Department of Environment, Community and Local Government, 2011.
- Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans. Department of Environment, Heritage and Local Government, 2008.
- Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual. Strive Report Series No. 106. Department of Environment, Community and Local Government, 2013.
- Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment. European Commission 2013.
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http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_en.pdf
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3.0 Description of 'Variation No. 1'

3.1 Introduction

The principle purpose of Variation No. 1 to the Trim Development Plan 2014-2020 is to align the Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014-2022 as they relate to statutory land use planning. The Variation also seeks to align the Trim Development Plan with the provisions of Meath County Development Plan (CDP) (as varied) and update the written text and maps accordingly.

3.2 Overview of Changes proposed in the Variation

A review of the existing Trim Development Plan proposed that the following amendments be considered by way of the Variation:

- Amend the text of the Trim Development Plan narrative, policies and objectives to bring these into line with the Meath Economic Development Strategy 2014-2022.
- Review the quantum and location of employment zoned land in Trim.
- Review the appropriateness of the Masterplan Objectives in the town as they pertain to the compatibility with employment generation.
- Review the requirements surrounding the preparation of Framework Plans.
- Introduce a 'spot objective' for strategic employment and residential lands to provide for in the order of 100 residential units and provide key physical infrastructure in the form of part of the distributor road linking the Navan and Dublin Roads. The proposed residential development shall provide for Executive style housing of high architectural merit, a live-work community and the reservation of lands for educational provision. These lands are subject to the preparation and approval of a Masterplan by the Executive of the Planning Authority.
- Amendments to the employment zoning objectives set in order to provide more flexibility in the provision of employment generating uses. This will ensure consistency with the Meath CDP zoning objectives.
- Amendments to take account of flood risk mapping published since adoption of the Trim Development Plan (undertaken in April 2014).

A number of amendments to the Trim Development Plan are proposed in order to incorporate the recommendations of the Meath Economic Development Strategy and to align the Trim Development Plan with the Meath CDP as varied. These are addressed as follows:

- The policies and objectives as they relate to economic development are proposed to be updated to include specific reference to the findings and recommendations set out within the Meath Economic Development Strategy 2014-2022.
- As part of the preparation of the Variation of the Trim Development Plan a review was undertaken of the key strategic infrastructural requirements included within the existing Trim Development Plan. On the basis of this review, it is proposed to provide for additional strategic employment and residential zoned lands in order to facilitate the development of key physical infrastructure at the following locations:

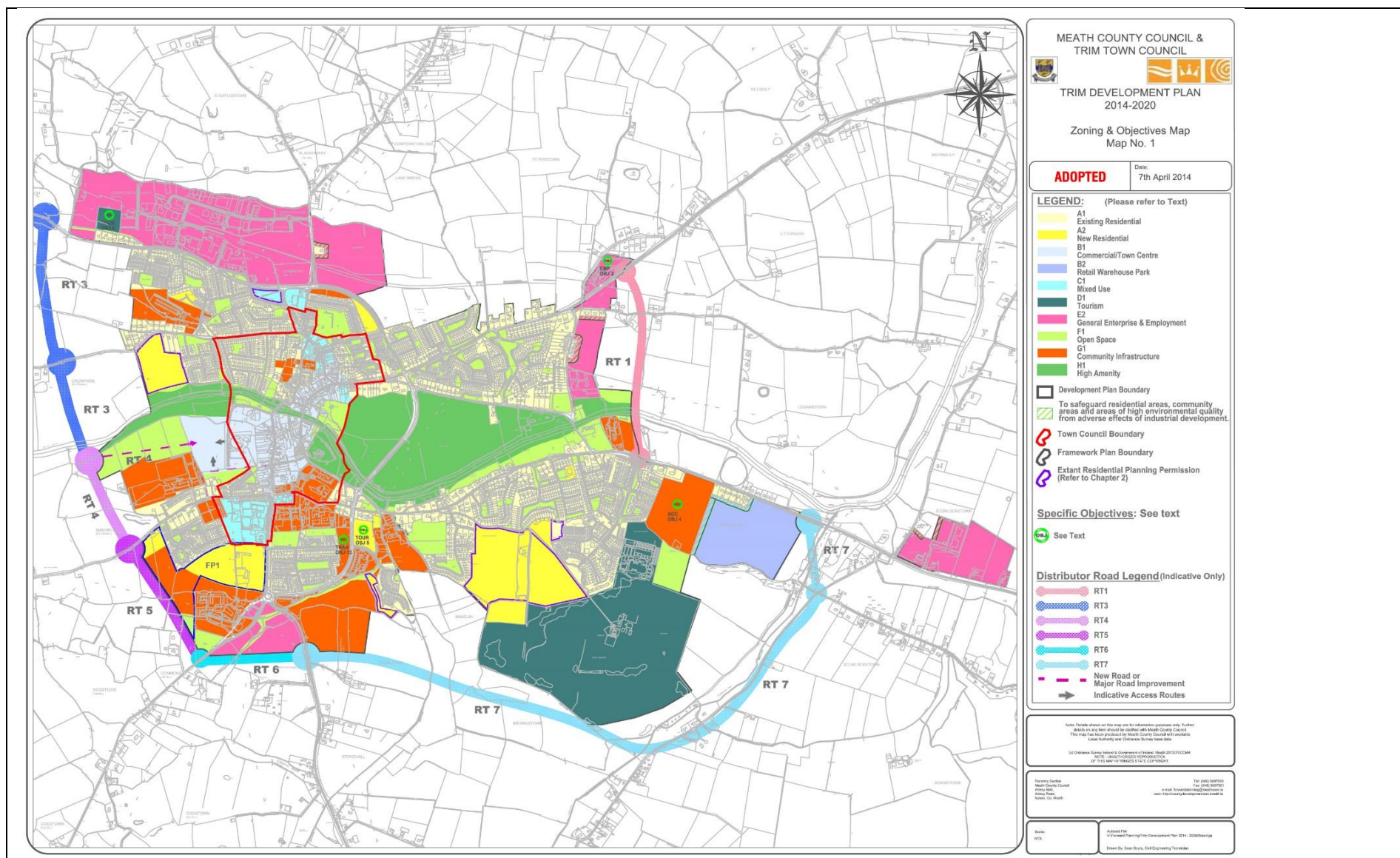
Navan Road:

- As part of the preparation of the Variation consideration was given to identifying an appropriate mechanism for the development of key critical infrastructure linking the Navan and Dublin roads and also a suitable location to develop a sustainable live work community in Trim centred on a range of uses including enterprise and employment, recreational and

residential development. A spot objective will be introduced to facilitate the development of an architecturally designed gateway building to the north of the employment lands fronting the Navan Road. Development at this location to the north-east of the town will provide a balance of employment, residential land use zonings within the settlement and optimise the advantage of this strategic location of the lands.

- The key purpose of the Variation is to implement the objectives of the Meath Economic Development Strategy and to ensure consistency with Variation No. 3 of the Meath CDP 2013-2019. This Variation facilitates economic development and tourism opportunities. This Variation addresses a deficiency in the provision of Key critical infrastructure and Executive Style housing and supporting the live-work community concept as provided for within the Economic Development Strategy. Development of these lands will be subject to the preparation of a Masterplan which will require the written approval of the Executive of the Planning Authority.
- The Variation also introduced proposed changes to the employment zoning to ensure consistency with the CDP, as varied. The current single E2 General Enterprise & Employment zoning is to be expanded in the Variation to provide for two employment based land use categories as follows:
 - E1-Strategic Employment Zones (High Technology Uses): To facilitate opportunities for high-end technology / manufacturing and major campus style office based employment within high quality and accessible locations.
 - E2 General Enterprise & Employment: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment.

Copies of the Zoning & Objectives Map (No.1) for the Trim Development Plan 'as adopted' and 'as proposed' in the Variation are provided in Figures 3.1 and 3.2 below.



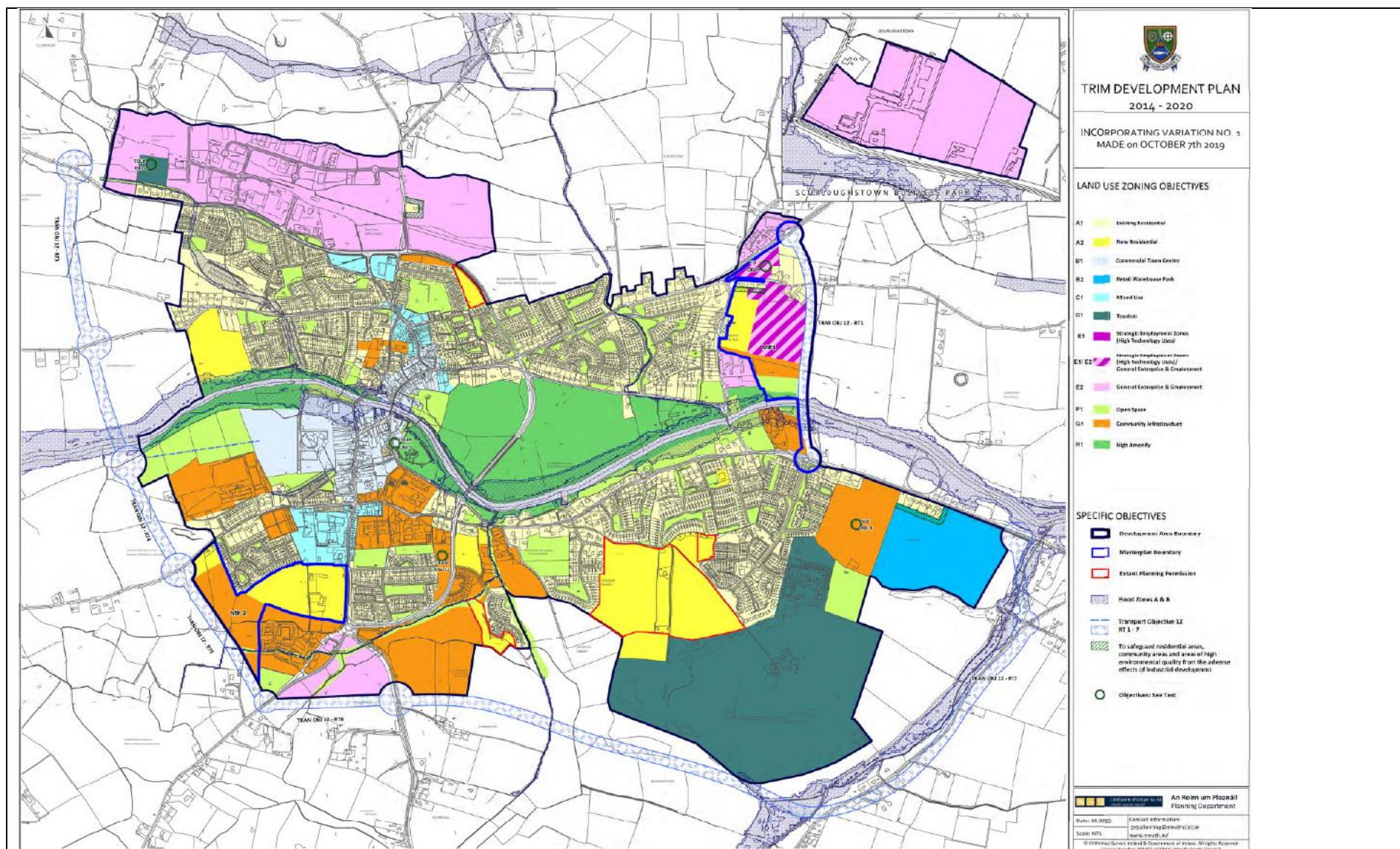


Figure 3.2: Zoning & Objectives Map for the Variation No. 1 to Trim Development Plan 2014-2020

3.3 Changes to Policies and Objectives in Variation No. 1

The Variation outlines the following principal changes to policies and objectives in the Trim Development Plan 2014-2020. See Variation No. 1 for all proposed changes.

New text in red. Deleted text in ~~blue strikethrough~~:

3.3.1 Chapter 1: Introduction to the Trim Development Plan 2014-2020

The Meath County Development Plan 2013-2019 was adopted on the 17th December 2012 and came into effect on the 22nd January 2013. Since the adoption of the Meath County Development Plan, 4 No. Variations have been adopted. Variation No. 3 was required to align the County Development Plan with the key tenets of the Meath Economic Strategy for County Meath 2014-2022. This proposed Variation No. 1 to the Trim Development Plan 2014-2020 will similarly align the Trim Plan with the key tenets of the Meath Economic Strategy for County Meath 2014-2022.

Includes six organisation-wide objectives from Meath Corporate Plan:

1. Deliver excellent services.
2. Lead economic development.
3. Build strong influential partnerships.
4. Engage the larger community.
5. Nurture a staff excellence culture.
6. Develop system and process capability.

3.3.2 Chapter 2: Strategic Context and Core Strategy

Includes National Policy Objective 7 in the National Planning Framework on approach to urban development nationwide:

- Encouraging population growth in strong employment and service centres of all sizes.
- Reversing the stagnation or decline of smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.
- Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and / or improved sustainable transport links to cities, together with a slower rate of population growth in recently expanded commuter settlements.
- Supporting a continuation of balanced population and employment growth in self-contained settlements.

Includes policy reforms arising from Action Plan for Jobs – Mid East Region:

- the growing impact of the Local Enterprise Office (LEO) network developed through the close cooperation between Enterprise Ireland and the Local Authorities;
- the fresh mandate of the new Education and Training Boards, who like the Higher Education Institutes are now focused on developing stronger links with their local enterprise base;
- the strengthening of the Regional Offices of IDA Ireland and Enterprise Ireland with a new focus in their respective national strategies on regional job growth;
- the reform of Local Government, with a greater emphasis on the economic development role of the local authorities; and
- the emergence of stronger policy framework to underpin sectoral opportunities with a strong profile at regional level.

Under **Development of Employment and Enterprise Areas** (Section 2.3.1), the Variation includes:

Lands are reserved for economic development at the following locations:

- Oaktree Business Park.
- Lands at Blackfriary opposite Oaktree Industrial Estate.
- Scurlockstown Business Park.
- Lands between the Summerhill and Longwood Roads.
- Strategic employment lands between the Navan and Dublin Roads.

Under **Core Strategy** (Section 2.3.3) the following updates are noted:

Given that the number of permitted residential units under the extant planning permissions within Trim has reduced considerably from 912 no. units at the time of the adoption of the Trim Development Plan 2014-2020 to 468 units as of May 2019, and given that a parcel of lands currently zoned A2 residential (comprising approximately 1.5 hectares) is to be used for recreational purposes based on a long term lease, there is scope to zone additional residential zoned lands to facilitate the development of a sustainable live-work community adjacent to the E1 / E2 lands between the Navan and Dublin Roads. This development will also assist in the realisation of key critical infrastructure in the form of part of a distributor road linking the Navan and Dublin roads.

Under **Housing and Land Supply** (Section 2.3.4) the following updates are noted:

The average household size for Trim was 2.91 as per the 2016 census. The Core Strategy household allocation for Trim is 518 no. units within the Meath County Development Plan and the extant permissions will generate an additional 468 residential units, it is therefore estimated that the target population for Trim over the plan period to 2020 and beyond will be approximately 12,062.

There is 39.5ha. of land available and zoned specifically for residential purposes in the current Trim Development Plan 2014-2020. Given that the extant planning permissions account for a significant portion (over 50%) of the 39.5ha. and given that this economic variation is seeking to reverse the significant outward commuting trend from the town, it is anticipated that the facilitation of the live work model as part of this variation will contribute towards the reverse of this unsustainable outward commuting trend.

The average residential density considered appropriate for A2 zoned lands in the context of Trim Town & Environs is 35 units per hectare as per the County Development Plan specifications.

Under **Evaluation of Housing Zoned Lands** (Section 2.3.5) the following updates are noted:

The following factors have been used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town:

- Proximity to the Town Centre - maximise the utility of existing and proposed future infrastructure including public transport options;
- Availability of Public Transport - to maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns. This includes promoting higher densities within 500 metres walking distance of a bus stop and proximity to the Route 111 – Dublin to Trim and Athboy to Trim and Route 188 – Drogheda, Slane, Navan, Trim public transport corridors; Whether the lands would contribute to creating sustainable communities;
- Whether the lands would contribute to the realisation of critical infrastructure;

- Consideration as to whether a site could be considered an infill site as opposed to extending the urban footprint further from the town centre. Leapfrogging beyond other available sites will not be considered favourably;
- Environmental Constraints – proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites; and
- Availability of community and social infrastructure facilities with particular regard to the proximity to schools (primary and secondary).

Core Strategy Objectives

Introduces **Core Strategy Objective 1:**

The development of new residential properties to the south of the Navan Road shall be intrinsically linked to the development of the RT1 distributor road linking the Navan and Dublin roads. This proposal shall be subject to the preparation of a Master Plan which shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application pertaining to these lands. The Master Plan shall accompany any planning application for planning permission on these lands.

The Master Plan shall contain, inter alia the following:

- The development of high quality Executive Style residential properties to the south of the Navan road shall be intrinsically linked to the development of the RT1 distributor road between the Navan and Dublin Roads. The development shall be in accordance which shall be agreed in writing with the Executive of the Planning authority. The Master Plan shall accompany any planning application for planning permission on these lands.
- The scale and number of residential units shall be in the order of 100 units and shall be subject to a high standard of architectural design, finish and layout considering the sensitive nature of the site on a key approach to a heritage town.
- Any development within the lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of the adjacent Natura 2000 sites.
- A comprehensive landscaping plan for the lands.
- Infrastructural requirements including the construction of RT1 and appropriate provision for vehicles, pedestrians and cyclists.

Introduces **Core Strategy Objective 2:**

To provide for the development of a mixed use residential and community development as part of overall proposals for the former Potterton cattle sales yard to the north of the Summerhill / Longwood Road roundabout off the Trim Inner Relief Road. Development shall be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application on these lands. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:

- The Master Plan shall contain, inter alia the following information:
 - A design concept for the lands;
 - Guidance for high quality design throughout the development;
 - Building heights and densities;

- A landscape plan for the development and landscape management plan (post-completion of the development);
- Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity;
- Flood Risk Assessment which takes account of the policies and guidance within the SFRA.
- A Transport Assessment which addresses the following issues:
 - 1) Access arrangements to the development site;
 - 2) Provision of safe cycleways and pedestrian routes throughout the lands; and
 - 3) Provision and access for service vehicles to the lands.

Under **Land Use Objectives** (section 2.4.6)

Introduction of:

E1 Strategic Employment Zones (High Technology Uses): To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations.

Under **Permissible and Non Permissible Uses** (Section 2.4.7)

B1 Commercial / Town Centre

Objective: To protect provide for and / or improve town centre facilities and uses.

Permitted Uses:

B & B / Guest House, Bank/Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Childcare Facility, Children Play/Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, **Research & Development**, Offices <100sqm, Offices 100 to 1,000sqm, Offices > 1,000sqm, Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

B2 Retail Warehouse Park

Objective: To provide for the development of a Retail Warehouse Park.

Open for Consideration Uses:

Bring Banks, Childcare Facility, Children Play / Adventure Centre, Drive Through Restaurant, **Enterprise Centre**, Garden Centre, **Research & Development**, Motor Sales / Repair, **Office Uses where the services are not principally for visiting members of the public**, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, **Science & Technology Based Enterprise**, Wholesale Warehousing / Cash and Carry.

C1 Mixed Use

Objective: To provide for and facilitate mixed residential and business uses.

Open for Consideration Uses:

Agri-Business, Amusement Arcade, Betting Office, Car Park (incl Park and Ride), Cinema, conference / Event Centre, dance Hall / Night Club, Drive Through restaurant, Funeral Home, Garden centre, Hospital, Industry-Light, Leisure / Recreation / Sports Facilities, Motor sales / Repair, Offices >1,000sq m, Plant & Tool Hire, **Research & Development**, Retirement home / Residential Institution/Retirement village, Science & Technology Based Enterprise, Shop, Supermarket / Supertstore, Take-Away / Fast Food Outlet, Telecommunication structure, Veterinary Surgery, Whole warehousing/Cash and Carry.

D1 Tourism

Objective: To provide for appropriate and sustainable visitor and tourist facilities and associated uses.

Permitted Uses:

B & B, Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference / Event Centre, **Medical and related uses**, Craft Centre / Craft Shop, Cultural Facility, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities,, Restaurant / Cafe, Water Services/Public Services.

Open for Consideration Uses:

Amusement Arcade, Cinema, Convenience Outlet, Childcare Facility, Cultural Facility, Dance Hall / Night Club, Offices<100 sqm, Public House, Shop, **niche type commercial supports**, telecommunications structure.

E1-Strategic Employment Zones (High Technology Uses)

Objective: To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations.

Guidance:

E1 zones facilitate opportunities for high end, high value added businesses and corporate headquarters. This adheres to the concept of 4th generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors.

Permitted Uses:

Bio-Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green / Clean Light Industries, Education (third level), High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000sqm, Offices >1,000sqm, Research & Development, Science and Technology Based Enterprise, Telecommunication Structures, water services / Public Services.

Open for Consideration Uses:

Advertisement and Advertising Structures, Conference / Event Centre, Education, Enterprise / Training Centre, Leisure facilities, Hotel / Apart hotel, Industry-light, Restaurant / Café, Petrol Station, Transport Depot/Logistics, Warehousing.

Uses not listed under the “permissible” or “open for consideration” categories will be assessed on their own merits ,however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment.

E2 General Enterprise and Employment

Objective: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment /enterprise uses in a good quality physical environment.

Guidance:

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate

opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200sqm of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E2 land use zoning objective under the following conditions:

- The preparation of a non-statutory Master Plan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development. This document should be submitted in conjunction with any planning applications arising;
- That all processes being operated in the vicinity of the site, similarly zoned E2, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001 as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accompanied by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

Existing employment generating uses together with their expansion to an appropriate scale and size, consistent with the Regional Planning Guidelines for the Greater Dublin Area / Regional Spatial and Economic Strategy for the Eastern and Midland Region and the National Transport Authority Transport Strategy for the Greater Dublin Area, shall be facilitated notwithstanding the category of settlement specified.

~~No office type use shall be permitted on E2 zoned lands where the primary use of the office (or service) are provided principally to visiting members of the public e.g. solicitors, accountants, etc.~~

Trim is included in ~~Category 2~~ **Category 1**– Primary and Secondary Economic Centres as identified in the Meath County Development Plan 2013-2019.

E2 zones provides for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well-designed and attractive setting. **In established industrial areas, Meath County Council will seek to ensure that non-industrial uses are limited to prevent potential land use conflicts developing.**

Permitted Uses:

Agri – Business, Bring Banks, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General, Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.

Open for Consideration Uses:

Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, **Leisure Facilities**, Motor Sales, **Offices 100-1,000sqm**, **Petrol Station**, **Restaurant**

/ Cafe, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment

NOTE: Primary Land Use objectives remain unchanged for A1, A2, F1, G1, and H1.

3.3.3 Chapter 3: Economy & Employment

Changes to **Employment and Economic Policies and Objectives:**

Policies

ED POL 1

To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath.

ED POL 2

To encourage and facilitate the successful development of the Oaktree and Scurlockstown Business Parks.

~~EC POL 1~~

ED POL 3

To promote Trim as a District Employment Centre which accommodates sustainable large scale industry and enterprise, to invest in the town and to support Trim's role in providing local employment whilst also being complementary and linked to Navan as the Primary Economic Growth Centre in the county.

~~EC POL 2~~

ED POL 4

To promote sustainable economic development in Trim Town and Environs through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long distance commuting.

~~EC POL 3~~

ED POL 5

To facilitate the provision of adequate land for employment uses having regard to need, spatial planning considerations, infrastructure, environmental and transportation requirements (of customers, suppliers and employees) and compatibility of adjoining uses.

~~EC POL 4~~

ED POL 6

To take a targeted and differentiated approach to encouraging investment in and supporting industrial and commercial development in the areas of indigenous industry and small and medium enterprises.

~~EC POL 5~~

ED POL 7

To support the delivery of a high quality built environment to enhance the attractiveness of Trim Town and Environs for commercial activity.

~~EC POL 6~~

ED POL 8

To promote the timely delivery of infrastructure required to serve economic development **in conjunction with Irish Water** including sustainable water supply, waste water treatment and waste management infrastructure, telecommunications and broadband infrastructure.

~~EC POL 7~~

ED POL 9

To protect and enhance the special character of Trim Town Centre and to provide for and improve retailing, residential, commercial, office, cultural, tourism and other appropriate uses in the town centre.

~~EC POL 8~~

ED POL 10

To promote and facilitate synergy between, heritage, retail and tourism developments that enhances the economic profile of Trim town.

~~EC POL 9~~

ED POL 11

To apply a flexible approach to the assessment of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact upon adjoining uses, primarily residential property.

~~EC POL 10~~

ED POL 12

To facilitate the relocation of unsuitable land uses from the town centre to more accessible locations on appropriately zoned lands. A flexible approach shall be taken when assessing planning applications for the relocation of the incompatible uses from the town centre to appropriately zoned lands.

~~EC POL 11~~

ED POL 13

To support the redevelopment and utilisation of existing vacant units and/or under utilised sites within the Business Parks as a priority, with development on appropriately zoned Greenfield sites secondary. A flexible approach is required when assessing planning applications for the change of use or redevelopment of existing vacant units in the Business Parks, whilst ensuring the vitality and viability of the town centre is retained.

~~EC POL 12~~

~~Any land development proposed as a result of Economic and Employment policies and objectives will be screened for the need to undertake appropriate Assessment, EIA and FRA, where relevant.~~

Objectives~~ECON OBJ 1~~~~ED OBJ 1~~

To seek to ensure that sufficient land is available to cater for the development of retail, commercial, industrial and enterprise uses in Trim.

~~ECON OBJ 2~~

~~To support the economic development of Trim by facilitating and working with the Meath Economic Forum and Meath County Council in the preparation of the Meath Economic Development Strategy.~~

~~ECON OBJ 3~~~~ED OBJ 2~~

To protect, enhance and provide for uses of these lands for motor trade related uses and to facilitate the development of complementary and / or compatible small and medium sized retail warehouse units, with associated motor trade, garden centres, D.I.Y., electrical, furniture, and homeware uses only. Retail warehousing where it is not related to the motor trade shall be facilitated only where it:

- Results in the removal / relocation of non-compatible town centre uses,
- No adverse impact on retailing in the town centre occurs.

~~ED OBJ 3~~

To implement the Action Plan for Jobs: Mid-East Region 2015-2017 in conjunction with the relevant stakeholders. The Plan has been developed on the basis of a series of consultations with stakeholders and identifies particular strengths and opportunities in the region and will be delivered through collaboration with the public, business and public sector bodies in the Region.

~~ED OBJ 4~~

To provide for the development of high-end Business and / or Corporate Headquarters including FDI, at Navan Road, Trim Development should be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:

The Master Plan shall contain, inter alia the following information:

- A design concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity
- Flood Risk Assessment which takes account of the policies and guidance within the SFRA.
- A Transport Assessment which addresses the following issues:
 - 1) Access arrangements to the development sites;
 - 2) Provision of safe cycle ways and pedestrian routes throughout the lands;

- 3) Provision and access for Service Vehicles to the site; and
- 4) Proposals for the delivery of the RT 1 distributor road objective linking the Navan and Dublin roads and a programme for the delivery of this physical infrastructure.

The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application.

3.3.4 Chapter 4: Heritage, Tourism and Green Infrastructure

Changes to Tourism Policies & Objectives

Policies:

TOUR POL 7

To co-operate with Fáilte Ireland, Tourism Ireland, ~~Meath~~ Boyne Valley Tourism, Louth County Council, ~~Boyne Valley~~ and any other relevant bodies in the implementation of the Boyne Valley ~~Destination development Strategy~~ Tourism Strategy 2016-2020 and Ireland's Ancient East Programme ~~subject to implementation of sustainable planning and environmental principals.~~

TOUR POL 8

~~To facilitate the development of high quality tourist accommodation such as hotels, hostels, B&Bs-/ Guesthouses, etc. at suitable locations, subject to ensuring a high standard of architecture, the provision of adequate infrastructure and compliance with normal planning considerations~~

TOUR POL 9 TOUR POL 8

To consider the provision of caravan, camping and motor home sites at ~~environmentally~~ suitable locations ~~in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available~~. In all instances, the Planning Authorities will seek to ensure a high standard of layout, design and amenity in such proposals whilst safeguarding the landscape character in sensitive areas.

TOUR POL 10

~~To promote the provision of a Folk Park in an environmentally appropriate location subject to adequate infrastructure and compliance with normal planning considerations including requirement to undertake environmental assessment as appropriate.~~

TOUR POL 11 TOUR POL 9

Any land development proposed as a result of Tourism policies, particularly in relation to development adjacent to the River Boyne will be screened for the need to undertake Appropriate Assessment.

Objectives

TOUR OBJ 1

To implement the recommendations of the Boyne Valley ~~Tourism Strategy 2016-2020~~ ~~Drive Infrastructure Study, the Tourism Route Interpretation Plan for the Boyne Valley Drive and the Interpretative Plan for Boyne Valley Orientation Points~~ as they apply to the town of Trim and its environs ~~subject to implementation of sustainable planning and environmental principles.~~

TOUR OBJ 4

~~To work with Fáilte Ireland and other relevant stakeholders to develop a unique market branding for the promotion on tourism in Trim.~~

~~TOUR OBJ 5~~

~~To work with the local community to explore the provision of a folk park or similar cultural use, subject to normal planning considerations and necessary environmental assessments. Together with bus parking facilities to serve tourist visitors, it will also be a requirement to provide suitable school bus set down and collection areas. The requirement for a school bus set down and collection area at this place will remain as an objective notwithstanding any other development which may or may not place on the subject lands.~~

~~TOUR OBJ 6~~

TOUR OBJ 4

To facilitate the provision of a site to cater for caravan, camping and motor homes for tourist use* in an environmentally sustainable manner and ~~where suitable infrastructure and facilities are readily available. Such development shall be~~ in accordance with ~~other policies and objectives contained normal planning considerations and development plan criteria contained~~ within the ~~relevant~~ Trim ~~Town~~ Development Plan

*Tourism use refers to individual touring/ holiday vehicles, caravans, tents and related accommodation being in situ on a temporary, short term, touring or seasonal basis and excluding the construction of any permanent holiday home accommodation

TOUR OBJ 5

To work with the Office of Public Works, Fáilte Ireland and other relevant stakeholders to facilitate the development of visitor centre services at the Market House premises on Castle Street for the promotion and development of visitor facilities in Trim and the wider Boyne Valley region including the Trim Castle attraction.

4.0 Relationship to Relevant Policies, Plans and Programmes

4.1 Introduction

The Variation is framed within a hierarchy of other plans and programmes which range from the County Development Plan (CDP), Regional guidelines (including Eastern & Midlands Regional Spatial and Economic Strategy (RSES)), and National guidelines, including the National Planning Framework (NPF). The Variation was required to have regard to European and National environmental legislation, including European Directives, National environmental policy, Ministerial guidance, Departmental Circulars, and general environmental guidance as appropriate.

This section provides an overview of the legislation, Policies, Plans and Programmes that were considered as part of the SEA process and which may have been relevant to the development of the SEA Objectives, the Variation and this SEA Environmental Report.

4.2 Interaction with Other Relevant Plans and Programmes

Tables 4.1 and 4.2 below provide a working list of the principal plans and programmes influencing the formulation of the Variation policy, either directly or through European, National and / or County level policy.

Table 4.1: Relevant National Plans and Programmes

National & Regional Plans and Programmes	
National Planning Framework: Ireland 2040 Our Plan (NDF)	Eastern Midlands Region Waste Management Plan 2015-2021
National Development Plan 2018-2027 (NDP)	Eastern Catchment-based Flood Risk Assessment and Management (CFRAM) Study
Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern and Midland Regional Assembly	Strategy for the Future Development of National and Regional Greenways (2018)
Ireland's Environment - An Assessment 2016	Spatial Planning and National Roads Guidelines (2012)
National Mitigation Plan 2017	Traffic and Transport Assessment Guidelines (2014)
National Biodiversity Action Plan 2017-2021	Transport 21, as superseded by the Department of Public Expenditure and Reform document titled Infrastructure and Capital Investment 2012-2016
National Policy Position on Climate Action and Low Carbon Development	A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020
National Renewable Energy Action Plan	Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020
National Broadband Plan 2019	Transport Strategy for the Greater Dublin Area 2016-2035
National Energy Efficiency Action Plan 2017-2020	Ireland's First National Cycle Policy Framework (2009)
National Landscape Strategy 2015-2025	Design Manual for Urban Roads and Streets (2013)
Sectoral Climate Change Adaption Strategies and Low Carbon Roadmaps	Our Sustainable Future - A Framework for Sustainable Development for Ireland (2012)
Heritage Ireland 2030	Delivering Homes, Sustaining Communities (2007)

National & Regional Plans and Programmes	
Architectural Heritage Protection Guidelines for Planning Authorities (2011)	Rebuilding Ireland: Action Plan for Housing and Homelessness - 2016
National CFRAMS Programme	Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)
Water Services Strategic Plan / Capital Investment Programme (Irish Water)	Urban Development and Building Heights - Guidelines for Planning Authorities' (2018)
The Planning System and Flood Risk Management (2009)	Climate Action Plan 2019, To Tackle Climate Breakdown
River Basin Management Plan for Ireland 2018-2021	

Table 4.2: Relevant Local Plans and Programmes

Local Plans and Programmes	
Meath County Development Plan 2013-2019	Trim Development Plan 2014-2020
Meath County Council Corporate Plan 2015-2019	Boyne Valley Tourism Strategy 2016-2020
Meath Local Economic Community Plan 2016-2021	Meath Heritage Plan 2015-2020
Meath Biodiversity Action Plan 2015-2020	Meath Climate Action Strategy 2018
Meath Economic Development Strategy 2014-2022	Healthy Meath Strategy 2019-2021

Furthermore, there is a legislative framework for the protection of the environment and our natural resources. Where relevant these aspect will be referenced and discussed in terms of their inclusion in the process of preparing the Variation. Table 4.3 below provides a list of the principle legislative framework.

Table 4.3: Legislative Framework

Legislative Framework	
Planning and Development Act 2000, as amended	Water Framework Directive (2000/60/EC)
Planning and Development Regulations 2001, as amended	Renewable Energy Directive (2009/28/EC) & EU Directive 2001/77/EC
Strategic Environmental Assessment (SEA) Directive 2001/42/EEC	Flood Directive (2007/60/EC)
Habitats Directive 92/43/EEC	Bathing Water Directive (2006/7/EC)
Birds Directive (2009/147/EC) on the Conservation of Wild Birds, 1979	Groundwater Directive (2006/118/EC)
European Communities (Birds and Natural Habitats Regulations) 2011 (SI No. 477 of 2011)	EU Renewable Energy Road Map
Environmental Impact Assessment Directive 2011/92/EU as amended by 2014/52/EU	EU Landfill Directive 1999/31/EC
Waste Framework Directive (2008/98/EC)	Renewable Energies in the 21st Century: Building a More Sustainable Future
Urban Wastewater Directive (91/271/EEC)	The Water Services Act (2007 & 2013)

Legislative Framework	
Drinking Water Directive (98/83/EC)	European Landscape Convention 2000
Environmental Noise Directive (2002/49/EC)	The National Monuments Act 1930-2004
Environmental Liability Directive (2004/35/EC)	Wildlife Acts 1976-2000
EU 2020 climate and energy package	Roads Act 1993, as amended
Fourth Daughter Directive (2004/107/EC)	

5.0 Environmental Baseline

5.1 Introduction

The Trim Development Plan 2014-2020 was subject to strategic environmental assessment and as such an SEA Environmental Report and SEA Statement was prepared⁸. The Development Plan Environmental Report provided a detail description of the environmental baseline, the majority of which remains valid.

In line with the SEA Directive, an environmental baseline has been compiled for the study area of the Variation. This includes a description of the state of the environment at present, a discussion of the key issues.

The Environmental Report presents a description of the relevant aspects of the environmental baseline data for the study area and reflects the strategic nature of the Variation. The environmental baseline is presented under a number of Strategic Environmental Assessment topic headings as follows:

- Biodiversity (Flora & Fauna);
- Population & Human Health;
- Soils & Geology (including land use);
- Water Quality;
- Air Quality, Noise & Climate;
- Material Assets;
- Architectural, Archaeological & Cultural Heritage; and
- Landscape.

The current state of the environment is described using the most up to date environmental data, information and reports. Where updates of significant environmental data and associated reports become available during the plan-making / SEA process, consideration will be given to incorporating the new information into the description of the current state of the environment. Where data gaps are found for particular aspects of the current state of the environment, the significance of these data gaps is noted.

5.2 Biodiversity (Flora & Fauna)

Biodiversity plays a significant role in the provision of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage.

There are habitats of high biodiversity and conservation value, including the River Boyne which has salmonid status, within the Plan area. The River Boyne is designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) - the River Boyne and River Blackwater SAC and River Boyne and River Blackwater SPA.

There is one proposed Natural Heritage Area (pNHA) outside of the Trim Plan boundary, the Trim pNHA [SiteCode 001357], see Figure 5.1 below.

SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) due to their

⁸ MCC website:

<https://www.meath.ie/council/council-services/planning-and-building/development-plans/town-development-plans/trim-development-plan>

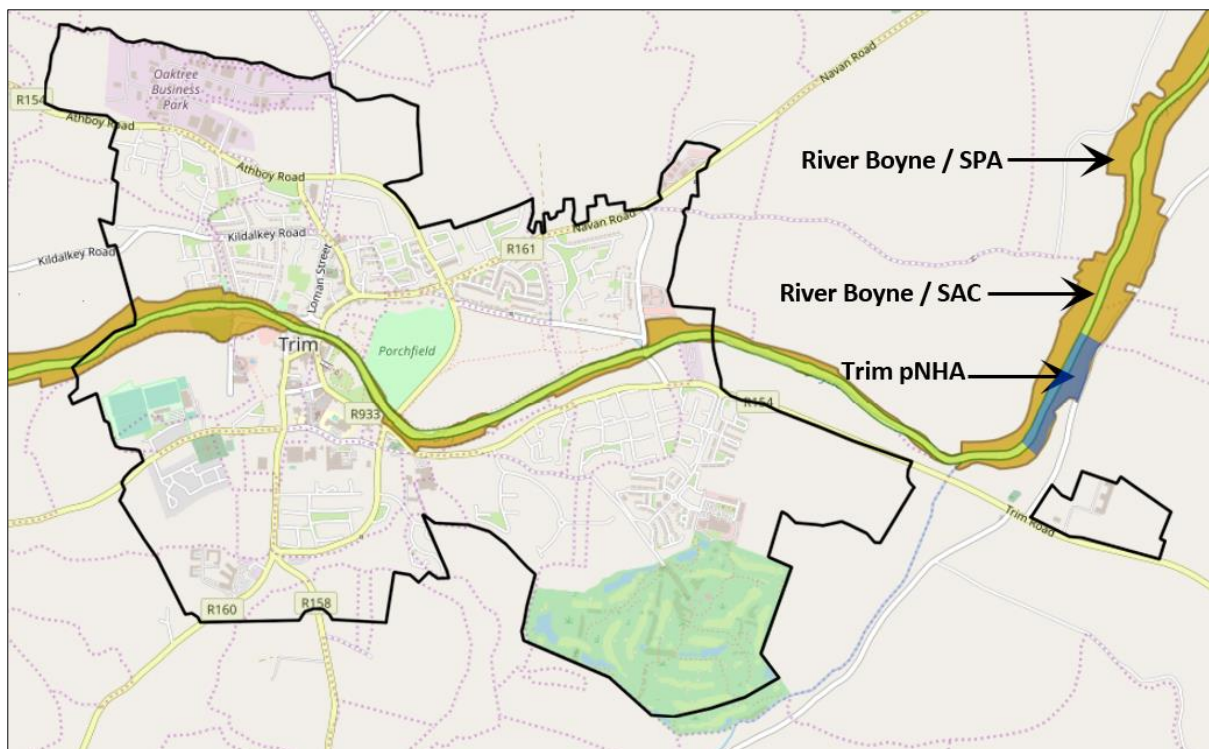
conservation value for birds of importance in the European Union. SPAs along with SACs comprise Natura 2000 sites, the network of European protected sites.

The town of Trim spans the River Boyne and as such the river and its designated SPA and SAC passes through the town and the centre of the plan area.

- River Boyne and River Blackwater SPA [SiteCode 004232]
- River Boyne and River Blackwater SAC [SiteCode 002299]

The SPA designation applies to c. 460 hectares (ha) along the majority of the River Boyne and Blackwater network. The SAC designation applies to a wider corridor and covers c. 2,319ha along the full length of the River Boyne and River Blackwater network, see Figure 5.1 below.

Figure 5.1: European Sites (River Boyne & River Blackwater SPA & SAC) and the Trim pNHA (EPA⁹)



Wet woodland is found along the banks of the River Boyne which flows through the centre of the Plan area. This is dominated by Alder (*Alnus glutinosa*) or Ash (*Fraxinus excelsior*) and the ground flora is often 'grassy' in appearance with abundant remote sedge (*Carex remota*) and creeping bent (*Agrostis stolonifera*). The field layer also consists of bramble (*Rubus fruticosus* agg.), creeping buttercup (*Ranunculus repens*), meadowsweet (*Filipendula ulmaria*), common marsh-bedstraw (*Galium palustre*), yellow pimpernel (*Lysimachia nemorum*) and lady-fern (*Athyrium filix-femina*).

The River Boyne and River Blackwater SAC has Atlantic salmon (*Salmo salar*), otter (*Lutra lutra*) and river lamprey (*Lampetra fluviatilis*). It also includes animals which are listed on the Irish Red Data Book such as the pine marten (*Martes martes*), badger (*Meles meles*), Irish hare (*Lepus timidus hibernicus*) and common frog (*Rana temporaria*). In addition, the stoat (*Mustela ermine*) and red squirrel (*Squirrel vulgaris*) are also located within the River Boyne and River Blackwater SAC.

There are a number of hedgerows in the rural part of Trim. They comprise of hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and elder (*Sambucus nigra*) with ivy (*Hedera helix*), bramble and travellers joy (*Clematis vitalba*). Animals which live within the hedgerows include the badger,

⁹ EPA Maps, 2019: <https://gis.epa.ie/EPAMaps/> (OpenStreet Maps)

hedgehog (*Erinaceus europaeus*), bat (*Chiroptera*), brown rat (*Rattus norvegicus*), wood mouse (*Apodemus sylvaticus*), pygmy shrew (*Sorex minutus*) and fox (*Vulpes vulpes*).

The birds which are associated with hedgerows include the wren (*Troglodytes troglodytes*), robin (*Erithacus rubecula*) and blackbird (*T. merula*). Other birds found in the area include the thrush (*Turdus philomelos*), starling (*Sturnus vulgaris*), rook (*Carvus frugilegus*), magpie (*Pica pica*) and blue tit (*Parus caeruleus*). In addition, insects which are found in hedges include butterflies and moths. Hedgerows act as corridors for animals to move across the landscape.

Trim Town has a range of typical urban habitats. It has numerous old stone walls and bridges which can be significant habitats for bats and birds. A significant range of wildlife can be found in old graveyards if they have not been managed intensively. Foxes are commonly found in urban habitats.

5.2.1 Ecological Networks and Connectivity

Ecological networks connect areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers / streams, which provide corridors or stepping stones for wildlife species moving within their normal range. They are important for the migration, dispersal and genetic exchange of species of flora and fauna particularly for mammals, especially for bats and small birds and facilitate linkages both between and within designated ecological sites, the non-designated surrounding countryside and the more urban areas of the County.

Important ecological networks comprise a variety of features including the River Boyne, its tributaries, various agricultural lands, stands of trees and hedgerows. A number of trees have been identified for Preservation in the Trim Development Plan (refer to description under Landscape also).

5.2.2 Aquatic Flora and Fauna

Rivers support and provide important ecological corridors for flora and fauna. The Plan area of the Variation lies within the Eastern River Basin District (ERBD) through which the River Boyne flows. The River Boyne is important as it supports Atlantic salmon (*Salmo salar*), otter (*Lutra lutra*) and lamprey (*Lampetra fluviatilis*) and therefore has high local value.

The River Boyne has a nationally important population of Kingfisher (*Alcedo atthis*). Other species which are found at this location are the mute swan (*Cygnus olor*), teal (*Anas crecca*), mallard (*Anas platyrhynchos*), cormorant (*Phalacrocorax carbo*), grey heron (*Ardea cinerea*), moorhen (*Gallinula chloropus*), snipe (*Gallinago gallinago*) and the sand martin (*Riparia riparia*).

5.2.3 Invasive Species

Invasive species are species that have been introduced into Ireland either deliberately or accidentally. They have a negative impact on habitats, wildlife and the economy. After habitat loss invasive species are the second biggest threat to biodiversity.

In Meath, c. 350 species of alien vascular plant, accounting for around one third of the county's total vascular plant species, though only a handful of these cause problems. The most destructive of these species are Japanese knotweed (*Fallopia japonica*), Giant hogweed (*Heracleum mantegazzianum*), Zebra mussel (*Dreissena polymorpha*) and Himalayan Balsam (*Impatiens glandulifera*), usually occasionally found along watercourses, completely taking over areas of the riverbank. Landowners are responsible for preventing the spread of Japanese Knotweed on their own land. Landowners are responsible for preventing the spread of Japanese Knotweed on their own land.

5.3 Population & Human Health

5.3.1 Population

Census data from 2016 indicates that the current population of Trim is c. 8,793 persons. The population of Trim as per Census 2011 was 8,005 persons. Therefore, between 2011 and 2016 there has been a growth of almost 10%.

Growth in the County and State over the same period was 5.92% and 3.78% respectively, which indicates the significance of the recent population growth in Trim. Population density varies from greater than 2,000sqm in the developed Town Centre to less than 100sqm in the surrounding landscape, see Figure 5.2 below.

Figure 5.2: Population Density Trim (CSO¹⁰)



5.3.2 Human Health

Human health has the potential to be impacted upon by environmental factors such as air, water or soil through which contaminants or pollutants have the potential to cause harm and can be transported so that they come into contact with human beings. Hazards or nuisances to human health can arise as a result of exposure to these factors arising from incompatible adjacent land uses for example. These factors have been considered with regard to the baseline of each environmental considerations and the identification and evaluation of the likely significant environmental effects of implementing the Variation.

5.4 Soils & Geology

The upper most layer of the earth's surface is generally termed 'soil'. It comprises for the most part organic matter, minerals and fine to course grained weathered rocks. The variability in the constituent

¹⁰ CSO Census 2016: <http://airomaps.nuim.ie/id/Census2016/>

parts and the percentage content of each in the soil matrix results in differing characteristics. This has implications for suitable land use and the appropriateness for differing land use practices.

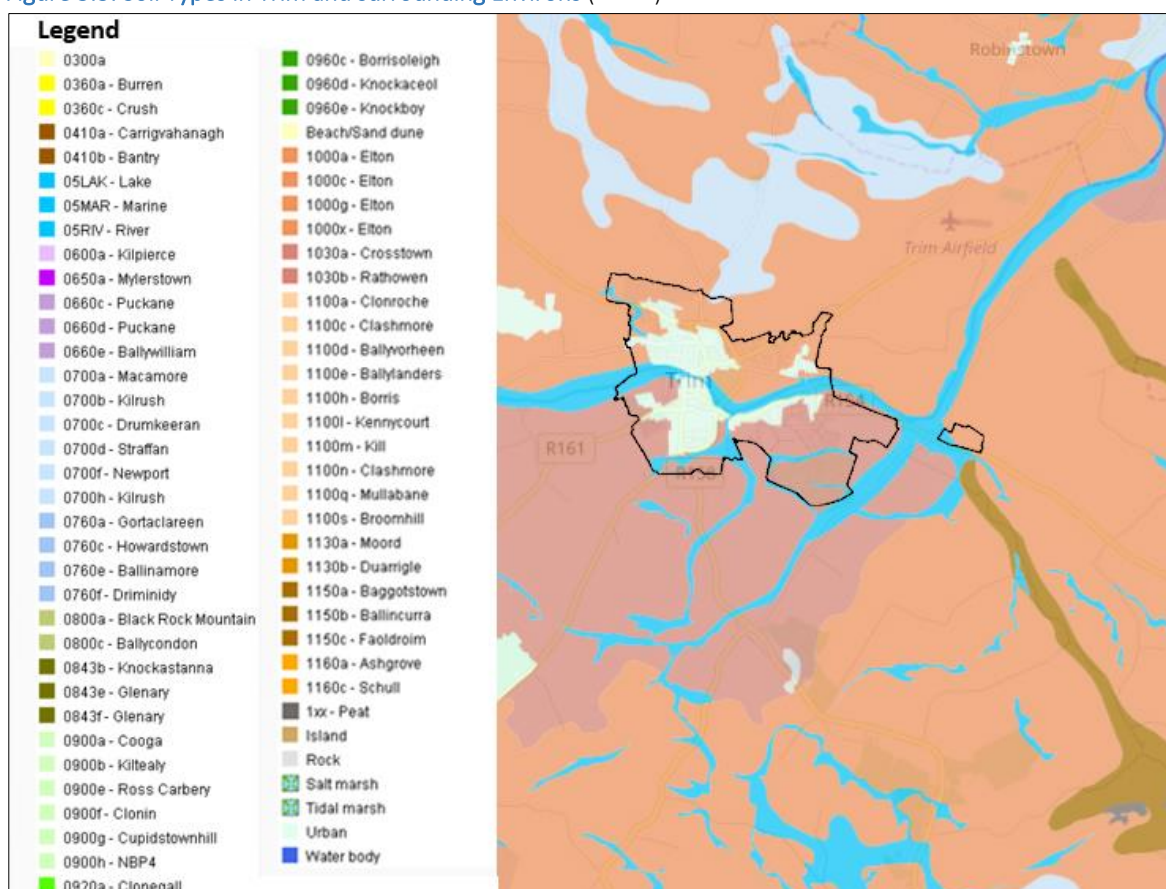
Soil can be considered as a non-renewable natural resource because it develops over very long timescales. It is an extremely complex, variable and living medium and performs many vital functions including: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. There is no legislation which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

Geology encompasses the understanding and study of the solid and liquid matter that constitutes the earth and the processes by which they are formed, moved and changed. Its understanding is necessary to fully appreciate the geological factors that shape and influence the world and its particular structure.

5.4.1 Soil Types

Soil types around Trim are mapped on Figure 5.3 below. The town centre is 'Urban', while 'Elton' is the principal soil to the north, and 'Rathowen' to the south. Both have a similar substrate comprising a fine loamy drift with limestones. These are deep well-drained mineral soils, both basic and acidic, with some areas of deep poorly-drained mineral basic soils. Shallow well-drained soils underlie the Boyne valley with mineral alluvium under the flood plain.

Figure 5.3: Soil Types in Trim and surrounding Environs (EPA¹¹)



¹¹ EPA Maps, 2019: <https://gis.epa.ie/EPAMaps/> (OpenStreet Maps)

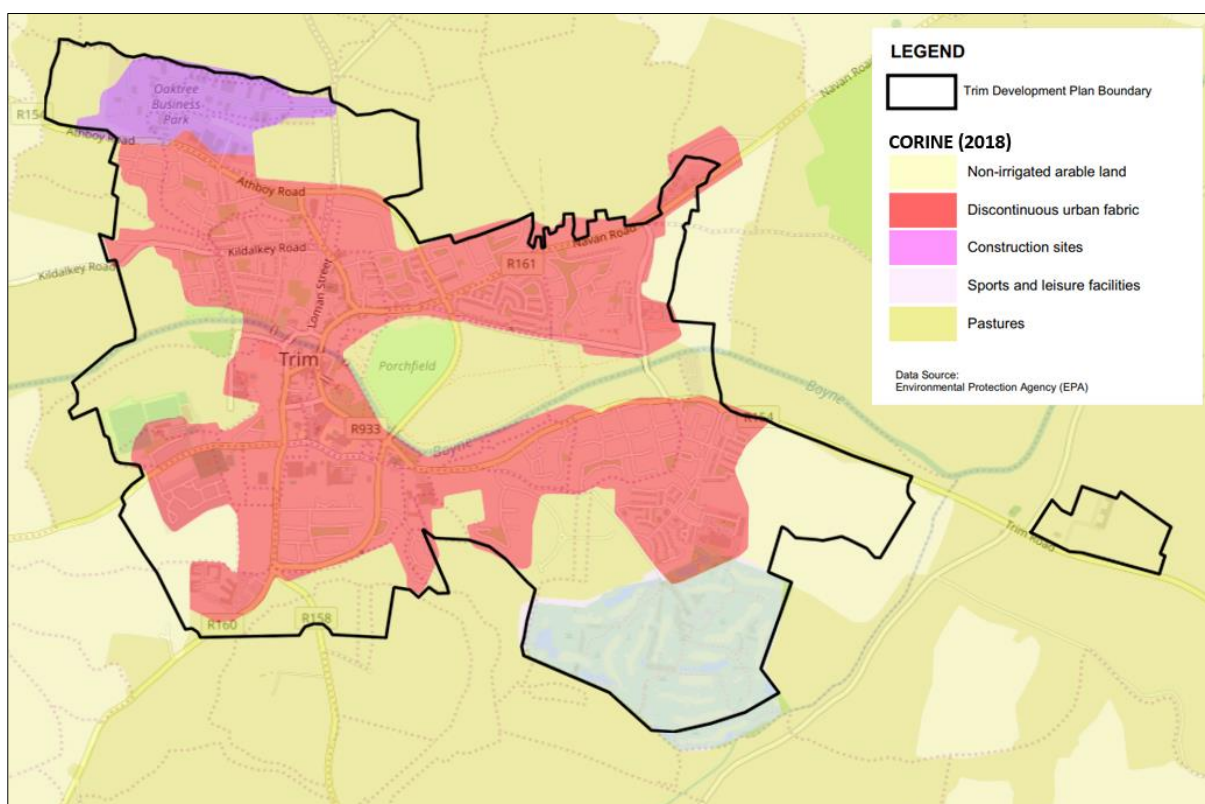
5.4.2 Geology

The geology within the Plan area of Trim consists mainly of Dinantian Upper Impure Limestone of the Lucan Formation comprising dark limestone and shale (calp). There is one large corridor of Namurian Undifferentiated Formation with shale and sandstone stretching in a corridor northeast from the centre of the town. There are no County Geological Sites or quarries within the Plan area.

5.4.3 Land Use

The majority of the Plan area is developed urban use, see Figure 5.4 below. There is an area of industrial use to the northwest of the town (indicated as ‘construction sites’ on Corine mapping), and a golf resort to the southeast (sports and leisure facilities). Otherwise the lands comprise a mix of arable and pasture uses.

Figure 5.4: Corine Landcover 2018 (EPA¹²)



5.5 Water Quality

Water quality has a clear interaction and impact with other key environmental parameters, including human beings and biodiversity, making its protection of key importance. Human activities, if not appropriately managed, can cause deterioration in water quality. Pressures exerted by human activities include the following:

- sewage and other effluents discharged to waters from point sources, e.g. pipes from treatment plants;
- discharges arising from diffuse or dispersed activities on land; and
- abstractions from waters; and structural alterations to waterbodies.

¹² EPA Maps, 2019: <https://gis.epa.ie/EPAMaps/> (OpenStreet Maps)

5.5.1 The Water Framework Directive (WFD)

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD was agreed by all individual EU member states in 2000, and its first cycle ran from 2009-2015. The Directive runs in 6-year cycles, so the second cycle runs from 2016-2021. The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving “good status”.

Article 4 of the WFD sets out various exemptions for deterioration in status caused as a result of certain physical modifications to waterbodies. This is provided: all practicable mitigation measures are taken; there are reasons of overriding public interest or the benefits to human health, safety or sustainable development outweigh the benefits in achieving the WFD objective; there are no better alternatives; and the reasons for the physical modification are explained in the relevant river basin management plan.

The WFD defines ‘surface water status’ as the general expression of the status of a body of surface water, determined by the poorer of its ecological status and its chemical status. Thus, to achieve ‘good surface water status’ both the ecological status and the chemical status of a surface waterbody need to be at least ‘good’. Ecological status is an expression of the structure and functioning of aquatic ecosystems associated with surface waters. The ultimate deadline for Member States for achievement of ‘good’ status is 2027 at the latest.

5.5.2 River Basin Districts and Waterbodies

For the purpose of implementing the WFD, Ireland has been divided into eight River Basin Districts (RBD) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The first cycle of the River Basin Management Plan (RBMP) ran from 2009-2015, where the eight RBDs devised separate plans with the objective of achieving at least ‘good’ status for all waters by 2015.

The second cycle of the RBMP: 2018-2021, is currently underway and all eight RBDs have merged to form one national RBD. The RBMP sets out the actions that Ireland will take to improve water quality and achieve ‘good’ ecological status in waterbodies (rivers, lakes, estuaries and coastal waters) by 2027. Ireland is required to produce a RBMP under the WFD.

Water quality data is also collected by the EPA to provide an overall status of water quality. The monitoring programme, as part of the WFD, assesses water quality but also water trends of rivers in relation to ecological and physico-chemical quality. The WFD status of rivers ranges from ‘high’ to ‘bad’. The EPA also undertakes water quality surveys for transitional and coastal waterbodies.

Water quality in Ireland has deteriorated over the past two decades. The RBMP provides a more coordinated framework for improving the quality of our waters - to protect public health, the environment, water amenities and to sustain water-intensive industries.

The Trim Development Plan lies within the Boyne Catchment 07 and within three Sub-Catchments (Boyne_SC_060, Boyne_SC_070 and Boyne_SC_080). The River Boyne (IE_EA_07B041200) flows through Trim Town, from west to east before ultimately discharging into to the Irish Sea at Drogheda.

5.5.3 Surface Water Quality

The latest ‘Water Quality in Ireland’ report 2010-2015 was published by the EPA in 2017. The Report contains the most up-to-date and comprehensive assessment of the ecological health of Ireland’s groundwater, rivers, lakes, canals, transitional waters and coastal waters following the completion of

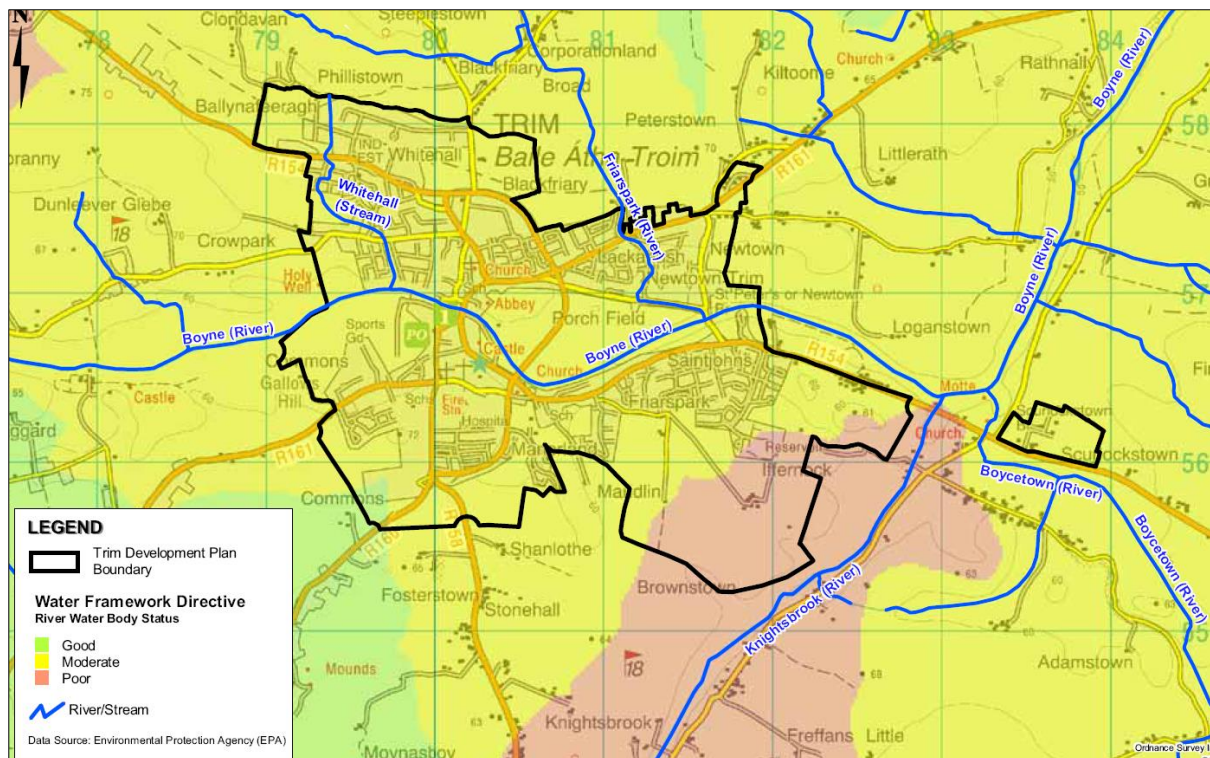
the first six-year cycle of the WFD. The results shows that a considerable amount of work is still required to meet the environmental objectives of the WFD. Four out of every 10 river waterbodies are failing to meet their objectives having been classed at moderate or worse ecological status¹³.

The River Boyne (IE_EA_07B041200) has a '*moderate*' status for the 2010-2015 WFD monitoring period, see Figure 5.5 below. The '*risk*' status of a waterbody looks at the current water quality and trends and highlights waterbodies that are at risk of deteriorating or being at less than '*good*' status in the future. The River Boyne is classified as '*at risk*'.

There are two tributaries of the River Boyne within the Development Plan area. The Whitehall 07 Stream (IE_EA_07B041200) is located upstream of Trim Town and Friarspark River (IE_EA_07B041400) is located downstream of Trim. Both river waterbodies have a WFD status of '*moderate*' for the 2010-2015 WFD monitoring period and are classified as '*at risk*'.

The EPA assesses the water quality of rivers and streams using a biological assessment method, and assigns biological river quality (biotic index) ratings from Q5-Q1 to watercourse sections. Q5 denotes a watercourse with good water quality and high community diversity, whereas Q1 denotes very low community diversity and a bad water quality. The River Boyne has a Q value of Q3-4 (moderate status).

Figure 5.5: Waterbodies in and around Trim (Trim Development Plan 2014-2020)



5.5.4 Groundwater

The EU Groundwater Directive (2006/118/EC) uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors.

Groundwater is stored in the void spaces in underground layers of rock, or aquifers. These aquifers are permeable, allowing both the infiltration of water from the soils above them and the yielding of water to surface and coastal waters. Groundwater is the part of the subsurface water that is in the saturated

¹³ Water Quality in 2016

zone - the zone below the water table, the uppermost level of saturation in an aquifer at which the pressure is atmospheric, in which all pores and fissures are full of water.

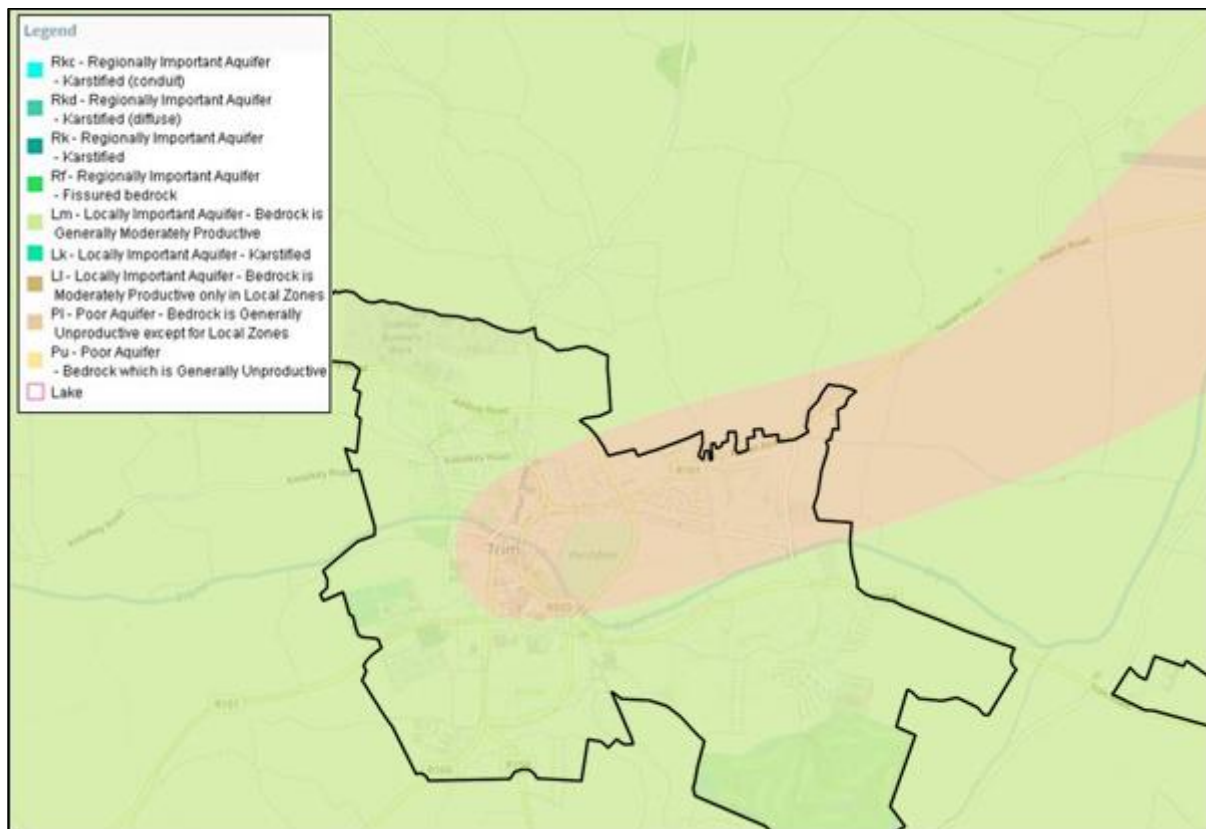
For groundwater bodies, the approach to classification is different from that for surface water. For each body of groundwater, both the chemical status and the quantitative must be determined. Both have to be classed as either ‘good’ or ‘poor’. The WFD sets out a series of criteria that must be met for a body to be classed as good chemical and quantitative status.

Groundwater Quality Status from 2010 to 2015 was generally ‘good’¹⁴ and therefore, the Variation must protect groundwater from deterioration. The groundwater body within the Trim Development Plan (Trim (IE_EA_G_002)) is classified as ‘good’ under the WFD monitoring requirements.

5.5.5 Aquifer Productivity and Vulnerability

The Geological Survey of Ireland (GSI) rates aquifers according to both their productivity and vulnerability to pollution. Much of the Plan area is underlain by Locally Important Bedrock Aquifer, though a small Locally Poor Aquifer runs from northeast from the centre of the town, see Figure 5.6 below.

Figure 5.6: Trim Aquifer Productivity (GSI¹⁵)



Aquifer vulnerability is the ease with which pollutants of various kinds can enter underground water. Figure 5.7 below shows the aquifer vulnerability for Trim. Much of the area is identified as being of ‘moderate’ – generally south of the town; or ‘high’ vulnerability – generally the centre and north of the town, (coinciding with the locally important aquifer). A small area of ‘extreme’ vulnerability, with rock

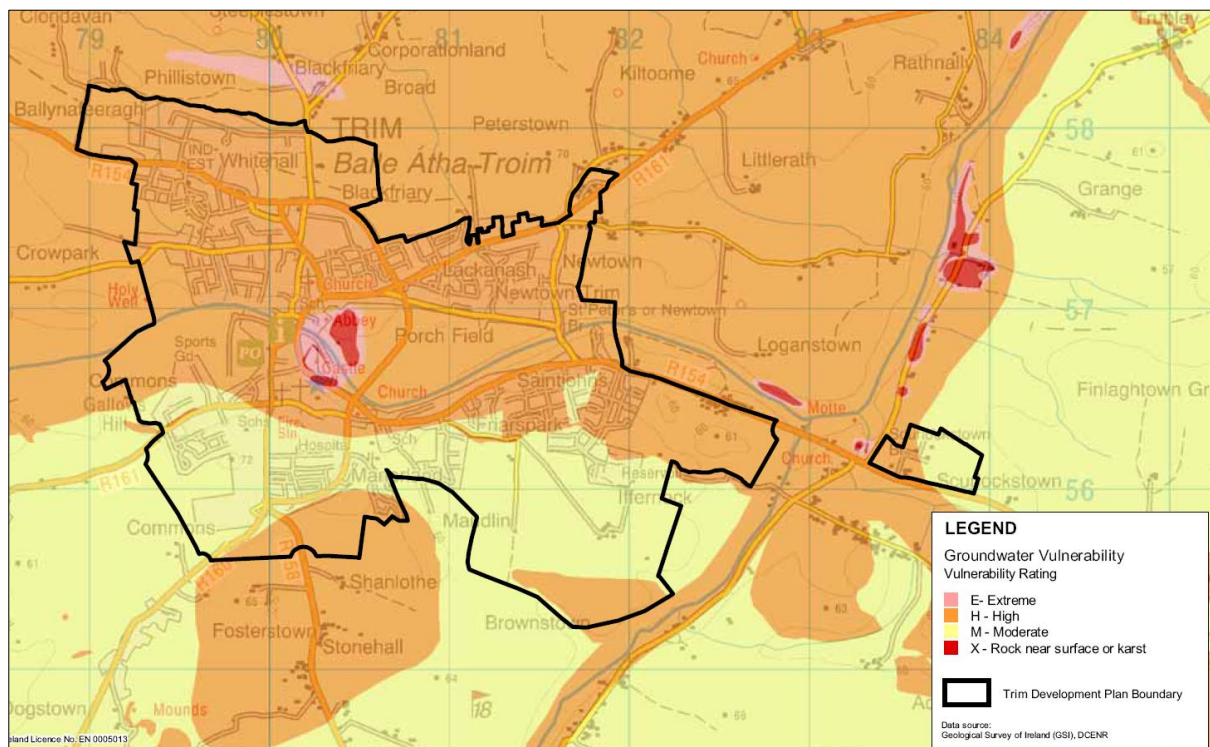
¹⁴ Water Quality in Ireland 2010-2015, p49

¹⁵ GSI website, 2019:

<https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

at the surface, is located around Blackfriary in the centre of the town. The ground and river waterbodies surrounding Trim are indicated as being 'at risk'.

Figure 5.7: Trim Aquifer Vulnerability (Trim Development Plan 2014-2020)



In addition to the entries to the WFD Registers of Protected Areas (RPAs) which are listed by virtue of ecological value, the stretch of the River Boyne that flows within the Plan boundary has been listed on the Register of Protected Areas (RPA) for:

- Nutrient Sensitive Areas Ground Waterbodies
- Nutrient Sensitive Catchments of Interest; and
- Salmonid River Waterbodies (S.I. 293).

5.5.6 Flooding

Flooding is an environmental phenomenon which, as well have causing economic and social impacts, could in certain circumstances pose a risk to human health. European Directive 2007/60/EC on the assessment and management of flood risks requires Member States to carry out a preliminary assessment by 2011 in order to identify the river basins and associated coastal areas at risk of flooding. In 2017 the Office of Public Works (OPW) prepared 29 No. Flood Risk Management Plans.

Flood risk management plans focused on prevention, protection and preparedness must be established by 2015. The OPW has prepared Preliminary Flood Risk Assessment (PFRA) maps which identify areas where the risks associated with flooding might be significant. These areas, Areas for Further Assessment (AFAs), are where more detailed assessment is required to more accurately assess the extent and degree of flood risk.

In 2009 the DEHLG published The Planning System and Flood Risk Management Guidelines for Planning Authorities. These are aimed at ensuring a more consistent, rigorous and systematic approach which will fully incorporate flood risk assessment and management into the planning system. Planning authorities are required to undertake flood risk identification, assessment and management processes

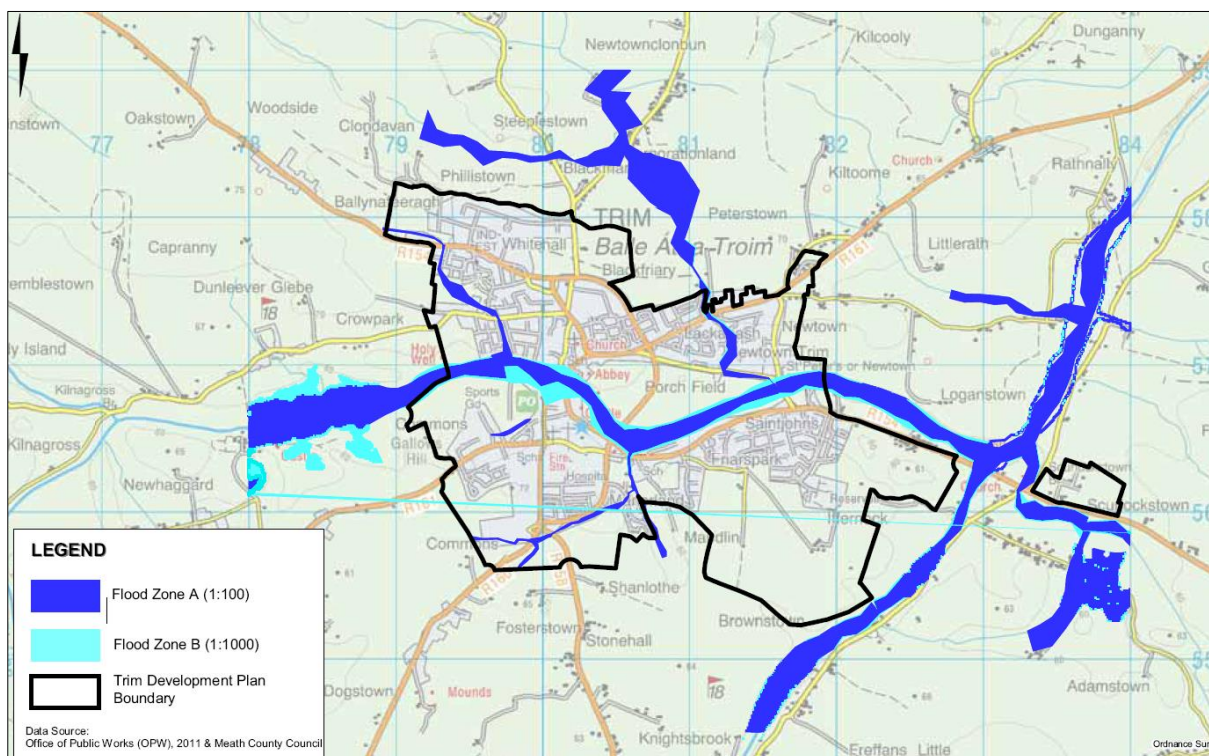
as appropriate when preparing Development Plans and other plans and in the consideration of applications for planning permission.

Trim is located on the River Boyne which flows through the centre of the Plan area. The Whitehall 07 Stream is located upstream of Trim Town and Friarspark River is located downstream of the town.

According to the OPW flood database, flooding is a recurring problem within the Plan area. Recurring flood events are reported for the River Boyne along the R154, R161, Navangate Street, Haggard Street and Watergate Street which could be a direct result of heavy rain (pluvial), river flood (fluvial) and inadequate capacity of the foul sewer. Flood events have also been recorded for the River Boyne and include flooding events at Trim Pitch and Putt in 2008, Trim Swimming Pool in 2005 and at the Ring Road in 1995 as well as recurring events at Navangate Street, Haggard Street, Phillipstown, and North Commons Boreen, see Figure 5.8 below.

In line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), a Strategic Flood Risk Assessment (SFRA) was prepared for the Variation.

Figure 5.8: Flood Mapping (Trim Development Plan 2014-2020)



5.6 Air Quality, Noise & Climate

5.6.1 Air Quality

Air quality legislation in Ireland highlights the need “to avoid, prevent or reduce harmful effects on human health and the environment as a whole”. In addition, it requires that Local Authorities where appropriate “shall promote the preservation of best ambient air quality compatible with sustainable development.”

In order to protect human health, vegetation and ecosystems, EU Directives set down air quality standards in Ireland and the other Member States for a wide variety of pollutants. These pollutants are generated through fuel combustion, in space heating, traffic, electricity generation and industry and, in

sufficient amounts, could affect the well-being of the areas inhabitants. The EU Directives include details regarding how ambient air quality should be monitored, assessed and managed.

The principles to this European approach are set out under the Air Quality Framework Directive 1996 as transposed into Irish law under the Environmental Protection Agency Act 1992 (Ambient Air Quality Assessment and Management) Regulations 1999 (S.I. No. 33 of 1999).

Four Daughter Directives lay down limits or thresholds for specific pollutants. The first two of these Directives cover: sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead; and, carbon monoxide and benzene. Two more Daughter Directives deal with: ozone; and polyaromatic hydrocarbons, arsenic, nickel, cadmium and mercury in ambient air.

The current trends in air quality in Ireland are reported in the EPA publication '*2018 Annual Report on Air Quality in Ireland*' which is currently the most up to date analysis of air quality data for Ireland. Four national air quality zones have been designated in Ireland, these are:

- Zone A is the Dublin conurbation;
- Zone B is the Cork conurbation;
- Zone C comprises of 23 large towns in Ireland with a population of >15,000; and
- Zone D is the remaining area of Ireland.

Air Quality Map show whether air quality is "good", "fair", "poor" or "very poor" in each region. In terms of air quality, Trim is in Zone D where air quality is identified as being '*good*'.

5.6.2 Noise

The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source. The Directive requires competent authorities in Member States to:

- Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels;
- Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and
- Inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.

The MCC Noise Action Plan reviews the results of strategic noise mapping and sets out an approach to the strategic management and control of environmental noise. The objectives are to avoid, prevent and reduce, where necessary, on a prioritised basis the harmful effects, including annoyance, due to long term exposure to environmental noise.

This will be achieved by taking a strategic approach to managing environmental noise and following a balanced approach in the context of sustainable development. There is limited information for noise monitoring in the Trim area. Some road noise monitoring is presented in Figures 5.9 and 5.10 below.

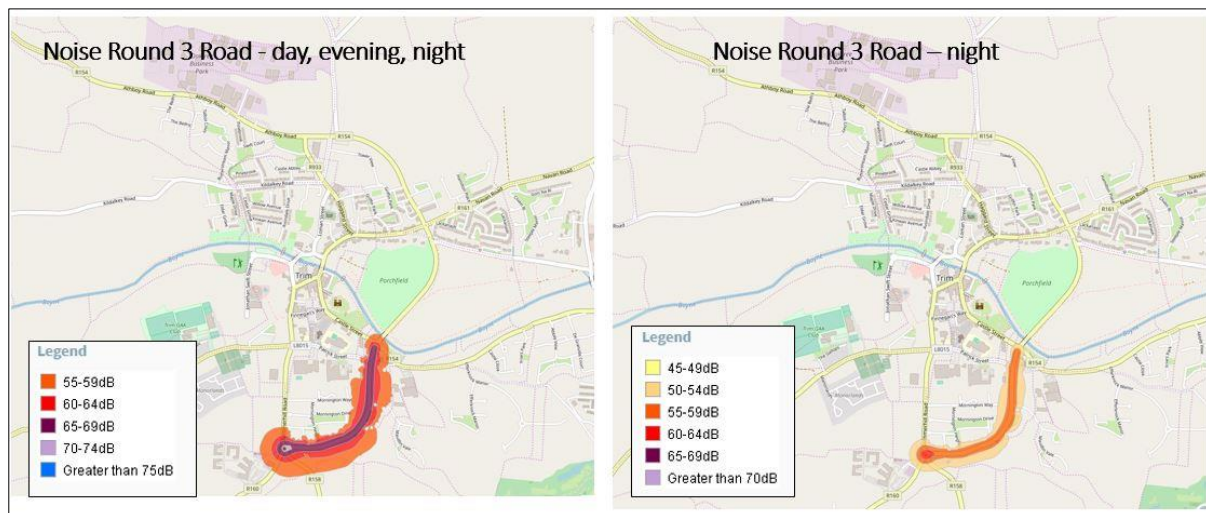
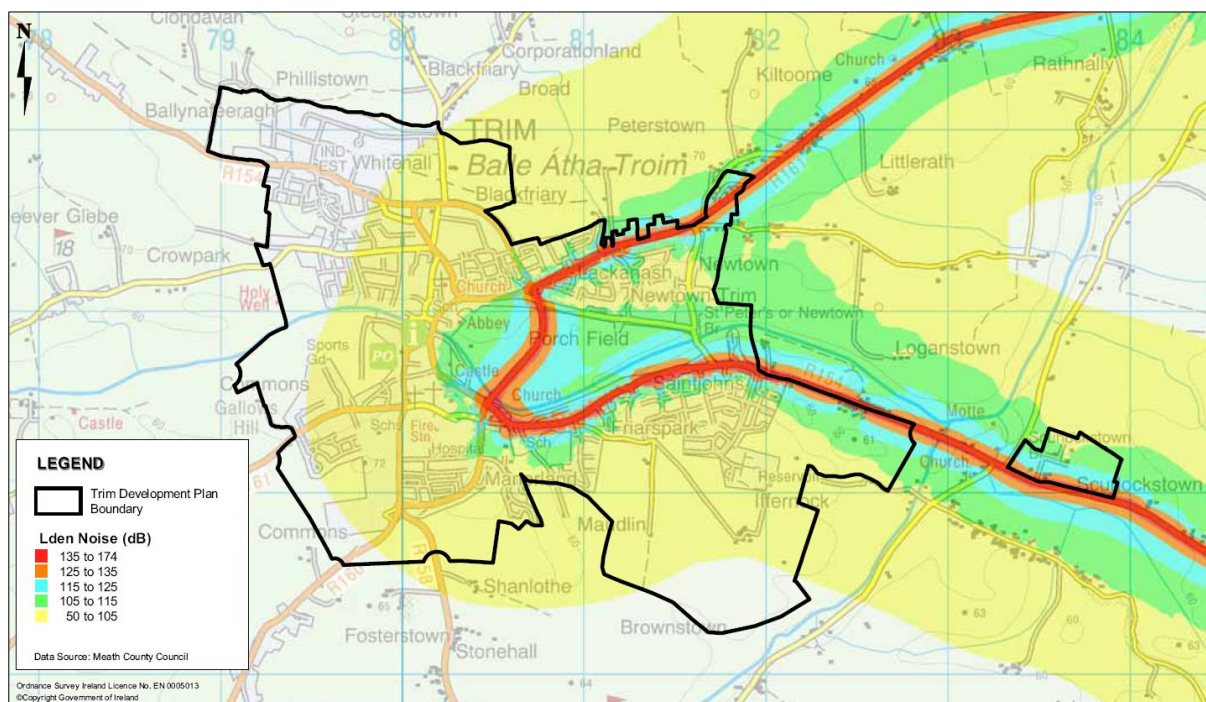
Figure 5.9: Road Noise Map for Trim (EPA¹⁶)

Figure 5.10: Road Noise Map for Trim (Meath CDP 2013-2019 SEA Environmental Report)



5.6.3 Climate

As previously noted, an issue facing Trim in relation to climate change is the danger posed by the potential for an increase in the frequency and severity of flooding events. Changes in the occurrence of severe rainfall events as a result of climate change could adversely impact upon the inhabitants of the Plan area, its biodiversity and its economy. Solutions require the amelioration of potential flooding events as well as local measures as part of national efforts to reduce greenhouse gas (GHG) emissions. Based on past events, there is potential for flooding within the Plan area, particularly in proximity to the River Boyne. Sustainable Drainage Systems (SuDS) measures have been proposed as part of the existing Town Plan to ameliorate flooding issues.

¹⁶ EPA Maps, 2019: <https://gis.epa.ie/EPAMaps/> (OpenStreet Maps)

Existing traffic and use of private vehicles results in the release of greenhouse gases which contribute to climate change. Existing usage is dominated by the motor vehicle and as there is a high existing population the usage is correspondingly high.

In response to Climate Change, MCC produced a 'Climate Action Strategy 2018'¹⁷ and includes the following key targets:

1. Reducing MCCs emissions by 33% by 2020.
2. Reducing CO₂ emissions of the county by at least 40% by 2030.
3. Increasing our resilience by adapting to the impacts of climate change.
4. Sharing our vision, results, experience and know-how with fellow local and regional authorities within the EU and beyond through direct cooperation and peer-to-peer exchange, namely in the context of the Global Covenant of Mayors.

5.7 Material Assets

Material assets include water supply, wastewater treatment infrastructure, transport infrastructure (road, rail, canal, airports and ports), energy sources and waste disposal sites including recycling. Material assets also includes economic assets such as coastal and water resources which support fisheries and aquaculture.

5.7.1 Drinking Water

Drinking water supplies for the Plan area are currently obtained via abstraction from the River Boyne (90%) and an on-site borehole (10%). The existing water treatment works was upgraded in 2007 to a design capacity of 5,500m³/day. Currently, the Water Treatment Plant (WTP) at Trim produces c. 2,836m³/day of treated water. The Trim Water Supply Scheme also serves Summerhill and Rathmolyon – a total population of over 10,000 people.

Trim has adequate water supply to meet projected demands during the proposed plan period. The availability of the water resources of the River Boyne is vital to ensure that Trim can continue to develop in a sustainable manner.

5.7.2 Wastewater Services

The Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) aims to protect the environment from the adverse effects of wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. Such treatment is essential in order to meet the requirements of the WFD.

Wastewater from Trim is pumped to and is treated at the Trim Wastewater Treatment Plant (WWTP) at Newtown, Trim. There is however, a storm-overflow to the River Boyne at Blackfriary. The Trim WWTP has a design capacity of 12,000 population equivalent (p.e.).

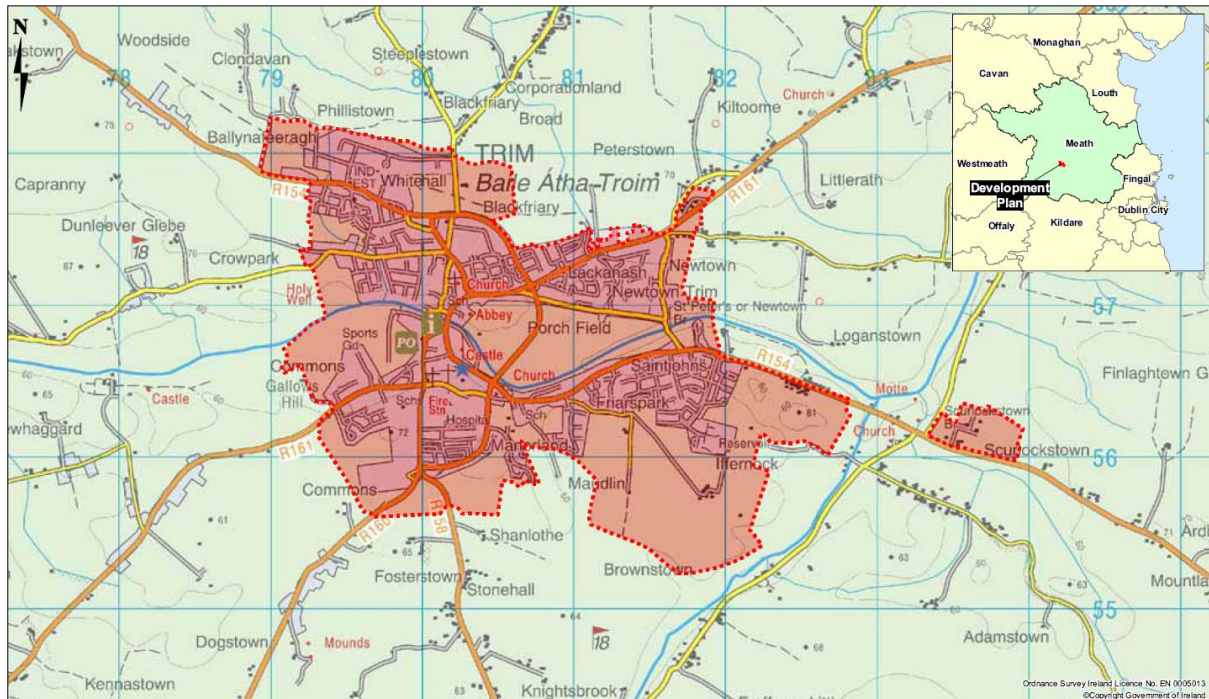
5.7.3 Transport

The existing main roads within the Plan area include; the R154 Athboy-Dublin Road, the R158 Trim-Summerhill road, the R160 Trim-Longwood road and the R161 Navan-Kinnegad Road, as shown in Figure 5.11 below. The completion of the M3 Motorway has also made Trim more accessible to the wider Greater Dublin Area.

¹⁷ MCC website: <https://consult.meath.ie/en/system/files/materials/55/Climate%20Action%20Strategy.pdf>

The main public transport services in Trim, are public bus services related to the demand for commuter trips towards Dublin and the Flexibus rural transport service which is Meath's Accessible Transport Project.

Figure 5.11: Road Map for Trim



MCC recognises that cycling and walking are cost effective, non-polluting and highly flexible transportation modes that reduce congestion, foster improved health and are accessible to young people. The adopted Plan has regard to the cycle policy framework document produced by the Department of Transport, which seeks to ensure that the urban road infrastructure and traffic management measures are designed to be cyclist friendly.

Trim was a 'Designated District' under the then draft version of the National Transport Authority's (NTA) Transport Strategy for the Greater Dublin Area 2016-2035 and as such a transport plan was prepared and integrated into the adopted Trim Development Plan 2014-2020.

5.7.4 Energy

The two main energy networks which serve Trim are electricity and gas. Electricity Supply Board (ESB) networks have plans for a new 110kV/MV substation to be constructed which will add to the network around Trim and increase development within the Plan area.

The proposed 400kV 'North-South Interconnection Project' runs adjacent to the east of the Plan boundary. This second interconnector will increase the capacity and the reliability of the interconnection between the electricity networks of Ireland and Northern Ireland. The increase in interconnection capacity will assist in the further and increased connection of wind energy in both parts of the island.

The closest GAS Transmission Pipeline to Trim is c. 5km from the Plan boundary. The existing network has the capacity for connections and local distribution connections.

5.7.5 Waste Management

There are no landfills within the Plan boundary. There is an active landfill beside the N2, near Kentstown, c. 20km north east of the Plan. This landfill accepts municipal and industrial waste.

There is one recycling facility within the development plan boundary located at Manorlands off the Summerhill Road (R158). It processes household and commercial waste, collected by, and on behalf of, the local authority. It does not accept industrial hazardous waste. In addition, there are a number of bring banks located throughout the plan area.

5.8 Cultural Heritage

Heritage, by definition, means inherited properties, inherited characteristics and anything transmitted by past ages and ancestors. It covers everything, from objects and buildings to the environment. Cultural heritage includes physical buildings, structures and objects, complete or in part, which have been left on the landscape by previous and indeed current generations.

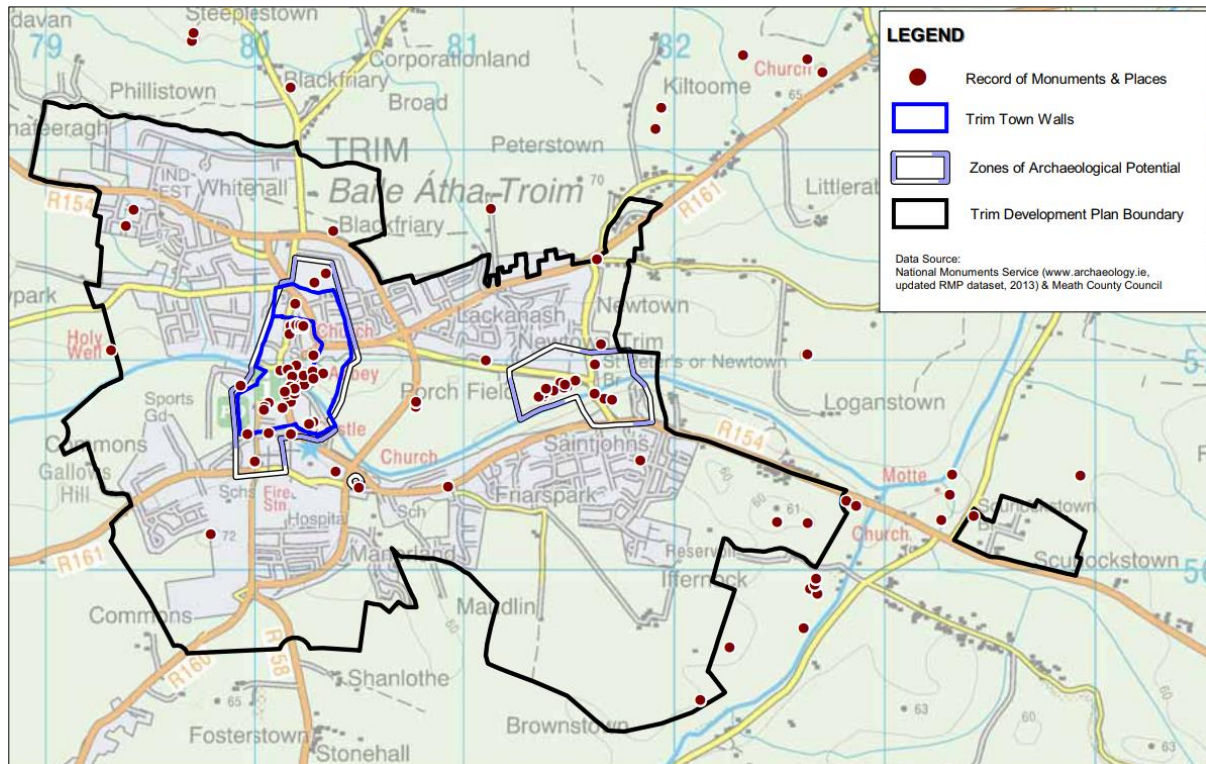
5.8.1 Archaeological Heritage

The archaeological heritage of Trim includes structures, groups of buildings, developed sites, recorded monuments as well as their contexts, and moveable objects, situated on land. Archaeological heritage is not confined to the archaeological sites within the Record of Monuments and Places (RMP). It includes any archaeological site that may not have been as yet recorded, as well as archaeology beneath the ground surface, and the context of any site.

Trim has a rich heritage on its crossing of the River Boyne. Rivers have acted as focal points for both settlement and ritual activity through all periods of human settlement, this is borne out in the study area by the number of recorded archaeological sites close to the Boyne River *e.g.* a historic town (ME036-048) and a deserted settlement (ME036-049). Other key features include the Town Walls (see Trim Walls Conservation Plan – Appendix E of adopted Trim Development Plan 2014-2020), Trim Castle and various ecclesiastical sites and monuments.

Figure 5.12 below shows the spatial distribution of entries to the RMP with the highest concentration occurring within the town's Zone of Archaeological Importance. See also the detailed listing in the adopted Trim Development Plan 2014-2020.

Figure 5.12: Archaeological Heritage



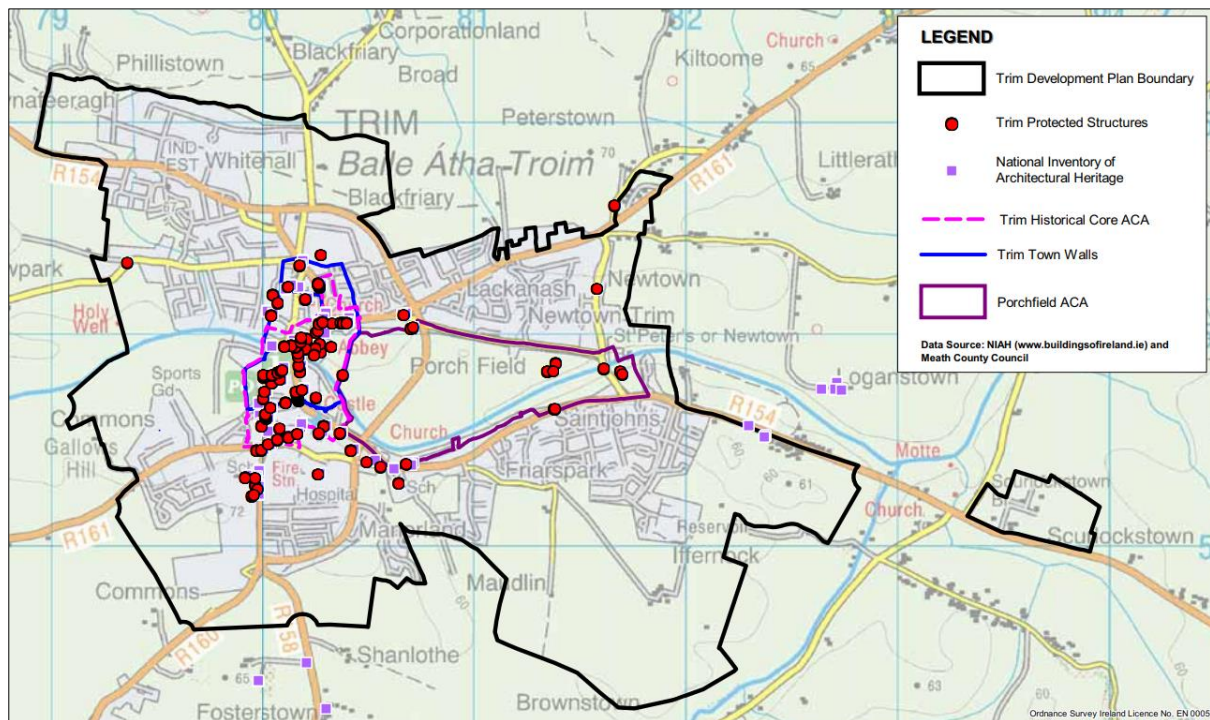
5.8.2 Architectural Heritage

The term architectural heritage is defined in the National Inventory Architectural Heritage (NIAH) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest. In relation to a protected structure or proposed protected structure, the following are encompassed:

- (i) the interior of the structure;
- (ii) the land lying within the curtilage of the structure;
- (iii) any other structures lying within that curtilage and their interiors; and,
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).

An Architectural Conservation Areas (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA, which might alter the character of the structure, or of the ACA.

Architectural Heritage and ACAs in Trim are mapped on Figure 5.13.

Figure 5.13: Architectural Heritage (Trim Development Plan 2014-2020)

5.9 Landscape

Landscapes are areas which are perceived by people and are made up of a number of layers: landform, which results from geological and geomorphological history; landcover, which includes vegetation, water, human settlements, and; human values which are a result of historical, cultural, religious and other understandings and interactions with landform and landcover.

The importance of landscape and visual amenity and the role of its protection are recognised in the Planning and Development Act 2000 as amended, which requires that Development Plans include objectives for the preservation of the landscape, views and the amenities of places and features of natural beauty.

5.9.1 Landscape Character Assessment

The Meath CDP 2013-2019 is accompanied by a county level Landscape Character Assessment (LCA) which identifies 20 No. LCAs within the county (see Appendix 7 of the CDP¹⁸). These LCAs are geographically specific areas which have taken into account a variety of landscape related factors.

Trim and its surrounding landscape is located in *Landscape Character Area 5: Boyne Valley*, and area of exceptional landscape value, and high landscape sensitivity.

5.9.2 High Amenity Zones

The Meath CDP 2013-2019 notes the presence of 3 No. main High Amenity Zones in the Plan area. These include the land directly adjacent to the River Boyne which is located in the centre of Trim and includes the Rive Boyne Walking route. The second high amenity area is Trim Castle which is located on the south bank of the River Boyne. The next high amenity area is the Porchfield which can be found on the north

¹⁸ MCC: <https://meathcountydevelopmentplan.files.wordpress.com/2015/04/appendix-07-landscape-character-assessment-maps.pdf>

bank of the River Boyne opposite Trim Castle. These areas have the potential to provide a major amenity for both active and passive recreational uses.

5.9.3 Views and Prospects

A number of views and prospects are identified for protection in the Trim Development Plan given their special amenity value as listed in Table 5.1 and shown on Figure 5.14.

In addition, two Protected Views and Prospects designated in the Meath CDP 2013-2019 (*i.e.* No. 50, 51 in Appendix 12) also relate to Trim as indicated in Table 5.2 below.

Table 5.1: Protected Views and Prospects in Trim Development Plan 2014-2020

View No.	View Description
1	From Dublin Road at St Johns, toward the river valley, Trim Castle, Newtown Abbey and Newtown Bridge.
2	Newtown Bridge towards the river valley, Newtown Abbey and St. John's Friary.
3	Trim Castle to the river valley, St. Mary's Abbey and Newtown Abbey.
4	Watergate Bridge towards the river valley to the west and towards the town centre to the east.
5	Castle Street to Talbot Castle and St. Mary's Abbey.
6	Towards Trim Castle and the Porchfield from St. Mary's Abbey.
7	Westwards from Newtown Abbey to the Porchfield.
8	West and south-westwards from the ring road to St. Mary's Abbey and Trim Castle.
9	Eastwards from Oldbridge in High Street.
10	View of St. John's Friary from the adjoining Dublin Road.
11	Views of the Wellington Monument from Patrick St. Emmet St., and the Summerhill Road.

Figure 5.14: Protected Views and Prospects in Trim

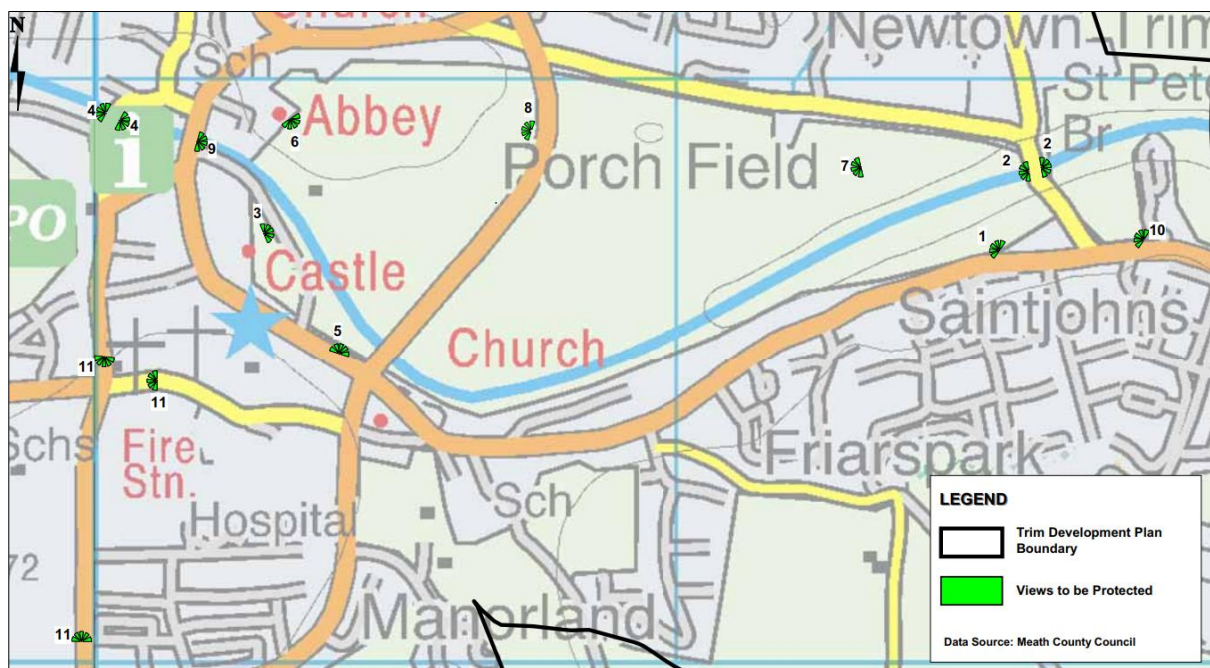


Table 5.2: Protected Views and Prospects in CDP relevant to Trim

View	Location	Direction	Description	Significance
50	On R154 between Trim and Scurlockstown	Northwest	View looking to north west across very open fields of flood plain across river, toward important collection of cultural heritage remains silhouetted on the skyline. An iconic image of Trim's status as a Heritage Town. Much modern development visible to the left.	Regional
51	On R158 between Trim and Laracor	North	Expansive view to north of Trim's Heritage buildings in profile creating a distinctive urban style.	Local

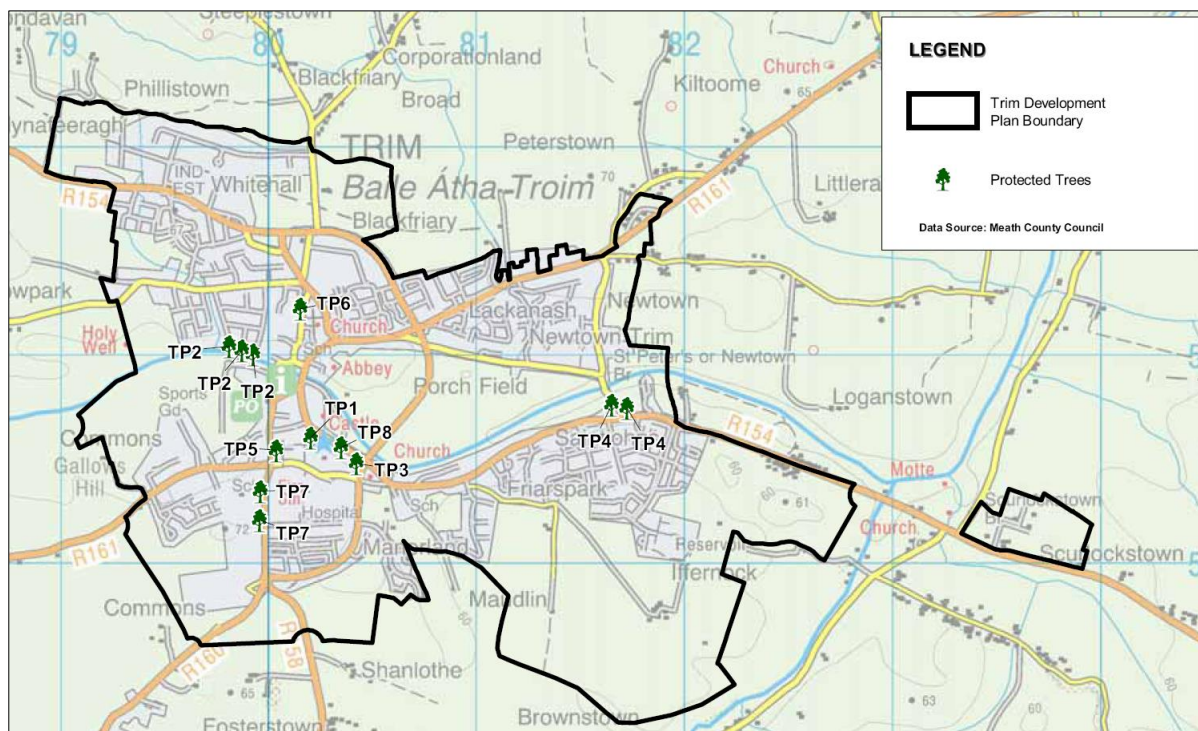
5.9.4 Protected Trees and Woodlands

Mature trees and groups of trees are of significance and compliment the built environment. Trees indicated for protection in the Trim Development Plan are listed in Table 5.3 and shown on Figure 5.15 below.

Table 5.3: Protected Trees and Woodlands in Trim Development Plan 2014-2020

Map No.	Trees to be protected	Location / Setting
TP 1	Mature deciduous and coniferous trees	Eastern side of Catholic Church grounds
TP 2	Riverside Trees	Northern bank of the Boyne west of Watergate Bridge
TP 3	Mature Conifers	Grounds of Highfield House
TP 4	Deciduous Trees	Both side of road linking Newtown Bridge and the Dublin Road
TP 5	Deciduous Trees	Convent Grounds, Emmet Street
TP 6	Mature Deciduous and coniferous trees	Grounds of Glebe House and Priory Estate
TP 7	Mature Deciduous and coniferous trees	Grounds of Mornington House and Castle Arch Hotel
TP 8	Beech Tree	Beside Norbury Hall, Castle St.

Figure 5.15: Trees Identified for Preservation in the Trim Development Plan 2014 - 2020



6.0 Strategic Environmental Objectives (SEOs)

6.1 Strategic Environmental Objectives

The Strategic Environmental Objectives (SEOs) provide a basis for the assessment of the environmental effects of the Variation. SEOs are framed in such a manner as to enable the Plan to be fully assessed in environmental terms. The use of SEOs fulfils specific obligations contained within Schedule 2B of the SEA Regulations (*i.e.* S.I. No. 436 of 2004, as amended).

SEOs are distinct from the objectives of the Variation, although they will often overlap and are developed from international, national and regional policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law, all of which are intended to be implemented at County level and integrated into any plan for the County.

The existing Trim Development Plan 2014-2020 was subject to strategic environmental assessment¹⁹ in 2014 and therefore, it is proposed to adopt the same Strategic Environmental Objectives (SEOs) for the assessment of the Variation. The proposed SEOs are set out in Table 6.1 below.

Table 6.1: Strategic Environmental Objectives (SEOs)

SEO Ref.	Strategic Environmental Objectives SEO
BFF	Protect and where appropriate, promote and support the enhancement and effective protection of biodiversity in the wider landscape and in particular protected areas and protected species.
P	Improve people's quality of life based on high quality residential, working and recreational environments and on sustainable transport.
HH	To protect human health from exposure to incompatible land uses
S	Protect and, where appropriate, enhance the function and quality of the soil resource in the lands within Trim Development Plan.
W	Improve water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.
AQ	Minimise emissions of pollutants to air associated with transport.
CC	Contribute to mitigation of, and adaptation to, climate change.
CH	Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage within Trim Development Plan.
L	Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Trim Development Plan.
MA	Make best use of existing infrastructure and promote the sustainable development of new infrastructure.

6.2 Strategic Environmental Indicators and Targets

The overall purpose of Environmental Indicators in SEA is to provide a way of measuring the environmental effect of implementing the Variation. Environmental Indicators are also used to track the progress in achieving the Targets set in SEA as well as the Variation itself.

¹⁹ MCC:

<http://www.meath.ie/CountyCouncil/Publications/PlanningPublications/TrimMunicipalDistrictPlanningPublications/TrimDevelopmentPlan2014-2020/LargerthanFourMBDownload,58151,en.pdf>

SEA Indicators and Targets are identified as part of the SEA process. While these have regard to the existing indicators and targets proposed in the adopted Trim Development Plan 2014-2020, any target that is set must be attributable to the implementation of the Variation.

Table 6.2: SEA Objectives, Targets and Indicators

Objective	Targets	Indicators
<p>Biodiversity (Flora & Fauna) (BFF) Protect and where appropriate, promote and support the enhancement and effective protection of biodiversity in the wider landscape and in particular protected areas and protected species.</p>	<ul style="list-style-type: none"> Improve / conserve and protect all designated sites and species within and adjacent to the Plan Site. Deliver the requirement of the Habitats Directive (Article 4, Paragraph 4) for the maintenance or restoration of annexed habitats and species within SACs at a favourable conservation status. Promote the maintenance and, as appropriate, achievement of favourable conservation status of habitats and species, in association with the NPWS and other stakeholders. Protect SPAs, Annex I bird species, and regularly occurring migratory bird species and their habitats, and avoid pollution or deterioration of important bird habitats outside SPAs. Improve the ecological coherence of Natura 2000 by encouraging the management of, maintaining, and where appropriate developing, features of the landscape which are of major importance for wild fauna and flora. Protect NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, refuges for Fauna or Flora and sites proposed for designation. 	<ul style="list-style-type: none"> Number and extent of Protected Sites. Areas actively managed for conservation. Population and range of Protected Species. Achievement of the Objectives of Biodiversity Plans.
<p>Population (P) Improve people's quality of life based on high quality residential, working and recreational environments and on sustainable transport.</p> <p>Human Health (HH) To protect human health from exposure to incompatible landuses.</p>	<ul style="list-style-type: none"> Minimise population exposure to high levels of noise, vibration and air pollution. Increase modal shift to public transport. Co-ordinate land use and transportation policies. Improve access to recreation opportunities. 	<ul style="list-style-type: none"> Census population data. Rates of Unemployment per area. % increase in housing (number and type). Health status data.

Objective	Targets	Indicators
Soil (S) Protect and, where appropriate, enhance the function and quality of the soil resource in the lands within Trim Development Plan.	<ul style="list-style-type: none"> Prevent pollution of soil through adoption of appropriate environmental protection procedures during construction and maintenance works on site. Ensure appropriate management of existing contaminated soil in accordance with the requirements of current waste legislation. Re-use of brownfield lands, rather than developing Greenfield lands, where possible. Minimise the consumption of non-renewable sand, gravel and rock deposits. 	<ul style="list-style-type: none"> Rates of brownfield site and contaminated land reuse and development. Rates of greenfield development Rates of re-use / recycling of construction waste.
Water (W) Improve water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.	<ul style="list-style-type: none"> Support the achievement of “good” ecological and chemical status/potential of waterbodies in accordance with the Water Framework Directive. Minimise flood risk through appropriate management of flood vulnerable zones. Promote sustainable drainage practices to improve water quality and flow. 	<ul style="list-style-type: none"> Compliance of potable water sources to water quality regulations. Compliance of surface waters with national and international standards. Potable and wastewater treatment capacities versus population. % of wastewater achieving tertiary treatment. Achievement of the Objectives of the River Basin Management Plans. Amount of new developments within flood plains. Annual costs of damage related to flood events.
Air Quality (AQ) Minimise emissions of pollutants to air associated with transport. Climate Change (CC) Contribute to mitigation of, and adaptation to, climate change.	<ul style="list-style-type: none"> Minimise air and noise emissions during construction and operation of new developments. Promote minimisation of greenhouse gas emissions to the atmosphere. Limiting and adapting to climate change. 	<ul style="list-style-type: none"> Traffic, Transport and Vehicular survey data. National and region specific emission data. Compliance with national standards. Reduction in greenhouse gas emissions. Number and extent of emission licensed facilities. Number of energy / renewable energy production facilities. Rates of energy / renewable energy consumption.
Cultural Heritage	<ul style="list-style-type: none"> Regeneration of derelict and underutilised heritage sites. 	<ul style="list-style-type: none"> Updating of inventories to include new sites / features.

Objective	Targets	Indicators
(CH) Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage within Trim Development Plan.	<ul style="list-style-type: none"> Improve appearance of areas with particular townscape character. Improve protection for protected archaeological sites and monuments and their settings, protected structures and conservation areas and areas of archaeological potential Enhance access to sites of heritage interest 	<ul style="list-style-type: none"> Achieving the objectives of development plans regarding heritage protection. Range and extent of areas of heritage potential Range and extent of areas of special planning controls.
Landscape (L) Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Trim Development Plan.	<ul style="list-style-type: none"> Improve protection for landscapes of recognised quality. Maintain clear urban / rural distinctions. Enhance provision of, and access to, green space in urban areas. Ensure development is sensitive to its surroundings. 	<ul style="list-style-type: none"> Range and extent of Amenity Landscapes. Rates of development within designated landscapes. Rates of urban expansion. Rates of deforestation. Rates of agricultural land re-development. % change of land use from rural to urban.
Material Assets (MA) Make best use of existing infrastructure and promote the sustainable development of new infrastructure.	<ul style="list-style-type: none"> Improve availability and accessibility of commercially provided facilities and public services. Increase local employment opportunities. Improve efficiencies of transport, energy and communication infrastructure. Promotion of sustainable transport infrastructure i.e. increased public transport. Reduce the generation of waste and adopt a sustainable approach to waste management. 	<ul style="list-style-type: none"> Location / level of Infrastructure. Achievement of development plan objectives. Rates of deprivation. Rate of waste disposal to landfill statistics. Range and extent of recycling facilities and services. Rates of recycling.

7.0 Description of Alternatives

7.1 Introduction

The issue of alternatives is an important function of the SEA process and is necessary to evaluate the likely environmental consequences of a range of alternative development strategies for the county within the constraints imposed by environmental conditions and plan / programme.

7.2 Legislative Context

Article 5 of the SEA Directive requires the consideration of **reasonable alternatives** taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives proposed. It states under Article 5(1) that;

Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I.

In accordance with SEA guidelines the alternatives put forward should be **reasonable, realistic and capable of implementation**. They should also be in line with the appropriate strategic level at which the Plan will be implemented within the national and county planning hierarchy.

7.3 Description of Proposed Alternatives

At the outset is acknowledged that the purpose of the Variation is to:

“The key purpose of the Variation to the Trim Development Plan is to align the Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The Variation also seeks to align the Trim Development Plan with the provisions of the County Development Plan (as varied) and update the written text and maps accordingly.”

(Section 2.1 of Variation)

Therefore, the Variation provides for a required update of the Trim Development Plan and an alternative such as a ‘do-nothing’ scenario is not realistic. Likewise the scope for consideration of other reasonable or realistic alternatives is also limited by the context of the required Variation, the requirement of higher level plans and the limited nature of the proposed changes.

The Variation does include a basis for consideration of alternative options for proposed residential lands. In this regard the following factors have been used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town:

- **Proximity to the Town Centre** - maximise the utility of existing and proposed future infrastructure including public transport options;
- **Availability of Public Transport** - to maximise public transport investment, it is important that land use planning underpins its efficiency by sustainable transport patterns. This includes promoting higher densities within 500m walking distance of a bus stop and proximity to the Route 111 – Dublin to Trim and Athboy to Trim and Route 188 – Drogheda, Slane, Navan, Trim

public transport corridors; Whether the lands would contribute to creating sustainable communities;

- Whether the lands would **contribute to the realisation of critical infrastructure**;
- Consideration as to whether a site could be considered an **infill site as opposed to extending the urban footprint** further from the town centre. Leapfrogging beyond other available sites will not be considered favourably;
- **Environmental Constraints** – proximity to and potential impact on the qualifying interests of the adjoining Natura 2000 sites; and
- **Availability of community and social infrastructure facilities** with particular regard to the proximity to schools (primary and secondary).

Suitability of lands for residential development were ranked and selected using these criteria, which include environmental and proper planning and sustainable development considerations, and therefore the Variation has had regard to the requirement for environmental assessment of alternatives.

8.0 Strategic Environmental Assessment of Variation No. 1

8.1 Introduction

The purpose of this section of the Environmental Report is to highlight the potential conflicts, if they are present, between the stated policies and objectives contained in the Variation with the Strategic Environmental Objectives (SEOs). Furthermore the assessment examines the potential impact arising from the Plan's implementation of its policies and objectives on sensitive environmental receptors.

The process of SEA and Variation formulation is an iterative one and as such environmental considerations have informed all stages of plan preparation carried out to date in order for the potential for significant adverse effects arising from implementation of the Variation to be minimised. Nonetheless, it is possible that some individual objectives or policies will create such effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts and where this is not possible for stated reasons, to lessen or offset those effects through mitigation measures outlined in Chapter 9 of this Report.

In some instances there is little or no relationship between the various Plan Policies / Objectives and the respective environmental receptor. Where this occurs, the potential impact is regarded as neutral and no further discussion is deemed necessary.

Likewise, in some instances the Variation necessitates new text of an introductory, clarification and/or update nature. However, these do not result in any negative environmental consequences.

At the outset it is noted that the purpose of the Variation is to:

"The key purpose of the Variation to the Trim Development Plan is to align the Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The Variation also seeks to align the Trim Development Plan with the provisions of the County Development Plan (as varied) and update the written text and maps accordingly."

(Section 2.1 of Variation)

Therefore, this section provides a comparative evaluation of the environmental effects of implementing the stated policies and objectives of the Variation and determines whether each measure is likely to have a positive, neutral, uncertain or negative relationship with the SEO's outlined in Chapter 6. Using the above SEOs, the policies and objectives of the Variation are evaluated in the context of their impact on these environmental objectives, the results of the assessment are presented in a table format below. The potential effects are categorised as follows:

- Potential Positive Impact
- Uncertain Impact
- Neutral or No Relationship
- Potential Negative Impact

8.2 Assessment of the Draft Variation No. 1

Table 8.1 below provides a detailed evaluation of the refined policies and objectives incorporated into the Variation. Where the evaluation identifies a potential uncertain or negative impact with the status of an SEO, the relevant SEO code and provision is entered into a Mitigation Table (see Table 9.1) to assess what mitigation is available to offset uncertain or potentially negative impacts arising from the provision.

8.3 Post Public Display of the Draft Variation No. 1

The Draft Variation was placed on public display between Wednesday 19th June until Friday 19th July 2019 at Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath and on the Council's website at www.meath.ie. A Chief Executive's Report (August 2019) was prepared on the submissions received and no changes were recommended to the Draft Plan on the basis of the submissions. Variation No. 1 to the Trim Town Development Plan was formally adopted on the 7th October 2019.

Table 8.1: Environmental Assessment of the Variation Policies, Objectives and Key Principle

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
<p>Include six organisation-wide objectives from Meath Corporate Plan:</p> <ol style="list-style-type: none"> 1. Deliver excellent services 2. Lead economic development 3. Build strong influential partnerships 4. Engage the larger community 5. Nurture a staff excellence culture 6. Develop system and process capability 			BFF, HH, S, W, AQ, CC, CH, L, MA	P
<p>Include National Policy Objective 7 in the National Planning Framework on approach to urban development nationwide:</p> <ul style="list-style-type: none"> • Encouraging population growth in strong employment and service centres of all sizes. • Reversing the stagnation or decline of smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities. • Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to cities, together with a slower rate of population growth in recently expanded commuter settlements. • Supporting a continuation of balanced population and employment growth in self-contained settlements. 			BFF, HH, S, W, AQ, CC, CH, L, MA	P
<p>Include policy reforms arising from Action Plan for Jobs – Mid East Region:</p> <ul style="list-style-type: none"> • the growing impact of the Local Enterprise Office (LEO) network developed through the close cooperation between Enterprise Ireland and the Local Authorities; • the fresh mandate of the new Education and Training Boards, who like the Higher Education Institutes are now focused on developing stronger links with their local enterprise base; • the strengthening of the Regional Offices of IDA Ireland and Enterprise Ireland with a new focus in their respective national strategies on regional job growth; • the reform of Local Government, with a greater emphasis on the economic development role of the local authorities; and • the emergence of stronger policy framework to underpin sectoral opportunities with a strong profile at regional level. 			BFF, HH, S, W, AQ, CC, CH, L, MA	P

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
<p>Lands are reserved for economic development at the following locations:</p> <ul style="list-style-type: none"> • Oaktree Business Park. • Lands at Blackfriary opposite Oaktree Industrial Estate. • Scurlockstown Business Park. • Lands between the Summerhill and Longwood Roads. • Strategic employment lands between the Navan and Dublin Roads. 	BFF , S, W, CH, L	HH, AQ, CC, MA		P
<p>Introduces Core Strategy Objective 1:</p> <p>The development of new residential properties to the south of the Navan Road shall be intrinsically linked to the development of the RT1 distributor road linking the Navan and Dublin roads. This proposal shall be subject to the preparation of a Master Plan which shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application pertaining to these lands. The Master Plan shall accompany any planning application for planning permission on these lands.</p> <p>The Master Plan shall contain, interalia the following:</p> <ul style="list-style-type: none"> • The development of high quality Executive Style residential properties to the south of the Navan road shall be intrinsically linked to the development of the RT1 distributor road between the Navan and Dublin Roads. The development shall be in accordance which shall be agreed in writing with the Executive of the Planning authority. The Master Plan shall accompany any planning application for planning permission on these lands. • The scale and number of residential units shall be in the order of 100 units and shall be subject to a high standard of architectural design, finish and layout considering the sensitive nature of the site on a key approach to a heritage town • Any development within the lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of the adjacent Natura 2000 sites. • A comprehensive landscaping plan for the lands. • Infrastructural requirements including the construction of RT1 and appropriate provision for vehicles, pedestrians and cyclists. 	BFF , S, W, CH, L	HH, AQ, CC, MA		P

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
<p>Introduces Core Strategy Objective 2:</p> <p>To provide for the development of a mixed use residential and community development as part of overall proposals for the former Potterton cattle sales yard to the north of the Summerhill / Longwood Road roundabout off the Trim Inner Relief Road. Development shall be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application on these lands. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:</p> <ul style="list-style-type: none"> The Master Plan shall contain, inter alia the following information: <ul style="list-style-type: none"> A design concept for the lands; Guidance for high quality design throughout the development; Building heights and densities; A landscape plan for the development and landscape management plan (post-completion of the development); Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity; Flood Risk Assessment which takes account of the policies and guidance within the SFRA. A Transport Assessment which addresses the following issues: <ol style="list-style-type: none"> Access arrangements to the development site; Provision of safe cycleways and pedestrian routes throughout the lands; Provision and access for service vehicles to the lands. 	BFF , S, W, CH, L	HH, AQ, CC, MA		P
<p>Introduction of:</p> <p>E1 Strategic Employment Zones (High technology Uses): To facilitate opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations.</p>	BFF , S, W, CH, L	HH, AQ, CC, MA		P
<p>Provide for updates/changes to Permissible and Non Permissible Uses under:</p> <p>B1 Commercial / Town Centre B2 Retail Warehouse Park C1 Mixed Use D1 Tourism</p>			BFF, P, HH, S, W, AQ, CC, CH, L, MA	

E1-Strategic Employment Zones (High Technology Uses) E2 General Enterprise and Employment				
Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
ED POL 1 To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath.			BFF, P, HH, S, W, AQ, CC, CH, L, MA	
ED POL 2 To encourage and facilitate the successful development of the Oaktree and Scurlockstown Business Parks.	BFF, S, W, CH, L	HH, AQ, CC, MA		P
ED POL 8 To promote the timely delivery of infrastructure required to serve economic development in conjunction with Irish Water including sustainable water supply, waste water treatment and waste management infrastructure, telecommunications and broadband infrastructure.			BFF, P, HH, S, AQ, CC, CH, L, MA	W
EC POL 12 Any land development proposed as a result of Economic and Employment policies and objectives will be screened for the need to undertake appropriate Assessment, EIA and FRA, where relevant. ECON OBJ 2 To support the economic development of Trim by facilitating and working with the Meath Economic Forum and Meath County Council in the preparation of the Meath Economic Development Strategy.			BFF, P, HH, S, W, AQ, CC, CH, L, MA	
ED OBJ 3 To implement the Action Plan for Jobs: Mid-East Region 2015-2017 in conjunction with the relevant stakeholders. The Plan has been developed on the basis of a series of consultations with stakeholders and identifies particular strengths and opportunities in the region and will be delivered through collaboration with the public, business and public sector bodies in the Region.			BFF, HH, S, W, AQ, CC, CH, L, MA	P

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
<p>ED OBJ 4</p> <p>To provide for the development of high-end Business and/or Corporate Headquarters including FDI, at Navan Road, Trim Development should be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:</p> <p>The Master Plan shall contain, inter alia the following information:</p> <ul style="list-style-type: none"> - A design concept for the lands; - Guidance for high quality design throughout the development; - Building heights and densities; - A landscape plan for the development and landscape management plan (post-completion of the development); - Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity - Flood Risk Assessment which takes account of the policies and guidance within the SFRA. - A Transport Assessment which addresses the following issues: <ol style="list-style-type: none"> 5) Access arrangements to the development sites; 6) Provision of safe cycleways and pedestrian routes throughout the lands; 7) Provision and access for Service Vehicles to the site; 8) Proposals for the delivery of the RT 1 distributor road objective linking the Navan and Dublin roads and a programme for the delivery of this physical infrastructure. <p>The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application.</p>	BFF, S, W, CH, L	HH, AQ, CC, MA		P
<p>TOUR POL 7</p> <p>To co-operate with Fáilte Ireland, Tourism Ireland, Meath Boyne Valley Tourism, Louth County Council, Boyne Valley and any other relevant bodies in the implementation of the Boyne Valley Destination development Strategy Tourism Strategy 2016-2020 and Ireland's Ancient East Programme subject to implementation of sustainable planning and environmental principals.</p>			BFF, P, HH, S, W, AQ, CC, L, MA	CH
<p>TOUR POL 8</p> <p>To facilitate the development of high quality tourist accommodation such as hotels, hostels, B&Bs / Guesthouses, etc. at suitable locations, subject to ensuring a high standard of architecture, the provision of adequate infrastructure and compliance with normal planning considerations</p>			BFF, P, HH, S, W, AQ, CC, CH, L, MA	

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
<p>TOUR POL 9 TOUR POL 8</p> <p>To consider the provision of caravan, camping and motor home sites at environmentally suitable locations in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available. In all instances, the Planning Authorities will seek to ensure a high standard of layout, design and amenity in such proposals whilst safeguarding the landscape character in sensitive areas.</p>			BFF, P, HH, S, AQ, CC, CH, L	W, MA
<p>TOUR POL 10</p> <p>To promote the provision of a Folk Park in an environmentally appropriate location subject to adequate infrastructure and compliance with normal planning considerations including requirement to undertake environmental assessment as appropriate.</p>			BFF, P, HH, S, W, AQ, CC, CH, L, MA	
<p>TOUR OBJ 1</p> <p>To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 Drive Infrastructure Study, the Tourism Route Interpretation Plan for the Boyne Valley Drive and the Interpretative Plan for Boyne Valley Orientation Points as they apply to the town of Trim and its environs subject to implementation of sustainable planning and environmental principles.</p>			BFF, P, HH, S, W, AQ, CC, L, MA	CH
<p>TOUR OBJ 4</p> <p>To work with Fáilte Ireland and other relevant stakeholders to develop a unique market branding for the promotion on tourism in Trim.</p>			BFF, P, HH, S, W, AQ, CC, CH, L, MA	
<p>TOUR OBJ 5</p> <p>To work with the local community to explore the provision of a folk park or similar cultural use, subject to normal planning considerations and necessary environmental assessments. Together with bus parking facilities to serve tourist visitors, it will also be a requirement to provide suitable school bus set down and collection areas. The requirement for a school bus set down and collection area at this place will remain as an objective notwithstanding any other development which may or may not place on the subject lands.</p>			BFF, P, HH, S, W, AQ, CC, CH, L, MA	
<p>TOUR OBJ 4</p> <p>To facilitate the provision of a site to cater for caravan, camping and motor homes for tourist use* in an environmentally sustainable manner and where suitable infrastructure and facilities are readily available. Such development shall be in accordance with other policies and objectives contained normal planning considerations and development plan criteria contained within the relevant Trim Town Development Plan.</p>			BFF, P, HH, S, W, AQ, CC, L, MA	CH

*Tourism use refers to individual touring / holiday vehicles, caravans, tents and related accommodation being in situ on a temporary, short term, touring or seasonal basis and excluding the construction of any permanent holiday home accommodation				
Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
TOUR OBJ 5 To work with the Office of Public Works, Fáilte Ireland and other relevant stakeholders to facilitate the development of visitor centre services at the Market House premises on Castle Street for the promotion and development of visitor facilities in Trim and the wider Boyne Valley region including the Trim Castle attraction.			BFF, P, HH, S, W, AQ, CC, L, MA	CH

9.0 Mitigation Measures

9.1 Introduction

The quality of the environment within the Plan area is an important issue for consideration by MCC. A green county is a healthy county. Protecting and enhancing open spaces for both biodiversity and recreational use has benefits for the area's sustainability and attractiveness as a place to live, work and visit. While it is a key priority of the Variation to attract the best talent by creating a quality environment in which businesses will want to locate and staff will want to work, this must be achieved by balancing the need for intensification of development with the need to protect and enhance vulnerable natural areas. This has been recognised throughout the SEA and Variation process and the Variation is framed within ideals of sustainability throughout its vibrant communities, tourism economy and unique cultural and natural heritage.

Article 5 of the SEA Directive requires that Mitigation Measures be proposed for all likely significant adverse effects on the environment as a result of the implementation of the Variation. While not always possible to achieve, it is the aim of the process to ensure that sensitive environmental receptors are given adequate and appropriate consideration throughout.

9.2 Mitigation Measures

As environmental considerations have informed all stages of the preparation of the Variation, its policies and objectives have been framed to ensure that potential adverse impacts are avoided, eliminated or lessened to an acceptable level.

This section outlines the mitigation measures identified, as necessary, to address the potential negative or uncertain impacts arising from the implementation of the Variation. While every effort has been taken to ensure that the impact of the Variation on the environment is neutral to positive, particular unavoidable negative impacts may occur as a result of its implementation. Table 8.1 below details the protective policies and objectives of the Trim Development Plan that reduce or eliminate potential negative or uncertain impacts.

In general terms, all proposals for development will be required to have due regard to the environmental considerations outlined in the Meath CDP 2013-2019 and the Trim Development Plan 2014-2020. At the project-level, future developments will be required to undergo screening for the requirement for Environmental Impact Assessment (EIA) and Habitat Directive Assessment, and detailed mitigation measures for all projects will also be developed as appropriate.

As a result, it is the finding of the assessment presented in Chapter 8 and the Mitigation presented in Chapter 9 of this Report, that full implementation of the Variation will have a neutral impact on the environment as a whole.

Similarly, Chapter 10 below outlines the SEA monitoring process of the implementation of the Variation on various environmental receptors.

Table 9.1: Mitigation Measures

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
<p>Lands are reserved for economic development at the following locations:</p> <ul style="list-style-type: none"> • Oaktree Business Park. • Lands at Blackfriary opposite Oaktree Industrial Estate. • Scurlockstown Business Park. • Lands between the Summerhill and Longwood Roads. • Strategic employment lands between the Navan and Dublin Roads. 	BFF, S, W, CH, L	HH, AQ, CC, MA	<p>Potential negative impacts on Biodiversity (BFF) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 15 and Policies HER POL 1, TE POL 5, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, & GI OBJ 1 to GI OBJ 8.</p> <p>Potential negative impacts on Soil (S) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3, Core Strategy POL 8, Core Strategy POL 17, GI POL 2.</p> <p>Potential negative impacts on Water (W) will be mitigated by Strategic Environmental Policy 1 and Policies INF POL 1 to INF POL 15, GI POL 5 and Objectives INF OBJ 1, INF OBJ 2.</p> <p>Potential negative impacts on Cultural Heritage (CH) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 7 to HER POL 15 and Objectives HER OBJ 11, HER OBJ 12.</p> <p>Potential negative impacts on Landscape (L) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 1, HER POL 7 to HER POL 15, TE POL 3 to TE POL 5, TE POL 9, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, HER OBJ 12 to HER OBJ 14 & GI OBJ 1 to GI OBJ 8.</p> <p>Potentially uncertain impacts on Human Health (HH) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 4 and Policy HS POL 3, PMA POL 1 to PMA POL 4, SOC POL 8 to SOC POL 11, TRAN POL 2, TRAN POL 4, TRAN POL 10, TRAN POL 23, TRAN POL 24 and Objectives NAP OBJ 01, TRAN OBJ 5.</p> <p>Potentially uncertain impacts on Air Quality (AQ) will be mitigated by Strategic Environmental Policy 1 and Policies TRAN POL 23, TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Climate (CC) will be mitigated by Strategic Environmental Policy 1 and Policies TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Material Assets (MA) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3 to POL 14, TRAN Pol 1.</p>

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
<p>Introduces Core Strategy Objective 1:</p> <p>The development of new residential properties to the south of the Navan Road shall be intrinsically linked to the development of the RT1 distributor road linking the Navan and Dublin roads. This proposal shall be subject to the preparation of a Master Plan which shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application pertaining to these lands. The Master Plan shall accompany any planning application for planning permission on these lands.</p> <p>The Master Plan shall contain, inter alia the following:</p> <ul style="list-style-type: none"> • The development of high quality Executive Style residential properties to the south of the Navan road shall be intrinsically linked to the development of the RT1 distributor road between the Navan and Dublin Roads. The development shall be in accordance which shall be agreed in writing with the Executive of the Planning authority. The Master Plan shall accompany any planning application for planning permission on these lands. • The scale and number of residential units shall be in the order of 100 units and shall be subject to a high standard of architectural design, finish and layout considering the sensitive nature of the site on a key approach to a heritage town • Any development within the lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of the adjacent Natura 2000 sites. 	BFF, S, W, CH, L	HH, AQ, CC, MA	<p>Potential negative impacts on Biodiversity (BFF) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 15 and Policies HER POL 1, TE POL 5, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, & GI OBJ 1 to GI OBJ 8.</p> <p>Potential negative impacts on Soil (S) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3, Core Strategy POL 8, Core Strategy POL 17, GI POL 2.</p> <p>Potential negative impacts on Water (W) will be mitigated by Strategic Environmental Policy 1 and Policies INF POL 1 to INF POL 15, GI POL 5 and Objectives INF OBJ 1, INF OBJ 2.</p> <p>Potential negative impacts on Cultural Heritage (CH) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 7 to HER POL 15 and Objectives HER OBJ 11, HER OBJ 12.</p> <p>Potential negative impacts on Landscape (L) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 1, HER POL 7 to HER POL 15, TE POL 3 to TE POL 5, TE POL 9, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, HER OBJ 12 to HER OBJ 14 & GI OBJ 1 to GI OBJ 8.</p> <p>Potentially uncertain impacts on Human Health (HH) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 4 and Policy HS POL 3, PMA POL 1 to PMA POL 4, SOC POL 8 to SOC POL 11, TRAN POL 2, TRAN POL 4, TRAN POL 10, TRAN POL 23, TRAN POL 24 and Objectives NAP OBJ 01, TRAN OBJ 5.</p> <p>Potentially uncertain impacts on Air Quality (AQ) will be mitigated by Strategic Environmental Policy 1 and Policies TRAN POL 23, TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Climate (CC) will be mitigated by Strategic Environmental Policy 1 and Policies TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Material Assets (MA) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3 to POL 14, TRAN Pol 1.</p>

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
<ul style="list-style-type: none"> A comprehensive landscaping plan for the lands. <p>Infrastructural requirements including the construction of RT1 and appropriate provision for vehicles, pedestrians and cyclists.</p>			
<p>Introduces Core Strategy Objective 2: To provide for the development of a mixed use residential and community development as part of overall proposals for the former Potterton cattle sales yard to the north of the Summerhill / Longwood Road roundabout off the Trim Inner Relief Road. Development shall be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the submission of a planning application on these lands. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:</p> <ul style="list-style-type: none"> The Master Plan shall contain, inter alia the following information: <ul style="list-style-type: none"> A design concept for the lands; Guidance for high quality design throughout the development; Building heights and densities; A landscape plan for the development and landscape management plan (post-completion of the development); Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity; 	BFF, S, W, CH, L	HH, AQ, CC, MA	<p>Potential negative impacts on Biodiversity (BFF) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 15 and Policies HER POL 1, TE POL 5, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, & GI OBJ 1 to GI OBJ 8.</p> <p>Potential negative impacts on Soil (S) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3, Core Strategy POL 8, Core Strategy POL 17, GI POL 2.</p> <p>Potential negative impacts on Water (W) will be mitigated by Strategic Environmental Policy 1 and Policies INF POL 1 to INF POL 15, GI POL 5 and Objectives INF OBJ 1, INF OBJ 2.</p> <p>Potential negative impacts on Cultural Heritage (CH) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 7 to HER POL 15 and Objectives HER OBJ 11, HER OBJ 12.</p> <p>Potential negative impacts on Landscape (L) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 1, HER POL 7 to HER POL 15, TE POL 3 to TE POL 5, TE POL 9, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, HER OBJ 12 to HER OBJ 14 & GI OBJ 1 to GI OBJ 8.</p> <p>Potentially uncertain impacts on Human Health (HH) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 4 and Policy HS POL 3, PMA POL 1 to PMA POL 4, SOC POL 8 to SOC POL 11, TRAN POL 2, TRAN POL 4, TRAN POL 10, TRAN POL 23, TRAN POL 24 and Objectives NAP OBJ 01, TRAN OBJ 5.</p> <p>Potentially uncertain impacts on Air Quality (AQ) will be mitigated by Strategic Environmental Policy 1 and Policies TRAN POL 23, TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Climate (CC) will be mitigated by Strategic Environmental Policy 1 and Policies TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Material Assets (MA) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3 to POL 14, TRAN Pol 1.</p>

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
<ul style="list-style-type: none"> o Flood Risk Assessment which takes account of the policies and guidance within the SFRA. o A Transport Assessment which addresses the following issues: <ol style="list-style-type: none"> 1) Access arrangements to the development site; 2) Provision of safe cycleways and pedestrian routes throughout the lands; 3) Provision and access for service vehicles to the lands. 			
<p>Introduction of:</p> <p>E1 Strategic Employment Zones (High technology Uses): To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations.</p>	BFF, S, W, CH, L	HH, AQ, CC, MA	<p>Potential negative impacts on Biodiversity (BFF) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 15 and Policies HER POL 1, TE POL 5, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, & GI OBJ 1 to GI OBJ 8.</p> <p>Potential negative impacts on Soil (S) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3, Core Strategy POL 8, Core Strategy POL 17, GI POL 2.</p> <p>Potential negative impacts on Water (W) will be mitigated by Strategic Environmental Policy 1 and Policies INF POL 1 to INF POL 15, GI POL 5 and Objectives INF OBJ 1, INF OBJ 2.</p> <p>Potential negative impacts on Cultural Heritage (CH) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 7 to HER POL 15 and Objectives HER OBJ 11, HER OBJ 12.</p> <p>Potential negative impacts on Landscape (L) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 1, HER POL 7 to HER POL 15, TE POL 3 to TE POL 5, TE POL 9, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, HER OBJ 12 to HER OBJ 14 & GI OBJ 1 to GI OBJ 8.</p> <p>Potentially uncertain impacts on Human Health (HH) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 4 and Policy HS POL 3, PMA POL 1 to PMA POL 4, SOC POL 8 to SOC POL 11, TRAN POL 2, TRAN POL 4, TRAN POL 10, TRAN POL 23, TRAN POL 24 and Objectives NAP OBJ 01, TRAN OBJ 5.</p>

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
			<p>Potentially uncertain impacts on Air Quality (AQ) will be mitigated by Strategic Environmental Policy 1 and Policies TRAN POL 23, TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Climate (CC) will be mitigated by Strategic Environmental Policy 1 and Policies TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Material Assets (MA) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3 to POL 14, TRAN Pol 1.</p>
<p>ED POL 2</p> <p>To encourage and facilitate the successful development of the Oaktree and Scurlockstown Business Parks.</p>	BFF, S, W, CH, L	HH, AQ, CC, MA	<p>Potential negative impacts on Biodiversity (BFF) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 15 and Policies HER POL 1, TE POL 5, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, & GI OBJ 1 to GI OBJ 8.</p> <p>Potential negative impacts on Soil (S) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3, Core Strategy POL 8, Core Strategy POL 17, GI POL 2.</p> <p>Potential negative impacts on Water (W) will be mitigated by Strategic Environmental Policy 1 and Policies INF POL 1 to INF POL 15, GI POL 5 and Objectives INF OBJ 1, INF OBJ 2.</p> <p>Potential negative impacts on Cultural Heritage (CH) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 7 to HER POL 15 and Objectives HER OBJ 11, HER OBJ 12.</p> <p>Potential negative impacts on Landscape (L) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 1, HER POL 7 to HER POL 15, TE POL 3 to TE POL 5, TE POL 9, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, HER OBJ 12 to HER OBJ 14 & GI OBJ 1 to GI OBJ 8.</p> <p>Potentially uncertain impacts on Human Health (HH) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 4 and Policy HS POL 3, PMA POL 1 to PMA POL 4, SOC POL 8 to SOC POL 11, TRAN POL 2, TRAN POL 4, TRAN POL 10, TRAN POL 23, TRAN POL 24 and Objectives NAP OBJ 01, TRAN OBJ 5.</p> <p>Potentially uncertain impacts on Air Quality (AQ) will be mitigated by Strategic Environmental Policy 1 and Policies TRAN POL 23, TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p>

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
			Potentially uncertain impacts on Climate (CC) will be mitigated by Strategic Environmental Policy 1 and Policies TE POL 11 to TE POL 19 and Objectives TE OBJ 1. Potentially uncertain impacts on Material Assets (MA) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3 to POL 14, TRAN Pol 1.
<p>ED OBJ 4</p> <p>To provide for the development of high-end Business and/or Corporate Headquarters including FDI, at Navan Road, Trim Development should be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. A Master Plan shall accompany any planning application for the development of these lands. The Master Plan shall be agreed in writing with the Executive of the Planning Authority. The Master Plan shall address land use, transportation, connectivity, urban design, environmental impacts including flood risk, phasing and implementation to the satisfaction of the Executive of the Planning Authority:</p> <p>The Master Plan shall contain, inter alia the following information:</p> <ul style="list-style-type: none"> - A design concept for the lands; - Guidance for high quality design throughout the development; - Building heights and densities; - A landscape plan for the development and landscape management plan (post-completion of the development); - Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity - Flood Risk Assessment which takes account of the policies and guidance within the SFRA. - A Transport Assessment which addresses the following issues: 	BFF, S, W, CH, L	HH, AQ, CC, MA	<p>Potential negative impacts on Biodiversity (BFF) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 15 and Policies HER POL 1, TE POL 5, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, & GI OBJ 1 to GI OBJ 8.</p> <p>Potential negative impacts on Soil (S) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3, Core Strategy POL 8, Core Strategy POL 17, GI POL 2.</p> <p>Potential negative impacts on Water (W) will be mitigated by Strategic Environmental Policy 1 and Policies INF POL 1 to INF POL 15, GI POL 5 and Objectives INF OBJ 1, INF OBJ 2.</p> <p>Potential negative impacts on Cultural Heritage (CH) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 7 to HER POL 15 and Objectives HER OBJ 11, HER OBJ 12.</p> <p>Potential negative impacts on Landscape (L) will be mitigated by Strategic Environmental Policy 1 and Policies HER POL 1, HER POL 7 to HER POL 15, TE POL 3 to TE POL 5, TE POL 9, & GI POL 1 to GI POL 5, and Objectives HER OBJ 1 to HER OBJ 10, HER OBJ 12 to HER OBJ 14 & GI OBJ 1 to GI OBJ 8.</p> <p>Potentially uncertain impacts on Human Health (HH) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 4 and Policy HS POL 3, PMA POL 1 to PMA POL 4, SOC POL 8 to SOC POL 11, TRAN POL 2, TRAN POL 4, TRAN POL 10, TRAN POL 23, TRAN POL 24 and Objectives NAP OBJ 01, TRAN OBJ 5.</p> <p>Potentially uncertain impacts on Air Quality (AQ) will be mitigated by Strategic Environmental Policy 1 and Policies TRAN POL 23, TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Climate (CC) will be mitigated by Strategic Environmental Policy 1 and Policies TE POL 11 to TE POL 19 and Objectives TE OBJ 1.</p> <p>Potentially uncertain impacts on Material Assets (MA) will be mitigated by Strategic Environmental Policy 1, Core Strategy POL 3 to POL 14, TRAN Pol 1.</p>

Specific Key Principles, Policies and Objectives	Potential Negative Impact	Potentially Uncertain Impact	Protective Policies and Objectives Comments
<p>9) Access arrangements to the development sites;</p> <p>10) Provision of safe cycleways and pedestrian routes throughout the lands;</p> <p>11) Provision and access for Service Vehicles to the site;</p> <p>12) Proposals for the delivery of the RT 1 distributor road objective linking the Navan and Dublin roads and a programme for the delivery of this physical infrastructure.</p> <p>The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application.</p>			

10.0 Monitoring

10.1 Introduction

Monitoring of the Variation and its implications on the environment is important to ensure that the environment is not adversely affected through its implementation. Under Article 10 of the SEA Directive, monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *“in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.”* The SEA Guidelines state that monitoring should concentrate on the *‘likely significant environmental effects’*, which have been identified in this Report, and measures identified as necessary to avoid, reduce and offset any significant adverse effects.

10.2 Monitoring Indicators

Baseline monitoring is proposed on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. These indicators aim to simplify complex interrelationships and provide information about environmental issues which is easy to understand. A list of environmental indicators is provided in Table 10.1 below. The indicators are based on the SEOs presented in Chapter 6 and have been derived from knowledge of the existing environmental issues within the Plan area and also from legislation, guidelines, the Environmental Report for existing the Trim Development Plan and higher level plans.

It is considered that a monitoring report on the implementation of the policies and objectives within the Variation is important for the on-going and future implementation of the Plan. It is also considered appropriate that the monitoring programme for the implementation of the policies and objectives within the Variation is integrated with the monitoring programme for the statutory development plans for County Meath.

Environmental indicator assessment during monitoring can show positive / neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive / neutral impact on the environment, it is likely that the policies of the Variation are well defined with regard to the environment. Conversely, where the policies of the Variation have a negative impact on the environment, it may be necessary to review the policies or objectives of the Plan or to take some other form of intervention. For example, if an objective or policy is having a significant adverse impact, a change may be considered during the lifetime of the Plan.

10.3 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the relevant authorities including the National Transport Authority (NTA), the EPA, the NPWS, MCC and the Central Statistics Office (CSO).

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

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

Table 10.1: Monitoring and Reporting Programme

Objectives	Targets	Indicators	Source / Responsibility
Biodiversity, Flora & Fauna (BFF) Protect and where appropriate, promote and support the enhancement and effective protection of biodiversity in the wider landscape and in particular protected areas and protected species.	No net loss of designated sites, species or habitats.	Reported / Estimated levels of damage to designated sites / species / habitats as identified by GIS and AA	NPWS
	Increase in number of Appropriate Assessments being carried out.	No. of Appropriate Assessments Carried out.	MCC Planning / Environment Departments
	No loss of land actively managed for conservation.	Loss of land actively managed for conservation.	NPWS
	No net loss of green linkages / ecological networks	Loss of green linkages / ecological networks identified through GIS and Habitat Mapping.	MCC Environment Department / GIS
	Implementation of County Meath Biodiversity Plan	No. of actions / objectives achieved in County Meath Biodiversity Plan.	MCC Environment Department
	Prevent further spread of alien / invasive species.	Number of sites reported to contain alien/ invasive species.	NPWS, MCC Environment Department
Population (P) Improve people's quality of life based on high quality residential, working and recreational environments and on sustainable transport.	No increase in population above core strategy population targets	% change in population based on core strategy targets based on RPG / RSES figures.	CSO
	Appropriate mix of tenure types (including social housing) in all new developments.	% of private and social housing in new developments % mix of tenures based on housing strategy requirements.	MCC Planning / Housing Departments
	All significant planning applications for 15+ dwellings to be accompanied by a design statement.	% of significant planning applications granted for new residential developments that are accompanied by a design statement.	MCC Planning Department
Human Health (HH)	Minimise population exposure to high levels of noise, vibration and air/water pollution	Number of developments requiring EIA;	HSE, EPA, MCC Planning / Environment Departments

Objectives	Targets	Indicators	Source / Responsibility
To protect human health from exposure to incompatible land uses		Number of development requiring IE or Waste Licence applications (EPA) – and non-compliance with same. Number of developments requiring water discharge licences – and non-compliance with same.	
Soil (S) Protect and, where appropriate, enhance the function and quality of the soil resource in the lands within Trim Development Plan.	Increase in any derelict buildings being redeveloped.	Number of derelict buildings being redeveloped based on commencement notices.	Commencement notices
Water (W) Improve water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.	Implementation of the Programme of Measures identified under the ERBD River Basin Management Plan.	% increase and % decrease in waters achieving 'good' status as defined in the WFD.	EPA, MCC Environment Department
Air Quality (AQ) Minimise emissions of pollutants to air associated with transport.	Minimise air and noise emissions during construction and operation of new developments.	Traffic, transport and vehicular survey data, Noise mapping, Number of energy / renewable energy production facilities	EPA, MCC Environment Department
Climate (CC) Contribute to mitigation of, and adaptation to, climate change.	All new development applications within areas at risk of flooding to submit a flood impact assessment.	Number of new development applications within areas at risk of flooding without flood impact assessment.	MCC Planning Department
	Increase access by households to sustainable forms of transport, including bus and rail services.	Passenger numbers. Funding allocated to improvement of walking and cycling facilities.	MCC Planning / Roads Departments

Objectives	Targets	Indicators	Source / Responsibility
Cultural Heritage (CH) Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage within Trim Development Plan.	No impact on the fabric or setting of monuments on the Record of Monuments and Places (RMP) by development granted planning permission.	Number of monuments on the RMP, impacted by granted planning permissions.	The Archaeological Survey monitoring programme, Ireland
	No impacts on the architectural heritage value or setting of protected structures by development granted planning permission.	Number of protected structures impacted by development granted planning permission.	Buildings at Risk Register, Heritage Council Ireland. MCC Planning Department
	No protected structures to be demolished because of long term neglect and dereliction.	Number of protected structures that have been demolished because of long term neglect and dereliction.	Buildings at Risk Register, Heritage Council Ireland. MCC Planning Department
Landscape (L) Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Trim Development Plan.	No negative alteration to protected views.	Number of visual impact assessments received as part of development proposals	MCC Planning Department
	Maintain and enhance landscape character in accordance with recommendations in the Meath Landscape Character Assessment as part of Meath CDP 2013-2019.	No. of new developments granted planning permission within areas of high landscape value and within High Amenity Areas.	MCC Planning Department
	No planning permission granted within special qualities of landscapes that materially contravene the policies or objectives of the Plan.	Number of planning permissions granted which materially contravene the special qualities of landscapes.	MCC Planning Department
Material Assets (MA) Make best use of existing infrastructure and promote the sustainable development of new infrastructure.	Minimise the % of unaccounted for water. Refers to leakage from system.	% unaccounted for water.	EPA
	Increase in planning permissions making provision for renewable energy and water conservation measures.	No of planning permissions making provision for renewable energy and water conservation measures.	MCC Planning Department
	Ensure adequate public wastewater and water supply is provided prior to construction of new development or is developed in parallel.	No. of developments granted planning permission without adequate public water supply and / or wastewater services in place.	EPA, MCC Planning Department, Irish Water

Objectives	Targets	Indicators	Source / Responsibility
	Increase access to public transport from households.	Construction / improvement of cycle / footpaths / greenways infrastructure.	MCC Roads Department

11.0 Conclusion

The Variation, its policies and objectives are key to a sustainable development and growth of Trim.

This SEA Environmental Report presents an assessment of the likely significant effects of the Variation on the environment. This Report has been prepared in compliance with the SEA Directive and associated transposing Irish regulations. The SEA, and the NIR, have been developed in tandem with the Variation for Trim, ensuring that issues are highlighted at an early stage in the process. This allows potentially negative impacts of the Variation to be predicted early on, evaluated and effectively prevented or mitigated.

The objectives of the Variation were assessed against the SEOs and indicate that the full implementation will not result in a significant negative or adverse impact on the environmental resources within the Plan area boundary. As a result, the Variation will have a neutral impact on the environment as a whole.

Where the SEA has found potential for negative impacts on the environment as a result of the implementation of the Variation, mitigation as well as enhancement measures have been proposed. The implementation of these measures, coupled with the monitoring procedures will ensure the Variation No. 1 to the Trim Development Plan is acceptable from an environmental perspective.

Appendix A1: SEA Scoping Submissions



Regional Inspectorate,
Inniscarra,
County Cork, Ireland
Ogíreacht Réigiúnach, Inis Cara
Chontae Chorcaí, Éire
T: +353 21 487 5540
F: +353 21 487 5545
E: info@epa.ie
W: www.epa.ie
LoCell: 1890 33 55 99

Ms Louise Heeney
Clerical Officer
Forward Planning
Meath County Council
Planning Department
Buvinda house
Dublin Road
Navan
Co Meath
C15 Y291

10 January 2019

Our Ref: SCP181207

Re. Sea Scoping Report for Variation No. 1 to the Trim Development Plan 2014-2020

Dear Ms Heeney,

We acknowledge your notice, dated 21st December 2018, in relation to the Trim Development Plan 2014-2020, Variation No. 1-Sea Scoping Report (the 'Variation').

The EPA is one of five statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the attached guidance document '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.



Available Guidance

Our website contains SEA resources and guidance, including:

- SEA process guidance and checklists
- list of relevant spatial datasets
- topic specific SEA guidance, such as how to integrate climate change into SEA or consideration of alternatives in SEA.

You can access these resources at: <http://www.epa.ie/pubs/advice/ea/>

State of the Environment Report – Ireland’s Environment 2016

In preparing the Variation and SEA, the recommendations, key issues and challenges described within our most recent State of the Environment Report *Ireland’s Environment – An Assessment 2016 (EPA, 2016)* should be considered, as relevant and appropriate to the Variation.

Transition to a low carbon climate resilient economy and society

You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.

EPA SEA Search and Reporting Tool

This tool allows public authorities to explore, interrogate and produce high level environmental summary reports. It is intended to assist in screening and scoping exercises. The tool is available through EDEN www.edenireland.ie

EPA WFD Application

Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is accessed through EDEN <https://wfd.edenireland.ie/> and is available to public agencies. Publicly available data can be accessed via the Catchments.ie website.

Environmental Authorities

Under the SEA Regulations, you should also consult with:

- The Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears 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 that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and



- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

A handwritten signature in black ink that reads 'David Galvin'.

David Galvin
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency



Comhairle Contae Lú
Louth County Council

Meath County Council
Planning Department
Buvinda House
Dublin Road
Navan
Co Meath

21st January 2019

Re: Trim Development Plan Variation No. 1 Scoping Report

A Chara,

Please find hereunder the comments of Louth County Council in respect of the Strategic Environmental Assessment (SEA) Scoping Report for Variation No. 1 to the Trim Development Plan 2014-2020.

Louth County Council notes that Strategic Environmental Assessment (SEA) is not mandatory for the proposed Draft Variation, and therefore it was subject to screening for SEA under Article 13k (1) and (2) of the Planning & Development Regulations 2001, as amended. The SEA screening determined that the likelihood of an impact on European sites could not be excluded, and the Draft Variation must be subject to Appropriate Assessment and Natura Impact Report (NIR).

We also note Meath County Councils recognition of the possible impacts on European environmental sites, including those that utilise pathways through County Louth, such as the River Boyne (SPA and SAC), which has flora and fauna habitats of high biodiversity and conservation value.

Louth County Council welcomes the proposed inclusion of policy TOUR POL 7 in the Draft Variation, which advocates co-operation with Louth County Council in the implementation of the Boyne Valley Destination development Strategy Tourism Strategy 2016-2020, and the Ireland's Ancient East Programme.

Comhairle Contae Lú
Halla an Bhaile
Sráid Crowe
Dún Dealgan
Contae Lú
A91 W20C

Louth County Council
Town Hall
Crowe Street
Dundalk
County Louth
A91 W20C

Local 1890 202303
T + 353 42 9335457
F + 353 42 9334549
E info@louthcoco.ie
W www.louthcoco.ie

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome

We also note Meath County Councils recognition of the exceptional landscape value and high landscape sensitivity of the wider Boyne Valley area, which extends into County Louth as well as the importance of protecting it when considering land development proposals, particularly in relation to tourism projects such as the caravan, camping and motor home sites detailed in proposed policies TOUR POL 8 and TOUR POL 9 and tourism objective TOUR OBJ 4.

Louth County Council thanks you for the notification and welcomes the opportunity to comment.

Mise le meas,


Anthony Abbot King
Senior Planner

Thomas Burns

From: Kildare Co Co - Customer Service <customerservice@kildarecoco.ie>
Sent: 07 January 2019 09:27
To: Louise Heeney
Subject: [CASE:36788] PL-FP Trim Development Plan 2014-2020: Variation No. 1 - SEAscreening report



Kildare County Council
Comhairle Contae Chill Dara

Service: Local Area Plan

Service Option:

Date Received: 21/12/2018

Dear Ms. Louise Heeney

Your case number 36788 dated 21/12/2018 has been examined by the Forward Planning Team in the Planning Department and the outcome is:

Kildare County Council has no comments to make regarding the SEA Screening for Variation No 1 of the Trim Development Plan 2014 - 2020.

Regards,
Veronica Cooke.
Administrative Officer.

Regards

Forward Planning

Planning Department

