


**APPENDIX B**

**SEA AND AA SCREENING OF AMENDMENTS**

# Draft Clonmel and Environs Development Plan (2013-2019) SEA and AA Screening of s.12 (4) Manager's Report Proposed Amendments

## DOCUMENT CONTROL SHEET

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*Confidentiality statement;*

*The information disclosed in this proposal should be treated as being strictly private and confidential and you are requested to take all reasonable precautions to maintain its status as such. You are requested to use and apply the information solely for the purpose of evaluating this proposal and are asked not at any time to disclose or otherwise make available the information to any third party except for those officers, employees and professional advisers who are required by you in the course of such evaluation to receive and consider the information and who agree to be bound by these non-disclosure terms.*

*This Screening Statement was prepared by RPS on behalf of Clonmel Borough Council and South Tipperary County Council.*

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# 1 INTRODUCTION

This is the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening of the draft Clonmel and Environs Development Plan 2012-2018 (*C & EDP*) of the s.12 (4) Manager's Report proposed amendments.

All environmental responses to submissions (including SEA Environmental Authorities) have been included within the overall Manager's Response within the s.12. (4) Manager's Report. Therefore this document serves the sole purpose of SEA and AA Screening of the s.12 (4) Manager's Report proposed amendments for consideration by the Elected Members.

## 2 EVALUATION OF SIGNIFICANT EFFECTS

The s.12 (4) Manager's Report describes the Manager's Recommendations i.e. proposed amendments to the draft Plan. Each amendment as proposed in the Manager's Report is detailed in Appendix C of the Manager's Report. The proposed amendments are again set out in the first column of **Table 1: Assessment of Amendments** within **Section 4** of this screening document below.

In terms of the proposed amendments additional text is identified in **BOLD** block capitals and deletions are identified by way of a ~~striketrough~~.

Each amendment has been assessed against the strategic environmental objectives as set out in **Table 7.1 of the SEA Environmental Report**, taking into consideration likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic).

The assessment matrices contain a comparison of each of the draft Plan amendments against each of the strategic environmental objectives with an assessment rating assigned for the purposes of comparison. In this case, plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, plus/minus (+/-) indicates that both positive and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by a zero (0). Combinations of these symbols have also been used, e.g.0/-, which indicates that impact may be neutral or negative depending on how the policy or objective is delivered.

### 3 CONCLUSION

Each of the proposed amendments have been assessed against the strategic environmental objectives as set out in **Table 7.1 of the SEA Environmental Report**, taking into consideration likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic). As part of this screening process the proposed amendments were screened in respect of SEA and AA.

Overall, most of the proposed amendments were considered to have positive environmental impacts providing greater protection of the environment. Therefore many of the proposed amendments have been screened out on this basis.

No likely significant effects as a result of implementing the proposed amendments have been identified. Therefore no mitigation measures are proposed on this basis.

### 4 TABLE 1: ASSESSMENT OF AMENDMENTS

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table											
Volume 1: Written Statement		B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
Section 2.3											
<p>Theme 2 Ensure that Clonmel fulfils its role as the County Town and is the primary location within the county for economic opportunity and <b>SUSTAINABLE</b> economic growth.</p>		+	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.
<p>Policy TC1: Sequential Development of Town Centre in Clonmel. It is the policy of the Council to consolidate and enhance the town centre of Clonmel <b>IN A SUSTAINABLE MANNER</b> by applying the sequential approach to retailing....</p>		+	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.
<p>Policy ECON 1: Ballingarrane Business, Science &amp; Technology Campus  It is the policy of the Council to facilitate and provide for the <b>SUSTAINABLE</b> development of strategic enterprise, knowledge intensive industry, technology based industry and large scale employers in the Ballingarrane Business, Science &amp; Technology Campus and to encourage the provision of Research and Development/Innovation facilities to support enterprise and employment at this location. The Council will continue to work with existing and future strategic partners to deliver the Park as a <b>SUSTAINABLE</b> driver of economic growth in Clonmel, the County and the Region.</p>		+	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.
<p>Policy ECON 4: Tourism Development  It is a policy of the Council to co-operate with appropriate agencies in promoting tourism and securing the <b>SUSTAINABLE</b> development of tourist based enterprise and facilities in the town and to encourage the development of a range of quality tourism accommodation, facilities and attractions within the Town.</p>		+	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment given the introduction of the word sustainable into this policy.



**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation
<p><b>4.5.6 PREVENTION OF MAJOR ACCIDENTS</b></p> <p>GUIDANCE IN RELATION TO THE PREVENTION OF MAJOR ACCIDENTS IS SET OUT IN DIRECTIVE 96/82/EC, SUPERSEDED BY THE EUROPEAN COMMUNITIES (CONTROL OF MAJOR ACCIDENT HAZARDS INVOLVING DANGEROUS SUBSTANCES) REGULATIONS, 2000 (SI 476 OF 2000) AND BY THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (SI NO 600 OF 2001). THE DIRECTIVE DEFINES MAJOR ACCIDENT HAZARD SITES (COMAH SITES) AS THOSE THAT STORE OR COULD GENERATE QUANTITIES OF DANGEROUS SUBSTANCES IN EXCESS OF SPECIFIED THRESHOLDS. THE DIRECTIVE SEEKS TO PREVENT MAJOR INDUSTRIAL ACCIDENTS, LIMITING THE CONSEQUENCES OF ACCIDENTS ON PEOPLE AND THE ENVIRONMENT, IMPOSING OBLIGATIONS ON OPERATORS AND REQUIRING MEMBER STATES TO PLACE RESTRICTIONS ON DEVELOPMENT IN THE VICINITY OF COMAH SITES.</p> <p>LAND USE PROVISION MUST TAKE ACCOUNT OF THE NEED TO MAINTAIN APPROPRIATE DISTANCES BETWEEN MAJOR ACCIDENT HAZARD ESTABLISHMENTS AND RESIDENTIAL AREAS, BUILDINGS AND AREAS OF PUBLIC USE, MAJOR TRANSPORT ROUTES AS FAR AS POSSIBLE, RECREATIONAL AREAS AND AREAS OF PARTICULAR NATURAL SENSITIVITY OR INTEREST, AND IN THE CASE OF EXISTING ESTABLISHMENTS, OF THE NEED FOR ADDITIONAL TECHNICAL MEASURES SO AS NOT TO INCREASE THE RISKS TO PEOPLE. THE NEAREST COMAH SITE TO THE PLAN AREA IS AT BALLYDINE, KILSHEELAN.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment in terms of prevention of major accidents.

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
<p><b>POLICY ECON 5: PREVENTION OF MAJOR ACCIDENTS</b></p> <p>THE COUNCIL, IN ASSESSING APPLICATIONS FOR NEW DEVELOPMENT, EXPANSION OF EXISTING DEVELOPMENT INVOLVING HAZARDOUS SUBSTANCES, OR OTHER PROPOSED DEVELOPMENTS LOCATED WITHIN DESIGNATED CONSULTATION AREAS, WILL HAVE REGARD TO:</p> <p>(V) THE MAJOR ACCIDENTS DIRECTIVE (SEVESO II);</p> <p>(VI) POTENTIAL ADVERSE IMPACTS ON PUBLIC HEALTH AND SAFETY;</p> <p>(VII) THE REQUIREMENTS OF THE HEALTH AND SAFETY AUTHORITY (HSA)</p> <p>THE NEED TO MAINTAIN APPROPRIATE SAFE DISTANCES BETWEEN RESIDENTIAL AREAS, AREAS OF PUBLIC USE AND AREAS OF PARTICULAR NATURAL SENSITIVITY.</p>	+	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.
<p>Policy INF 1: carrying Capacity of the N24 and N76</p> <p>The Council will ensure that the carrying capacity and the strategic transport function of the N24 and the N76 is protected AND ACCESS TO THE NATIONAL ROAD NETWORK WILL BE MANAGED IN ACCORDANCE WITH THE PROVISIONS OF THE DOECLG SPATIAL PLANNING AND NATIONAL ROADS GUIDELINES FOR PLANNING AUTHORITIES (2012). <i>Planning applications...</i></p>	0	+	0	0	0	0	0	0	+	Amendment screened out as text change will have positive effects in terms of road safety.
<p>5.1.5 Radial Interconnector Routes and Vehicular River Crossing</p> <p>...In order to provide for the possible future development to the south of Clonmel off Coleville Road both in Co. Tipperary and in Co. Waterford; it will be a requirement to deliver a vehicular river crossing linking the Coleville Road area to the Moangarriff Roundabout junction prior to the occupation of the 250th residential unit. <b>THE BRIDGE CROSSING WILL BE SUBJECT TO STRATEGIC ENVIRONMENTAL ASSESSMENT AND APPROPRIATE ASSESSMENT SCREENING AT PROJECT LEVEL.</b> The requirement for this bridge crossing is incorporated in the Waterford County Development Plan 2011-2017.</p>	0	+	0	0	0	0	0	0	+	Amendment screened out as text change will have positive effects in terms of road safety.

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
<p>5.2 Drinking Water                      Clonmel currently receives its water supply from sources at Poulavanogue, Glenary, Caherelough North and Monroe. The Poulavanogue and Glenary supplies are from mountain streams. The Caherelough North and Monroe supplies are from a ground water source that were installed and commissioned as advance works under the Clonmel Town &amp; Rural Water Supply Scheme. A third borehole will be commissioned in late 2012.</p> <p><b>CLONMEL CURRENTLY RECEIVES ITS WATER SUPPLY FROM THREE WATER SUPPLY SCHEMES; GLENARY, POULAVANOGUE AND MONROE.</b></p> <p>THE GLENARY WATER TREATMENT PLANT (WTP) WAS CONSTRUCTED IN 1964. RAW WATER IS ABSTRACTED FROM THE GLENARY RIVER, AN UPLAND RIVER AND FED BY GRAVITY TO THE TREATMENT PLANT. THE WTP IS A CONVENTIONAL SURFACE WATER TREATMENT PLANT INCORPORATING CHEMICAL COAGULATION, SETTLEMENT TANKS, RAPID GRAVITY FILTERS, CHLORINATION AND FLUORIDATION. THERE ARE TWO OUTLET PIPES FROM THE WTP. ONE PIPE FEEDS INTO ARDNAGASSAUN RESERVOIR (CAPACITY 4500CU M) AND THE OTHER PIPE FEEDS DIRECTLY INTO SUPPLY. THE GLENARY SCHEME SERVES THE AREAS EAST AND WEST OF THE TOWN.</p> <p>THE MAIN SOURCE OF RAW WATER FOR THE POULAVANOGUE WATER TREATMENT PLANT IS THE LYRANEARLA RIVER AND IS SUPPLEMENTED BY NUGENTS STREAM AND BOOLA RIVER DURING PERIODS OF LOW FLOW. THE WTP HAS BEEN IN OPERATION SINCE 1933. TREATMENT IS BY SLOW SAND FILTRATION FOLLOWED BY CHLORINATION AND FLUORIDATION. THE UPLAND SOURCE IS VULNERABLE TO RAPID COLOUR CHANGE. THE WTP IS UNABLE TO REMOVE COLOUR. THE RAGWELL RESERVOIR (CAPACITY 2200CU M) PREVIOUSLY PROVIDED STORAGE FOR THE POULAVANOGUE SCHEME. THIS RESERVOIR WAS TAKEN OUT OF COMMISSION AS A RESULT OF EXCESSIVE LEAKAGE. THE POULAVANOGUE SCHEME CURRENTLY SUPPLIES THE TOWN CENTRE AREA AND DAVIS ROAD AREA.</p>	0	0	0	0	0	0	0	0	0	Amendment screened out as text provides clarification with respect to drinking water supply. No impacts likely.

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>GLENARY AND POULAVANOGUE WATER SUPPLY SCHEMES RELY ON UPLAND RIVERS FOR RAW WATER ABSTRACTION. ISSUES WITH SUPPLY CAN OCCUR DURING PERIODS OF DRY WEATHER WHEN RIVER YIELD IS LOW.</p> <p>THE MONROE SUPPLY IS FROM GROUNDWATER BOREHOLE SOURCES LOCATED NORTH OF CLONMEL. THERE ARE BOREHOLES AT MONROE, CAHERCLOUGH NORTH AND A THIRD BOREHOLE WAS COMMISSIONED AT CARRIGAWILLIN IN LATE 2012. THE WATER IS CLASSIFIED AS HARD WATER. THE SCHEME SUPPLIES ALL AREAS OF CLONMEL NORTH OF FRANK DROHAN ROAD (N24) WITH THE EXCEPTION OF THE POWERSTOWN AREA. THE CHLORINATED SUPPLY WAS INSTALLED AND COMMISSIONED AS ADVANCE WORKS UNDER THE CLONMEL TOWN &amp; RURAL WATER SUPPLY SCHEME.</p> <p>The primary objective of the Clonmel Town &amp; Rural Water Supply Scheme is to...</p>	+									
<p>Policy INF 6: Drinking Water</p> <p>It is the policy of the Council to <b>PROMOTE THE STANDARDS AND OBJECTIVES OF THE SOUTH-EASTERN RIVER BASIN MANAGEMENT PLAN AND TO facilitate AND MONITOR</b> the adequate provision, treatment and upgrading of the Water Supply Network in line with development. <b>PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO DEMONSTRATE THAT AN APPROPRIATE AND SUSTAINABLE WATER SUPPLY IS IN PLACE PRIOR TO OCCUPATION.</b></p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	
<p>Policy INF 13: Waste Management</p> <p>It is the policy of the Council to promote the increased re-use and recycling of materials from all waste sources and to implement– <b>SUPPORT</b> the policy objectives of the Joint Waste Management Plan for the South East Region 2006 and any review thereof.</p>	0	0	0	0	0	0	0	0	Amendment screened out as text change only made for clarification purposes. No impacts likely.	

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Policy INF 15: Flood Risk Assessment</p> <p>The Planning Authority will require development proposals to have regard to the potential flood risk to the development itself and its impact for flood risk elsewhere. Applications SHALL HAVE REGARD TO “THE PLANNING SYSTEM AND FLOOD RISK MANAGEMENT – GUIDELINES FOR PLANNING AUTHORITIES 2009” AND comply with the recommendations of Section 7 of the C &amp; EDP Strategic Flood Risk Assessment. THE COUNCIL WILL PROHIBIT NEW DEVELOPMENT WITHIN FLOODPLAINS OTHER THAN DEVELOPMENT WHICH SATISFIES THE JUSTIFICATION TEST, AS OUTLINED IN THE PLANNING SYSTEM AND FLOOD RISK MANAGEMENT GUIDELINES FOR PLANNING AUTHORITIES.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment in respect of flooding.	
<p>POLICY INF 16: PROTECTION OF FLOODPLAINS AND WETLANDS</p> <p>THE COUNCIL WILL SUPPORT THE PROTECTION AND ENHANCEMENT OF FLOODPLAINS AND WETLANDS SUBJECT TO FLOODING AS VITAL GREEN INFRASTRUCTURE WHICH PROVIDES SPACE FOR STORAGE AND CONVEYANCE OF FLOODWATER, ENABLING FLOOD RISK TO BE MORE EFFECTIVELY MANAGED AND REDUCING THE NEED TO PROVIDE FLOOD DEFENCES IN THE FUTURE.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment in respect of flooding and wetlands.	
<p>I9 THE COUNCIL ARE COMMITTED TO THE IMPLEMENTATION OF ON-GOING MAINTENANCE, EVALUATION OF INTEGRITY AND PERFORMANCE OF FLOOD DEFENCES DURING THE LIFETIME OF THE PLAN AND THIS WILL TAKE PLACE IN CONSULTATION WITH THE RELEVANT STATUTORY AGENCIES.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment in respect of flooding.	
<p>I10 THE COUNCIL ARE COMMITTED TO IMPROVING THE SURFACE WATER STATUS FOR THE AREA AND SUPPORT THE OBJECTIVES AND MEASURES FOR INDIVIDUAL WATER BODIES AS SET OUT IN THE SOUTH EASTERN RIVER BASIN MANAGEMENT PLAN (SERBMP) AND ASSOCIATED PROGRAMME OF MEASURES (POM).</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	

**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
<p><b>111 THE COUNCIL INTEND TO PREPARE A CLIMATE CHANGE ADAPTION STUDY (CCAS) DURING THE LIFETIME OF THIS PLAN (SUBJECT TO AVAILABLE RESOURCES) TO INFORM THE NEXT REVIEW OF THE C&amp;EDP IN ACCORDANCE WITH THE FORTHCOMING RIVER SUJR CFRAM AND ASSOCIATED CCAS GUIDANCE FROM THE OPW.</b></p>	+	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.
<p>6.1 Residential Land Requirements</p> <p>The projected population increase for Clonmel and Environs will require 154ha<sup>35</sup> (as per Core Strategy Table) of lands zoned for 'New Residential' use to compliment town centre residential development and undeveloped lands already zoned for new residential development in County Waterford adjacent to the Plan area (Refer to - Waterford County Development Plan 2011 - 2017 – Clonmel Environs<sup>36</sup>). <b>THE METHODOLOGY BEHIND THE ZONING OF LANDS FOR NEW RESIDENTIAL DEVELOPMENT IS SET OUT IN DETAIL IN SECTIONS 8.3 AND 9.0 OF THE STRATEGIC ENVIRONMENTAL ASSESSMENT.</b> The Council will facilitate residential development on lands zoned for new residential use identified on the land use zoning map accompanying this Plan.</p>	0	0	0	0	0	0	0	0	0	Amendment screened out as text change only made for clarification purposes. No impacts likely.
<p>Policy HSG 1: South Tipperary County Housing Strategy</p> <p>It is the policy of the Council to facilitate <b>SUPPORT</b> the implementation of the South Tipperary County Housing Strategy (and any future review thereof), as it applies to Clonmel &amp; Environs when implementing local authority housing programmes and when assessing proposals for private residential development. The Council will facilitate the provision of appropriate residential accommodation to meet the needs of the community in a way that achieves social integration.</p>	0	0	0	0	0	0	0	0	0	Amendment screened out as text change only made for clarification purposes. No impacts likely.

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Policy HSG2: New Residential Development</p> <p>It is the policy of the Council to facilitate <b>SUSTAINABLE</b> residential development on new residentially zoned lands subject to the <b>POLICIES AND</b> relevant criteria set out in this Plan being satisfied. Where Part V of the Planning and Development Acts 2000 – 2011 applies the application must also be supported by a Development Impact Assessment (DIA) (see Section 9).</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	
<p>Insert additional text at the end of section 6.3 as follows;</p> <p><b>LANDS ACCESSED FROM THE FETHARD ROAD ARE IDENTIFIED AS MASTER PLAN LANDS ON MAP NO. 6. IN ADDITION TO THE REQUIREMENTS FOR MULTI-UNIT RESIDENTIAL DEVELOPMENTS SET OUT IN THIS SECTION AND IN SECTION 9 OF THIS PLAN, THE LANDS INCLUDED IN THE MASTER PLAN DESIGNATION ARE REQUIRED TO DELIVER FOR PUBLIC USE, THE IDENTIFIED GREENWAYS, LOCAL EQUIPPED AREAS OF PLAY, REQUIRED JUNCTION IMPROVEMENTS ALONG THE FETHARD ROAD AND AT THE N24 (CASHEL &amp; FETHARD ROAD JUNCTIONS) AND THE INTERCONNECTOR ROUTE IN ACCORDANCE WITH SECTION 5.1.5 PRIOR TO THE OCCUPATION OF ANY NEW RESIDENTIAL UNIT ON THESE LANDS. IN THE INTERESTS OF CLARITY, SEPARATE OR JOINT MASTER PLANS AND PLANNING APPLICATIONS CAN BE SUBMITTED FOR LANDS WEST OF THE FETHARD ROAD AND LANDS EAST OF THE FETHARD ROAD AND SAME CAN BE SEPARATELY OR JOINTLY ASSESSED.</b></p>	0	+	0	0	+	0	+	+	In accordance with this amendment Fethard Road lands shall be developed on a masterplan basis and a number of provisions are required including delivery of greenways, play areas, road improvements before the development is occupied. Overall this amendment is likely to have positive effects in terms of population, climate change, landscape and material assets due to detailed planning requirements as set out.	

**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation
<p>6.10 Individual Houses in the Environs                      The lands zoned as "Environs" within the boundary of the Draft C &amp; EDP Plan is considered to be a 'pressure area' for development and the purpose of this land is to allow for the continuation of rural/ agricultural practices but also to safeguard this land for the future expansion of Clonmel in a co-ordinated and orderly fashion at appropriate periods. The Council will facilitate the development of individual houses on lands zoned Environs within the Plan boundary providing that the future use of this land to service the needs of a growing Clonmel is not compromised or prejudiced and that applicants satisfy Policy HSG 10. <b>IN ACCORDANCE WITH THE DOE/CLG SPATIAL PLANNING AND NATIONAL ROADS GUIDELINES, APPLICANTS SHOULD AVOID THE CREATION OF ANY ADDITIONAL ACCESS POINTS OR INCREASED TRAFFIC FROM EXISTING ACCESSES TO NATIONAL ROADS TO WHICH SPEED LIMITS GREATER THAN 60KM/H APPLY.</b> Planning applicants will be required to include details of all future proposed residential development on the landholding and in assessing such planning applications the Planning Authority will have regard to ribbon development in the vicinity.</p>	0	+	0	0	0	0	0	+	Amendment screened out as text change will have positive effects in terms of road safety.



**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation
<p>Policy HSG 10: Individual Houses in the Environs</p> <p>It is the policy of this Council to facilitate individual houses on lands zoned Environs where the proposal is for an individual house and the applicant can demonstrate eligibility under the following criteria;</p> <p>(a) the application is being made by a farmer of the land or a direct descendant<sup>41</sup> of a farmer of the land and</p> <p>(b) the house is for that persons own use; and</p> <p>(c) the applicant has a housing need; and</p> <p>(b) the house design, siting and layout is in accordance with the Rural Design Guide for Individual Houses in the Countryside; and</p> <p>(e) the proposed development will not prejudice the potential future development of the landholding; and</p> <p>(f) the proposed development is not in an area at risk of flooding; <b>AND</b></p> <p><b>(G) THE WASTE WATER TREATMENT SURFACE WATER RUNOFF SHALL BE DEMONSTRATED TO BE SUFFICIENT TO AVOID DETERIORATION IN RIVER WATER QUALITY FOR HOUSES LOCATED NEAR TO THE RIVER SUIR</b></p>	+	+	+	+	+	0	0	+	Amendment screened out as text change will have positive effects on the environment in respect of surface water quality.

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>7.1.4 CLONMEL COACH ARCHES AND LANEWAYS COACH ARCHES WERE A COMMON SIGHT IN IRISH TOWNS DURING THE 19TH CENTURY. CLONMEL'S COACH ARCHES ARE PARTICULARLY SIGNIFICANT AS CLONMEL WAS THE MAIN HUB OF THE BIANCONI COACH NETWORK. COACH ARCHES PROVIDED ACCESS FOR HORSE AND COACH/CARTS VIA LANEWAYS TO YARDS OFF THE MAIN THOROUGHFARES. THE MAJORITY OF COACH ARCHES IN CLONMEL ARE SANDSTONE CONSTRUCTED WITH MANY FEATURING THE YEAR OF CONSTRUCTION. NOT ALL OF THE ARCHES FROM THE 19TH CENTURY SURVIVE TODAY, BUT WHERE THEY DO EXIST, THEY ARE DEEMED TO BE OF SPECIAL INTEREST.</p> <p>MOST OF THE LANEWAYS IN CLONMEL ARE PUBLIC LANEWAYS BUT THREE PRIVATE LANEWAYS HAVE BEEN IDENTIFIED THAT SHOULD BE RETAINED AND INCORPORATED AS PART OF ANY NEW DEVELOPMENT. THESE PRIVATE LANEWAYS ARE SANKY'S LANE OFF ANGLESEA STREET, SHERLOCK'S LANE AND WHITE'S LANE OFF O'CONNELL STREET.</p>	0	0	0	0	0	+	0	0	Amendment screened out as text change only made for clarification purposes. Direct positive effects in terms of CH and indirect positive effects in terms of P.	
<p>7.2.1 Special Areas of Conservation</p> <p>...The maintenance of habitats and species AT FAVOURABLE CONSERVATION CONDITION AND THE MANAGEMENT OF FEATURES OF THE LANDSCAPE IMPORTANT FOR THE ECOLOGICAL COHERENCE OF within this Natura 2000 site at favourable-conservation condition IS AN OBJECTIVE OF THIS PLAN AND will contribute towards the overall maintenance of those habitats and species at national level....</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Policy AH 5: Lower River Suir</p> <p>It is the policy of the Council to maintain the habitats and species within the Lower River Suir SAC site at favourable conservation status. <b>APPROPRIATE ASSESSMENT SCREENING SHALL BE UNDERTAKEN WITH RESPECT TO ANY PROJECT(S) THAT MAY ARISE WITH POTENTIAL TO ADVERSELY IMPACT ON THE LOWER RIVER SUIR SAC IN ACCORDANCE WITH ARTICLE 6 OF THE HABITATS DIRECTIVE AND SHALL BE CARRIED OUT IN CONSULTATION WITH THE NPWS AND OTHER KEY STAKEHOLDERS SUCH AS INLAND FISHERIES IRELAND.</b></p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the Lower River Suir SAC.	
<p><b>7.2.2 INVASIVE SPECIES</b></p> <p><b>INVASIVE SPECIES ARE SPECIES THAT HAVE BEEN INTRODUCED (EITHER DELIBERATELY OR ACCIDENTALLY) BY HUMANS AND HAVE A NEGATIVE IMPACT ON THE ECONOMY, WILDLIFE OR HABITATS. INVASIVE NON-NATIVE PLANT AND ANIMAL SPECIES ARE THE SECOND GREATEST THREAT TO BIODIVERSITY WORLDWIDE AFTER HABITAT DESTRUCTION. THEY CAN NEGATIVELY IMPACT ON NATIVE SPECIES (BY OUTCOMPETING NATIVE SPECIES FOR RESOURCES, BY HUNTING NATIVE SPECIES, ALTERING HABITATS AND BY THE INTRODUCTION OF PARASITES AND PATHOGENS), CAN TRANSFORM HABITATS AND THREATEN WHOLE ECOSYSTEMS CAUSING SERIOUS PROBLEMS TO THE ENVIRONMENT AND THE ECONOMY. FINANCIAL COSTS IN RESPONSE TO INVASIVE SPECIES CAN OCCUR AS A RESULT OF PREVENTION, MANAGEMENT, MITIGATION, LOSS OF PRODUCTIVITY OR AS THE RESULT IN THE LOSS OR DECLINE OF AN ECONOMICALLY IMPORTANT SPECIES.</b></p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment particularly with regard to avoidance of spread of invasive species.	

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
7.3.1 Riverside Amenity  The River Suir has been a major influence on the town's development during its existence and it is the interaction between the built environment and the river which gives Clonmel its unique character. However, the full potential of the river as an amenity and recreational asset for the town has not been fully realised to date. The Council will actively pursue the further <b>SUSTAINABLE AND APPROPRIATE</b> development and improvement of existing green spaces within the Plan area prioritising Suir Island and the creation of links from Mulcahy Park, Suir Island, and Denis Burke Park. The improvement of the riverside walk along the River Suir Towpath is also a priority for the Council.	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	
7.3.4 Suir Island  Suir Island is to be developed as the "green heart" of Clonmel. The location of the island within Flood Zone A, within the Lower River Suir cSAC and its central location in Clonmel make it an ideal location as an amenity hub with both formal and informal amenity and recreational facilities to be developed here including the development of non-engine based water sports between Suir Island and Denis Burke Park. <b>PRIOR TO APPROVAL, ALL PROPOSED RECREATIONAL FACILITIES WILL BE SCREENED FOR APPROPRIATE ASSESSMENT AND FOR EFFECTS ON BREEDING OTTERS</b> (see Appendix 1).	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	
AH 1 As opportunities arise the Council will seek the <b>SUSTAINABLE</b> development of multi use recreational hub at Suir Island to include indoor and outdoor facilities.	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	
AH 4 The Council will investigate opportunities to utilise the River Suir for amenity, environmental value and economic purposes <b>AND TO IMPROVE ITS BIODIVERSITY VALUE</b> . The Council will continue to work with landowners to allow for the reinstatement/enhancement of the River Suir Towpath <b>AND OTHER EXISTING GREENWAYS</b> for the benefit of the public. <b>SHOULD PHYSICAL WORKS BE REQUIRED AS PART OF REINSTATEMENT/ ENHANCEMENT OF THE TOW PATH THEN APPROPRIATE ASSESSMENT SCREENING SHALL BE UNDERTAKEN PRIOR TO THE UNDERTAKING OF ANY WORKS.</b>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment as provisions have been made within this action to improve the River Suir's biodiversity value and a specific text has been included to ensure that AA Screening will take place should any physical works be required as part of the reinstatement of the Tow Path.	

**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation
<p>AH 8 The Council will <b>REQUIRE VISUAL IMPACT ASSESSMENTS TO DEMONSTRATE THAT PROPOSALS FOR CONSIDERABLE</b> ensure that any development <b>IN AREAS OF SIGNIFICANT LANDSCAPE CHARACTER INCLUDING</b> on elevated lands to the south of Clonmel town (within the remit of the South Tipperary Local Authorities and/or through consultation with the adjoining Planning Authority) shall not detract from the visual setting of the town. Any development shall have regard to the topography of the site. The proposed development shall have an appropriate /sympathetic approach to design which utilises the existing contours and minimises the amount of cut and fill required.</p>	+	+	+	+	+	+	+	+	<p>Amendment screened out as text change will have positive effects on the environment, particularly in terms of landscape provisions.</p> <p>The EPA has also recommended inclusion of a stronger commitment for visual impact assessment for development in areas of significant landscape character including <b>riverscape and townscape</b>.</p>
<p>AH 10 The Council will endeavour to prepare Landscape Character Assessment and obtain Habitat Mapping for the Plan Area in order to identify these <b>LANDSCAPES AND HABITATS</b> worthy of ongoing protection in advance of the next statutory plan.</p>	+	+	+	+	+	+	+	+	<p>Amendment screened out as text change will have positive effects on the environment particularly in terms of landscape and habitat provisions.</p>
<p>Members AH 11 The Council will undertake a survey of surviving coach arches and laneways in Clonmel in order to identify those worthy of protection in advance of the next statutory plan.</p>	0	0	0	0	0	0	0	0	<p>Amendment screened out. This objective has been removed as text in respect of these arches has been included in section 7.14 and ten new coach arches have been added to the record of protected structures of the draft Plan instead. No impacts likely.</p>
<p><b>8.8 BUILDING FOR EVERYONE</b></p> <p><b>THIS PLAN RECOGNISES THAT PEOPLE ARE DIVERSE AND HAVE DIVERSE ABILITIES AND ACKNOWLEDGES THAT EVERYBODY SHOULD BE ABLE TO USE BUILDINGS AND PLACES AS COMFORTABLY AND SAFELY AS POSSIBLE WITHOUT THE NEED FOR UNDUE SPECIAL ASSISTANCE. THE COUNCIL THEREFORE ADVOCATE A UNIVERSAL DESIGN APPROACH FOR THE DESIGN OF BUILDINGS AND PLACES TO ENSURE ENJOYMENT BY THE WIDEST POSSIBLE POPULATION. PLACE-MAKERS, DESIGNERS AND APPLICANTS WILL BE REFERRED TO THE BUILDING FOR EVERYONE SERIES PRODUCED BY THE NATIONAL DISABILITY AUTHORITY WHICH ARE AVAILABLE AT WWW.NDA.IE.</b></p>	+	+	+	+	+	+	+	+	<p>Amendment screened out as text change will have positive effects on the human environment.</p>

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Policy DM 2: Opportunity Sites</p> <p>It is the policy of the Council to encourage the <b>SUSTAINABLE AND APPROPRIATE</b> development of opportunity sites in compliance with Appendix 1 <b>AND IN ACCORDANCE WITH THE POLICY FRAMEWORK OF THIS PLAN.</b></p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	
<p>9.10 Development Impact Assessment (DIA)</p> <p>New residential development proposals (which are subject to the provisions of Part V of the Planning and Development Acts 2000 – 2011) shall be accompanied by a Development Impact Assessment (DIA) to be submitted at Planning Application stage. Scoping for DIA should consider the</p> <ul style="list-style-type: none"> <li>➢ Impact of the proposed development on the visual qualities and distinctive characteristics of Clonmel.</li> <li>➢ A sequential approach to housing density based on the location of the site</li> <li>➢ Phasing of the development</li> <li>➢ <b>PRINCIPLES OF UNIVERSAL DESIGN AS ADVOCATED BY THE NDA</b></li> <li>➢ Capacity of schools and childcare places</li> <li>➢ Capacity of community facilities</li> <li>➢ Open space ...</li> </ul>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the built environment.	
<p>9.14 Housing in the Environs</p> <p>One-off housing proposals on lands in the Environs shall be located on suitable sites and comply with the relevant policies of the Clonmel and Environs Development Plan 2013 and the South Tipperary Rural Design Guide for Individual Houses in the Countryside, which provides detailed guidance. <b>ADDITIONAL ACCESS POINTS OR INCREASED TRAFFIC FROM EXISTING ACCESSES TO NATIONAL ROADS TO WHICH SPEED LIMITS GREATER THAN 60KM/H APPLY ARE TO BE AVOIDED.</b></p>	0	+	0	0	0	0	0	+	Amendment screened out as text change will have positive effects in terms of road safety.	

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p><b>9.17 UNIVERSAL DESIGN</b></p> <p>UNIVERSAL DESIGN REFERS TO THE DESIGN AND COMPOSITION OF AN ENVIRONMENT SO THAT IT CAN BE ACCESSED, UNDERSTOOD AND USED TO THE GREATEST EXTENT POSSIBLE BY ALL PEOPLE, REGARDLESS OF THEIR AGE, SIZE, ABILITY OR DISABILITY” (BUILDING FOR EVERYONE: A UNIVERSAL DESIGN APPROACH, NDA). APPLICATIONS FOR NEW DEVELOPMENTS AND BUILD WITHIN THE PLAN AREA SHOULD HAVE REGARD TO THE PRINCIPLES OF UNIVERSAL DESIGN AND THE BUILDING FOR EVERYONE SERIES PRODUCED BY THE NATIONAL DISABILITY AUTHORITY. ADHERENCE TO THIS ADVICE WILL DELIVER BETTER PLACES AND LIFELONG COMMUNITIES AND SIGNIFICANTLY REDUCE THE POTENTIAL FOR EXCLUSION AND EXPENSIVE RETRO-FITTING.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the built environment.	
<p><b>9.20 Traffic &amp; Road Safety</b></p> <p>...Where certain types of large-scale developments are proposed, the Planning Authority will require traffic and transport assessment in accordance with recommendation from the National Roads Authority (NRA). Further details of these can be obtained from the <b>NRA ROAD SAFETY AUDIT STANDARDS HD 19/09 Design Manual for Roads and Bridges (HD-19/01 Road Safety Audits)</b> (HA-42/04 <b>Road Safety Audit Guidelines</b>) and the NRA Traffic and Transport Assessment Guidelines 2007. Thresholds for development types and sizes, which may be subject to these requirements, are <b>ILLUSTRATED IN FIGURE 9.1 BELOW set out in the Traffic Management Guidelines-2003</b>. In particular the Council will insist on the satisfactory completion of stage 1, 2 and 3 Road Safety Audits. Figure 9.1: Traffic Assessment &amp; Road Safety Audit [illustration replaced]</p>	0	0	0	0	0	0	0	0	Amendment screened out as text and illustration change is for clarification purposes.	

**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
<p><b>9.26 NEIGHBOURHOOD CENTRES AND LEAPS</b></p> <p>MAP 6 IDENTIFIES THE LOCATIONS FOR FUTURE NEIGHBOURHOOD CENTRES AND/OR LOCAL EQUIPPED AREAS OF PLAY (LEAP) TO BE PROVIDED IN CONJUNCTION WITH NEW RESIDENTIAL DEVELOPMENT. NEIGHBOURHOOD CENTRES AND LEAPS ARE TO BE PROVIDED AT A SCALE PROPORTIONATE TO THE AREA OF NEW RESIDENTIAL DEVELOPMENT AND FOLLOWING A FULL DEVELOPMENT IMPACT ASSESSMENT. BOTH ARE TO ACT TO SERVE THE LOCAL POPULATION AND ARE NOT TO ACT AS A DESTINATION IN THEIR OWN RIGHT. NEIGHBOURHOOD CENTRES CAN BE MIXED USE BUILDINGS COMPRISING OF A LOCAL SHOP, SURGERY, CHEMIST AND RESIDENTIAL UNITS ETC PREFERABLY OVERLOOKING AND ADJACENT TO AN ASSOCIATED LEAP WHICH MAY COMPRISE OF A PLAYGROUND (CHILDREN'S EQUIPMENT AND/OR ADULT EQUIPMENT), PLAYING PITCHES AND OR COURTS. THE EXTENT OF AND FACILITIES TO BE PROVIDED IN A NEIGHBOURHOOD CENTRE AND/OR LEAP ARE TO BE CONSIDERED AS PART OF THE DIA AND IN ANY PRE-PLANNING DISCUSSIONS WITH THE PLANNING AUTHORITY.</p>	0	+	0	0	0	0	0	0	0	Amendment screened out as text and illustration change is for clarification purposes in relation to neighbourhood centres and LEAPs which were already proposed. Positive effects likely in terms of P due to provision of these facilities in conjunction with new residential development.
<p>Section 9.30 Noise</p> <p>All new development PROPOSED ALONG THE R688 CASHEL TO CLONMEL ROAD FROM THE CASHEL ROAD ROUNDABOUT AT THE N24 JUNCTION FOR A DISTANCE OF APPROXIMATELY 1.3KM NORTH shall HAVE REGARD TO THE LOCAL AUTHORITY'S NOISE ACTION PLAN. ALL NEW DEVELOPMENT IS REQUIRED TO satisfy the requirements of S.I. no 140 of 2006 environmental noise regulations.</p>	0	+	0	0	+	0	0	0	0	Amendment screened out as will have positive impacts in terms of population and climate change.



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	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Opportunity Site No. 1: Suir Island and former Clonmel Arms located at Sarsfield Street</p> <p>... The potential for the development of a raised plaza along the quays with views overlooking the River Suir and Suir Island and the development of a raised pedestrian link along Sarsfield Street and across the River Suir should be considered and developed if feasible <b>AND SUBJECT TO PROJECT LEVEL STRATEGIC ENVIRONMENTAL ASSESSMENT AND APPROPRIATE ASSESSMENT SCREENING</b>. This approach would effectively link the Main Street with the amenity potential of Suir Island...</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment. This amendment will have positive effects as it will ensure that any potential impacts to the Lower River Suir SAC at project level will be dealt with.	
<p>Opportunity Site No. 1</p> <p>d) Suir Island shall be developed as the „Green Heart“ of the town with extensive formal and informal/natural garden areas, footpaths and views across the Suir subject to the protection of the existing habitats <b>WITHIN THE SPECIAL AREA OF CONSERVATION</b>. The island is suitable for a dedicated urban sports and leisure complex/emporium and it is envisaged that this could cater for new indoor and outdoor sports and leisure activities for all ages.</p> <p>f) The development of the site shall incorporate car-parking especially at ground floor level with potential for access underneath raised footpath/plaza area. The development of Suir Island shall incorporate car-parking and coach parking <b>AT APPROPRIATE LOCATIONS</b> with easy access to the town centre via the proposed footbridge.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	

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	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
<p>Opportunity Site No. 3 Davis Road</p> <p>It is envisaged that the key accesses to the site will be via a new roundabout to serve Dunnes Stores, Barfo-Meters, Marriot Radiators and the call mar/service station sites and via the existing roundabout at the Silversprings Road roundabout. In the interest of road traffic Figure A1:4 illustrates the primary access points to the Master Plan site.</p> <p>c) New development shall <b>CONTINUE THE BUILDING LINE ESTABLISHED BY THE EASTERN END OF THE SHOWGROUNDS, BARLO MOTORS AND MARRIOTT RADIATORS WITH STAFF AND CUSTOMER</b> be set forward adjacent to the Davis Road and car-parking shall be provided to the rear. The use of high quality and innovative design will be encouraged.</p>	0	+	0	0	0	0	0	0	0	Overall this amendment is unlikely to change the initial assessment of Opportunity Site No. 3. However this amendment will ensure flexibility in line with site owner requirements and therefore this amendment is considered positive in terms of Population.
<p>Opportunity Site No. 4</p> <p>Any proposal for all or part of to develop <b>OPPORTUNITY</b> Site number 4 shall illustrate how it is compatible with and can contribute to the delivery of the following Development Objectives:</p> <p>Opportunity Site No. 4</p> <p>e) There is opportunity for new development to incorporate south facing views over the River Suir and the Comeragh Mountains. In this respect, an <b>APPROPRIATELY LOCATED</b> riverside viewing area shall be provided such as a plaza, riverside promenade etc <b>SUBJECT TO APPROPRIATE ASSESSMENT SCREENING AND THE PRESENCE OF BREEDING OTTERS.</b></p> <p>f) Any development on opportunity Site No. 4 shall have regard to the site specific issues set out in the accompanying SFRA <b>AND BE SCREENED FOR APPROPRIATE ASSESSMENT OF POTENTIAL EFFECTS ON THE LOWER RIVER SUIR SPECIAL AREA OF CONSERVATION.</b></p>	0	+	0	0	0	0	0	0	0	Overall this amendment is unlikely to change the initial assessment of Opportunity Site No. 4. However this amendment will ensure flexibility in line with site owner requirements and therefore this amendment is considered positive in terms of Population.
<p>Appendix 2</p> <p>125 / none / 5 Grattan Place, Clonmel, Terraced two bay two storey house c1830 with bowed staircase projection to rear</p>	0	0	0	0	0	0	0	0	0	No negative effects are likely as a result of deletion of this property from C & EDP List of Protected Structures as property has been modernised and therefore any original features have been lost. Furthermore this property is still located within an ACA and is afforded protection under Policy AH 2: Architectural Conservation Area as it stands.

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	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
RPS (Ref. / Location/Description) <ul style="list-style-type: none"> <li>324/ 69 Irishtown Upper /19th Century Coach arch</li> <li>325/ 40 Irishtown Upper /19th Century Coach arch</li> <li>326/ Carey's Bar, Irishtown/19th Century Coach arch</li> <li>327/ 76 Irishtown/ 19th Century Coach arch</li> <li>328/ 80 Irishtown/ 19th Century Coach arch</li> <li>329/ 21 Irishtown/ 19th Century Coach arch</li> <li>330/ 15 O'Neill Street/ 19th Century Coach arch</li> <li>331/ 32 O'Neill Street/ 19th Century Coach arch</li> <li>332/ 2 Jervis Place/ 19th Century Coach arch</li> <li>333/Abbey Street/ 19th Century Coach arch</li> </ul>	0	+	0	0	0	0	+	0	+	Direct positive effects likely in terms of CH due to protection afforded to coach arches. Indirect positive effects in terms of P and M as a result.
Appendix 3 Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (July 1996) <b>AS</b> <b>UPDATED BY CIRCULAR PL07/12.</b> The Draft C & EDP recognises the need to develop telecommunication infrastructure and services in the Plan area whilst protecting the amenities of the Plan area as appropriate. Please refer to Section 5 for further detail.	0	0	0	0	0	0	0	0	0	Amendment screened out as text change is for clarification purposes.
<b>ZONING CHANGE ON MAP 1 FROM AMENITY ZONING TO ENVIRONS ZONING AT MYLERSTOWN.</b>	0	+	0	0	0	0	0	+	0	Some level of development is open to consideration/permissible in principle in accordance with both of these zoning provisions. However overall the objective of both of these zonings is to protect lands from development and therefore no significant impacts are likely in this regard.
<b>NEW MAPS 1, 1A, 2, 3A AND 6 AS PER APPENDIX B ABOVE.</b>	0	0	0	0	0	0	0	0	0	Note: community facilities are open to consideration within 'Amenity' zoning, while rural generated housing and agricultural buildings are open to consideration and permissible in principle (respectively) in terms of 'Environs' zoning. Amendment screened out as minor map changes are for clarification purposes.
<b>AMEND MAP 6 TO IDENTIFY NEW RESIDENTIALLY ZONED LANDS ACCESSED FROM THE FETHARD ROAD AS TWO SEPARATE MASTER PLAN LANDS AND PROVIDE FOR SAME IN THE LEGEND.</b>	0	0	0	0	0	0	0	0	0	Amendment screened out as text change is for clarification purposes in accordance with text change in Section 6.3.
<b>Volume 2: SEA Environmental Assessment</b> <b>FIGURE 10.1: CUMULATIVE IMPACTS MAP</b>	0	0	0	0	0	0	0	0	0	In response to the EPA's submission and on review of the cumulative impacts section of the ER there would be merit in providing a cumulative impacts map which has been included within the ER. No impacts as a result have been identified.

**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation
<p>Chapter 12, Section 12.1 Responsibilities and Frequency of Reporting</p> <p><b>MONITORING WITH RESPECT TO THE MONITORING OBJECTIVES, INDICATORS AND TARGETS SET OUT IN TABLE 12.1 WILL BE CARRIED OUT ON AN ANNUAL BASIS.</b> The statutory Manager's Report on progress in achieving the objectives of the C&amp;EDP, takes place two years after the adoption of the Plan and "shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the Plan". If an objective or policy is resulting in a significant adverse effect then a variation may be considered during the lifetime of the Plan. It is the responsibility of South Tipperary County Council / Clonmel Borough Council to undertake the monitoring and to interpret the monitoring data relevant to the Plan area and to deal with unforeseen effect as a result of implementing the C&amp;EDP.</p>	+	+	+	+	+	+	+	+	In response to the EPA submission text has been included within the ER setting out that monitoring of the C & EDP will be undertaken annually. This is thought to have positive impacts on the environment overall. Therefore this amendment has been screened out on that basis

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Volume 3: Strategic Flood Risk Assessment	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Section 4.8</p> <p>A walkover survey was carried out, involving consultation with local authority personnel and taking into account the local topography. This allowed validation and, where justified, amendment of the flood outlines. For example, although the base flood maps <b>FOR THE ANNER, WHICH WERE DERIVED FROM THE JFLOW@ FLOOD ZONES BASED ON OSI NATIONAL HEIGHT MODEL (AS SHOWN Table 4-1)</b>, indicate a considerable proportion of the Bulmers site, on the right bank of the River Anner is at risk of flooding, a visual inspection, backed up by local reports <b>AND THE EXTENT OF THE PFRA MAPPING</b> indicated that bounding road and site is higher than the left bank, which is known to flood. The Bulmers site is therefore not considered to be at flood risk in a 1% or 0.1% AEP event, although the sewerage treatment plant at the Bulmers site does flood on occasions adjacent to the River Suir.</p>	0	0	0	0	0	0	0	0	Amendment screened out as text change is for clarification purposes.	

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	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Section 8.0 Specific Responses to The Justification Test</p> <p><del>Key development sites, including four opportunity sites, which have been</del> <b>WITHIN THE DEVELOPMENT PLAN, THREE OPPORTUNITY SITES WERE</b> identified for future development and included areas that are in Flood Zones A and/or B. <b>THESE THREE OPPORTUNITY SITES</b> were subject to the Justification Test <b>FOR DEVELOPMENT PLANS (SEE FIGURE 8-1)</b>. This has been undertaken in an iterative process, and has involved consultation between the Clonmel Borough and South Tipperary County Councils, JBA Consulting and RPS as part of the Strategic Environmental Assessment and Appropriate Assessment and the overall preparation of the Clonmel &amp; Environs Development Plan 2013.</p> <p>In all cases, the sites <b>WERE DETERMINED TO</b> have passed the Justification Test for Development Plans, but within a number of the sites specific recommendations have been made regarding zones of mixed use vulnerability and phasing of development within zoned areas <b>AS THEY RELATE TO FLOOD RISK.</b></p> <p><b>FIGURE 8-1 -JUSTIFICATION TEST FOR DEVELOPMENT PLANS</b></p> <p>[Box 4.1: The Planning System and Flood Risk Management]</p> <p>The land use zonings and specific development objectives (including infrastructural objectives) contained in the Development Plan have been considered having regard to this SFRA and the Planning System and Flood Risk Management Guidelines for Planning Authorities. The Justification Test for Development Plans has formed part of the consideration, and where plan led decisions are required to satisfy the Justification Test, these have been made by the Local Authority.</p>	0	0	0	0	0	0	0	0	<p>The SFRA has been prepared to inform the C &amp; EDP, SEA and AA. It provides guidance and suggested approaches to managing flood risk to development; it informs the policies and objectives within the development plan and provides specific responses to flood risk.</p> <p>This amendment has been screened out as changes made within this section of the report have been included for clarification purposes only and detailed recommendations of the justification test are set out in Sections 8.1, 8.2 and 8.3 of the SFRA.</p>	

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	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>(Continuation of Section 8.0 above)</p> <p>In the following cases <b>SPECIFIC CONSIDERATION FOR THE OPPORTUNITY SITES HAS BEEN GIVEN TO ENSURE</b> the criteria laid out under the Justification Test for Development Plans have been met. <b>THE OUTCOME OF THE JUSTIFICATION TEST REVIEW PROCESS FOR PARTS 1 AND 2, AS UNDERTAKEN BY THE COUNCIL, IS SHOWN IN TABLE 8-1. PART 3 OF THE JUSTIFICATION TEST IS ADDRESSED THROUGH THIS REPORT.</b></p> <p>Key development sites, including four opportunity sites, which have been identified for future development and which include areas in Flood Zones A or B were subject to the Justification Test.</p> <p><b>Table 8-1 Justification Test for Opportunity Sites with Flood Zones A/B</b></p> <p><b>[Table 8-1]</b></p> <p>Details of the flood risk within the opportunity sites and the consequences of the application the Planning Guidelines are provided in table format below. The application of the sequential approach and where necessary, justification test, is an iterative process that is assessed in conjunction with the planning authorities; this process, for each of the opportunity sites, is informed by in this section.</p> <p><b>In addition, a fourth site, the Coleville Road, has been subject to more detailed review to allow the councils to make an informed decision with regard to zoning the land, and an overview of this review is provided in Section 8-4.</b></p>										As above

**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C	H	L	M	Comment/ Mitigation
<p>Section 8.1 Opportunity Site 1: Suir Island                      Commentary on Flood Risk:</p> <p>This is a site with some existing development to the western end, and overgrown scrubland to the east. The site lies wholly within Flood Zone A, but is provided protection to the 1 in 100 year event by defences. THE HEIGHT OF DEFENCES ON SUIR ISLAND IS IN THE REGION 1.6M TO 1.8M FROM GROUND LEVEL. IN A 1 IN 100 YEAR EVENT THERE IS APPROXIMATELY 500MM OF FREEBOARD. IN THE EVENT THAT THE DEFENCES ARE OVERTOPPED, A DIRECT PROJECTION OF WATER LEVELS WOULD GIVE DEPTHS IN-EXCESS OF THE HEIGHT OF THE DEFENCES. SUCH DIRECT INUNDATION WOULD NOT OCCUR INSTANTANEOUSLY, EVEN IN THE EVENT THAT THE DEFENCES BREACH, OR DEMOUNTABLE SECTIONS ARE NOT ERECTED. HOWEVER, BASED ON HISTORICAL FLOOD RECORDS, CONSIDERABLE DEPTHS OF FLOODING ARE LIKELY TO OCCUR IN A RELATIVELY SHORT TIMEFRAME, SO IT IS IMPORTANT TO EVACUATE THE ISLAND WHEN SIGNIFICANT FLOOD WARNINGS ARE ISSUED (I.E. WHEN A 1 IN 50 YEAR FLOOD IS PREDICTED IN ACCORDANCE WITH THE CLONMEL FLOOD RESPONSE PLAN).</p>	+	+	+	+	+	+	+	+	+	<p>The SFRA has been prepared to inform the C &amp; EDP, SEA and AA. It provides guidance and suggested approaches to managing flood risk to development; it informs the policies and objectives within the development plan and provides specific responses to flood risk.</p> <p>This amendment is likely to have positive indirect effects in respect of all aspects of the environment and direct positive effects particularly in respect of population as additional text has been included within this commentary setting out requirements 'to evacuate the island when significant flood warnings are issued'.</p>



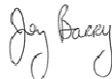
APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table													
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation				
<p>Section 8.3: Opportunity Site 3: Davis Road</p> <table border="1" style="margin-left: 20px;"> <tr> <td><b>Flood Zone Coverage</b></td> <td>A: 400 %</td> <td>B: 0% 20%</td> <td>C: 0 %</td> </tr> </table> <p><b>Commentary on Flood Risk:</b>                      This is an existing developed site that is proposed for redevelopment, and also includes areas of brown and greenfield land. <b>THIS THE MAJORITY OF THE site is in Flood Zone A, with a high risk of flooding and is located behind flood defences which have been constructed along the River Suir. A PORTION OF THE SITE, TO THE EAST, HAS BEEN SUBJECT TO LAND RAISING TO A HEIGHT IN EXCESS OF THE TOP OF THE FLOOD DEFENCES AND IS SHOWN TO BE IN FLOOD ZONE B. The site is located within a flood cell which is protected by a combination of fixed and demountable defences. If the defences operate as designed, flood risk is primarily dealt with by the defences, which offer protection from the 1 in 100 year event, although overtopping would occur in an EVENT GREATER THAN 1 IN 100 YEAR 4-in-1000-year event. ....</b>                      ...As the area is behind defences (under normal operating conditions, <b>DEVELOPMENT WILL BE LIMITED TO LESS VULNERABLE COMMERCIAL USES AND THE SITE CURRENTLY COMPRISES DEVELOPED FLOODPLAIN,</b> compensatory storage would NOT need to be provided ....                      ...On the basis of <b>this THE DETAILED SITE SPECIFIC FLOOD RISK</b> assessment, it may be determined that a lower finished floor level for non-residential use could be permitted...</p>	<b>Flood Zone Coverage</b>	A: 400 %	B: 0% 20%	C: 0 %	+	+	+	+	+	+	+	+	<p>The SFRA has been prepared to inform the C &amp; EDP, SEA and AA. It provides guidance and suggested approaches to managing flood risk to development; it informs the policies and objectives within the development plan and provides specific responses to flood risk.</p> <p>Part of this amendment clarifies the situation with respect to flood zone coverage of the site and is not likely to have any environmental impact.</p> <p>This amendment requires a detailed site specific flood risk assessment prior to the consideration of lower floor levels which is considered to have positive effects on all aspects of the environment due to offsetting of flooding impacts.</p> <p>This amendment further clarifies that development on site will be limited to less vulnerable commercial uses which is considered positive in offsetting of flooding impacts.</p>
<b>Flood Zone Coverage</b>	A: 400 %	B: 0% 20%	C: 0 %										

B/FF: Biodiversity, Flora and Fauna; P: Population; S: Soil; W: Water; C: Climate Change; CH: Cultural Heritage; L: Landscape MA: Material Assets.

# Draft Clonmel and Environs Development Plan (2013-2019) SEA and AA Screening of s.12 (8) Manager's Report Proposed Amendments

## DOCUMENT CONTROL SHEET

Client	Clonmel Borough Council and South Tipperary County Council					
Project Title	Clonmel and Environs Development Plan SEA					
Document Title	SEA and AA Screening of s.12 (8) Manager's Report Proposed Amendments					
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F01	Final	Joy Barry Kieran Fay	Joy Barry Kieran Fay	Joy Barry	Cork	September 2013
						

*Confidentiality statement;*

*The information disclosed in this proposal should be treated as being strictly private and confidential and you are requested to take all reasonable precautions to maintain its status as such. You are requested to use and apply the information solely for the purpose of evaluating this proposal and are asked not at any time to disclose or otherwise make available the information to any third party except for those officers, employees and professional advisers who are required by you in the course of such evaluation to receive and consider the information and who agree to be bound by these non-disclosure terms.*

*This Screening Statement was prepared by RPS on behalf of Clonmel Borough Council and South Tipperary County Council.*

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# 1 INTRODUCTION

This is the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening of s.12 (8) Manager's Report proposed amendments to the draft Clonmel and Environs Development Plan 2012-2018 (C & EDP).

All responses to submissions have been included within the overall Manager's Response within the s.12. (8) Manager's Report. Therefore this document serves the sole purpose of SEA and AA Screening of the s.12 (8) Manager's Report proposed amendments for consideration by the Elected Members.

## 2 EVALUATION OF SIGNIFICANT EFFECTS

The s.12 (8) Manager's Report describes the Manager's Recommendations i.e. proposed amendments to the draft Plan. Each amendment as proposed in the Manager's Report is detailed in Appendix B of the Manager's Report. The proposed amendments are again set out in the first column of **Table 1: Assessment of Amendments** within **Section 4** of this screening document below.

In terms of the proposed amendments additional text is identified in **BOLD** block capitals and deletions are identified by way of a ~~striketrough~~.

Each amendment has been assessed against the strategic environmental objectives as set out in **Table 7.1 of the SEA Environmental Report**, taking into consideration likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic).

The assessment matrices contain a comparison of each of the draft Plan amendments against each of the strategic environmental objectives with an assessment rating assigned for the purposes of comparison. In this case, plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, plus/minus (+/-) indicates that both positive and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by a zero (0). Combinations of these symbols have also been used, e.g.0/-, which indicates that impact may be neutral or negative depending on how the policy or objective is delivered.

### 3 CONCLUSION

Each of the proposed amendments have been assessed against the strategic environmental objectives as set out in **Table 7.1 of the SEA Environmental Report**, taking into consideration likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic). As part of this screening process the proposed amendments were screened in respect of SEA and AA.

Based on this screening assessment there is potential for significant effects as a result of implementing one of the proposed amendments and therefore mitigation has been recommended.

### 4 TABLE 1: ASSESSMENT OF AMENDMENTS

APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table										
	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation	
<p>Insert new text into Policy INF 15: Flood Risk Assessment, as follows:</p> <p>The planning authority will require development proposals to have regard to the potential flood risk to the development itself and its impact for flood risk elsewhere. Applications shall have regard to 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009' and comply with the recommendations of Section 7 of the C &amp; EDP Strategic Flood Risk Assessment. The Council will consider new development within flood plains where it satisfies the Justification Test, as outlined in the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, AFTER THE PUBLICATION OF THE OPW RIVER SUIR CATCHMENT FLOOD RISK MANAGEMENT PLAN (EXPECTED TO BE 2016) AND IT'S ASSOCIATED FLOOD RISK MAPS, THE COUNCIL WILL ALSO APPLY THE RELEVANT FINDINGS AND RECOMMENDATIONS SET OUT THEREIN IN ASSESSING FLOOD RISK IN THE PLAN AREA. IN THE EVENT OF A CONFLICT ARISING BETWEEN THE C &amp; EDP STRATEGIC FLOOD RISK ASSESSMENT AND THE OPW FLOOD RISK MAPS, THE RECOMMENDATIONS OF THE OPW FLOOD RISK MAPS WILL TAKE PRECEDENT.</p>	+	+	+	+	+	+	+	+	Amendment screened out as text change will have positive effects on the environment.	



**APPENDIX E1: C&EDP Draft Plan Policies and Actions Assessment Table**

	B/ FF	P	S	W	C	C H	L	M	Comment/ Mitigation
<p>With respect Zoning Category 'Commercial' as identified in the Landuse Zoning Matrix Section 9.2, the following amendments to be made:</p> <ul style="list-style-type: none"> <li>'Residential' shall be changed from 'not permitted' to 'open for consideration' identified as <b>x-to O</b>.</li> <li>'Shop – Neighbourhood' shall be changed from 'not permitted' to 'open for consideration' identified as <b>x-to O</b></li> </ul> <p>Insert Footnote as part of the Zoning Matrix:</p> <p><b>NEIGHBOURHOOD SHOP: A SMALL CONVENIENCE SHOP CATERING FOR THE NEEDS OF THE LOCAL AREA.</b></p>	0	+/-	0	0	+/-	0	0	+/-	<p>Amendment has implications for all commercial zonings within the plan area as a result of making residential uses 'open for consideration' within commercial zoning. This has potential to have negative effects in respect of Population, Climate Change and Material Assets due to the potential for development of residential uses within commercial zonings in an unplanned manner.</p> <p>This is not in line with the original residential strategy for the plan area. Therefore recommend inclusion of a footnote in respect of amendment for clarification purposes outlining that this is just applicable to 'Opportunity Site 4: Fair Oaks Food Site'.</p>

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