

SEA STATEMENT

FOR THE

CAHIR LOCAL AREA PLAN 2021-2027

for: Tipperary County Council

Civic Offices
Nenagh
County Tipperary



Comhairle Contae Thiobraid Árann
Tipperary County Council

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Section 1 Introduction

1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for Cahir Local Area Plan 2021-2027.

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

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.

1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Plan.

This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Plan;
- b) how the following have been taken into account during the preparation of the Plan:
 - the environmental report,
 - submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and
 - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Plan in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Plan.

1.3 Implications of SEA for the Plan

SEA has been undertaken on the Plan and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Draft Plan on public display. The Environmental Report was updated in order to take account of changes to the original Draft Plan that were made on foot of submissions and recommendations in the submissions.

Tipperary County Council have been provided with the findings of SEA output during their consideration of the Plan and before the Plan was adopted.

Section 2 How Environmental Considerations were integrated into the Plan

2.1 Introduction

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Integration of environmental considerations; and
7. Integration of individual SEA and AA provisions into the Plan.

2.2 Consultations

As environmental authorities identified under the Planning and Development (SEA) Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Tipperary County Council: Department of Agriculture, Food and the Marine; Department of Culture, Heritage, and the Gaeltacht; Department of Communications, Climate Action and Environment; Environmental Protection Agency; Laois County Council; Kilkenny County Council; Waterford City and County Council; Limerick City and County Council; Galway County Council; Clare County Council; Cork County Council; and Offaly County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Draft Plan and/or the SEA Environmental Report while they were on public display (see Section 3.3).

2.3 Communication of environmental sensitivities throughout the SEA process

Environmental considerations were integrated into the Plan before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Plan included the following:

- Special Areas of Conservation;
- Proposed Natural Heritage Areas;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Protected Route and landscape areas; and
- Cultural heritage (archaeological and architectural) sensitivities.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

2.4 Appropriate Assessment

Appropriate Assessment (AA) Screening and Stage 2 AA have been undertaken alongside the Plan. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). AA is an impact assessment process concerning European Sites (which collectively comprise the Natura 2000 network) - these sites have been designated or proposed for designation by virtue of their ecological importance.

The conclusion of the AA is that the Plan will not affect the integrity of the European Sites,

alone or in combination with other plans or projects.¹

The preparation of the Plan, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the Plan. The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DEHLG and OPW, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014.

The preparation of the Plan, SEA and SFRA has taken place concurrently and the findings of the SFRA have informed both the Plan and the SEA.

2.6 Consideration of Alternatives

Consideration of the environmental effects arising from a variety of different alternatives for the Plan (see Section 4) has contributed towards the protection and management of the environment in the overall strategy for the Plan.

2.7 Integration of individual SEA and AA provisions into the Plan

Table 2.1 links key mitigation measure(s) - which have been integrated into the Plan - to the potential significant adverse effects of implementing the Plan, if unmitigated. The integration of these measures into the Plan occurred over a number of iterations and was informed by, inter alia, various

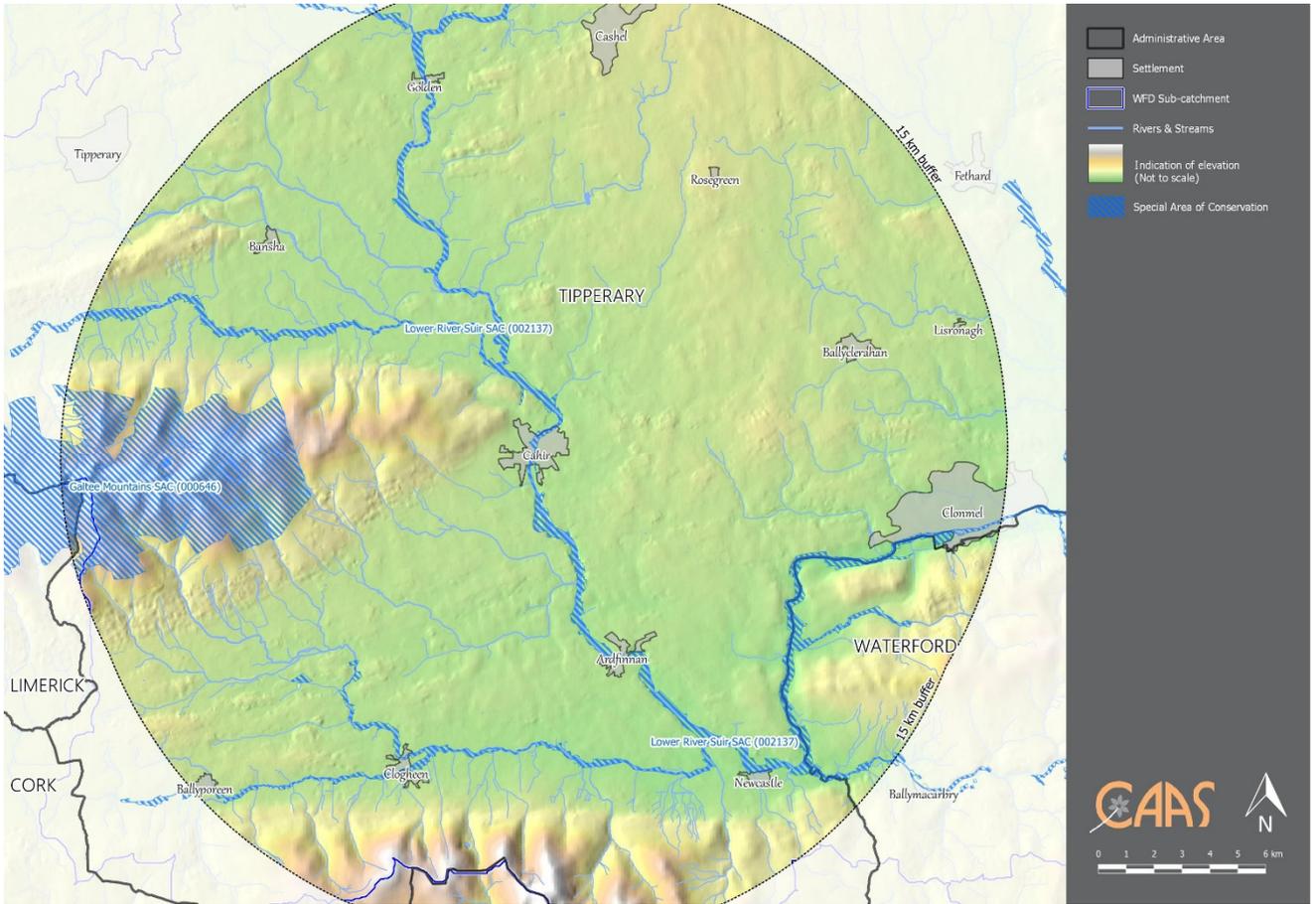
communications through the SEA, AA and SFRA processes.

The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

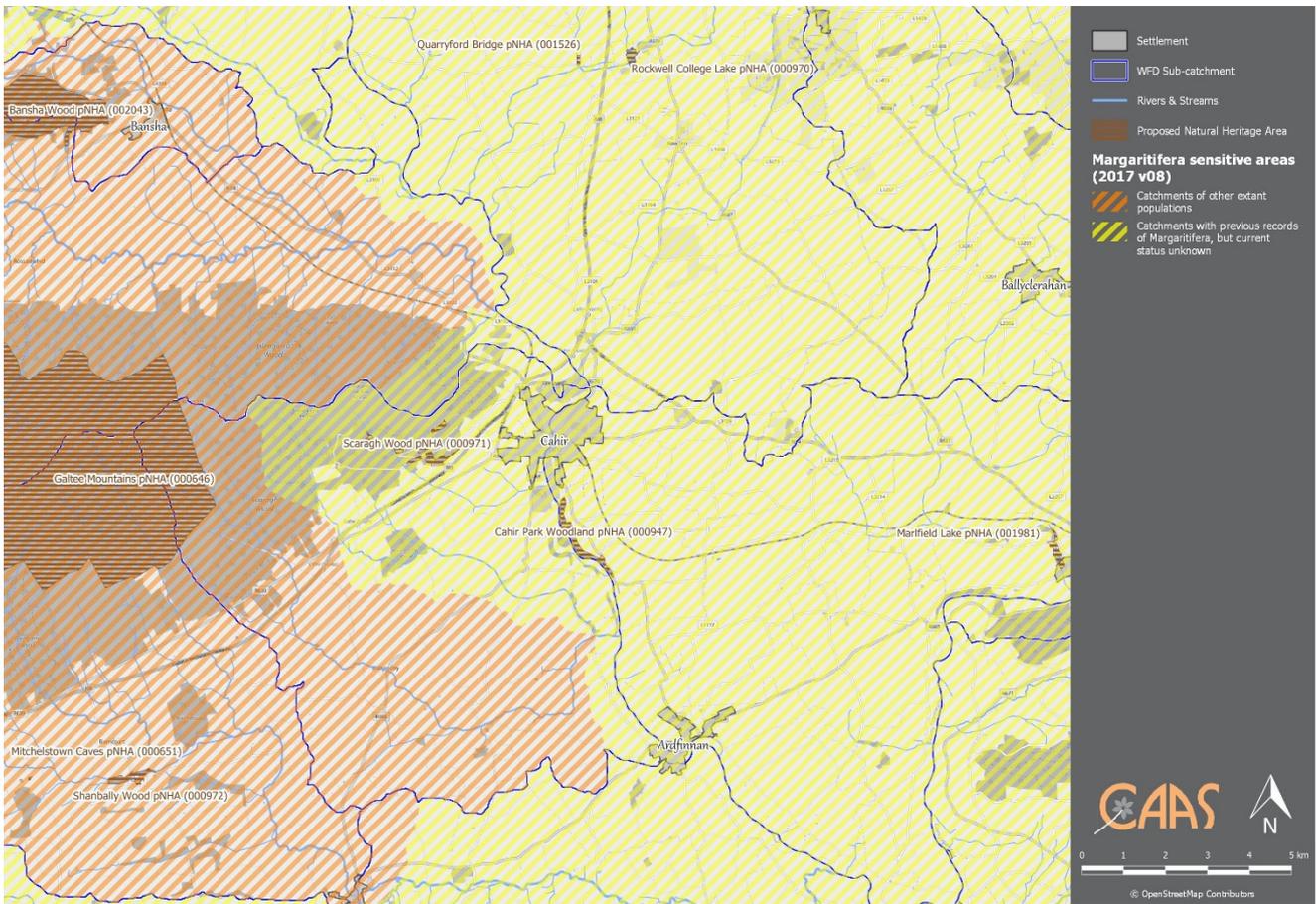
The reference codes are those that accompany the relevant measures in the Plan.

In addition to the mitigation measures that have been integrated into the Plan, as identified by Strategic Development Policy SD2, development is required to comply with South Tipperary County Development Plan provisions, including those relating to sustainable development and environmental protection.

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

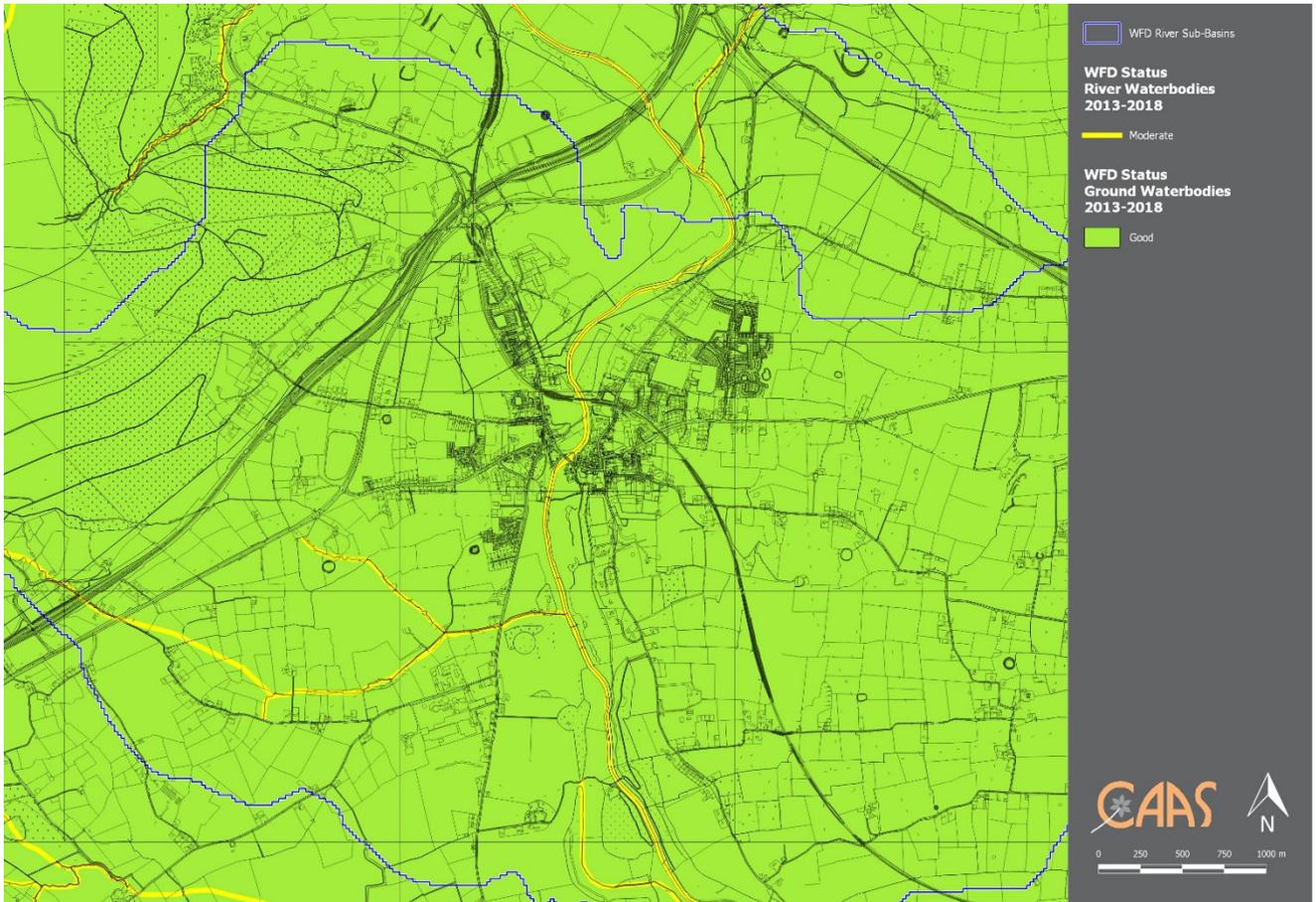


European Sites within 15 km buffer of Cahir Plan area

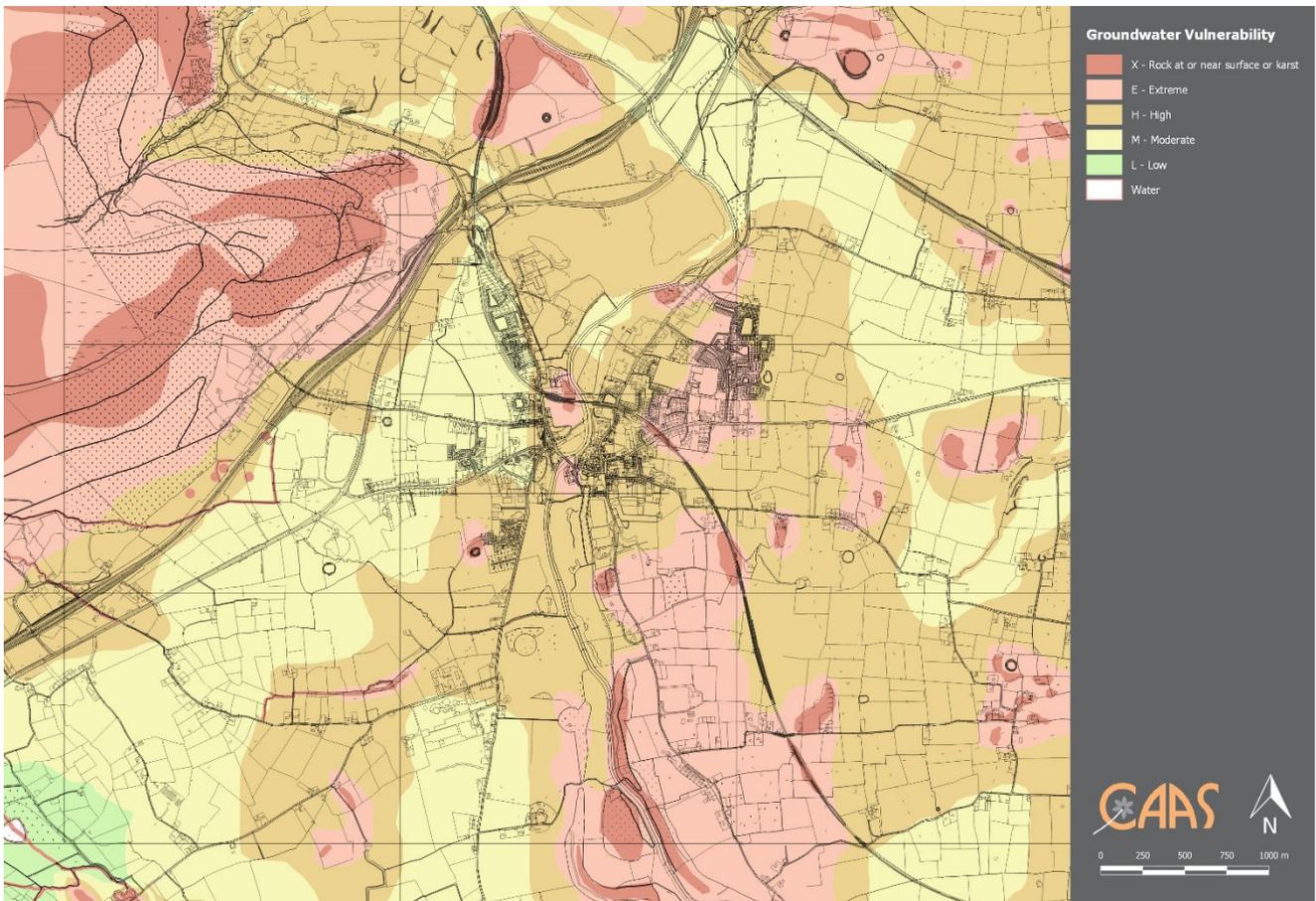


Potential Habitat Sensitivity within 15 km of Cahir Plan area

Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)

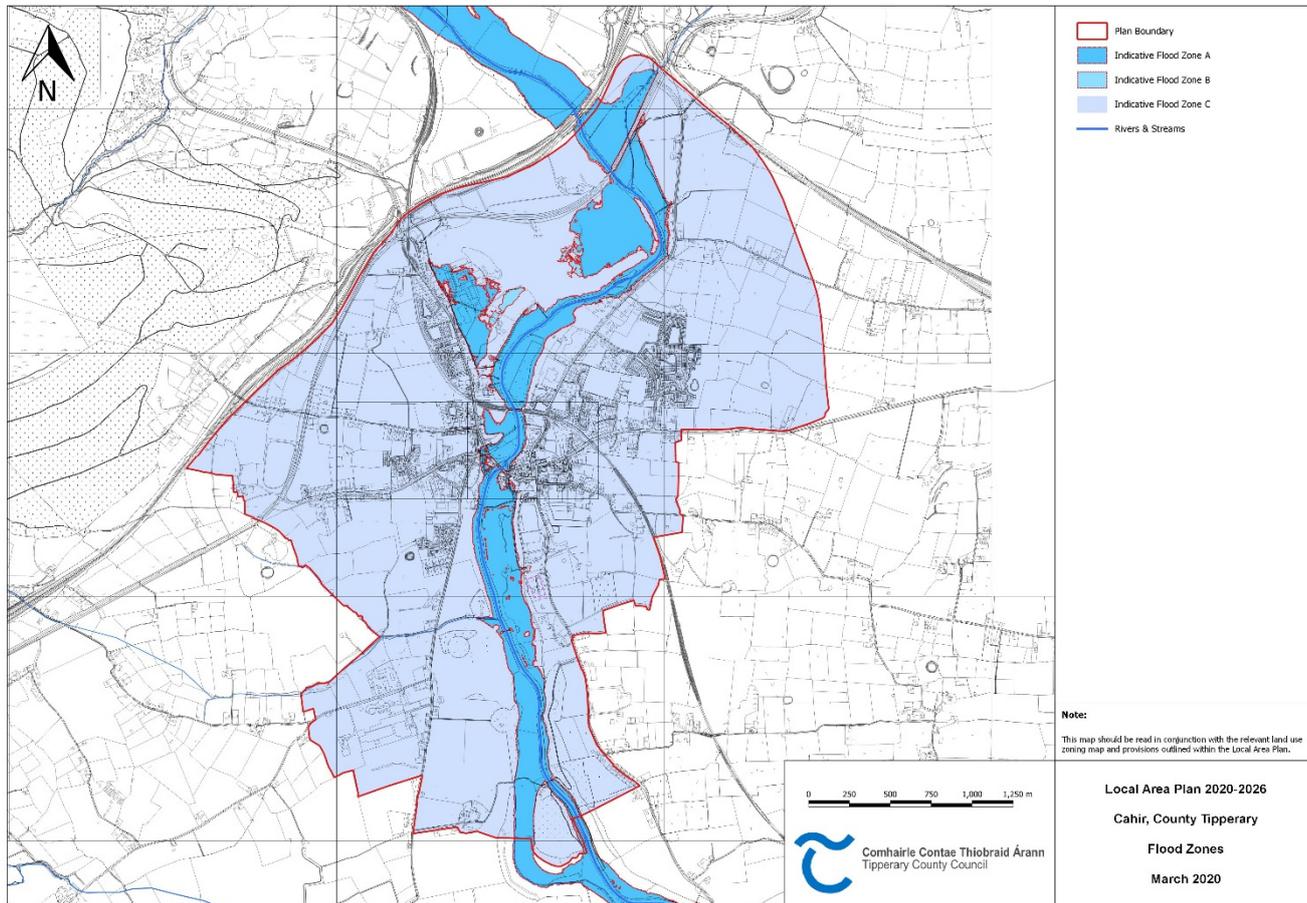


Surface Water Status (2013-2018)

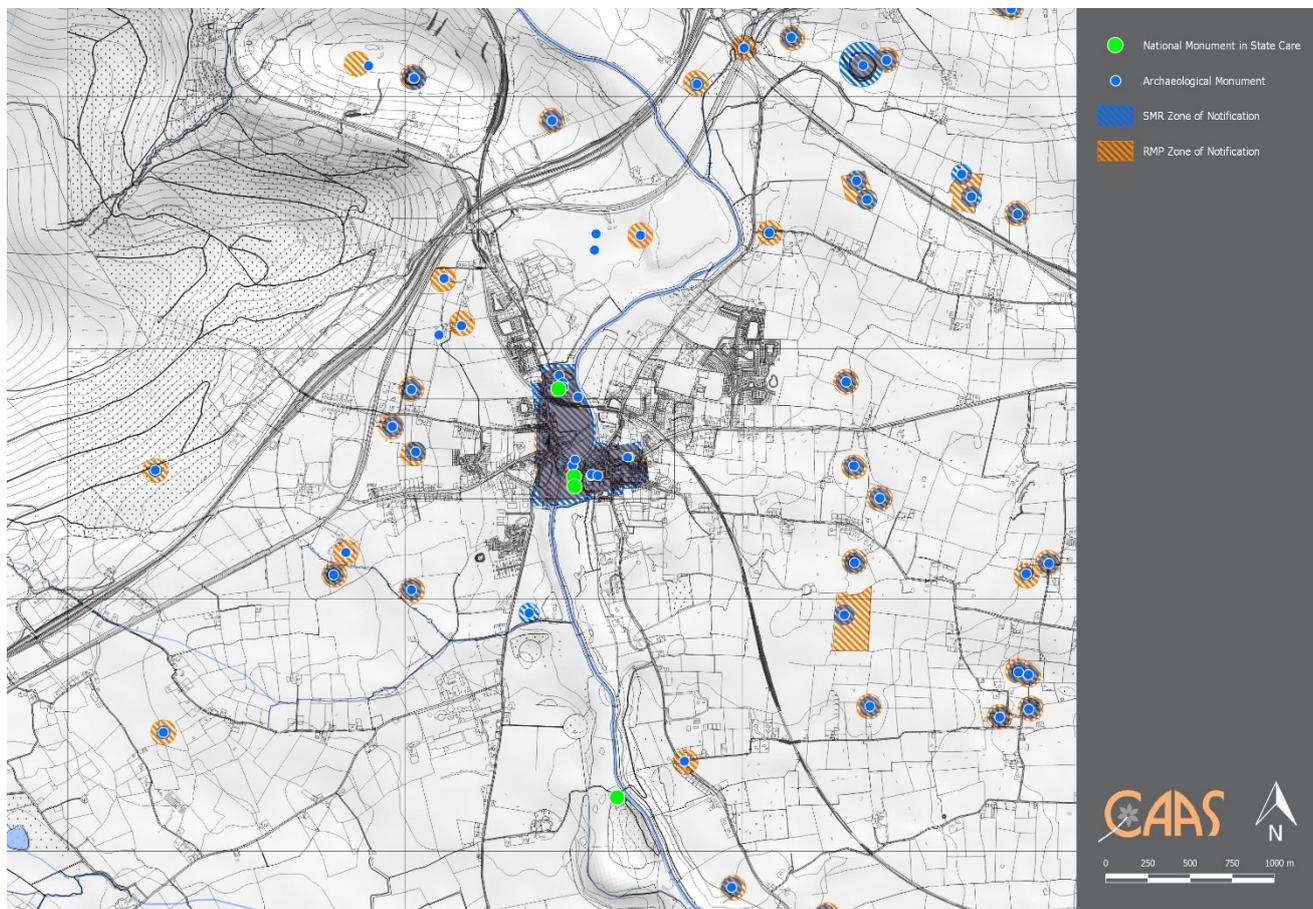


Groundwater Vulnerability

Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)



Flood Risk



Archaeological Heritage

Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)

Table 2.1 Integration of Environmental Considerations

Topic	Potentially Significant Adverse Effect, if Unmitigated	Recommendations integrated into the Plan, included in:
All	Various	<p>SD2. Ensure all proposals comply with the policies, objectives and development management standards of the South Tipperary County Development Plan 2009 (and any review thereof).</p> <p>TC1. Ensure the vitality and viability of the town centre is maintained and to strengthen its function by facilitating the development of residential, retail, community and tourism services, subject to compliance with the policies and development management standards of the County Development Plan</p> <p>TC2. Facilitate the re-development of Town Centre Opportunity Sites (as identified in Figure 10) in accordance with the guidance set out Appendix 1 and compliance with the development management standards of the County Development Plan</p> <p>TC3. Seek to develop and improve areas within the town that are in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to facilitate regeneration, increase housing supply, employment opportunities and provide community facilities</p> <p>TC4. Ensure the enhancement and protection of building and streetscapes within the ACA. In the assessment of development proposals, the Council will have regard to:</p> <p>a) The impact of the proposed development on the character and appearance of the ACA in terms of compatibility of layout, urban grain, design, colour and finishes, massing of built form & architecture;</p> <p>b) The impact of the proposed development on the existing amenities, character and heritage of these areas; and,</p> <p>c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc</p> <p>TCO4.1 Continue to develop and implement the Town Centre Regeneration Strategy in partnership with the Rural Regeneration Development Fund and other funding sources as may be available.</p> <p>TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town</p> <p>TCO4.3 Work with landowners and other stakeholders to seek the redevelopment of the identified Opportunity Sites for town centre uses over the lifetime of the Plan.</p> <p>TCO4.4 Prepare an Architectural Conservation Area Character Statement for the Town Centre to support landowners and community in the protection and enhancement of properties.</p> <p>TCO4.5 Encourage and facilitate the regeneration and reuse of vacant, disused and derelict sites and to take action, where appropriate, through legislative mechanisms.</p> <p>TCO4.5 Maintain a Vacant Site Register for the town and to apply the provision of the Urban Housing Regeneration and Development Act 2015 (as may be amended) for land activation purposes.</p> <p>TCO4.6 Support the development of tourism infrastructure and to enhance linkages with walking and cycle routes and water-based activities.</p> <p>TCO4.7 Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.</p> <p>TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.</p> <p>Vacant Site Register for the town and to apply the provision of the Urban Housing Regeneration and Development Act 2015 (as may be amended) for land activation purposes.</p> <p>SC1. Promote and facilitate new residential development within the town centre on opportunity sites, infill and brownfield sites and to use land activation measures where appropriate to support their development</p> <p>EDO6.1 Seek to redevelop Market House as a Business Development Centre to support and foster enterprise in the town.</p> <p>EDO6.4 Develop Cahir as 'Destination Town' and to seek funding to realise this objective in accordance with Fáilte Ireland's Destination Town Guidelines</p>
Biodiversity and flora and fauna	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<p>Strategic Aim 5: Natural and Built Heritage: To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.</p> <p>NBH1. Protect and conserve the integrity and ecological and biodiversity value of the Lower River Suir SAC and the Cahir Woodlands NHA. Ensure that any development proposals within or adjacent to the Lower River Suir SAC are appropriately screened, and assessed if necessary, in accordance with the Habitats Directive</p> <p>NBH2. Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.</p> <p>NBH3. Ensure the setting and character of Cahir Castle safeguarded and enhanced in the assessment of new development proposals.</p> <p>NBH5. Require, where the presence of non-native species is identified at the site of proposed development, new development to detail how invasive species will be managed and controlled.</p> <p>NBH08.2 Support the community-led projects to develop the blue and green infrastructure in the town to enhance the biodiversity and conservation value of the river corridor.</p> <p>ED3. Monitor and manage any increases in visitor numbers in order to avoid significant effects including loss of habitat and disturbance and impacts on existing infrastructure. Visitor / habitat management plans will be required for proposed tourism projects as relevant and appropriate.</p> <p><i>County Development Plan Provisions, including</i></p> <p>Policy LH8: Inland Waters and Riparian Zones It is the policy of the Council to protect the ecological status and quality of watercourses. In order to maintain the natural function of existing ecosystems associated with water courses and their riparian zones and to encourage sustainable public access to waterbodies, the Council will require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies.</p> <p>Policy LH12: Water Framework Directive and River Basin Management Plans: It is the policy of the Council to protect and improve the county's water resources and support an integrated and collaborative approach to local catchment management in order to ensure the successful implementation of the River Basin Management Plans (or any review thereof)</p> <p>TI12: Noise Emissions: It is the policy of the Council to ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2013, the Development Management Standards set out in Chapter</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Recommendations integrated into the Plan, included in:
		<p>10 and relevant standards and guidance that refer to noise management². Policy TI13: Light Pollution It is the policy of the Council to ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas in accordance with the provisions of the Development Management Standards set out in Chapter 10³.</p>
Population and human health	<ul style="list-style-type: none"> • Potential adverse effects arising from flood events. • Potential interactions if effects arising from environmental vectors. 	<p>Also see measures under other environmental components including Soil, Water and Air and Climatic Factors. SD1. Facilitate and support the sustainable growth of residential, employment and social development in Cahir in accordance with the National Planning Framework, the Southern Regional Spatial Economic Strategy 2020, and the South Tipperary County Development Plan 2009 (and any review thereof). IU2. Support the sustainable and efficient use of existing capacity in water services in the planning of new development and compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended)</p>
Soil	<ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. • Potential for riverbank erosion. 	<p>See measures under other environmental components including Water and Plan provisions relating to compact development.</p>
Water	<ul style="list-style-type: none"> • Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. • Increase in flood risk and associated effects associated with flood events. 	<p>Also see measures under other environmental components including Soil and Material Assets. IU1. Ensure that adequate and appropriate water services infrastructure is provided in accordance with the requirement of Irish Water and as part of new development proposals. IU3. Require that all development proposals demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and were feasible provided; IU4. Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any up-dated thereof) including providing detailed design specifications as may be required to facilitate the impact of development. (a) Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere. (b) Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. IU6. Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. IUO9.1 Support and work in co-operation with Irish Water to up-grade the public waste water treatment plant in the town. IUO9.2 Support with and work in co-operation with the Office of Public Works in the implementation of the Cahir Flood Relief Scheme. <i>County Development Plan Provisions, including</i> Policy LH8: Inland Waters and Riparian Zones It is the policy of the Council to protect the ecological status and quality of watercourses. In order to maintain the natural function of existing ecosystems associated with water courses and their riparian zones and to encourage sustainable public access to waterbodies, the Council will require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies. Policy LH12: Water Framework Directive and River Basin Management Plans: It is the policy of the Council to protect and improve the county's water resources and support an integrated and collaborative approach to local catchment management in order to ensure the successful implementation of the River Basin Management Plans (or any review thereof) 8.6.2 Flood Risk Assessments The Planning System and Flood Risk Management – Guidelines for Planning Authorities, (DEHLG 2009), seek to ensure that future development is considered and assessed against the risk of flooding. The aim of the guidelines is to enable the further sustainable development of areas by ensuring that future development is considered and assessed against the risk of flooding. The Council, in accordance with these guidelines will adopt a precautionary approach to flood risk management. Where proposals for new development are located in areas at high or moderate risk of flooding, the applicant will be required to demonstrate that the development complies with the Justification Test set out in Chapter 5 of the Planning</p>

² The Council will require new developments to submit a Noise Impact Assessment and appropriate mitigation measures as part of their planning application. This provision will apply to the following: a. For new developments that are likely to generate noise nuisance or an unacceptable impact on sensitive receptors, b. For new developments within the current Action Planning Area as set out in the Tipperary County Council Noise Action Plan, 2014 or c. For developments near major roads (i.e. traffic volumes in excess of 3 million vehicles per annum or otherwise on a case by case basis.) Where developments are planned adjacent to major roads, the planning application shall incorporate acoustical planning into the development design e.g. designing the development so that the access road is adjacent to the major road noise source. It may also involve the use of buffer zones and/or noise barriers and traffic calming measures. In permitting new development outside of the Action Planning Areas identified in the Noise Action Plan 2013, the Council will refer to the appropriate regulations and guidance in place,

³ All new public lighting shall be designed and installed to meet minimum design standards and will also incorporate the principles of Energy-Efficient Design into the design process. Proposals for new development including or likely to require external lighting shall include details of lighting schemes to comply with minimum standards and best practice in energy efficient design. All new multi-unit residential and commercial development shall identify the following on a site layout plan to an appropriate scale at planning application stage: • The appropriate lighting specification to perform the lighting task necessary to the most energy efficient standard. • Include measures to minimise light spillage and pollution through design, layout and specification. • Avoid dazzle or distract of drivers on nearby public roads to the standards of TII.

Topic	Potentially Significant Adverse Effect, if Unmitigated	Recommendations integrated into the Plan, included in:
		<p>System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG 2009). Policy CEF8: Management of Flood Risk: It is the policy of the Council to apply a sequential approach to the assessment of developments in areas of flood risk. Developments on lands identified as being at risk of flooding shall be subject to a Flood Risk Assessment in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG 2009) and any amendment thereof⁴, and shall include a Justification Test and have regard to nonvulnerable uses. SO8-5 It is an objective of the Council to facilitate the OPW in the preparation of CFRAM's, and have regard to and implement the findings of these studies as appropriate.</p>
Air and Climatic Factors	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>Also refer to the overall approach to land use zoning, transport and sustainability provided by the Plan. Strategic Aim 4: Transport and Movement To promote and prioritise new transport and movement infrastructure based on sustainable modes of travel and to safeguard the strategic transport infrastructure of Cahir and its environs. SD3. Require new development to incorporate best practice in low-carbon planning through the efficient use of land, reduced energy use and carbon output and to enhance the bio-diversity of the town, in accordance with the Climate Action Plan. TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town TCO4.6 Support the development of tourism infrastructure and to enhance linkages with walking and cycle routes and water-based activities. TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety. TM1. Improve accessibility and movement within Cahir, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport. TM2. Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town TM3. Seek the provision of workplace mobility plans for proposals for large scale employment and active travel plans for schools, and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-2020 (or any replacement thereof). TM4. Ensure new development proposals comply with Spatial Planning and National Roads Guidelines for Local Authorities (DTTS, 2013) and safeguard the integrity, capacity and safety of national roads. TMO7.1 Review and up-dated the South Tipperary Active Travel Towns Walking and Cycling Strategy - August 2013) as it relates to Cahir. TMO7.2 Explore the feasibility of re-opening the Bianconi archway on Old Church Street leading to Market Yard. TMO7.3 Seek to work with the National Transport Authority, Irish Rail, Bus Eireann and over relevant stakeholders to improve public transport services in Cahir and to examine the feasibility to re-develop Cahir Railway Station as a multi-modal hub. TMO7.4 Continue the improvement of approach roads, including the provision of traffic calming measures and active transport modes, subject to the availability of resources. NBH08.2 Support the community-led projects to develop the blue and green infrastructure in the town to enhance the biodiversity and conservation value of the river corridor.</p>
Material Assets	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<p>Also see measures under CEMP requirement, other environmental components including Population and Human Health and various Land Use and Phasing provisions from the Plan. Strategic Aim 6: Infrastructure and Utilities To develop the required infrastructure and utilities to support the sustainable development and growth of the town. Chapter 9: Infrastructure and Utilities: Strategic Aim: To develop the required infrastructure and utilities to support the sustainable development and growth of the town. IU1. Ensure that adequate and appropriate water services infrastructure is provided in accordance with the requirement of Irish Water and as part of new development proposals. IU2. Support the sustainable and efficient use of existing capacity in water services in the planning of new development and compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) IU3. Require that all development proposals demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and were feasible provided; IU5. Promote and encourage the use of renewable energy technologies in residential, commercial and community developments. IU09.1 Support and work in co-operation with Irish Water to up-grade the public waste water treatment plant in the town.</p>

⁴ Flood Risk Assessments will be required, as appropriate, in areas identified to be of risk of flooding.

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Recommendations integrated into the Plan, included in:
Cultural Heritage	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<p>Strategic Aim 5: Natural and Built Heritage - To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.</p> <p>Chapter 4: Town Centre: Strategic Aim: To facilitate the development of the town centre as a place to live, work, visit and enjoy by harnessing the rich architectural heritage of the town, enhancing the quality of the environment and facilitating high quality new development.</p> <p>TC4. Ensure the enhancement and protection of building and streetscapes within the ACA. In the assessment of development proposals, the Council will have regard to:</p> <p>a) The impact of the proposed development on the character and appearance of the ACA in terms of compatibility of layout, urban grain, design, colour and finishes, massing of built form & architecture;</p> <p>b) The impact of the proposed development on the existing amenities, character and heritage of these areas; and,</p> <p>c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc</p> <p>TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town</p> <p>TCO4.4 Prepare an Architectural Conservation Area Character Statement for the Town Centre to support landowners and community in the protection and enhancement of properties.</p> <p>TCO4.7 Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.</p> <p>TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.</p> <p>NBH3. Ensure the setting and character of Cahir Castle safeguarded and enhanced in the assessment of new development proposals.</p>
Landscape	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<p>Strategic Aim 5: Natural and Built Heritage - To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.</p> <p>NBH3. Ensure the setting and character of Cahir Castle safeguarded and enhanced in the assessment of new development proposals.</p> <p>NBH4. Safeguard sites, features and objects of archaeological interest (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.</p>

Section 3 Environmental Report and Submissions/ Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to Tipperary County Council on the Environmental Report and SEA process have been taken into account during the preparation of the Plan and the SEA.

3.2 SEA Scoping Notices and Submissions

As part of the scoping process for preparation of the Plan, environmental authorities⁵ were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council.

One scoping submission was made by the Environmental Protection Agency during the SEA scoping process. This submission was taken into account during preparation of the SEA.

The submission from the EPA provided specific comments and advice, covering the following issues:

- Available Guidance & Resources
- Environmental Sensitivity Mapping (ESM) Webtool
- EPA SEA WebGIS Tool
- EPA WFD Application
- EPA AA GeoTool
- State of the Environment Report - Ireland's Environment 2016
- Transition to a low carbon climate resilient economy and society
- Environmental Authorities

⁵ The following authorities were notified: Environmental Protection Agency; Department of Communications; Climate Action and Environment; Department of Agriculture, Food and the Marine; Department of Culture, Heritage and the Gaeltacht; and all adjoining planning authorities.

3.3 Submissions on the Environmental Report for the Draft Plan

Various submissions were made on the Draft Plan and/or associated environmental assessment documents while these documents were on public display. Certain submissions resulted in updates being made to the Plan.

A submission from the Environmental Protection Agency resulted in a summary of the reasons for choosing the alternatives for the Plan in the light of the other reasonable alternatives being inserted into Section 7 of the SEA Environmental Report.

Submissions from the OPW resulted in the inclusion of additional Historical Flood Risk Indicator and Future Flood Scenario Mapping in the SFRA. The submission from the OPW also resulted in an amendment to Policy IU4 and a new Policy IU6 – both of which will further contribute towards flood risk management in Cahir.

Another submission resulted in a new Policy NHB5 being included in the Plan, which relates to the management and control of invasive species.

3.4 SEA documents including SEA Environmental Report

The Draft Plan and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the period of public display of a Draft Plan were integrated into a Chief Executive's Report and considered by Tipperary County Council.

A number of material alterations were proposed after public display of the Plan. Taking into account, inter alia, the measures that had already been integrated into the Draft LAP and associated County Development Plan that contribute towards environmental protection, environmental management and sustainable development, it was determined that proposed material alterations would not be likely to result in significant environmental effects.

On adoption of the Plan, the Environmental Report that had been placed on public display alongside the Draft Plan was updated to become a final Environmental Report that is consistent with the adopted Plan, taking into account non-material changes that were made to the original Draft Plan that was placed on public display.

Section 4 Summary of Alternatives considered

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme) are identified, described and evaluated for their likely significant effects on the environment.

4.2 Limitations in Available Alternatives

The Plan is required to be prepared by the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan.

The alternatives available for the Plan are limited by the provisions of higher-level planning objectives, including those of the land use policy, plans and programmes (e.g. the National Planning Framework, the Southern Regional Spatial and Economic Strategy and the Tipperary County Development Plans). These documents set out various requirements for the content of the Plan.

4.3 Summary of Description and Assessment of Available Reasonable Alternatives

4.3.1 Tier 1: Prepare a Plan or not

(Tier 1) Alternative A: Prepare a New Plan for Cahir⁶

This alternative involves preparing the Local Area Plan in order to provide a six-year framework for the planned, co-ordinated and sustainable development of Cahir Town and in order to replace the existing Cahir Local Area Plan 2011-2017 (as extended).

By preparing a new Local Area Plan to replace the existing Cahir Local Area Plan 2011-2017 (as extended), this alternative would allow for the local planning framework for the town to be updated to take account of the higher level planning framework and associated requirements (much of which was published or updated following adoption of the Plan in 2011, including the National Planning Framework, the Southern Regional Spatial and Economic Strategy and the Tipperary County Development Plans) and environmental information and requirements, including that related to flood risk. This approach would benefit each environmental component the most and would provide the highest levels of certainty and coherency to both decision makers and stakeholders, including residents and potential developers. Applications for developments would be more likely to be successful and residual adverse effects would be least likely.

(Tier 1) Alternative B: Do Not Prepare a New Local Area Plan for Cahir

This alternative involves not preparing the Local Area Plan and allowing the existing Cahir Local Area Plan 2011-2017 (as extended) guide development in the town.

By not preparing a new Local Area Plan to replace the existing Cahir Local Area Plan 2011-2017 (as extended), this alternative would not allow for the local planning framework for the town to be updated to take account of the higher level planning framework and associated requirements (much of which was published or updated following adoption of the Plan in 2011, including the National Planning Framework, the Southern Regional Spatial and Economic Strategy and the Tipperary County Development Plans) and environmental information and requirements, including that related to flood risk. This approach would

⁶ This is the selected alternative

benefit each environmental component the least and would provide the lowest levels of certainty and coherency to both decision makers and stakeholders, including residents and potential developers. Applications for developments would be less likely to be successful and residual adverse effects would be most likely.

4.3.2 Tier 2: Serviced Land and Infrastructure Assessment Alternatives

(Tier 2) Alternative A: A Plan prepared using a Serviced Land and Infrastructure Assessment approach⁷

This alternative involves preparing the Plan using a Serviced Land and Infrastructure Assessment approach. It is noted that methodologies for this approach are set out in higher level documents, including the National Planning Framework and the 2013 Local Area Plan Guidelines for Planning Authorities, however this tier of alternatives is being considered by the assessment in order to demonstrate its environmental benefits.

Relevant sites were identified that could contribute towards the population growth to be provided for. They were comparatively assessed against infrastructural requirements (relating to water supply and waste water) and planning issues (relating to compact growth, public transport and co-ordinated development). More detail on this approach is provided in Appendix 2 to the Plan.

The serviced land and infrastructure assessment approach under this alternative would allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree. This approach would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree.

(Tier 2) Alternative B: A Plan prepared not using a Serviced Land and Infrastructure Assessment approach

This alternative involves preparing the Plan while not using the Serviced Land and Infrastructure Assessment approach.

By not following a serviced land and infrastructure assessment approach, this alternative would not allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree. An opportunity to mitigate potentially adverse effects arising from land use development to a significant degree would have been missed.

4.3.3 Tier 3: Growth Model Alternatives

(Tier 3) Alternative A: Consolidated Growth Model⁸

This Growth Model focuses development on the town centre, promoting the re-use of existing properties and the targeted re-development of infill and strategic brownfield site for residential, commercial, and community uses. Complimentary 'edge-of-centre' new residential sites will support the developed of additional options to meet the housing needs of the town. Proportionate growth of employment and industry would also be supported adjacent to existing employment sites in the town. This alternative growth model directly aligns with the National Planning Framework and the Southern Region and Spatial and Economic Strategy in terms of supporting compact growth development, sustainable land management and regeneration of town centres.

⁷ This is the selected alternative

⁸ This is the selected alternative

By consolidating land use zoning and reducing unnecessary land use zoning this Growth Model would provide for a more compact form of development that would help to maximise benefits from infrastructural investment. By consolidating the zoning and helping to avoid unnecessary sprawl, this alternative would: increase the likelihood of brownfield development; contribute towards efforts to improve sustainable mobility (with associated effects on energy, air, noise and human health); and would benefit the protection of multiple environmental components.

This alternative is the most sustainable of the three growth model alternatives and would be likely to contribute towards environmental protection and management the most.

(Tier 3) Alternative B: Western Expansion of the Town

This Growth Model would promote the development of the town centre, alongside the development of new node of residential development to the west of the town on the Mitchelstown Road. Proportionate growth of employment and industry would also be supported adjacent to existing employment sites in the town.

Development of the new node of residential development to the west of the town on the Mitchelstown Road would be unnecessary given the population growth for the town and available lands within and closer to the centre. It is premature and would not wholly align with objectives relating to sequential development.

A new centre for convenience goods and services would serve the existing and new communities to the west of the town. Although this alternative would promote town centre development too, the new centre would adversely affect the vibrancy of the town centre, diluting the primacy of the town centre as a focus for new development. New development in this location would require new infrastructure and services, particularly road infrastructure.

The greenfield development of the western secondary centre and associated development of roads infrastructure would result in unnecessary and avoidable potential impacts upon various environmental components.

(Tier 3) Alternative C: Selection of New Growth Areas

This Growth Model would promote the development of the town centre, and the development of individual plots of land on the radial routes within the town. Proportionate growth of employment and industry would also be supported adjacent to existing employment sites in the town.

The development of individual plots of land adjacent to the radial routes out of the town centre would facilitate new housing estates, however this would be unnecessary given the population growth for the town and available lands within and closer to the centre. It is premature and would not wholly align with objectives relating to sequential development.

Although this alternative would support the regeneration of the town centre too, facilitating the new radial housing estates would make infill and brownfield development less likely. The new estates would be distant from the primary amenity areas for the town, public services, and shopping, and would therefore adversely affect the vibrancy of the town centre. The new estates would not be as aligned with efforts to improve sustainable mobility as town centre or edge of centre development would be.

The greenfield development of these estates would result in unnecessary and avoidable potential impacts upon various environmental components. New development at these locations would also require new water services infrastructure.

4.4 Reasons for choosing the alternatives for the Plan in the light of the other reasonable alternatives

Selected alternatives for the Plan from each of the three tiers of alternatives that emerged from the planning/SEA process are indicated on Table 4.1 below.

These alternatives have been selected and developed by the Planning Team, placed on public display and adopted by the Council having regard to both:

1. The environmental effects which were identified by the SEA and are summarised above; and
2. Planning - including social and economic - effects that also were considered by the Council.

Table 4.1 Selected Alternatives for the Plan

Tier	Alternatives Considered	Selected Alternative
Tier 1: Prepare a Plan or not	Alternative A: Prepare a New Plan for Cahir	Alternative A: Prepare a New Plan for Cahir
	Alternative B: Do Not Prepare a New Local Area Plan for Cahir	
Tier 2: Serviced Land and Infrastructure Assessment Alternatives	Alternative A: A Plan prepared using a Serviced Land and Infrastructure Assessment approach	Alternative A: A Plan prepared using a Serviced Land and Infrastructure Assessment approach
	Alternative B: A Plan prepared not using a Serviced Land and Infrastructure Assessment approach	
Tier 3: Growth Model Alternatives	Alternative A: Consolidated Growth Model	Alternative A: Consolidated Growth Model
	Alternative B: Western Expansion of the Town	
	Alternative C: Selection of New Growth Areas	

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Plan.

Monitoring can both demonstrate the positive effects facilitated by the Plan and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Plan, would necessitate consideration of these effects in the context of the Plan and potential remediation action(s) and/or review of part(s) of the Plan.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the main SEA Environmental Report and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. Given the position of the Local Area Plan beneath the emerging Tipperary County Development Plan in the land use planning hierarchy, a slightly modified version of the measures that are being used in that SEA have been used for this SEA. The measures used for the County SEA are, in turn, a slightly modified version of those used for the Southern RSES SEA. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

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

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to deal with specific environmental issues – including unforeseen effects – as they arise.

5.3 Sources

The Plan will form part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework and the Southern RSES, is subject to its own SEA (and associated monitoring) requirements. At the lowest tier of the hierarchy, individual projects will be subject to their own monitoring requirements, as relevant.

In implementing the Monitoring Programme the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*⁹ basis. Where significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

⁹ The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

5.4 Reporting and Responsibility

A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan will be prepared in advance of the beginning of the review of the Plan. This report should address the indicators set out on Table 5.1.

Interim reporting specific to the Local Area Plan will be prepared as part of the reporting under the emerging SEA monitoring programme for the new Tipperary County Development Plan, in order to ensure efficiency and effectiveness.

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

Table 5.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> Condition of European sites Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted SEA and AA as relevant for new Council policies, plans, programmes etc. Status of water quality in the town's water bodies Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 8 "Natural and Built Heritage" 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, the Tipperary Heritage Plan 2017-2021 For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see Chapter 8 "Natural and Built Heritage" 	<ul style="list-style-type: none"> Department of Culture, Heritage and the Gaeltacht report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). Consultations with the NPWS (at monitoring evaluation) 	<ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DCHG (and the DHPLG for water) to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where water bodies are failing to meet at least good status this will be investigated with the DHPLG Water Section, the Regional Assembly, the EPA Catchment Unit and, as relevant, Irish Water to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
Population and Human Health	PHH	<ul style="list-style-type: none"> Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 6 "Economic Development and Tourism" Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures Number of spatial plans that include specific green infrastructure mapping 	<ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to the promotion of economic growth as provided for by Chapter 6 "Economic Development and Tourism" No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan Increase in the proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures Implementation of Green Infrastructure 	<ul style="list-style-type: none"> Internal review of progress on implementing Plan objectives Consultations with the Health Service Executive and EPA CSO data 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the waste water treatment plant or failure of the waste water treatment plant to meet Emission Limit Values, the Council will contribute towards a response with the Regional Assembly, EPA and Irish Water to achieve the necessary capacity. Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will coordinate with the Regional Assembly, the DHPLG, DCCAE and NTA to develop a tailored response.
Soil (and Land)	S	<ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield Volume of contaminated material generated from brownfield and infill Number of AA determinations and environmental assessments undertaken to support applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Maintain built surface cover nationally to below the EU average of 4% Achieve the 40% target for growth on infill as per NPF 	<ul style="list-style-type: none"> Environmental Protection Agency (EPA), Geoportal Internal monitoring of likely significant environmental effects of grants of permission (grant by grant) 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
Water	W	<ul style="list-style-type: none"> • Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD • Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> • Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' • Implementation of the objectives of the second cycle of the River Basin Management Plan by 2021 (and subsequent objectives as relevant) • Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk 	<ul style="list-style-type: none"> • EPA Monitoring Programme for WFD compliance • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant) 	<ul style="list-style-type: none"> • Where water bodies are failing to meet at least good status this will be investigated with the DHPLG Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Irish Water to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. • Where planning applications in are rejected due to insufficient capacity in the Waste water treatment Plant or failure of the plant to meet Emission Limit Values, the Southern Regional Assembly will coordinate a response between the relevant local authority, EPA and Irish Water to achieve the necessary capacity. • The Council will engage, as relevant, with the Southern Regional Assembly and the OPW with respect to planning applications for development in areas of elevated flood risk.
Material Assets	MA	<ul style="list-style-type: none"> • Programmed delivery of Irish Water infrastructure in line with Irish Water Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated • Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan • Proportion of population within who report regular cycling / walking to school and work above 2016 CSO figures 	<ul style="list-style-type: none"> • To map brownfield and infill land parcels across the town • All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan • Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in-combination with other septic tanks– contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive • Increased budget spends on water and wastewater infrastructure • By 2020 all citizens will have access to speeds of 30Mbps, and that 50% of citizens will be subscribing to speeds of 100Mbps 	<ul style="list-style-type: none"> • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant) • CSO data • Consultations with the Irish Water (at monitoring evaluation) • Department of Housing, Planning and Local Government in conjunction with Local Authorities • Department of Communications, Climate Action and Environment • Department of Public Expenditure and Reform 	<ul style="list-style-type: none"> • Where planning applications are rejected due to insufficient capacity in the waste water treatment plant or failure of the waste water treatment plant to meet Emission Limit Values, the Council will coordinate a response between the Regional Assembly, EPA and Irish Water to achieve the necessary capacity. • Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will coordinate with the Regional Assembly, DHPLG and NTA to develop a tailored response.
Air	A	<ul style="list-style-type: none"> • Proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels of 74% • NO_x, SO_x, PM10 and PM2.5 as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> • Decrease in proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels • Improvement in Air Quality trends, particularly in relation to transport related emissions of NO_x and particulate matter 	<ul style="list-style-type: none"> • CSO data • Data from the National Travel Survey • EPA Air Quality Monitoring • Consultations with Department of Transport Tourism and Sport, Transport Trends and Department of Communication Climate Action and Environment (at monitoring evaluation) 	<ul style="list-style-type: none"> • Where proportion of population shows increase in private car use above CSO 2016 figures, Council will coordinate with the Regional Assembly, DHPLG, DCCAE and NTA to develop a tailored response. See also entry under Population and human health above

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
Climatic Factors	C	<ul style="list-style-type: none"> Implementation of Plan measures relating to climate reduction targets as provided for by Plan provisions including those provided for and referenced in Chapter 3 "Development Strategy" Proportion of journeys made by private fossil fuel-based car compared to 2016 levels Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures 	<ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures climate reduction targets as provided for by Plan provisions including those provided for and referenced in Chapter 3 "Development Strategy" Implement and review, as relevant, the Tipperary County Council Climate Change Adaptation Strategy 2019-2024 Increase in the proportion of people resident in the town reporting regular cycling / walking to school and work above 2016 CSO figures Decrease in the proportion of journeys made by residents of the town using private fossil fuel-based car compared to 2016 levels Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by 2020 Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating 	<ul style="list-style-type: none"> EPA Annual National Greenhouse Gas Emissions Inventory reporting Climate Action Regional Office Consultations with Department of Communication Climate Action and Environment (at monitoring evaluation) CSO data 	<ul style="list-style-type: none"> Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly to establish reasons and develop solutions Where proportion of population shows increase in private car use above CSO 2016 figures, the Council will coordinate with the Regional Assembly, DHPLG and NTA to develop a tailored response
Cultural Heritage	CH	<ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission (grant by grant) Consultation with the Department of Culture, Heritage and the Gaeltacht (at monitoring evaluation). 	<ul style="list-style-type: none"> Where monitoring reveals visitor pressure is causing negative effects on key tourist features, the Council will work with Regional Assembly, Fáilte Ireland and other stakeholders to address the pressures through additional mitigation
Landscape	L	<ul style="list-style-type: none"> Number of developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission (grant by grant) 	<ul style="list-style-type: none"> Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation