

# SEA STATEMENT

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FOR THE

## THURLES AND ENVIRONS LOCAL AREA PLAN 2024-2030

**for: Tipperary County Council**

Civic Offices  
Nenagh  
County Tipperary



Comhairle Contae Thiobraid Árann  
Tipperary County Council

**by: CAAS Ltd.**

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# Section 1 Introduction

## 1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for the Thurles and Environs Local Area Plan 2024-2030.

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 27<sup>th</sup> 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 Overview

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.

All parts of the Plan-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Draft Plan, Proposed Material Alterations and Further Modifications.

### 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; Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Galway County Council; Clare County Council; Limerick City and County Council; Cork County Council; Waterford County Council; Kilkenny County Council; Laois 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:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- 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;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

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). 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.<sup>1</sup> The preparation of the Plan, SEA and AA has taken place

<sup>1</sup> 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.

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 preparation of the Plan. The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 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 within the Plan area.

## **2.7 Integration of environmental considerations into Zoning of the Plan**

Environmental considerations, including those relating to ecology, cultural heritage, landscape and water, were integrated into the Local Area Plan's zoning through an interdisciplinary approach which was informed by the environmental considerations identified by the SEA, AA and SFRA processes.

Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Southern RSES and Tipperary County Development Plan 2022-2028.

Flood risk management and drainage provisions are already in force through the County Development Plan and related

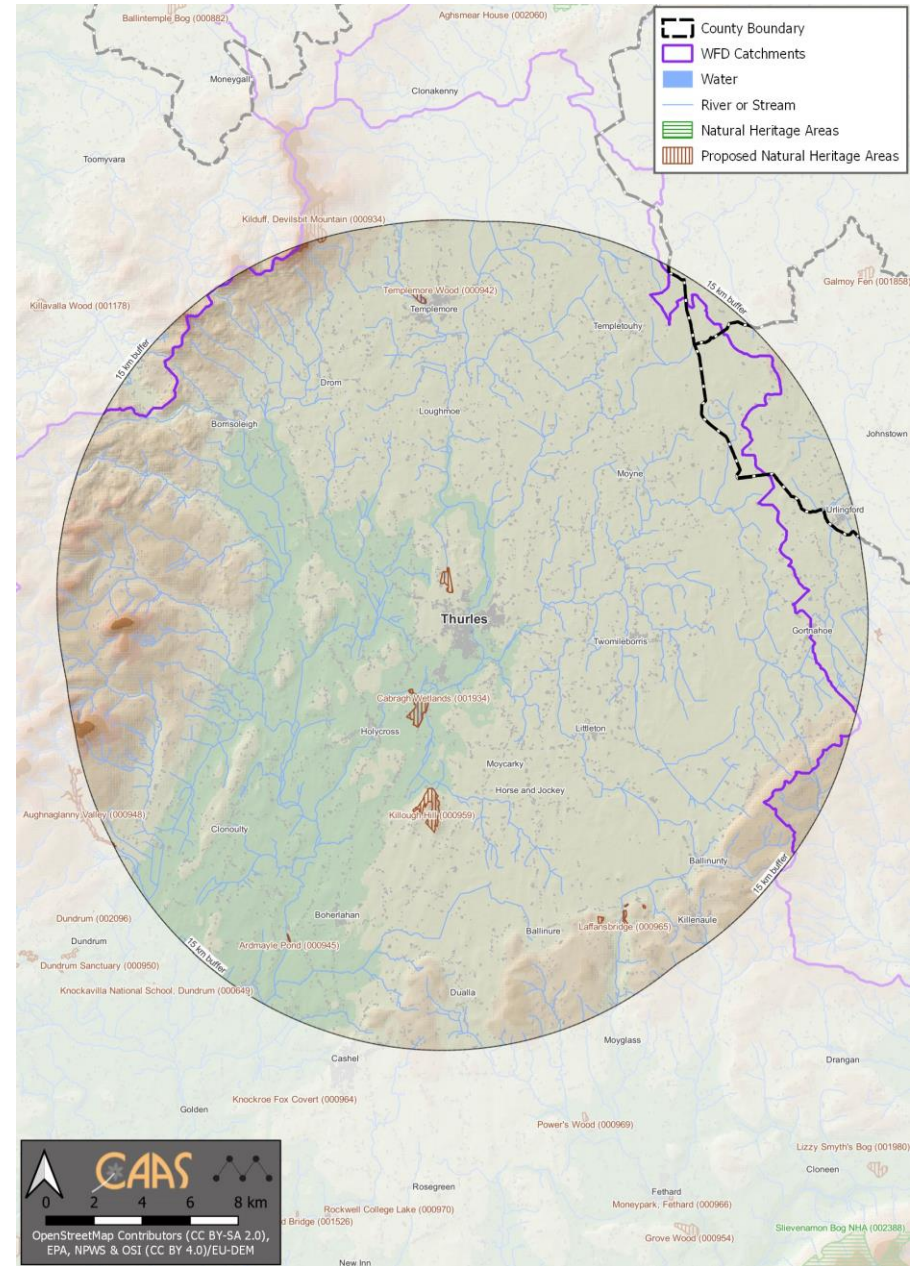
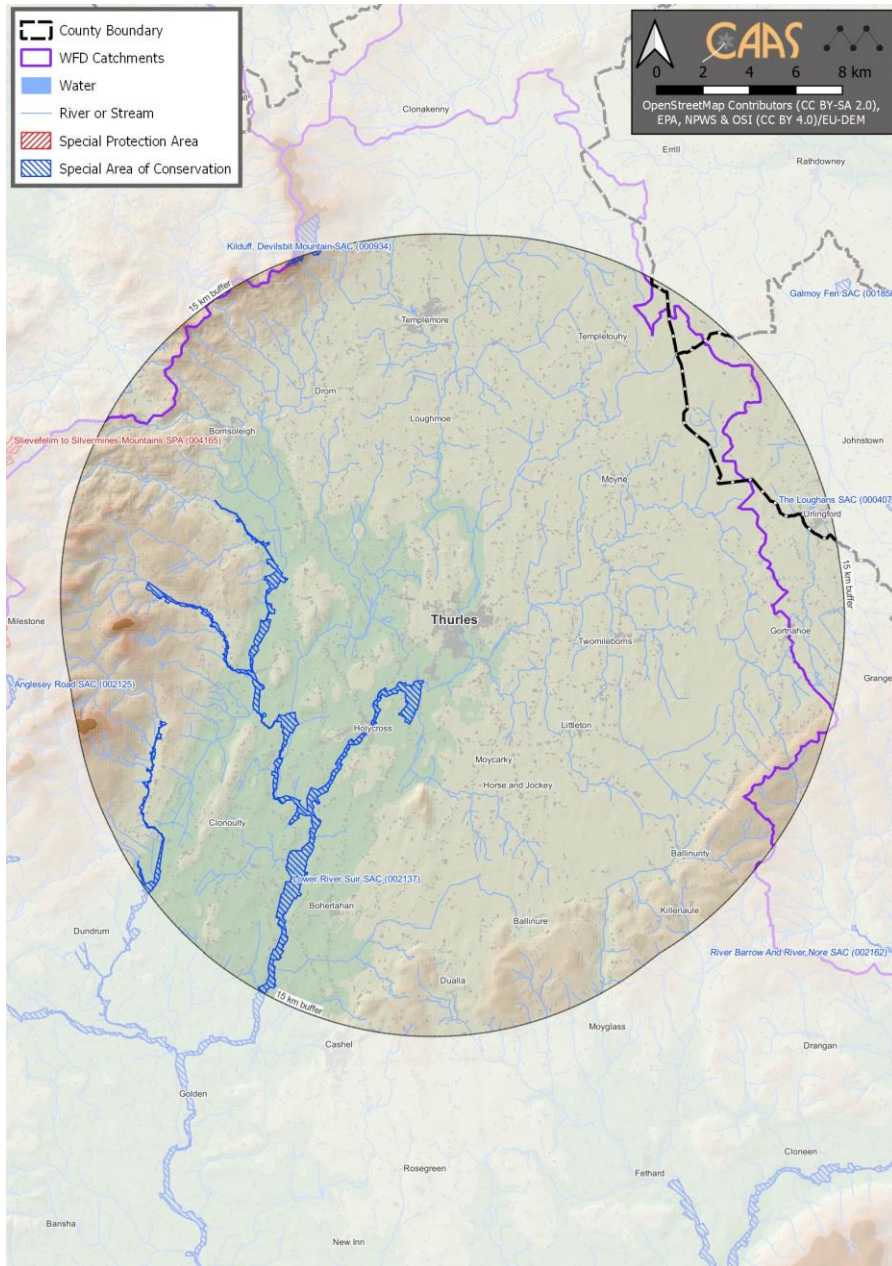
provisions have been integrated into the LAP. In addition, land use zoning contained within the Plan has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk.

## **2.8 Integration of individual provisions into the text of the Plan**

Various provisions have been integrated into the text of the Plan through the Plan-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes. Table 2.1 links key mitigation measure(s) to the likely significant effects of implementing the Plan, if unmitigated. 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.

## **2.9 Integration of individual provisions into the text of the County Development Plan**

In addition to the individual provisions integrated into the text of the Local Area Plan, individual provisions relating to environmental protection and management have been integrated into the existing Tipperary County Development Plan 2022-2028. These measures, which must be complied with by development under the Local Area Plan, are identified alongside the Local Area Plan measures on Table 2.1.



European Sites within and within 15 km buffer of Plan area

NHAs and pNHAs within and within 15 km buffer of Plan area

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

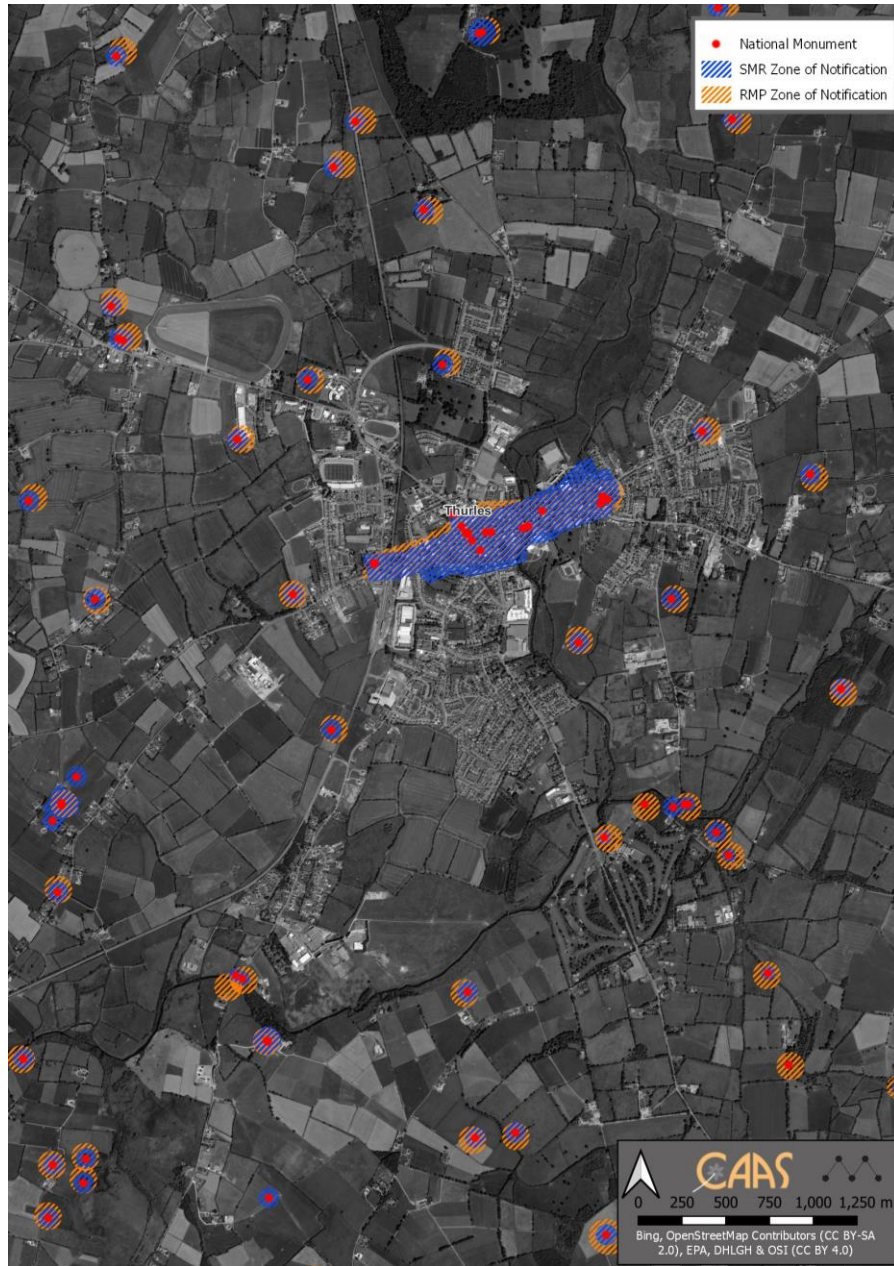


**Groundwater Vulnerability**



**WFD Surface Waterbodies and WFD Ground Waterbodies Status (2016-2021)**

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



**Archaeological Heritage**

**Architectural Heritage**

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



**Table 2.1 Integration of Environmental Considerations into the Plan<sup>2</sup>**

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
Various – see below	Various – see below	<p>Various, detailed zoning and development provisions, including those relating to sustainable and compact growth, sustainable mobility, flood risk, landscape, views and architectural heritage.</p> <p>Policy 1.1 Assess all new development proposals within the boundary of the Thurles Local Area Plan 2024-2030 in accordance with the policies, objectives and requirements of the Tipperary County Development Plan 2022-2028 (and any review thereof), and this Plan. Where conflicts arise, the Tipperary County Development Plan 2022-2028 (and any review thereof) shall have primacy in decision-making<sup>3</sup>.</p> <p>Policy 2.4 Support compact residential growth in Thurles through the sustainable intensification, and consolidation of the town centre and established residential areas, and to meet identified housing targets and requirements in line with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (DoHLGH 2024) and any review thereof.</p> <p>Policy 3.1 Support compact growth through:</p> <p>(a) the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area,</p> <p>(b) the development of sites identified through the URDF and RRDF; and</p> <p>(c) the redevelopment of Town Centre 'Regeneration Sites', 'Consolidation Sites' and areas zoned for 'Regeneration'.</p> <p>Policy 3.2 Support new development proposals for regeneration sites which accord with the Key Planning Criteria for these sites set out in Appendix 3: Regeneration Sites.</p> <p>Objective 3A Support the Town Regeneration Officer and any future Town Team in the preparation and implementation of a collaborative Town Centre First Plan for Thurles that will build on the Thurles Town Centre Renewal Strategy and recent work and successful funding applications to date, and to provide a framework for which further funding will be sought.</p> <p>Objective 3B Support landowners with potential sites for regeneration and development through the Council's planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc. as part of a Town Centre First programme.</p> <p>Objective 3C Offer support to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the reuse of upper floors.</p> <p>Objective 3D Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p> <p>Objective 3E Progress and develop on the collaborative vision as set out in the Thurles Town Centre Masterplan Proposals.</p> <p>Objective 3F Support the re-location of the farmer's market to Thurles Market Quarter, once the development is complete.</p> <p>Policy 5.1 Support new development and growth in the town and within the identified 'Neighbourhoods', in accordance with the principles for each 'Neighbourhood' as set out in Section 5.3.1, ensuring appropriate residential densities on central areas in accordance with the relevant s28 planning guidelines.</p>	<p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> <li>• Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and</li> <li>• Ensuring provision of infrastructure with adequate capacity and performance.</li> </ul> <p>8 - J In conjunction with Coillte and other stakeholders to support the development of forestry resources with a number of functions including, flood retention, biodiversity, water quality/catchment management and tourism and recreation.</p> <p>8 - 3 In assessing applications for new development in the open-countryside, to facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.</p> <p>8 - 6 Support new forestry plantation and works related to forestry including works relating to tree-felling, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.</p> <p>11 - A Support education and awareness programmes related to protection and promotion of the environment, biodiversity and our natural systems i.e. through membership of the All-Ireland Pollinators Plan, Tidy Towns, Green Schools etc.</p> <p>Chapter 12 under "Feasibility"</p> <p>New transport infrastructure projects, including greenways and blueways, that are not already provided for by existing plans/ programmes or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.</p> <p>14 - 1 (a) Require new development proposals to incorporate a Green Infrastructure approach to the planning, design and management of built form/public realm and green and blue spaces, (where feasible), and to consider all opportunities for synergies and linkages with existing Blue and Green infrastructure in both urban and rural areas, in line with the Development Management Standards set out in Volume 3.</p> <p>(b) Ensure that proposals for greenway/blueway development contribute towards the protection or enhancement of existing green infrastructure and have regard to the "Connecting with nature for health and wellbeing" EPA Research Report 2020 and the Development Management Standards 1.1 Habitats</p>

<sup>2</sup> Non-material changes to individual Plan provisions referenced in this report may be updated during the finalisation of the Plan, including numbering, formatting and graphic design.

<sup>3</sup> Provisions from the County Development Plan identified as mitigation in the SEA Environmental Report and Natura Impact Report shall apply regardless of whether the County Development Plan is varied and/or reviewed and/or expires.

SEA Statement for the Thurles and Environs Local Area Plan 2024-2030

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
		<p>Objective 10A Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework and methodology prepared for the TCDP 2022.</p> <p>Text from Section 6 "Transport and Connectivity": The identification of transport infrastructure proposals in this Plan, including locations and any associated mapping, that is not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative.</p> <p>New transport infrastructure will be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques.</p> <p>As per Chapter 12 of the County Plan, new transport infrastructure projects contained within this Plan, including greenways and blueways, that are not already provided for by existing plans/programmes or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.</p> <p>By contributing towards a reduction in the use of the private car for trips, the Local Transport Plan provides for an overall reduction in the numbers of people exposed to pollution from emissions to air, including unacceptable noise levels from traffic, in particular within the town centre. The Area Based Transport Assessment has considered the potential for displacement of traffic to lead to localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels and identified that such impacts are unlikely to be significant. Proposed interventions shall ensure that they are consistent with all relevant legislative requirements.</p>	<p>Directive Assessment and 1.2 Environmental Assessment.</p> <p>(c) Where new development is required to prepare a 'Sustainability Statement', they must demonstrate compliance with this policy to the satisfaction of the Council.</p> <p>16 - 1 Undertake a programme of monitoring and evaluation of the County Development Plan over its lifetime, as follows and to align these monitoring protocols with each other as part of an overall monitoring framework:</p> <p>a) Prepare a 2 Year Progress Report of the County Development Plan (as required under Section 15(2) of The Act), having consideration to any regional monitoring programme in place.</p> <p>b) Prepare a Report to the Regional Assembly setting out progress made in supporting objectives of the RSES (as required under Section 25A(1) of The Act).</p> <p>c) SEA Monitoring as detailed in the Environmental Report.</p>
<p><b>Biodiversity and flora and fauna</b></p>	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> <li>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;</li> <li>Habitat loss, fragmentation and deterioration, including patch size and edge effects; and</li> <li>Disturbance (e.g. due</li> </ul>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape.</p> <p>Policy 3.6 Support new development which enhances the setting of Thurles town centre, including its architectural and historical heritage and character, and facilitates compact growth, connectivity and active travel as opportunities arise.</p> <p>Policy 7.1 Protect and conserve the integrity and the ecological and biodiversity value of the River Suir as it runs through the town, and to maintain a riparian strip along the river free from development and of adequate width to permit maintenance. Development proposals within or adjacent to the river will be assessed to ensure the protection of water quality and river access.</p> <p>Policy 7.7 a) Support the retention of trees of significant amenity value, and require public realm proposals to include for urban greening that is appropriate to the character of the area, provides for urban shading, supports biodiversity and provides an appropriate visual setting.</p> <p>b) Consider the removal of mature trees, or trees of significant amenity value, only where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.</p> <p>c) Require development proposals which affect trees of significant amenity value to identify trees to be retained, and methods for the protection of those trees to be retained during and post-construction to be set out within development proposals.</p> <p>d) Require new development proposals to incorporate the provision of trees, in accordance with the requirements of Section 3.7 of the Development Management standards of the TCDP.</p> <p>Objective 7A Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape.</p> <p>Chapter 9 under "Supporting Tourism product development"</p> <p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including: • Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and • Ensuring provision of infrastructure with adequate capacity and performance.</p> <p>Chapter 11.3 under "Conservation and Protection of Sites"</p> <p>The main threats and pressures on the natural environment including habitats and species, are from works associated with development including agriculture, forestry and fisheries, natural system modifications (including drainage), tourism, mining and quarrying (including peat extraction) and issues such as climate change, pollution, and invasive and problematic species. Habitat loss is also recognised as an ongoing pressure. Proposals for new development, will be required to demonstrate adequate mitigation of potential environmental effects, including ensuring provision of infrastructure with adequate capacity and performance. The Council in accordance with the Core Strategy objective of the Plan, will seek to ensure the protection the natural habitats and species as part of the management of new development and through its enforcement procedures.</p> <p>11 - 1 In assessing proposals for new development to balance the need for new development with</p>

SEA Statement for the Thurles and Environs Local Area Plan 2024-2030

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
	<p>to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.</p>	<p>of the biodiversity and conservation value of the river corridor. Objective 7B Work in partnership with stakeholders and the local community in the delivery of projects for Thurles in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and trail Strategy and seek funding opportunities as they arise.</p>	<p>the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects<sup>4</sup>).</p> <p>11 - 2 Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant EPA and European Commission guidance documents.</p> <p>11 - 3 Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.</p> <p>11 - 4 (a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.</p> <p>(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider Green Infrastructure networks as an essential part of the design process.</p> <p>(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions, in so far as practical, as part of water management systems, public realm design and landscaping, in line with best practice.</p> <p>(d) Seek the retention of trees and hedgerows of particular local value, or where retention is not feasible, require their replacement, and seek a proactive focus on new tree-planting as part of new development.</p> <p>11 - 6 Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p> <p>11 - 8 Provide for the sustainable development of fisheries, in compliance with the Habitats and Birds Directives, and other ecological protection objectives. New infrastructure should be positioned at already modified locations where feasible; and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat Management Plan that includes requirements in relation to: sustainable fishing practices that would not affect the ecological site integrity; and invasive species.</p> <p>11 - 12 Seek to control the spread of invasive plant and animal species, including consideration of potential pathways for invasive species spread, i.e. watercourses.</p> <p>11 - 14 Support the diversification of peatlands, whilst ensuring the protection of their ecological, archaeological, cultural and educational significance in line with the National Peatlands Strategy (DAHG 2015). The Council may request landowners to prepare a 'Peatland Master Plan', especially for areas of industrial cut-over peatland, and will work with all stakeholders involved in the process in this regard. Any Masterplan should identify any significant tourism, amenity and recreation potential of these lands.</p> <p>11 -18 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.</p> <p>11 - B Undertake a survey of non-designated wetlands as defined by the Ramsar Convention (2010) in the county over the lifetime of the County Development Plan.</p> <p>11 - C (a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and, (b) Prepare a 'Biodiversity and Heritage Plan' for County Tipperary over the lifetime of the County Development Plan.</p>

<sup>4</sup> 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.

SEA Statement for the Thurles and Environs Local Area Plan 2024-2030

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
			<p>11 - D (a) Support the objectives of the All Ireland Pollinator Plan 2021-2025 by incorporating pollinator friendly native trees and plants within grass verges along public roads and existing and future greenways, new hedgerows, public parks and public open spaces in towns and villages, including part of mixed use and residential developments.</p> <p>(b) Prepare a 'Pollinator Action Plan' for County Tipperary over the lifetime of the County Development Plan, having consideration to the All-Ireland Pollinator Plan, 2021 -2025.</p> <p>11 - G Apply best practice in sustainable environmental standards in the design and development of collaborative and/or public sector development in Tipperary, including:</p> <p>(a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making;</p> <p>(b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil SEA and AA requirements); and</p> <p>(c) Carry out ecological impact assessment of plans and strategies as appropriate.</p>
<b>Population and human health</b>	<ul style="list-style-type: none"> <li>Potential adverse effects arising from flood events.</li> <li>Potential interactions if effects arising from environmental vectors.</li> </ul>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Policy 2.3 Require new development to incorporate best practice in low-carbon and energy efficient planning and techniques, as reflected by the policies and objectives of the TCDP and this LAP, and in accordance with the TCC Climate Action Plan 2024 - 2029 (and any review thereof).</p> <p>Policy 4.1 Support and direct new development proposals that generate high densities of employment towards lands zoned 'Urban Core', 'Mixed Use' and 'Regeneration'.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>8 - 8 Implement the requirement of the Seveso III Directive, and any regulations giving effect to this Directive, with regard to the following:</p> <p>a) The siting of Major Accidents Sites;</p> <p>b) The modification of development on an existing, or within the vicinity of a Major Accident Hazard Site.</p> <p>11 - 1 In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects<sup>5</sup>).</p> <p>11 - 17 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 2018 and relevant standards and guidance that refer to noise management.</p> <p>11 -18 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.</p> <p>11 – H Apply the provisions of the Tipperary County Council Noise Action Plan 2018 – 2023 as it relates to Noise Action Areas in order to reduce disturbance from noise.</p>
<b>Soil</b>	<ul style="list-style-type: none"> <li>Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands.</li> <li>Potential for riverbank erosion.</li> </ul>	<p>Also refer to measures under other environmental components including Water.</p> <p>Policy 2.1 Require the retrofitting of existing structures on brownfield sites, unless it is demonstrated that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the re-design, construction and use stages of a new building, compared with retrofitting.</p>	<p>Also refer to measures under other environmental components including Water.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.</p> <p>11 - 11 In assessing proposals for new development to protect, support and conserve the geological heritage sites of Tipperary and their value as outlined in the Tipperary Audit of Geological Heritage Sites, (GSI/TCC, 2019).</p>

<sup>5</sup> 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.

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
<b>Water</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Increase in flood risk and associated effects associated with flood events.</li> </ul>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Policy 8.3 Require new development to ensure it would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually, as a result of the proposed development, or cumulatively, in combination with other developments.</p> <p>Policy 8.4 Require that all development proposals in Thurles integrate SuDS, and nature-based solutions to SuDS, as part of an overall sustainable urban drainage and urban greening approach (refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy"), unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council.</p> <p>Policy 8.5 Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any update thereof) including providing detailed design specifications as may be required to facilitate the impact of development. The following provisions apply:</p> <p>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.</p> <p>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.</p> <p>c) Where a 'Justification Test' applies, it must be demonstrated to the satisfaction of the planning authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere.</p> <p>d) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A &amp; 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. Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein."</p> <p>e) Groundwater and pluvial flood risks shall be considered by any site-specific flood risk assessment undertaken at project level, in compliance with the Planning Systems and Flood Risk Management Guidelines (DEHLG, 2009). For the avoidance of doubt, the Office of Public Works' Preliminary Flood Risk Assessment indicative pluvial maps (2012) are not considered to be reliable for assessing pluvial risk.</p> <p>f) Any planning application within Defended Areas (refer to SFRA for more details) shall demonstrate that residual risks have been considered and shall include measures for their management as appropriate.</p> <p>Policy 8.6 Require new development proposals to safeguard the strategic function of the Thurles Waste Water Treatment Plant.</p> <p>Policy 8.7 Support the development of flood relief works in Thurles.</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>11 - 5 Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.</p> <p>11 - 6 Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).</p> <p>11 - 7 a) Ensure the protection of water quality in accordance with the EU WFD, and support the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of blue-dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.</p> <p>b) Support an integrated, and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.</p> <p>c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.</p> <p>11 - 9 Assess all new developments (both within and without designated Flood Risk Zones) in line with the 'Staged Approach' and pre-cautionary principle set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) and any amendment thereof, and the following:</p> <p>(a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A &amp; B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. 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.</p> <p>(b) SFRA's and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>(c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <p>(d) Applications for development on land identified as 'benefitting land' may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.</p> <p>(e) Require applications for new development, or for an extension to an existing development on land zoned for 'Social and Public' or 'Amenity' use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.</p> <p>11 - 10 (a) Ensure that new developments proposed in Arterial Drainage Schemes and Drainage Districts do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>(b) Consult with the OPW in relation to proposed developments in the vicinity of Flood Relief Schemes and drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels, where required, to facilitate maintenance access thereto.</p> <p>(c) Protect the integrity of any formal flood risk management infrastructure (see key flood risk infrastructure identified in Section 2.2 "Drainage, Key Flood Risk Infrastructure and Early Warning Systems" of the SFRA), thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure</p> <p>11 - E Require an integrated, and collaborative approach to local catchment management to assist in the effective implementation of the RBMP (and any review thereof) and to support the activities LAWPRO in rolling out the local Authorities Waters Programme.</p> <p>11 - F (a) To support and facilitate the CFRAM Programme, and to support the OPW in the</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
		<p>Objective 8B Integrate a Nature-Based Solutions approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development.</p> <p>Objective 8D Support and work in co-operation with the Office of Public Works in the design, development and implementation of the Thurles Flood Relief Scheme and contribute towards the protection of key flood risk infrastructure, such as the flood wall along Suir Walk, from interference or removal.</p> <p>Text at Section 3.2 "Regeneration Sites and Regeneration Areas":</p> <p>These are specific areas of the town centre-built fabric for significant redevelopment, consolidation and regeneration activity. Planning applications for development in areas that benefit from the existing flood relief scheme or are located in 0.1% AEP National CFRAM extents, including for all relevant regeneration sites listed in Appendix 3 of the LAP, will be required to submit a site-specific flood risk assessment.</p>	<p>development and implementation of sustainable flood risk management plans and actions.</p> <p>(b) To consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAM Flood Risk Management Plans.</p> <p>11 - I Comply with the Arterial Drainage Act 1945 (as amended) prior to the carrying out of construction/ alteration works, or drainage works etc on water channels.</p>
<p><b>Air and Climatic Factors</b></p>	<ul style="list-style-type: none"> <li>• Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives.</li> <li>• Potential conflicts between transport emissions, including those from cars, and air quality.</li> <li>• Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors.</li> <li>• Potential conflicts with climate adaptation measures including those relating to flood risk management.</li> </ul>	<p>Also refer to the overall approach to land use zoning and sustainable mobility provided by the Plan as well as other various climate action measures.</p> <p>Policy 2.3 Require new development to incorporate best practice in low-carbon and energy efficient planning and techniques, as reflected by the policies and objectives of the TCDP and this LAP, and in accordance with the forthcoming Climate Action Plan for Tipperary 2023 (and any review thereof).</p> <p>Objective 2A Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the TCC Climate Action Plan 2024 - 2029 (and any review thereof).</p> <p>Policy 3.6 Support new development which enhances the setting of Thurles town centre, including its architectural and historical heritage and character, and facilitates compact growth, connectivity and active travel as opportunities arise.</p> <p>6.5 Safeguarding the Strategic Road Network</p> <p>It is a key aim of the Council to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. Proposals for new development on or affecting national roads within the LAP area, including the implementation of specific objectives in the LAP and Local Transport Plan, shall take account of the requirements of TII and the following publications:</p> <ul style="list-style-type: none"> <li>• DoECLG Spatial Planning and National Roads Guidelines 2012.</li> <li>• The Treatment of Transition Zones to Towns and Villages on National Roads' (TII Publications DN-GEO-03084)</li> <li>• Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes (TII Publications DN-GEO-03030).</li> <li>• TII Traffic &amp; Transport Assessment Guidelines (2014)</li> <li>• Publications GE-STY-01024 Road Safety Audit</li> </ul> <p>Policy 6.1 Support new development that will improve accessibility and movement within Thurles, 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.</p> <p>Policy 6.2 Support the implementation of the active travel measures identified in the Local Transport Plan (Appendix 2) and require proposals for new development to compliment and demonstrate how they will integrate with the provisions of the Local Transport Plan.</p> <p>Policy 6.3 Require that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019 and Supplementary Advice Notes) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town and providing universal access (in particular for persons with disabilities, reduced mobility and older people) where a whole journey approach is considered.</p> <p>Policy 6.4 Support the sequential development of lands zoned for development,</p>	<p>Also refer to the overall approach to land use zoning and sustainable mobility provided by the Plan as well as other various climate action measures.</p> <p>11 - 17 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 2018 and relevant standards and guidance that refer to noise management.</p>

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		<p>and to ensure that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands.</p> <p>Policy 6.5 Support the development of Thurles Inner Relief Road to allow certain through traffic to avoid Liberty Square thus alleviating congestion and aiding sustainable transport. The route corridor will be maintained free from development that might prejudice future route planning.</p> <p>Policy 6.6 Support the development of Thurles Bypass linking the N62, N75 and R498, allowing for the removal of through traffic and HGVs from the town centre. An indicative route study corridor will be maintained free from development that might prejudice future route planning.</p> <p>Policy 6.7 Support the delivery of a segregated active travel route from Mitchell Street to the train station, serving the schools to the north of Liberty Square.</p> <p>Policy 6.8 Support the development of a multi-modal public transport hub at Thurles Train Station.</p> <p>Policy 6.9 Require new development proposals on or affecting national roads within the Plan area to have regard to national, regional and local policies and guidelines as set out in Section 6.8.</p> <p>Objective 6A Seek to secure funding for the development of the Thurles Bypass linking the N62, N75 and R498.</p> <p>Objective 6B Seek to secure funding for the development of the Inner Relief Road (as indicated on Map 1) to provide connectivity between the N62 (Slievenamon Road) and the N75 (Mill Road).</p> <p>Objective 6C Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the LTP as outlined in Appendix 2 (and any review thereof).</p> <p>Objective 6D Collaborate with the NTA and Irish Rail to consider how the rail service, infrastructure and facilities can be better tailored to the needs of the community.</p> <p>Objective 6E Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a consideration of the nature and location of public bus stops.</p> <p>Objective 6F Achieve the modal shift target as set out in the LTP (Appendix 2) through collaboration with the community and transport sectors over the life time of this LAP.</p>	
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential</li> </ul>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing/Sequential Development provisions.</p> <p>Policy 8.1 Support the use of renewable energy technologies at appropriate scales in residential, commercial and community developments and support the principle of on-site energy generation for self-consumption, subject to other planning and design criteria.</p> <p>Policy 8.2 Support the sustainable and efficient use of existing capacity in water services and permit new connections to the Thurles public and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Uisce Éireann Connections Charging Policy and Uisce Éireann's Connections and Developer Service</p> <p>Objective 8A Continually progress, in conjunction with Uisce Éireann, water supply and sewer rehabilitation activities, capital maintenance activities, etc in line with the Thurles Drainage Area Plan and Wastewater Infrastructure Plan, and to continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing/Sequential Development provisions.</p> <p>8- 3 In assessing applications for new development in the open-countryside, to facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.</p> <p>8 - 6 Support new forestry plantation and works related to forestry, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.</p> <p>8 - 7 Support the extraction of minerals and aggregates, and to have regard to;</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>Chapter 9 under "Supporting Tourism product development"</p>

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
	<p>conflicts).</p> <ul style="list-style-type: none"> <li>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).</li> <li>Increases in waste levels.</li> <li>Potential impacts upon public assets and infrastructure.</li> <li>Interactions between agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of secondary inorganic particulate matter.</li> </ul>	<p>Objective 8C Support the sustainable management of waste and enable a significant reduction in the production of waste in Thurles, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).</p>	<p>The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:</p> <ul style="list-style-type: none"> <li>Management any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and</li> <li>Ensuring provision of infrastructure with adequate capacity and performance.</li> </ul> <p>10 - 1 Support and facilitate new development that will produce energy from local renewable sources such as hydro, bio-energy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.</p> <p>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</p> <p>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</p> <p>11 - 5 Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.</p> <p>11 - 13 Ensure that proposals for agricultural developments, as appropriate, comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010 or any amendment thereof.</p> <p>15 - 1 Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.</p> <p>15 - 2 Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.</p> <p>15 - 3 In line with the provisions of Section 5.3.1 of the Draft Water Services Guidelines for Planning Authorities (or any review thereof) new development will connect to existing water infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection network.</p> <p>In settlement centres where, municipal treatment plants do not have the capacity to cater for additional development, the Council will facilitate development, where the developer has agreed proposals for the upgrade of the treatment plant and/or network, as may be necessary, with Irish Water in accordance with the Draft Water Services Guidelines for Planning Authorities and any amendment thereof and the Irish Water Connection Charges Policy. The Council will require that such infrastructure is in place, prior to the commencement of the development.</p> <p>15 - 4 Require development proposals to connect to the public water supply, where such facilities are available.</p> <p>15 - 5 Require all new development to provide a separate foul and surface water management system and to incorporate water sensitive urban design, where appropriate, in new development and the public realm. New developments or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p>



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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
			<p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basins,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basins, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p> <p>15-6 Require all new development to provide a separate foul and surface water management system and to incorporate water sensitive urban design, where appropriate, in new development and the public realm. New developments or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basins,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basins, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p> <p>15 - A Work in partnership with Irish Water in the performance of its functions and in the implementation of the WSSP, Investment Plan and NWRP (and any amendment thereof), to ensure that water infrastructure complies with appropriate regulations and to ensure and support the sustainable development of the county.</p> <p>15 - B Provide additional and improved surface water networks to both reduce pollution and support sustainable development.</p> <p>15 - C Carry out on-going monitoring and registration of private septic tanks in the County in line with the EPAs National Inspection Plan.</p> <p>15 - D Support the sustainable development, maintenance and upgrading of electricity and gas infrastructure, by network providers, to enable the integration of renewable energy sources and enable an energy system that is safe, secure and adaptable.</p>
<b>Cultural Heritage</b>	<ul style="list-style-type: none"> <li>Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities</li> </ul>	<p>Policy 3.6 Support new development which enhances the setting of Thurles town centre, including its architectural and historical heritage and character, and facilitates compact growth, connectivity and active travel as opportunities arise.</p> <p>Policy 3.7 Require traditional shopfronts to be retained or refurbished, in accordance with the requirements of Policy 13-2 of the TCDP and Chapter 12 of the Architectural Heritage Protection – Guidelines for Planning Authorities (2011).</p> <p>Policy 7.5 Preserve structures and features of architectural and historic interest which add to the character and appearance of the town.</p> <p>Policy 7.6 Require that the views and streetscapes as listed in Section 7.2.4 shall be given due consideration as part of the design process for new development to the satisfaction of the Council. A Heritage Impact Assessment (HIA) or Landscape Value and Impact Assessment (LVIA) may be required to demonstrate development proposals accord with this policy.</p>	<p>11 - C (a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and,</p> <p>(b) Prepare a 'Biodiversity and Heritage Plan' for County Tipperary over the lifetime of the County Development Plan.</p> <p>13 - 1 Encourage and support the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.</p> <p>13 - 2 Encourage and support the enhancement and management of Architectural Conservation Areas with regard to;</p> <p>a) The impact of development on the character, appearance and integrity of the Architectural Conservation Area in terms of compatibility in design, colour, finishes and massing of form;</p> <p>b) The impact of development on the existing amenities, character and heritage of the area;</p> <p>c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, plasterwork, etc</p> <p>d) The relevant Architectural Conservation Area Statement of Character, as set out in Volume 3.</p> <p>13 - 3 Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.</p> <p>13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded</p>

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
			<p>monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the DAHG.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p> <p>13 - 5 Respect and preserve the remains (both sub-surface and upstanding) of the medieval towns in line with the Conservation, Management and Interoperation Plans in place for each town, in line with the guidance of the Heritage Council and the National Policy on Town Defences (DEHLG, 2008).</p> <p>13 - 6 Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.</p> <p>13 - 7 Consider underwater archaeology and ensure that development to river banks edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.</p> <p>13 - A Support the owners of Protected Structures and structures in Architectural Conservation Areas through educational and information actions to assist in the conservation and active use of built heritage.</p> <p>13 - B Administer and manage built heritage funding schemes such as the 'Built Heritage Investment Scheme', 'Structures at Risk Scheme' etc and any review thereof, to support owners of built heritage in the county.</p> <p>13 - D Carry out an audit of archaeological landscapes in Tipperary over the lifetime of the County Development Plan, having consideration to landscapes that may extend into adjoining counties.</p> <p>13 - E Work closely with the relevant State bodies, ICOMOS, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.</p> <p>13 -F Safeguard archaeological artefacts found on land or in rivers and, as appropriate, to file a 'Report of Discovery' with the National Museum of Ireland under Section 68 (2) of the National Cultural Institutions Act, 1997.</p>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.</li> </ul>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Policy 3.6 Support new development which enhances the setting of Thurles town centre, including its architectural and historical heritage and character, and facilitates compact growth, connectivity and active travel as opportunities arise.</p> <p>Policy 7.6 Require that the views and streetscapes as listed in Section 7.2.4 shall be given due consideration as part of the design process for new development to the satisfaction of the Council. A Heritage Impact Assessment (HIA) or Landscape Value and Impact Assessment (LVIA) may be required to demonstrate development proposals accord with this policy.</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>11 - 15 Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the LCA, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.</p> <p>11 - 16 Ensure the protection of the visual amenity, landscape quality and character of designated Primary and Secondary Amenity Areas. Developments which would have a significant adverse material impact on the visual amenities of the area will not be supported. New development shall have regard to the following:</p> <ol style="list-style-type: none"> <li>Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.</li> <li>Buildings and structures shall integrate with the landscape through careful use of scale, form and finishes.</li> <li>Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.</li> </ol> <p>11 -18 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.</p> <p>13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Tipperary County Development Plan 2022-2028 measures, including:
			<p>urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the DAHG.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p> <p>13 - E Work closely with the relevant State bodies, ICOMOS, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.</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 authorities<sup>6</sup> 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.

Submissions were made by the following environmental authorities:

- Environmental Protection Agency;
- Department of Environment, Climate and Communications (Geological Survey of Ireland); and
- Kilkenny County Council.

The issues raised in these submissions and how these issues have been taken into account during preparation of the Plan and the SEA are provided on Table 3.1 below. Taking into account these submissions included integrating environmental considerations into the Plan, including through the selection of Plan provisions identified on Table 2.1.

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<sup>6</sup> The following authorities were notified: Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Galway County Council; Clare County Council; Limerick City and County Council; Cork County Council; Waterford County Council; Kilkenny County Council; Laois County Council; and Offaly County Council.

**Table 3.1 Taking into account SEA Scoping Submissions**

No.	Submission text	Response
<b>No.</b>	<b>Submission text/Summary</b>	<b>Response (from SEA Scoping Report)</b>
<b>1</b>	<b>Submission from Environmental Protection Agency</b>	
<b>A</b>	We acknowledge your notice for the Thurles Local Area Plan 2024-2030 (the 'Plan').	Noted.
<b>B</b>	The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.	Noted.
<b>C</b>	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and will be kept on file for reference throughout the SEA process.
<b>D</b>	In preparing the Plan, Tipperary County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and Regional Spatial and Economic Strategy for the Southern Region.	The SEA will seek to ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.
<b>E</b>	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)) You can access these guidance notes and other resources at: <a href="https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/">https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/</a>	These resources and guidance have been considered in the preparation of the SEA Scoping Report and will be accessed, as relevant, for reference throughout the SEA process.
<b>F</b>	Environmental Sensitivity Mapping (ESM) Webtool The ESM Webtool is a decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land- use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at <a href="http://www.enviromap.ie">www.enviromap.ie</a> .	The ESM Webtool has been considered in the preparation of the SEA Scoping Report and will be considered throughout the SEA process, where relevant.
<b>G</b>	EPA SEA GIS Search and Reporting Webtool Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at <a href="https://gis.epa.ie/EPAMaps/SEA">https://gis.epa.ie/EPAMaps/SEA</a> . It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.	Available online EPA resources, including mapping resources, have been considered in the preparation of the SEA Scoping Report and will be considered throughout the SEA and AA processes.
<b>H</b>	EPA WFD Application Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is available via <a href="http://www.catchments.ie">www.catchments.ie</a> .	
<b>I</b>	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <a href="https://gis.epa.ie/EPAMaps/AAGeoTool">https://gis.epa.ie/EPAMaps/AAGeoTool</a> .	

No.	Submission text/Summary	Response (from SEA Scoping Report)
<b>J</b>	State of the Environment Report – Ireland’s Environment 2020 In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report Ireland’s Environment – An Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Plan.	The recommendations, key issues and challenges described within the current version of Ireland’s Environment will be considered in the preparation of the Plan and SEA.
<b>K</b>	Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA will seek to ensure that the Plan aligns with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
<b>L</b>	Environmental Authorities Under the SEA Regulations, you should consult with: <ul style="list-style-type: none"> <li>• Environmental Protection Agency;</li> <li>• Minister for Housing, Local Government and Heritage;</li> <li>• Minister for Environment, Climate and Communications; and</li> <li>• Minister for Agriculture, Food and the Marine.</li> <li>• any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.</li> </ul>	Notice has been given to relevant environmental authorities as part of the SEA scoping process.
<b>M</b>	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.	Noted.
<b>2</b>	<b>Geological Survey of Ireland</b>	
<b>A</b>	Geological Survey Ireland make a submission addressing issues relating to geology under topics including: <ul style="list-style-type: none"> <li>• Geoheritage</li> <li>• Groundwater</li> <li>• Geological Mapping</li> <li>• Geotechnical Database Resources</li> <li>• Geohazards</li> <li>• Geothermal Energy</li> <li>• Natural Resources</li> <li>• Geochemistry</li> </ul>	This information will be taken into account in the preparation of the SEA Environmental Report, and throughout the SEA process as relevant, including the description of the baseline environment.
<b>3</b>	<b>Submission from Kilkenny County Council</b>	
<b>A</b>	Kilkenny acknowledged receipt of the SEA Scoping Report and had no observations or comments to make on the reports.	Noted.

### 3.3 Submissions on the Draft Plan, Environmental Report and associated documents

Various submissions were made on the Draft Plan, Proposed Material Alterations and/or associated environmental assessment documents while these documents were on public display.

Updates made on foot of submissions include:

- To update various provisions relating to flood risk management contained in the Draft Plan in order to ensure further compliance with the Flood Risk Management Guidelines.
- To update Flood Zones to take account of information from the Office of Public Works and the amend land use zoning Justification Tests included in the SFRA accordingly.
- To include overlay mapping of land use zoning and future flood risk scenario in the SFRA.
- To add the following text to Section 2.2 of the SFRA (new text in green):

A flood wall provides a 1% Annual Exceedance Probability standard of protection to an area to the west of Suir Walk (the Defended Area is mapped at Appendix II). Residual risks remain in this area as, for example, the failure of the wall could occur and/or a severe flood event that exceeds a flood design standard could overtop the wall. Policy 8.5 of the Plan requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the wall from interference or removal (Objective 8D).

- To update text in Table 3 of the SFRA as follows (current SFRA text in black, additional text in green, deletion text in red ~~strikethrough~~): [www.eframfloodinfo.ie](http://www.eframfloodinfo.ie).

For further information on how submissions were considered, refer to the Chief Executive's Report on submissions received on the Draft Plan and associated documents and the Chief Executive's Report on submissions received on the Proposed Material Alterations and associated documentation – both available at <https://www.Tipperarycoco.ie/>.

All parts of the Plan-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Draft Plan, Proposed Material Alterations and Further Modifications. The mitigation integrated into the final, adopted Plan includes that identified at Table 2.1 of this report.

### 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 public display of the Draft Plan and associated SEA, AA and SFRA documents 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 Draft Plan. The Proposed Material Alterations were subject to Screening for SEA and Screening for AA. Responses to submissions made during the public display of the Proposed Material Alterations and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Tipperary County Council. Further modifications were considered by the SEA, AA and SFRA processes.

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 all 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. Summaries of the alternatives for the Plan and their assessment are provided below.

### 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 significantly limited by the provisions of higher-level planning objectives, including those of the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) for the Southern Region and the County Development Plan. These documents set out various requirements for the content of the Plan including on topics such as land use zoning and population projections.

### 4.3 Type 1 Alternatives: Town Centre First Approach

**Type 1 Alternative A:** This approach would strongly embody the principle of town centre first and compact development. The Plan would designate the town centre as the primary growth area with 50% of new residential development to occur in the central area in the areas zoned for town centre. Key regeneration and consolidation sites would be identified. Further expansion on out-of-town greenfield lands that are not well linked, or proposed to be linked via LTP active travel measures, with the town centre would not be permitted.

However, the limiting of 50% of new housing development to existing town centre sites only, could result in the town not meeting its housing and accommodation targets in line with population projections. Opportunities to consolidate existing peripheral neighbourhoods and to provide better active travel linkages might not be availed of, and potential for services growth and employment growth on sites outside of the town centre area might be lost. In particular, this alternative could risk the further detachment of residential neighbourhoods to the north and south of the town.

**Type 1 Alternative B:** This approach would embody and support the principles of Town Centre First and compact development, and would specify 'neighbourhoods' with unique characteristics and development criteria. In line with the National Planning Framework, at least 30% of new residential development would be facilitated in the town centre area and there would be a general focus for new growth on the Compact Growth area of the town. Key regeneration sites would be identified as well as well-connected neighbourhood expansion opportunities. Complimentary 'edge-of-centre' new residential sites would support the development of additional options to meet the housing needs of the town and consolidate existing peripheral neighbourhoods. Further expansion on out-of-town greenfield lands that are not well linked, or proposed to be linked via LTP active travel measures, with the town centre would not be permitted. Proportionate growth of employment and industry would also be supported adjacent to existing employment sites in the town.

This alternative would strengthen the town centre and reduce pressure for expansion into greenfield out of town sites, whilst at the same time ensuring that projected growth can be delivered.

Selected Type 1 Alternative for the Plan: Alternative B.



## 4.4 Type 2 Alternatives: Infrastructure and Environmental Approach

- **Type 2 Alternative A:** A Plan that deeply embeds the principles of infrastructural capacity, ecosystems services and strong support for a low-carbon and climate resilient economy and society.
- **Type 2 Alternative B:** A Plan that supports to a lesser degree, infrastructural capacity assessment in terms of land development, and the integration of ecosystems services and climate action led approaches to spatial planning.

It is essential that development under the Plan is adequately served by infrastructure and supports the move to a low-carbon and climate resilient economy and society. Alternative A would fully support achieving the objectives of the NPF and RSES. An infrastructure led approach would provide a strategy for sustainable compact growth across the Plan area, contribute to carbon reduction targets and achieve environmental enhancement and economic growth.

Alternative A would ensure that the sustainable development of the town occurs, with new development accompanied by adequate and appropriate infrastructure, in a manner which is compatible with climate action objectives. This alternative would benefit the efficient provision of infrastructure and the environment (including water, human health, ecology and air/climate) the most and would provide the highest levels of certainty and coherence 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.

A Plan that deeply embeds the principles of infrastructural capacity, ecosystems services and strong support for a move to a low-carbon and climate resilient economy and society would provide for the:

- Support of compact development that enables active travel and efficient use of services and infrastructure as the most sustainable and low-carbon form of settlement in line with the provisions of the Climate Action Plan.
- Consideration of and protection of the role of natural systems and consideration of the services that ecosystems provide - including those that underpin social and economic well-being, such as flood and climate regulation or recreation, culture and quality of life
- Involvement and empowerment of people and communities - in decision making and in an active move to a low-carbon society.

This would mean that there would be:

- An increased likelihood in the extent, magnitude and frequency of positive effects occurring with regard to natural capital (renewable and non-renewable resources, e.g. plants, animals, air, water, soils, minerals) and ecosystem service issues, such as the management of air quality, noise pollution, light pollution, pollination, flood risk, water bodies and river basins and natural resources supporting energy production and recreation;
- A decreased likelihood in the extent, magnitude and frequency of adverse effects on natural capital and ecosystem services; and
- Active support for the provisions of the National Climate Action Plan and national targets for GHG emissions.

Alternative B considers existing and future demand and capacity in infrastructure, but the allocation of growth and associated climate action policy responses are looser than under Alternative A. Decisions relating to infrastructure assessment are left to project level wherever this is possible. Climate action is supported, but not to the same degree as under Alternative A.

Alternative B would benefit the efficient provision of infrastructure, climate action and the environment (including water, human health, ecology and air/climate) the least and would provide

reduced levels of certainty and coherence 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 more likely. Taking a less supportive infrastructure led approach would not contribute towards achieving policy objectives of the RSES or NPF to the same degree as Alternative A.

Under Alternative B, many natural capital and ecosystem service issues would be integrated into individual Plan Policy Objectives and into decision making at lower tiers of plan preparation and development management. However, this approach would be less coordinated and comprehensive than would be the case under Alternative A. This would mean that there would be:

- A decreased likelihood in the extent, magnitude and frequency of positive effects occurring with regard to natural capital and ecosystem service issues;
- An increased likelihood in the extent, magnitude and frequency of adverse effects on natural capital and ecosystem services; and
- A decreased likelihood of compliance with the provisions of the National Climate Action Plan and national targets for GHG emissions.

Selected Type 2 Alternative for the Plan: Alternative A.

## 4.5 Type 3 Alternatives: Area Based Transport Assessment Alternatives

- **Type 3 Alternative A:** Inform the Plan with an Area Based Transport Assessment, which focuses on delivering travel solutions that support moving people from the private car to more sustainable modes.
- **Type 3 Alternative B:** Do not inform the Plan with an Area Based Transport Assessment, which focuses on delivering travel solutions that support moving people from the private car to more sustainable modes, relying solely on existing provisions, including those included as part of the County Development Plan. The Development Plan policy objectives are also focused on the Avoid-Shift-Improve approach, but specific interventions for Thurles are not set out in detail.

Informing the Plan with an Area Based Transport Assessment, which focuses on delivering travel solutions that support moving people from the private car to more sustainable modes, (**Area Based Transport Assessment Alternative A**) would provide a more coordinated and more orderly provision of transport infrastructure and services, with delivery of projects, and associated benefit with respect to sustainable mobility and compact development, more likely. This approach would be more likely to improve the potential for meeting important objectives relating to emissions and energy use. Potentially adverse impacts arising from more coherently planned transport developments on environmental components, including ecology and water, could be mitigated at both LAP and project level.

Not informing the Plan with an Area Based Transport Assessment, which focuses on delivering travel solutions that support moving people from the private car to more sustainable modes, (**Area Based Transport Assessment Alternative B**) would provide a less coordinated and less orderly provision of transport infrastructure and services, with delivery of projects, and associated benefit with respect to sustainable mobility and compact development, less likely. This approach would be less likely to improve the potential for meeting important objectives relating to emissions and energy use. Potentially adverse impacts on environmental components including ecology and water would need to be adequately mitigated at project level.

Selected Area Based Transport Assessment Alternative for the Plan: Alternative A

## **4.6 Type 4 Alternatives: Transport Infrastructure Alternatives**

Under **Transport Infrastructure Alternative A**, new transport infrastructure would be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This would include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques. By focusing on mitigation at both plan and project levels, Alternative A would offer the most certainty for environmental protection and management and would be more likely to result in important individual projects (relating to sustainable mobility and emissions/energy objectives) receiving permission.

Under **Transport Infrastructure Alternative B**, all additional environmental mitigation would be left to be defined in the future, at project level. This would offer the least certainty for environmental protection and management and would be more likely to result in important individual projects (relating to sustainable mobility and emissions objectives) not been given permission.

Selected Transport Infrastructure Alternative for the Plan: Alternative A

## **4.7 Reasons for choosing the Plan in the light of the other reasonable alternatives dealt with**

Selected alternatives for the Plan from each of the types of alternatives that emerged from the planning/SEA process are indicated above.

These alternatives have been adopted by the Members having regard to both:

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

## 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 can be considered and used as appropriate when it comes to monitoring the likely significant effects of implementing the Plan. The measures may be updated over time, as new requirements and information emerge, for example.

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 that were 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 in the land use planning hierarchy beneath the Tipperary County Development Plan 2022-2028, the measures identified in that County Development Plan SEA have been used as they are or having been slightly modified – in most instances. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 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 forms part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, the Eastern and Midland RSES and the Tipperary County Development Plan is subject to its own SEA (and associated monitoring) requirements. 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*<sup>7</sup> 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.

<sup>7</sup> 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**

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. Monitoring frequencies of indicators tend to change although where they are consistent frequencies are identified. The measures set out on Table 5.1 can be considered and used as appropriate when it comes to monitoring the likely significant effects of implementing the Plan. The indicators may be updated over time, as new requirements and information emerge, for example.

The methodology for monitoring set out below will be undertaken by the Council. Where monitoring beyond existing sources is to be undertaken, it is recommended that industry standard methods are used where they exist and where appropriate.

Reporting may be undertaken in conjunction with the monitoring reporting on other plans, such as the County Development Plan and other Local Area Plans.

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
<b>Biodiversity, Flora and Fauna</b>	BFF	<ul style="list-style-type: none"> <li>Condition of European sites</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>Implement and review, as relevant, the Tipperary Heritage Plan 2017-2021, and any superseding version of same</li> </ul>	<ul style="list-style-type: none"> <li>DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)<sup>8</sup></li> <li>DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)<sup>9</sup></li> <li>Consultations with the NPWS<sup>10</sup></li> </ul>	<ul style="list-style-type: none"> <li>Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH 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.</li> </ul>
		<ul style="list-style-type: none"> <li>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 (focus on nature based solutions to surface water management)</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>Implement and review, as relevant, the Tipperary Heritage Plan 2017-2021, and any superseding version of same</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
		<ul style="list-style-type: none"> <li>SEAs and AAs as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of preparation of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
		<ul style="list-style-type: none"> <li>Status of water quality in the County's water bodies</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>
		<ul style="list-style-type: none"> <li>Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – from County Development Plan and Local Area Plan</li> </ul>	<ul style="list-style-type: none"> <li>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 – from County Development Plan and Local Area Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission<sup>11</sup></li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>

<sup>8</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on Natura 2000 sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

<sup>9</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on Natura 2000 sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

<sup>10</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on Natura 2000 sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

<sup>11</sup> Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on Natura 2000 sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

## SEA Statement for the Thurles and Environs Local Area Plan 2024-2030

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
<b>Population and Human Health</b>	PHH	<ul style="list-style-type: none"> <li>Implementation of Plan measures relating to the promotion of economic growth as provided for by County Development Plan and Local Area Plan</li> </ul>	<ul style="list-style-type: none"> <li>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 County Development Plan and Local Area Plan</li> <li>All citizens will have access to speeds of 30Mbps, and that 50% of citizens will be subscribing to speeds of 100Mbps</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of progress on implementing Plan objectives</li> <li>Consultations with DECC</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> <li>Consultations with DECC</li> </ul>
		<ul style="list-style-type: none"> <li>Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the Health Service Executive and EPA</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the Health Service Executive and EPA</li> </ul>
		<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>
		<ul style="list-style-type: none"> <li>Number of spatial plans that include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>
<b>Soil (and Land)</b>	S	<ul style="list-style-type: none"> <li>Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)</li> </ul>	<ul style="list-style-type: none"> <li>Maintain built surface cover nationally to below the EU average of 4% as per the NPF</li> <li>In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlement</li> <li>To map brownfield and infill land parcels across the Plan area's existing built-up footprint</li> </ul>	<ul style="list-style-type: none"> <li>EPA Geoportal</li> <li>Compilation of greenfield and brownfield development for the DHLGH</li> <li>AA/Screening for AA for each application</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
		<ul style="list-style-type: none"> <li>Instances where contaminated material generated from brownfield and infill must be disposed of</li> </ul>	<ul style="list-style-type: none"> <li>Dispose of contaminated material in compliance with EPA guidance and waste management requirements</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of grants of permission where contaminated material must be disposed of</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the EPA and Development Management</li> </ul>
		<ul style="list-style-type: none"> <li>Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
<b>Water</b>	<b>W</b>	<ul style="list-style-type: none"> <li>Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD</li> </ul>	<ul style="list-style-type: none"> <li>Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status'</li> <li>Implementation of the objectives of the River Basin Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>EPA Monitoring Programme for WFD compliance<sup>12</sup></li> </ul>	<ul style="list-style-type: none"> <li>Where water bodies are failing to meet at least good status this will be investigated with the DHLGH 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.</li> <li>Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Irish Water to achieve the necessary capacity.</li> </ul>
		<ul style="list-style-type: none"> <li>Number of incompatible developments permitted within flood risk areas</li> </ul>	<ul style="list-style-type: none"> <li>Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.</li> </ul>
<b>Material Assets</b>	<b>MA</b>	<ul style="list-style-type: none"> <li>Programmed delivery of Irish Water infrastructure for all key growth towns in line with Irish Water Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated</li> <li>Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan</li> </ul>	<ul style="list-style-type: none"> <li>All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan</li> <li>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</li> <li>Facilitate, as appropriate, Irish Water in developing water and wastewater infrastructure</li> <li>See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission Consultations with the Irish Water</li> <li>DHLGH in conjunction with Local Authorities</li> </ul>	<ul style="list-style-type: none"> <li>Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Irish Water to achieve the necessary capacity.</li> </ul>
		<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.</li> </ul>

<sup>12</sup>Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available.



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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action		
<b>Air</b>	A	<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels</li> <li>NO<sub>x</sub>, SO<sub>x</sub>, PM10 and PM2.5 as part of Ambient Air Quality Monitoring</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels</li> <li>Improvement in Air Quality trends, particularly in relation to transport related emissions of NO<sub>x</sub> and particulate matter</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Data from the National Travel Survey</li> <li>EPA Air Quality Monitoring</li> <li>Consultations with Department of Transport and Department of Environment, Climate and Communications</li> </ul>	<ul style="list-style-type: none"> <li>Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above</li> </ul>		
<b>Climatic Factors</b> <sup>13</sup>	C	<ul style="list-style-type: none"> <li>Implementation of County Development Plan and Local Area Plan measures relating to climate reduction targets</li> </ul>	<ul style="list-style-type: none"> <li>For review of progress on implementing County Development Plan and Local Area Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets, including renewable energy production</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Review internal systems</li> </ul>		
		<ul style="list-style-type: none"> <li>A competitive, low-carbon, climate-resilient and environmentally sustainable economy</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050</li> </ul>	<ul style="list-style-type: none"> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> <li>EPA Annual National Greenhouse Gas Emissions Inventory reporting</li> <li>Climate Action Regional Office</li> <li>Consultations with DECC (at monitoring evaluation)</li> </ul>	<ul style="list-style-type: none"> <li>Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.</li> </ul>		
		<ul style="list-style-type: none"> <li>Share of renewable energy in transport</li> </ul>	<ul style="list-style-type: none"> <li>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 facilitating the development of electricity charging and transmission infrastructure, in compliance with the provisions of the Plan</li> </ul>				
		<ul style="list-style-type: none"> <li>Carbon dioxide (CO<sub>2</sub>) emissions across the electricity generation, built environment and transport sectors</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards the reduction targets of carbon dioxide (CO<sub>2</sub>) emissions across the electricity generation, built environment and transport sectors</li> </ul>				
		<ul style="list-style-type: none"> <li>Energy consumption, the uptake of renewable options and solid fuels for residential heating</li> </ul>	<ul style="list-style-type: none"> <li>To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating</li> </ul>				
		<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to previous levels</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in the proportion of journeys made by residents of the County using private fossil fuel-based car compared to previous levels</li> </ul>			<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>	<ul style="list-style-type: none"> <li>Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.</li> </ul>
		<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures</li> </ul>				

<sup>13</sup> Please also refer to relevant legislation and requirements under Section 4.10, Section 8.7 and Appendix I. Targets under the national Climate Action Plan are reviewed and updated periodically and include those under the headings of Electricity, Built Environment, Transport, Agriculture, Forestry & Land Use and Enterprise.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action
<b>Cultural Heritage</b>	CH	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with the Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.</li> </ul>
		<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Consultation with DHLGH</li> </ul>	
<b>Landscape</b>	L	<ul style="list-style-type: none"> <li>Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape designations, resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the impact of developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape designations, resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>