

SEA SCREENING REPORT
Proposed Variation No. 8A to the
Kilkenny City and County Development Plan 2021

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Section 1 Introduction and Background

1. Introduction

Kilkenny County Council has prepared a proposed Variation to the Kilkenny City and County Development Plan (KCCDP) 2021 under Section 58 of the Planning and Development Act 2024 (as amended).

As Kilkenny County Council has not determined that the Proposed Variation would be likely to have significant environmental effects, the Proposed Variation has to be screened for the need to undertake Strategic Environmental Assessment (SEA). Screening is the process for deciding whether a particular plan - or variation to a plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The purpose of this report is to evaluate the requirement for SEA of the Proposed Variation to the KCCDP.

It is noted that the KCCDP was subject to a full SEA. The appropriate environmental authorities were consulted throughout that SEA process.

2. Legislative Context

In Ireland, the SEA Directive has been transposed into national legislation through:

- S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2005 and S.I. No. 463 of 2025 European Union (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2005.
- S.I. No. 456 of 2025 European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025.

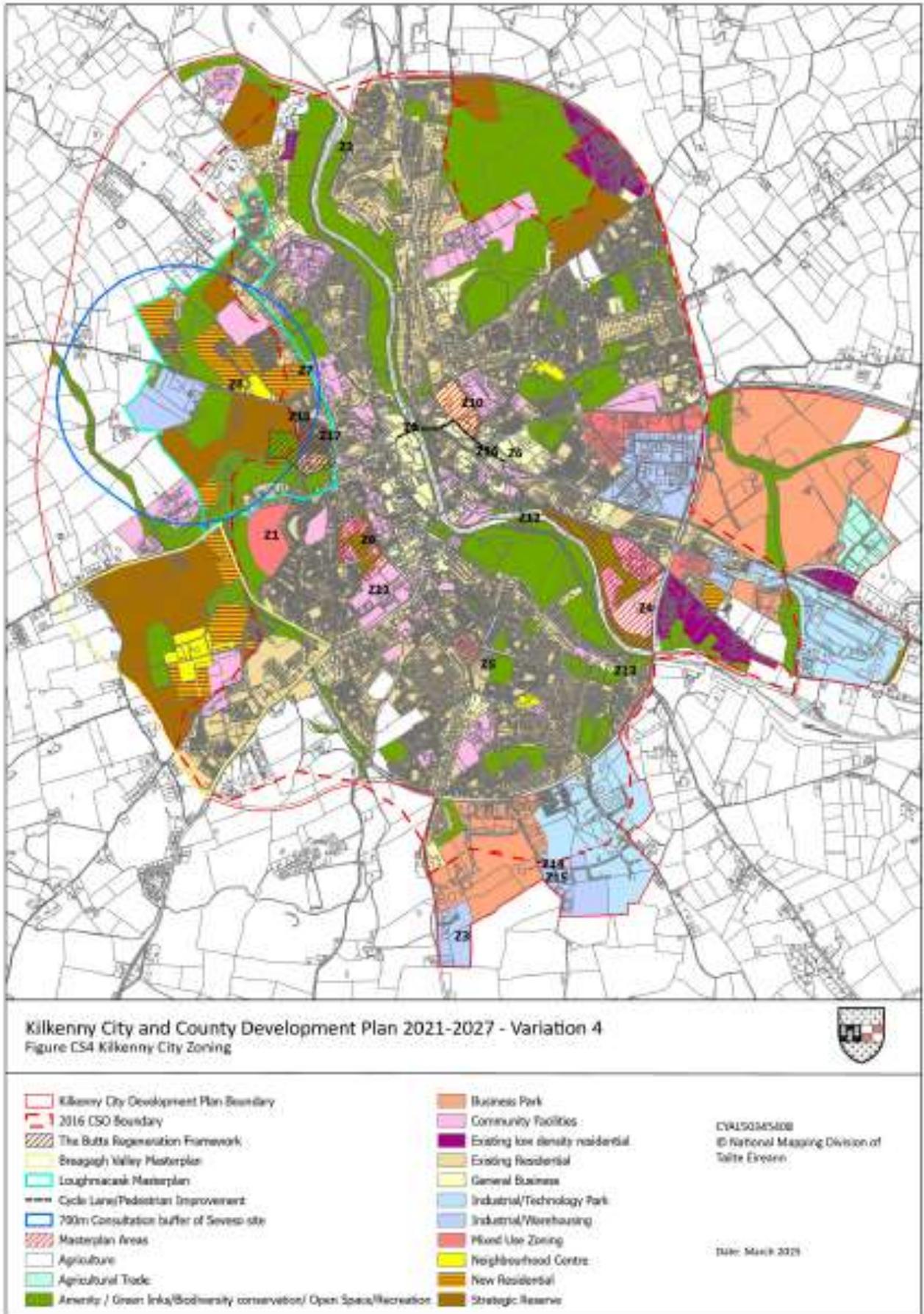
Under Section 58(5) of the Planning and Development Act, 2024, a screening for strategic environmental assessment and, where required, a strategic environmental assessment of a variation proposed under subsection (3) or (4) shall be carried out in accordance with the Strategic Environmental Assessment Regulations.

3. Content of the Proposed Variation

Proposed Variation 8A to the Kilkenny City and County Development Plan is to reflect the requirements of the Government's *National Planning Framework Implementation Guidelines*, in relation to Kilkenny City. Another Variation will follow at a future date, to reflect the changes to other settlements as required.

Variation 8A will comprise an uplift to the population figures for Kilkenny City to accommodate growth to 2034. This requires the rezoning of land, currently zoned as Strategic Reserve, to allow for residential development within the plan period. All land currently designated as Strategic Reserve is to be rezoned. This land comprises approx. 100 hectares, and is all located within the City development boundary. The bulk of this land is located within the Breaghagh Valley and Loughmacask Masterplan boundaries, see Figure CS4. The sections of the Plan subject to substantial

changes are set out below:



- a) Changes to Volume 1, Chapter 4, Core Strategy to reflect the changes to Kilkenny City figures
- b) Changes to Volume 2, as follows:
 - Section 2 Core Strategy
 - Figure CS3 Breagagh Valley Development Parcels
 - Figure CS4 City Zoning map

1.4 Consultation

As part of the screening process, environmental authorities were notified that a submission or observation, in relation to whether or not implementation of the Proposed Variation would be likely to have significant effects on the environment, may be made (a minimum period of 4 weeks was allowed for the reply).

The comments made by the EPA (submission dated 17th February 2026) have been taken into account in the determination of this screening report.

1.5 Appropriate Assessment

An Appropriate Assessment Screening under the Habitats Directive was undertaken on the Proposed Variation. This determined that Proposed Variation 8A to the Kilkenny City and County Development Plan 2021 is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their conservation objectives, and it is not considered necessary to undertake any further stages of the Appropriate Assessment process.

Section 2 Determining whether SEA is required

2.1 Introduction

The following pages contain a reproduction of Schedule 2 ‘Criteria for determining whether a plan is likely to have significant effects on the environment’ of the SEA Regulations.

These criteria have been taken into account in determining whether or not significant effects on the environment would be likely to arise.

It is only changes to the Plan which are considered; the existing Plan (2021) has undergone full SEA already¹.

2.2 Schedule 2: Part 1

1. **The characteristics of the plan having regard, in particular, to: the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources**

The Kilkenny City and County Development Plan 2021 was subject to a full SEA.

Variation 8A is proposed to reflect the requirements of the Government’s *National Planning Framework Implementation Guidelines* in relation to Kilkenny City.

Potential adverse effects arising from implementation of the Plan as varied (see table below) would be consistent with those considered by the environmental assessments already undertaken on the Plan; Proposed Variation 8A does not propose anything that would exceed the previously considered environmental envelope of effects. There are various provisions that have been integrated into the City and County Development Plan that will ensure that any potential adverse effects arising from this Proposed Variation, alone or in-combination with the other parts of the Plan or in-combination with other plans and programmes, will be mitigated – these are detailed on the table below and include many measures requiring the protection of surface waters and implementation of appropriate systems. All lower-tier projects are required to comply with the measures specified below.

Environmental/ Component	Potential Significant Adverse Effect, if unmitigated, of implementing the Plan as varied by Proposed Variation	Kilkenny City and County Development Plan 2021 Provision (Existing, already in force policy/objective/development management standard)
Biodiversity and Flora and Fauna	Loss of/disturbance to biodiversity with regard to Natura	<i>See also measures on this table under Soil, Water, Flood Risk Management and Drainage and Water Services</i> To implement the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive and ensure that any plan or project within the functional area of the Planning Authority

¹ SEA Directive Article 4.3: Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy.

	<p>2000 Sites, including the River Barrow and River Nore candidate Special Area of Conservation and the River Nore Special Protection Area</p> <p>Loss of/disturbance to biodiversity with regard to ecological connectivity and non-designated biodiversity</p> <p>Loss of/disturbance to biodiversity with regard to listed species</p>	<p>is subject to appropriate assessment in accordance with the Guidance Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.</p> <p>The Council will protect and, where possible, enhance the natural heritage sites designated under EU legislation and national legislation (Habitats Directive, Birds Directive, European Communities (Birds and Natural Habitats) Regulations 2011 and Wildlife Acts). This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.</p> <p>To ensure that development proposals, where relevant, improve the ecological coherence of the Natura 2000 network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the Habitats Directive.</p> <p>Ensure that an ecological impact assessment is carried out, by suitably qualified professional(s), for any proposed development likely to have a significant impact on rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</p> <p>To protect and where possible enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites.</p> <p>To ensure that appropriate mitigation and/or compensation measures to conserve biodiversity, landscape character and green infrastructure networks are required in developments where habitats are at risk or lost as part of a development.</p> <p>The Council will also protect and, where possible, enhance the plant and animal species and their habitats that have been identified under European legislation (Habitats and Birds Directive) and protected under national Legislation (European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011), Wildlife Acts 1976-2010 and the Flora Protection Order (SI94 of 1999).</p> <p>To ensure the protection of the special character and setting of protected structures, ACAs and Recorded Monuments, and protected species when considering proposals for floodlighting.</p>
<p>Population and Human Health</p>	<p>Spatially concentrated deterioration in human health</p>	<p><i>See also measures on this table under Soil, Water, Water Services, Air and Climatic Factors and Flood Risk Management</i></p> <p>The Plan will facilitate and support the development of agriculture and food while ensuring the highest standards of environmental protection in the assessment of planning applications for all development proposals.</p> <p>The Council will promote and advance social inclusion and development in the county by ensuring the co-ordinated delivery of services and facilities and will seek to build social capital by integrating the social, community and cultural requirements of the county in the future planning and sustainable development of the County in accordance with the Settlement and Core Strategies.</p>
<p>Soil</p>	<p>Damage to the hydrogeological and ecological function of soil</p>	<p><i>See also measures on this table under Biodiversity, Flora and Fauna, Water, Water Services and Flood Risk Management</i></p> <p>The Council will consult the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect County Geological Sites. In some locations, in consultation with landowners, it may be possible to access geological and geo-morphological features of interest, and the Council will support and facilitate this where appropriate.</p>
<p>Water</p>	<p>Potential interactions with the status of water bodies (River Dinin and River Nore and groundwater) and entries to the WFD Register of Protected</p>	<p><i>See also measures on this table under Biodiversity, Flora and Fauna, Soil, Water Services and Flood Risk Management</i></p> <p>To implement the measures of the River Basin Management Plan, including continuing to work with communities through the Local Authority Waters Programme to restore and improve water quality in the identified areas of action.</p> <p>To have regard to the Groundwater Protection Scheme and to comply with the Water Services Acts 2007 as amended in decision-making on the location, nature and control of developments and activities in order to protect groundwater.</p> <p>Council will promote compliance with environmental standards and objectives established—</p>

	<p>Areas^[1], arising from:</p> <ul style="list-style-type: none"> - Changes in quality, flow and/or morphology; and - Increases in outflow at waste water treatment plant as a result of increases in population. 	<p>for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;</p> <p>for groundwater, and groundwater by European Union Environmental Objectives (Groundwater) (Amendment) Regulations 2016.</p>
Flood Risk	<p>Increase in flood risk</p>	<p><i>See also measures on this table under Human Health</i></p> <p>To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk.</p> <p>The Council will ensure that new developments do not reduce the effectiveness or integrity of any existing or new flood defence infrastructure, and will facilitate the provision of new, or the reinforcement of existing, flood defences and protection measures where necessary.</p> <p>Where flood risk may be an issue for any proposed development, a detailed flood risk assessment should be carried out appropriate to the scale and nature of the development and the risks arising. In particular, any area within or adjoining flood zone A or B, or flood risk area, shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed. This shall be undertaken in accordance with the Planning System and Flood Risk Management – Guidelines and the Strategic Flood Risk Assessment accompanying this Plan.</p>
Water Services	<p>The need to provide adequate and appropriate water services (it is the function of Uisce Eireann to provide for such needs)</p>	<p><i>See also measures on this table under Human Health</i></p> <p>The Council will work with Irish Water to protect existing water and wastewater infrastructure in the City and County and facilitate the development of new infrastructure aligned with the Core strategies.</p>
Air and Climatic Factors and Sustainable Transport	<p>Failure to contribute towards sustainable transport and associated impacts (energy usage and emissions to air including noise and greenhouse gases)</p>	<p><i>See also measures on this table under Human Health</i></p> <p>The Council have integrated and will continue to integrate both mitigation and adaptation measures into the City & County Development Plan as required by National and Regional policies and objectives.</p> <p>To support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development form, layout and design to secure climate resilience and reduce carbon emissions.</p> <p>To plan for and progressively implement a sustainable, integrated and low carbon transport system by enhancing the existing transport infrastructure in terms of road, bus, rail, cycling and pedestrian facilities and interfacing different modes as the opportunity arises.</p> <p>To plan for a transition towards sustainable and low carbon transport modes, through the promotion of alternative modes of transport, and ‘walkable communities’ together with promotion of compact urban forms close to public transport corridors to encourage more sustainable patterns of movement in all settlements.</p>
Waste Management	<p>Increases in waste levels</p>	<ul style="list-style-type: none"> • To implement the Southern Region Waste Management Plan. <p>To have regard to the waste produced by proposed developments including the nature and amount of waste produced and proposed method of disposal.</p> <ul style="list-style-type: none"> • Proposed apartment and housing developments must be appropriately laid out to enable the implementation of three bin collection systems. <p>Proposed apartment, housing and commercial developments must be either serviced by existing infrastructure or make appropriate provision for bring sites in their layout. The sites shall be made available to the Council at the developer’s own expense and will be maintained by the Council or its agents. Adequate access must be provided in developments to service proposed bring sites.</p> <p>For all significant construction/demolition projects, the developer shall include an</p>

^[1] The River Nore is a designated Salmonid water under SI 293 of 1988 and groundwater under the area is listed on the Register for groundwater that is used for drinking water.

		<p>Environmental Management Plan. These plans should seek to focus on waste minimisation in general and optimise waste prevention, re-use and recycling opportunities, and shall provide for the segregation of all construction wastes into recyclable, biodegradable and residual wastes.</p>
<p>Archaeological and Architectural Heritage</p>	<p>Effects on archaeological heritage and architectural heritage.</p>	<p><i>See also measures on this table under Landscape</i></p> <p>To endeavour to preserve in situ all archaeological monuments, whether on land or underwater, listed in the Record of Monuments and Places (RMP), and any newly discovered archaeological sites, features, or objects by requiring that archaeological remains are identified and fully considered at the very earliest stages of the development process and that schemes are designed to avoid impacting on archaeological heritage.</p> <p>To require archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance if a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological remains.</p> <p>To ensure that development within the vicinity of a Recorded Monument is sited and designed appropriately so that it does not seriously detract from the setting of the feature or its zone of archaeological potential. Where upstanding remains of a Recorded Monument exist a visual impact assessment may be required to fully determine the effect of any proposed development.</p> <p>To require the retention of surviving medieval plots and street patterns and to facilitate the recording of evidence of ancient boundaries, layouts etc. in the course of development.</p> <p>To safeguard the importance of significant archaeological landscapes from developments that would unduly sever or disrupt the relationship, connectivity and/or inter-visibility between sites.</p> <p>To provide assistance to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.</p> <p>To respond to the Ministerial recommendation to include in the RPS, structures which have been identified as being of regional, national or international significance in the National Inventory of Architectural Heritage survey and to consider for inclusion those rated as being of local significance.</p> <p>To continue to review the Record of Protected Structures and add or delete structures as appropriate.</p> <p>To ensure all digital mapping for the Record of Protected Structures is up to date and current, and readily accessible to the public.</p> <ul style="list-style-type: none"> • To have regard to the Architectural Heritage Protection Guidelines when assessing proposals for development affecting a protected structure and buildings listed in the NIAH. • To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting, while ensuring the involvement of suitably qualified professionals • To ensure proposed service upgrades undertake an initial assessment of current services, to ensure the internal environment and fabric is not impacted on by such works. Energy assessments and Architectural Heritage Impact Assessments may be required where energy and service upgrades are proposed. • To ensure proposed development within the curtilage or attendant grounds of a protected structure respects the protected structure and its setting, • To require an architectural impact assessment where appropriate for developments within the grounds of country house estates which are Protected Structures. • To promote principles of best practice in conservation in terms of use of appropriate materials, repair techniques, and thermal upgrades by adhering to the guidelines as set out in Department of Housing, Local Government and Heritage’s Advice Series publications • To promote best conservation principles and practice when assessing proposals for Kilkenny’s architectural heritage • To ensure that energy upgrades for buildings constructed from traditional materials are respectful of architectural features, form, and environmental requirements necessary to maintain breathability in the structure. <p>To ensure the preservation of the special character of each ACA listed in this Plan (See Table 9.2 and Volume 2 Heritage Strategy) with particular regard to building scale, proportions, historical plot sizes, building lines, height, general land use, fenestration, signage, and other appendages such as electrical wiring, building materials, historic street furniture, paving and shopfronts.</p> <p>To designate ACAs where appropriate and provide a local policy framework for the</p>

		<p>preservation of the character of these areas. To prepare and introduce a set of Shopfront Guidelines.</p>
Landscape	<p>Occurrence of adverse visual impacts especially with respect to protected views and prospects</p>	<p><i>See also measures on this table under Biodiversity, Flora and Fauna, Archaeological Heritage and Architectural Heritage</i></p> <ul style="list-style-type: none"> • The Council will preserve and support the improvement of places or areas from which views or prospects of special amenity value exist, as identified in Appendix H and on Figure 9.2. • To seek the protection and sustainable management of historic gardens, parklands and designed landscapes in Kilkenny County and City, their setting and their visual amenity.

In relation to the potential for flooding, an SFRA was carried out for the 2021 CCDP, and an SFRA was prepared as part of this assessment, see Appendix 1.

Arising from the degree to which the Plan sets a framework for projects and other activities the Variation would not be likely to result in significant environmental effects.

2. The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy

The Proposed Variation is not envisaged to significantly influence any lower tier plans.

Arising from the degree to which the KCCDP influences other plans, the Proposed Variation would not be likely to result in significant environmental effects.

3. The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development

The KCCDP has undergone SEA. This process integrated environmental considerations into the Plan and concluded that the Plan is based on the broad principles of sustainable development.

Arising from the relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development, the Proposed Variation would not be likely to result in significant environmental effects.

4. The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets.

Through its provisions relating to environmental protection and management, the existing KCCDP contributes towards ensuring that environmental problems do not get worse and, where possible, it contributes towards amelioration.

Taking the above into account, arising from environmental problems relevant to the Plan and Proposed Variation, the Proposed Variation would not be likely to result in significant environmental effects.

5. The characteristics of the plan having regard, in particular, to: the relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)

The KCCDP relates to the land use sector and does not directly relate to other sectors such as agriculture, forestry, fisheries, energy, industry, transport, waste management, water management,

telecommunications or tourism.

The SEA process for the KCCDP integrated considerations with regard to EU and national legislation on the environment into the Plan, including those relating to the waste management and the Water Framework Directive.

Taking the above into account, arising from the relevance of the Plan for the implementation of European Union legislation on the environment, the Proposed Variation would not be likely to result in significant environmental effects.

2.3 Schedule 2: Part 2

1. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the probability, duration, frequency and reversibility of the effects

The Proposed Variation alters the zoning map for Kilkenny City.

No area is subject to zoning, outside the development boundary identified in the Development Plan, and the characteristics of the area have not altered. The Proposed Variation would not be likely to result in significant environmental effects.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

The Proposed Variation would not be likely to result in significant environmental effects (see Section 2.2).

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

The Proposed Variation would not be likely to result in significant environmental effects, and there are no transboundary effects given the location of the relevant settlements (see Section 2.2).

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

The Proposed Variation would not be likely to result in significant environmental effects. There is a Seveso site located in Kilkenny City; this was considered in the SEA of the 2021 Development Plan. This Seveso site is the Grassland Fertilizers (Kilkenny) Ltd. Palmerstown, on the Tullaroan Road. The development parameters around this Seveso site are in line with the '*Land Use Planning Advice for Kilkenny City Council in relation to Grassland Fertilizers (Kilkenny) Ltd at Palmerstown*' 2006.

The Council will, in consultation with the Health and Safety Authority, control development with regards to SEVESO designated sites for the purposes of reducing the risk or limiting the consequences of a major accident.

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

The Proposed Variation would not be likely to result in significant environmental effects as the framework has not changed significantly over that included in the previous zoning frameworks (see Section 2.2). The population Kilkenny, as enumerated in the 2022 Census, was 27,184.

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:**a) special natural characteristics or cultural heritage;**

The Proposed Variation would not be likely to result in significant environmental effects on special natural characteristics or cultural heritage. A separate AA process will be carried out on this Proposed Variation, to ensure no effect on European sites. There are 9 Architectural Conservation Areas in the City, and a number of recorded monuments, and policies and objectives in the Development Plan will provide for their protection.

b) exceeded environmental quality standards or limit values, and;

The Proposed Variation would not be likely to result in significant environmental effects with respect to exceeded environmental quality standards or limit values (see also Section 2.2).

c) intensive land-use.

The Proposed Variation would not be likely to result in significant environmental effects (see also Section 2.2).

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

The River Barrow and River Nore SAC runs along the River Nore, and Pockocke River in the Plan area. A separate AA process will be carried out on this Proposed Variation, to ensure no effect on European sites. The Proposed Variation would not be likely to result in significant environmental effects on areas or landscapes which have a recognised national, European Union or international protection status (see also Section 2.2).

2.4 Conclusion

This Variation to the Kilkenny City and County Development Plan 2021 has been examined against Schedule 2 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the SEA Regulations, and it has been determined that the Proposed Variation would not be likely to result in significant environmental effects.

In terms of the provisions of Article (4)(6) of the Regulations, following the appropriate consultation period the Planning Authority shall determine whether or not implementation of the proposed variation would be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2 of the Regulations and any submission or observation received from the environmental authorities and any adjoining planning authority.

In this regard, a decision was taken on the 2nd March 2026 to not carry out an SEA and in accordance with Article 4(7)(b) the environmental authorities were notified of this decision on the 4th March 2026.