

THE FERRYBANK-BELVIEW DRAFT LOCAL AREA PLAN

Strategic Environmental Assessment (SEA)

Screening of:

Proposed Amendments (Material Alterations) to the Ferrybank-Belview Draft Local Area Plan in relation to the SEA

In accordance with Section 12 of the Planning and Development Act, 2000, notice is hereby given that Kilkenny County Council has made proposed amendments to the Ferrybank-Belview Draft Development Plan. These amendments have arisen following the Elected Members review of the First Managers Report on Submissions received under Section 12(4) of the Planning and Development Act, 2002.

The proposed material alterations to the text are outlined in black in chronological order (below) and may be read in conjunction with a copy of the Ferrybank-Belview Draft Local Area Plan. Proposed alterations to land use zoning designations and/or development objectives are shown in accompanying maps (Maps 1&2).

In accordance with the planning and Development (Strategic Environmental Assessment) Regulations 2004 Section 14G 'information on the likely significant effects on the environment of implementing the proposed variation or modification will also be available for inspection'. Therefore the likely significant environmental effects of all amendments are outlined in blue below. The potential impacts are screened by assessing whether the impact will be Potential Positive, No Significant Environmental Effect or Potential Negative. Where a potential negative has been identified mitigation and monitoring measures will be looked at and environmental considerations will be taken into account within the SEA Statement.

Page 13: (DBF 2) Amend text on Table 2 to read as follows:

"PLUTS Population Growth Projections"

No Significant Environmental Effect. Minor text change.

Page 30: Section 2.1.6; Include the insertion of a new policy to read as follows:

TP8 (DBF22) *Encourage the provision of improved rail access to and from the Port*
Potential Positive

Page 31: (DBF19) **Section 2.1.6;** It is proposed to include a development objective as follows:

T16 *Promote a new access road to the lands at Drumdowney running parallel to the existing railway line that will link into the main port access road.*

No Significant Environmental Effect from the amendment of this objective. The line is indicative at present and has been already zoned in the draft as PFI. This land has been subject to appropriate assessment.

Page 32: (Matters Arising) **Section 2.2.2** First paragraph second sentence to be corrected as follows:

"This study will inform the members of Kilkenny County Council as to ~~whether or not the Ferrybank Abbeylands Shopping Centre should be designated as a town or district centre.~~ "This study will inform Kilkenny County Council as to *the status of the Ferrybank Shopping Centre in the retail hierarchy going forward*".

No Significant Environmental Effect. Minor text change.

Page 33: (Matters Arising) **Section 2.2.5;** Reword the following policy as follows

From

REP3 ~~Continually review the population targets for the area and should a need arise; the quantum of retail space permitted will be increased/decreased accordingly. These needs must be in accordance with the County Retail Strategy and met in a way that is 'efficient, equitable and sustainable'.~~

To

REP3 *Continuously review the population for the area to ensure that the retail strategy is providing for the needs of the area in a way that is efficient, equitable and sustainable*".

No Significant Environmental Effect. Minor text change.

Page 34: (Matters Arising) **Section 2.2.6,** It is proposed to add the following objectives:

RE5 *Require for the C2 zone at Newrath, that a masterplan is prepared prior to the development of the area. This masterplan shall be required to address the future access and circulation arrangements within the site, the provision of services and outline the sequence of development according to the number of phases of which there shall be at least three. 70% of development in any initial phase should be under construction prior to the commencement of a subsequent phase.*

Potential Positive

RE6 *Ensure that all retail development in the C2 zone at Christendom fronts onto the existing Clover Road and/or the proposed T5 route within its zone so as to create a new urban street. Lands zoned C2 lying between the river and the Clover Road shall be considered for more comprehensive large scale retail development subject to the outcome of the joint retail strategy.*

No Significant Environmental Effect as already zoned for development.

Page 35: (DFB50) **Section 2.3.2,** It is proposed to amend the text in the heading to read as follows:

'Protection of Protected Structures in the Plan area'

No Significant Environmental Effect. Minor text change.

Page 38: (DFB50) **Section 2.3.2.3;**

It is proposed to relocate this section to *Appendix 5*

No Significant Environmental Effect.

Page 38: (DFB50) **Section 2.3.3;**

It is proposed to relocate this section to *Appendix 6*

No Significant Environmental Effect.

Page 39: (DFB50) Section 2.3.4;

It is proposed to amend the text of policy **BHP2** as follows

From

~~**BHP2:** Refer all planning applications that would impinge upon any historic structure to the Architectural Heritage Advisory Unit of the DoEHLG, and where considered necessary on the advice of the DoEHLG, prevent development that would inappropriately and irreplaceably damage any such structure or monument.~~

To

BHP2: *Refer certain planning applications that may impinge upon a protected structure to the Architectural Heritage Advisory Unit of the DoEHLG and where considered necessary based on advice prevent development that would be inappropriate or cause damage to a protected structure or monument*

No Significant Environmental Effect. Minor text change.

Page 39: (DFB50) Section 2.3.4; It is proposed to amend the text of the policy **BHP3** to read as follows:

From

~~**BHP3:** Ensure that any development, modifications, alterations or extensions affecting the special interest of a Protected Structure, or structure located within the curtilage, setting or adjoining a Protected Structure, are sited and designed appropriately and are not detrimental to the character of the structure, its setting or character.~~

To

BHP3: *Generally ensure that works affecting the character of a protected structure are not detrimental to the character of the structure, its setting or character.*

No Significant Environmental Effect. Minor text change.

Page 39: (DFB50) Section 2.3.4; Policy BHP7, it is proposed to delete the last line and replace as follows:

BHP7: Encourage the retention and protection of ruins, follies and walled gardens that occur within the plan area. Further deterioration of these structures should be avoided through raising awareness of the contribution they make to the character of the area. The re-use of these structures as private, semi-private or public areas of open space will be encouraged. ~~New buildings in the vicinity of these structures will generally be discouraged, unless they are considered to be sensitive in scale and character. 'New development in the vicinity of these structures will be encouraged only where it is sensitive in both scale and character'~~

No Significant Environmental Effect. Minor text change.

Page 39: (DFB50) Section 2.3.5; It is proposed to reword the following objective BH2 as follows:

From

~~**BH2** Given the proximity of Belview House to Belview Port, flexibility in the future re-use of this structure and its curtilage is encouraged through the introduction of land use zoning: C3 – Commercial Zoning, which could allow for a local commercial services centre and/or small scale offices at this location~~

To

BH2 *The introduction of Land Use Zoning C3, Commercial Zoning, at Belview House is intended to encourage the development of a local commercial services centre and/or small scale offices at this location. Development in this regard which respects and enhances the character of structure and other structures within its curtilage will be encouraged and, in turn, it is intended that Belview House will establish a local sense of identity and character given its proximity to Belview Port.*

No Significant Environmental Effect. Minor text change.

Page 39: (DFB50) **Section 2.3.5;** It is proposed to amend the objective BH3 as follows:

From

BH3 ~~Require that where sites of protected structures are redeveloped, full records of extant remains are created by a qualified Conservation Architect, and deposited with the National Archive and the Irish Architectural Archive. (No Map Reference).~~

BH3 *Require that where sites of protected structures such as the Glass House have received planning permission for redevelopment, full records of extant remains are produced by a suitably qualified person and deposited with the Irish Architectural Archive.*

No Significant Environmental Effect. Minor text change.

Page 39: (DFB50) **Section 2.3.4,** It is proposed to include the following policy

BPH9: *Consult with the (Heritage Section) DOEHLG and other interested parties to ensure the protection, promotion and enhancement of significant historic gardens and designed landscapes in the area and to support public awareness, enjoyment of and access to these sites.*

Potential Positive

Page 41: (DFB50) **Section 2.4.4;** It is proposed to include the following objective

A3 *Secure the preservation in-situ of, or preservation by record of any sites and features of historical and archaeological interest (No Map Reference)*

Potential Positive

Page 41: (DFB50) **Section 2.4.4;** It is proposed to include the following objective

A4 *Secure the preservation in-situ of, or preservation by record of any subsurface archaeological features that may be discovered during the course of infrastructural/development works in the operational area of the Local Area Plan (No Map Reference)*

Potential Positive

Page 41: (DFB50) **Section 2.4.4;** It is proposed to include the following objective

A5 *Where a proposed development (excluding individual residential home units) includes a monument or site included in the Record Monument and Places within the landholding the developer shall commission an archaeological assessment to establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site. (No Map Reference)*

Potential Positive

Page 41: (DFB50) **Section 2.6.5;** Fourth paragraph, it is proposed to delete the last line and replace with the following text

'European Communities (Natural Habitats) (Amendment) Regulations, 2005'

No Significant Environmental Effect. Minor text change.

Page 43: (DFB50) **Section 2.5.3;** It is proposed to add the following text subsequent to the second paragraph:

'The LAP once adopted may require a material variation to ensure compliance with the next housing strategy (Part V).'

No Significant Environmental Effect

Page 44: (addendum to manager's report) **Section 2.5.3 Zoning of Lands for Residential Development:**

Following the second paragraph it is proposed to add:

'Development of lands earmarked as phase 2 will not be considered until 70% of the residentially zoned land within the development boundary has been built out.'

Potential Positive

Page 46: (Matter Arising, DBF46) Reword Objective **R3 (C1)** as follows

From

R3

C1 ~~Urban Village (10% maximum amount of residential development allowed)~~

To

C1 *Urban Village (60% maximum amount of residential development allowed and prohibit residential use to the street front on the ground floor)*

No Significant Environmental Effect

Page 46: (DFB41) **Section 2.5.7,** It is proposed to add the following objective

R4 *Facilitate Residential Medium Density at Christendom subject to the protection of trees in accordance with the Tree Preservation Order.*

Potential Positive

Page 47: (DFB55) First line, it is proposed to change the name of the chapter from ~~Natural Environment~~ to *Natural Heritage*

No Significant Environmental Effect. Minor text change.

Page 50: (DFB55) **Section 2.6.3;** First Line to be reworded as follows:

'A Natural Heritage Area is a National Designation.'

No Significant Environmental Effect. Minor text change.

Page 50: (DFB55) **Section 2.6.3:** First Line to be reworded as follows:

A Natural Designation is a ~~basic designation for wildlife~~ *National Designation*

No Significant Environmental Effect. Minor text change.

Page 50: (DFB55) **Section 2.6.5;** First Line, it is proposed to change the title from ~~Natural Environment Policies~~ to *Natural Heritage Policies*

No Significant Environmental Effect. Minor text change.

Page 50: (DFB55) **Section 2.6.5;** It is proposed to amend the following policy to read as follows

From

~~**NEP2** Encourage developers to incorporate features of the natural environment, such as rivers, streams, existing flora and fauna, and significant tree groups, within open space layouts and/or in the planning of future developments.~~

To

NEP2 *Require the incorporation of natural features where appropriate by way of relevant Planning Conditions*

No Significant Environmental Effect.

Page 50: (DFB55) **Section 2.6.5;** It is proposed to amend the following policy to read as follows
From

NEP4 Protect, maintain, improve and enhance the quality of watercourses throughout the plan area, through the promotion of Sustainable Urban Drainage Systems (SUDS)

To

NEP4 *Protect, maintain, improve and enhance the quality of watercourses throughout the plan area by requiring the use of Sustainable Urban Drainage Systems (SUDS) where appropriate by way of relevant Planning Conditions.*

Potential Positive

Page 51: (DFB55) **Section 2.6.5;** It is proposed to combine NEP12 and NEP13 into one policy NEP 12 as follows:

Policy NEP12

Where there is a risk of damage or disturbance from a proposed development to designated wetland/peatland ecological sites an Appropriate Assessment screening must be carried out for any such development

No Significant Environmental Effect.

Page 51: (DFB55) **Section 2.6.5;** Policy NEP 14 to become NEP 13 and reword as follows:

From

~~**NEP14** Allow for the designation of ecological sites that are of 'county importance' (this is a level below SAC and NHA which are of international and national importance respectively) as stated in the Kilkenny County Development Plan, section 8.2.3. While a mechanism for identification of these sites has yet to be finalised, a number of sites within the study are potential candidates. These are proposed as they are of particular conservation value and feature habitats that are relatively natural, and rare in a local context (meaning a low proportion of alien species). These are:~~

~~a) Oak-Ash-Hazel woodland sites indicated as W7 and W8 on the SEA Habitat Map (S593 148 & S609 151)~~

~~b) Riparian Woodland sites at S657 145; S650 130; S644 125; and S633 126)~~

~~c) Wet Grassland site indicated on the SEA Habitat Map as WG1 (S628 148)~~

~~A comprehensive ecological survey should be carried out for each of these sites against the criteria established by Kilkenny County Council for the designation of sites of county importance.~~

To

NEP14 *Investigate the possibility, in co-operation with the relevant statutory authorities and other relevant groups, of identifying the sites of local nature conservation interest. While a mechanism for identification of these sites has yet to be finalized, a number of sites within the study are potential candidates. These are proposed as they are of particular conservation value and feature habitats that are relatively natural, and rare in a local context (meaning a low proportion of alien species). These are*

a) Oak-Ash-Hazel woodland sites indicated as W7 and W8 on the SEA Habitat Map (S593 148 & S609 151)

b) Riparian Woodland sites at S657 145; S650 130; S644 125; and S633 126)

c) Wet Grassland site indicated on the SEA Habitat Map as WG1 (S628 148)

A comprehensive ecological survey should be carried out for each of these sites against the criteria established by Kilkenny County Council for the designation of sites of county importance

Potential Positive

Page 51: (DBF55) **Section 2.6.5;** NEP15 to become NEP14 and reworded as follows:

From

NEP15 Any planting to be carried out by Kilkenny County Council, or private companies developing sites within the LAP area should at all times utilise native tree species only. The NRA's guidance document *A Guide to Landscape Treatments for National Road Schemes in Ireland* may be useful in this regard.

To

NEP14 *'The NRA's guidance document A Guide to Landscape Treatments for National Road Schemes in Ireland may be useful while regard must be given to Appendix C of the CDP.'*

No Significant Environmental Effect. Minor text change.

Page 51: (DFB55) **Section 2.6.5,** It is proposed to add the following policy

NEP 15 *Maintain, and where necessary facilitate, the enhancement of the conservation values of those features or areas of county geological and or geomorphological importance.*

Potential Positive

Page 51: (DFB55) **Section 2.6.5;** It is proposed to add the following policy

NEP 16 *Ensure regard is given to the various policies and objectives relating to Natural Heritage in the County Development Plan.*

Potential Positive

Page 51: (DFB55) **Section 2.6.6;** First Line, it is proposed to change the title from ~~Natural Environmental Objectives~~ to *Natural Heritage Objectives*

No Significant Environmental Effect. Minor text change.

Page 52: (Addendum to Managers Report) **Section 2.6.6,** It is proposed to include another townland to **Policy NE4 - Drumdowney (along the rail corridor located in the BE Zone)**

No Significant Environmental Effect. Minor text change.

Page 52: (DFB55) **Section 2.6.6;** It is proposed to amend policy NE5 as follows

From

NE5 ~~Protect existing wetlands from fill.~~

To

NE5 *Protect existing wetlands from fill while encourage the enhancement of wetland habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.*

Potential Positive.

Page 52 (Matters Arising) **Section 2.6.6,** It is proposed to delete the following objective

NE7 ~~Request at planning application stage an Environmental Impact Assessment (EIA for any future large scale development project that may take place in the Belview Port area.~~

No Significant Environmental Effect – EIA has already been carried out.

Page 54: (Matters Arising) **Section 2.7.5,** It is proposed to add the following objective:

OS1.4 *Reserve a large strategic open space in the area from the N25 from the urban village area across the old Railway line and down in to Abbeylands to the west of the water reservoir which is already zoned open space.*

Potential Positive

Page 55: (DFB50) **Section 2.7.5;** Objective amend as follows:

From

OS3 ~~Develop a system of linear parks with walkways and cycle paths, with significant tree planting and public seating, at the following locations:~~

To

OS3 *Develop a system of linear parks with walkways and cycle paths, with significant tree planting and public seating in consultation with the NPWS at the following locations.*

Potential Positive

Page 55: (DFB50) **Section 2.7.5;** It is proposed to add the following text to OS6 as follows:

OS6 *Explore in conjunction with Iarnród Éireann and NPWS, the possibility of developing one or more pedestrian crossings over the railway line with a broadwalk-style viewing platform along the River Suir (such a facility could also be used for recreational fishing)*

Potential Positive

Page 55: (DFB14) It is proposed to include a development objective under section 2.7.5 as follows:

OS3.6 *From active open space lands at Clover Social Club linking eastwards to OS3.2 and northwards to the proposed active open space adjacent to Abbey Park.*

Potential Positive

Page 55: (DFB15, DBF33, DBF35) It is proposed to include a development objective under section 2.7.5 as follows:

OS7 *A minimum landscape buffer will be required around all industrial site boundaries i.e. 5 metres back from the industrial site boundary. This landscape buffer will be required to be densely planted with a mix of conifer and deciduous species.*

Potential Positive

Page 55: (DBF19) It is proposed to include a development objective under Section 2.7.5 as follows:

OS8 *Ensure a continuous landscape buffer (15-20 metres wide) at Drumdowney which is to be densely planted. This should consist of mixed native woodland and surround the entirety of the site. This should extend west to the entrance and gate lodge of Snowhill house and east to the railway tunnel as shown on Map 2.*

Potential Positive

Page 58: (Matters Arising) **Section 2.8.4,** Remove last sentence of the first paragraph. ~~The new Ferrybank-Abbeylands Shopping Centre will also have a crèche facility.~~

No Significant Environmental Effect. Minor text change.

Page 59: (Matters Arising) **Section 2.8.8,** Remove second sentence of first paragraph. ~~The new Ferrybank-Abbeylands centre will include a medical centre.~~

No Significant Environmental Effect. Minor text change.

Page 59: (Matters Arising) **Section 2.8.9,** It is proposed to add the following policy

RCP6 *Require the provision of appropriate purpose built childcare facilities in association with proposals for new residential development of more than 75 dwelling units. Where appropriate the Council will operate this requirement in a flexible manner and will encourage and facilitate cooperation between developers to jointly provide facilities, having regard to the Kilkenny County Childcare Strategy.*

Potential Positive

Page 59: (Matters Arising) **Section 2.8.10**, Reword Objective RC2 as follows

From

~~RC2—Develop a flagship, multi-purpose community facility which shall make provision for youth and elderly facilities, adult education, and indoor sports and recreation. An optimum location would be adjoining a zoned area of Active Open Space. (No Map Reference).~~

To

RC2 In cooperation with the local community to facilitate, encourage and support the development of a flagship, multi-purpose community facility which shall make provision for youth and elderly facilities, adult education, and indoor sports and recreation. An optimum location would be adjoining a zoned area of Active Open Space. (No Map Reference)

No Significant Environmental Effect. Minor text change.

Page 60: (Matters Arising) **Section 2.9.3**, Second paragraph, last line remove text “in 2008”.

No Significant Environmental Effect. Minor text change.

Page 67: (DBF2) **Section 2.10.8**. Second line of second paragraph omit the word “urban”

No Significant Environmental Effect. Minor text change.

Page 67: (DBF2) **Section 2.10.8**, Third paragraph, third line (4,000 gallons a day) should read 1,000,000 gallons a day.

No Significant Environmental Effect. Minor text change.

Page 68 (DBF5, DBF22, DBF34) **Section 2.10.9**, It is proposed to remove the last paragraph “Waste Management, Industry, Logistics and Transport Related Uses”.

~~Given the expansion of Belview Port in recent years and the anticipated future expansion of port facilities, lands in this vicinity have been zoned WILT: Waste Management, Industry, Logistics and Transport Related Uses. There have been a number of expressions of interest in locating Bio ethanol plants in the vicinity of the Port, as well as for storage areas for the importation/exportation of commercial vehicles. Tank farms may also be considered for the area at some point in the future. Therefore, this zoning should allow for the future growth of the port facilities and spin-off industries in the surrounding area.~~

No Significant Environmental Effect.

Page 71: (DBF 2) **Section 2.1.1**, Remove the first paragraph and replace as follows:

Remove

~~There is presently no spare potable water capacity in the plan area. However, the Council is currently working on a scheme which will see the development of additional supplies. It is likely to be approximately two years before there is full capacity for the area. When full capacity is achieved, the network will serve a Population Equivalent (PE) of 20,000–30,000, and a further 2,000–3,000 persons at Slieverue. Some 2 million gallons of water will be dispensed on a daily basis in order to meet both residential and industrial demand.~~

Replace with:

“Currently there is no spare capacity in the public water supply scheme serving the plan area. However the Council is working on a scheme which will see the development of additional supplies. It is likely that it will take two years before additional capacity becomes available in the water supply network. This additional capacity will largely directed towards the IDA’s strategic industry site in Belview. It is anticipated that by 2012, an upgraded water scheme will be in place which will cater for the plan area demand.”

No Significant Environmental Effect. Minor text change.

Page 71: (DFB2) Section 2.11.2: Paragraph 1, line one omit word “urban”.
No Significant Environmental Effect. Minor text change.

Page 74: (DFB2) Reword Policy ENP 1.2 as follows

From

~~ENP1.2 Promote the conservation of water where possible through a series of measures such as reducing water leakage rates and conservation education~~

To

ENP1.2 Promote the conservation of water through a wide ranging coordinated water conservation programme.

Potential Positive

Page 74: (DFB2) It is proposed to delete the following policy ENP1.1

~~ENP1.1 Ensure that the area has an adequate water supply for domestic, commercial and industrial use.~~

No Significant Environmental Effect

Page 74: (DFB2) **Section 2.11.11;** It is proposed to include the following policy

ENP1.6 Support the preparation of a Water Conservation Strategy for the Plan area. This strategy should address new and existing development.

Potential Positive

Page 74: (DFB2) Reword Policy **ENP2.1** as follows

From

~~ENP2.1 Make provision for a new Wastewater Treatment Plant to service the Newrath area of the plan.~~

To

ENP2.1 It is a policy of the Council to provide for the servicing of the Newrath area for the disposal of foul waste water.

No Significant Environmental Effect. Minor text change.

Page 74: (DFB55) **Section 2.11.11;** It is proposed to include the following policy

ENP1.7 Ensure the continued protection of groundwater sources and their associated habitats and species.

Potential Positive

Page 75: (DFB55) **Section 2.11.11;** It is proposed to include the following policy

ENP3.7 Ensure that due consideration is given to the DOELHG guidelines “The Planning System and Flood Risk Management

Potential Positive

Page 75: (DFB55) **Section 2.11.11;** It is proposed to include the following policy

ENP3.8 In areas at risk from flooding, particularly at riverside locations a precautionary approach will apply and the methodology set out in the Planning Guidelines ‘The Planning System and Flood Risk Management’ will be applied to development proposals.

Potential Positive

Page 77: (DFB2, DFB51) **Section 2.11.12**, It is proposed to delete the following objective
EN3 ~~Make provision for a new waste water facility to service the Newrath area of the Plan.~~
And replace with
EN3 *Make provision for the servicing of the Newrath Area for the disposal of foul waste water*
No Significant Environmental Effect. Minor text change.

Page 77: (DFB55) **Section 2.11.12**, It is proposed to include the following objective
EN10 *Ensure that appropriate infrastructure in particular, adequate and appropriate wastewater treatment, water supply, surface drainage, transport, waste management, community services, should be planned and phased to address any current problems or deficits and to reflect predicted increases in population.*
Potential Positive

Page 89: (Addendum to Managers Report) First Paragraph,
Where a proposed development is located in close proximity to an established park area or zoned open space this may be relaxed ~~depending on the nature and quality of existing provision. This relaxation will only be considered where the development pays a financial contribution towards the improvement of the open space so as to improve its quality and carrying capacity.~~ Reduced provisions may only be acceptable in urban locations where there are more sustainable patterns of development and maximum use can be made of urban land or redevelopment schemes where open space is already available. Open space provision for smaller residential developments and schemes catering for special needs such as accommodation for the elderly will be considered more flexibly on its merits and having regard to the requirements of likely future residents.
No Significant Environmental Effect. Minor text change.

Proposed Zoning Amendments (refer to Map: Screening of Proposed Amendments to Zoning)

- 1) Extension of C3 zone. Proposed to rezone land from agriculture to C3 – Commercial.
No Significant Environmental Effect – area is small in size, is adjacent to existing development and does not incorporate any significant environmental features.
- 2) Extension of C3 zone. Proposed to rezone land from agriculture to C3 – Commercial.
No Significant Environmental – Area was re-assessed and the area proposed to be rezoned is an existing hard stand area, therefore no significant environmental effects are envisaged from this rezoning.
- 3) Proposed to rezone from R2 – Residential Low-Med Density to C1 – Urban Village. These lands were incorrectly or inadvertently shown as Residential in the draft plan. However, the lands were already subject to a planning application for commercial development and associated car parking (for the Shopping Centre), which was granted by the Planning Authority.
No Significant Environmental Effect from amending zoning from CR2 to C1.
- 4) Proposed to rezone from C1 - Urban Village to CF – Community Facilities. An existing school is within the boundary of Waterford City Council, the zoning of CF is to allow for the future possible expansion of educational facilities within this area.
No Significant Environmental Effect from amending zoning from C1 to CF
- 5) Proposed to rezone from POS to R2 - Residential Low-Med Density.
Potential negative impact. However mitigation measures are to be incorporated into the Draft Plan stating that the zoning is to be set back from the field boundary to minimize any visual impact. Also each house is to be individually designed with a variation of roof pitches and roof profiles and significant landscaping will be a necessity.
- 6) Proposed to rezone from Agriculture to R1 – Residential Low Density.
No Significant Environmental Effect. This area of land is flat in nature and does not incorporate any significant environmental features. However, by incorporating this land area the overall population capacity of the area will be increased therefore it is felt appropriate to dezone a similar land mass area so that capacity levels are not affected. The areas to be dezoned from residential to agriculture are outlined 7A and 7B.
- 8) Proposed to rezone from Business, Industry, Technology Park (BITP) to C2 – Commercial & Mixed Uses.
No Significant Environmental Effect. This reflects the changing nature and transition of this area from Industrial to a more mixed use urban environment.
- 9) Proposed to rezone from POS to R2.
No Significant Environmental Effect. The trees in this area are covered by a Tree Preservation Order (TPO's) under the Kilkenny County Development Plan.
Some land could be identified for Residential Medium Density R3 in this area so long as the trees in question are protected. Therefore, the following objective shall be included R4 - Facilitate Residential Medium Density R3 at Christendom subject to the protection of trees in accordance with the TPO.
- 10) Proposed to rezone from Agriculture to Infill Zone.
No Environmental Effect from amendment as already has been screened for within the CDP. The outlined areas were identified within the County Development Plan (CDP) as infill zones, acknowledging the existing development pattern in Milepost Village. The LAP has to be consistent with the CDP therefore these areas are to be identified within this LAP as Infill Zones.

- 11) Proposed to rezone from Agriculture to Phase 2.
Long-term zoning objective. Development of lands earmarked as phase 2 will not be considered until 70% of the residentially zoned land within the development boundary has been built out. No specific zoning has been allocated to these lands therefore a material variation will be necessary if a specific zoning is put in place and screening of these lands will then take place.
- 12) Proposed to rezone from POS to Agriculture.
No Significant Environmental Effect as area is small in size. However a continuous link (approximately 5metres in width) of open space is to be maintained along the river.
- 13) Proposed to amalgamate the WILT zone into the PFI zone.
In order to consolidate the zoning categories within the Belview area and ensure clarity it is deemed appropriate to amalgamate the 'Development of Port Facilities and Industry' zoning and the 'Waste Management, Industry, Logistics and Transport related uses' zone under one zone. Therefore the WILT zone will be incorporated into the PFI zoning, and the List of Appropriate Uses in Land Use Zones will be amended accordingly - i.e. all its existing uses that are permitted in principle, open for consideration and not normally permitted.
No Environmental Effect from amendment as there is no change in the list of appropriate uses.
- 14) Additional BRA zoning.
An examination of the map reveals that the lands in question may have been incorrectly zoned. It is important that existing residences in the Belview Area are protected. All existing residential areas within the Belview area are to be zoned for 'Belview Residential Amenity'.
Potential Positive.
- 15) Proposed to rezone from agriculture to BE – facilitate the location of bioenergy/biofuel plant.
Potential negative environmental effect. The boundary has been amended to include these lands however it has considered that some 12.79 ha (31.6 acres) should be zoned rather than the 17.18 ha (42.45 acres) sought by the applicant. The zoning of land for the development/production of low energy fuel is of strategic and national importance. To mitigate against any negative visual impacts the elevated nature of the land to the north east and the significant tree groups to the south east of the site bounding the railway line is excluded from the zoning. An objective for a Tree Preservation Order has been identified along the railway line corridor and for the other tree groups identified on Map 2 - Submission DFB 19. A special objective has also been included to ensure a continuous landscape buffer (15-20 metres wide) to be densely planted. This should consist of mixed native woodland and surround the entirety of the site. This should extend west to the entrance and gate lodge of Snowhill house and east to the railway tunnel. The development of this industry is specialised and will be subject to an Environmental Impact Assessment, which will go into a lot more detail of the possible environmental effects, mitigation measures needed and monitoring.
- 16) Proposed to rezone from C3 - Commercial to Public Utility
No Significant Environmental Effect. This zoning is to take account of the N25 Motorway Maintenance Compound.
- 17) Proposed to rezone from POS to Residential Low Density
Potential negative impact. The relatively small nature of the site (0.53 ha) with a low density zoning being applied would allow for approximately 9-10 dwellings on the site. The lands in question are accessible through an existing route. Although the lands are situated at a

height the topography is relatively flat and set back sufficiently from the ridge line ensuring minor visual impact to the overall landscape.

