



Kilkenny County Council

**FERRYBANK/BELVIEW
LOCAL AREA PLAN**

AMENDMENT NO. 1

Screening for Strategic Environmental Assessment

Forward Planning
August 2011

1 INTRODUCTION

The Planning and Development (Amendment) Act 2010 introduced a requirement for Development Plans to contain a 'Core Strategy' which is an evidence based strategy for the zoning of land. Variation No. 2 to the Kilkenny County Development Plan was published in May 2011 to incorporate such a Core Strategy into the Development Plan. Amendment No. 1 to the Ferrybank Belview Local Area Plan (LAP) is necessary to ensure the LAP remains consistent with the varied Development Plan.

Kilkenny County Council intends to make an amendment entitled "Amendment No. 1, Core Strategy" to the Ferrybank Belview Local Area Plan (LAP) under the Planning and Development Acts 2000-2010. The purpose of this report is to consider whether Amendment No. 1 requires Strategic Environmental Assessment (SEA).

2 MANDATORY REQUIREMENTS

Under SI No. 346 of 2004, Planning & Development (Strategic Environmental Assessment) Regulations 2004, where a Planning Authority proposes to amend a local area plan under Section 20 of the Planning and Development Acts 2000-2010, it shall, before giving notice under section 20 (3), consider whether or not implementation of the amended plan would be likely to have significant effects on the environment, taking into account relevant criteria set out in Schedule 2A (of the Regulations). Section 3 below sets out the required report pursuant to Article 14A of the 2004 regulations.

3 ASSESSMENT OF LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

Criteria for determining the likely significant environmental impacts (Schedule 2(A) of SEA Regulations 2004)

3.1 CHARACTERISTICS OF THE AMENDED PLAN

- i. 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.

Amendment No. 1 to the Ferrybank/Belview LAP mainly comprises a phasing of zoned land in the LAP area. The County Core Strategy has set out that the Ferrybank LAP should include approximately 27 hectares of zoned land. This LAP, which was adopted in 2009, at present includes over 200 hectares of undeveloped land zoned for either residential, or a mix of residential and other uses. Therefore this Amendment will significantly reduce the amount of land available for residential use by dividing it into two phases. Phase 1 will be available for development during the lifetime of the LAP, Phase 2 will not. In addition, applications for development on Phase 1 lands will be required to satisfy a Core Strategy Justification Test, which ensures that the development will only be permitted where there is an established need, and where local services and infrastructure can cater for the development. Therefore the potential level of development is substantially reduced from that proposed under previous plans. Map A shows the proposed phasing for the LAP. The total amount of undeveloped zoned in Phase 1 is 58 hectares, and the total zoned in Phase 2 is 184 hectares.

The Amendment also includes a minor alteration to the development boundary in the area of Slieverue. Having regard to the current use of some of this land as improved agricultural land, it is considered that the Passive Open Space zoning on this land should be removed. The zoning here was intended to reflect the forested and wetland nature of the land (as outlined on Map 4 Environmental Parameters of the LAP), which is not the case for these three fields which are neither wetland or forested. The development boundary will now not

include these three fields, and they will be governed by the provisions of the County Development Plan.

The Amendment also includes a new policy in relation to the provision of access to the N29, which is the road connecting the N25 to Belview port.

The amended plan establishes a revised land use framework for the sustainable development of Ferrybank/Belview. The amended LAP will comply with the County Development Plan, the South Eastern Regional Planning Guidelines and other relevant guidelines.

- ii. The degree to which the plan influences other plans, including those in a hierarchy.

This amended plan is intended to bring the objectives of the LAP into alignment with the County Development Plan, and therefore with the South Eastern Regional Planning Guidelines. In its making, the amended Plan has regard to other relevant planning and environmental policy and legislation including European Union directives, Ministerial guidelines and other national and regional plans and policies. This plan will influence applications for development, but it will not influence other plans, as it is at the lowest tier of the plan-making hierarchy.

- iii. The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.

The amended plan will be made pursuant to the provisions of the Planning and Development Acts 2000-2010 Section 20; as such the plan seeks to achieve development in a sustainable manner.

- iv. Environmental problems relevant to the plan.

There are no strategically significant environmental problems identified in relation to the amended plan.

A brief overview of any environmental issues pertaining to the LAP area is detailed below. For each issue, the existing relevant policies from the LAP/CDP are included and any amendment to the existing policies is clearly outlined.

1 Water

1a. Water Framework Directive

This Directive establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial bodies for the benefit of everyone. Good ecological and chemical status for all waters must be achieved by 2015 with no deterioration in existing status in the meantime. The South Eastern River Basin Management Plan (*Water Matters*) 2009-2015 was published in 2010. This identifies a programme of measures to protect and restore water status by addressing the main pressures (that is sources of pollution or status impact) in the district.

Under the WFD, the River Suir at Waterford is divided into the Middle Suir Estuary and the Lower Suir Estuary, both of which are classified as Transitional (Estuarine) waterbodies. According to the EPA in 2011, the status of the Middle Estuary was moderate and the status of the Lower Estuary was good.

In addition, the current water quality of the Middle Suir Estuary is classified as 'eutrophic' (eutrophic refers to a high nutrient status and is associated with polluted waters). The Lower Suir Estuary is classified as Intermediate.

Under the WFD, the River Barrow/Nore is broken into two units at Belview - New Ross Port to the north and the Barrow Suir Nore Estuary to the south. The status of the New Ross Port transitional waterbody was moderate in 2011 while the status of the Barrow Suir Nore Estuary was moderate/fail. The water quality of both units is currently classified as Intermediate eutrophic.

Section 9.10.3.1 of the CDP sets out the policies (IE53-57) in relation to the Water Framework Directive.

- IE53 To actively participate in the implementation of the Water Framework Directive
- IE54 To jointly with other local authorities and the relevant Public Authorities, participate and co-operate in the South Eastern River Basin District Management Project
- IE55 To implement the South Eastern River Basin Management Plan
- IE56 To increase public awareness of water quality issues and the measures required to protect and where required, improve the quality of all waters
- IE57 To take account of the findings of the National Programs of Measures Studies being developed for the River Basin Management Plans

Policies in relation to water quality in general are also set out in Chapter 2 of the LAP (ENP3 Surface Water quality, drainage systems and flood control).

ENP3.1 Ensure that the water quality of the rivers ~~Pollanassa~~ and Blackwater is maintained to a satisfactory level under the local authority's power and duty as Water Services Authority and Pollution Control Authority.

(The reference to the River Pollanassa will be removed in the amended plan, as the Pollanassa does not flow through the plan area.) These policies will not be affected by this amended plan.

1b Drinking Water/Water Supply

Capacity

The area is served by the Mooncoin Regional WSS which is being upgraded over 3 phases of works. Phase 1A is complete and has provided for significant additional capacity in the area.

Further upgrading of the water supply will be dependent on phases 2-3 of the Mooncoin Regional Water Supply scheme, a date has not been finalised as yet for these works to commence.

Future requirements

As stated under point (i) above, the objective of this amended plan is to bring the LAP, into line with the CDP and Regional Planning Guidelines. This will entail a reduction in the amount of land available for development. There is sufficient spare capacity in the WSS to cater for development envisaged under the amended plan.

Quality

A report on *The Provision and Quality of Drinking Water in Ireland – A Report for the Years 2007-2008* (Office of Environment Enforcement EPA, 2009)¹ contains detail on water quality in County Kilkenny. The Mooncoin Regional Water Supply Scheme was included on the Remedial Action List (RAL) of public water supplies. The primary reason for inclusion was an excessive level of aluminium in the treated water. This problem was since resolved and the scheme was removed from the RAL.

Policies in relation to water supply are listed in Section 2.11.11 of the LAP.

ENP1 Water Supply

ENP1.2 Ensure that water is clean and safe to drink and complies with the EU Water Directive

ENP1.3 Identify potential additional sources of potable water to service the needs of the local area. Possible new sources include surface water abstraction from rivers in the area and new groundwater sources.

ENP1.4 Ensure the provision of a public water supply to the Belview area

ENP1.6 Ensure the continued protection of groundwater sources and their associated habitats and species.

Leakage

A Water Conservation Project is underway across the county at present. This commenced in March 2009 and is scheduled to become a permanent element in the operation of all water supply schemes. The first stage of this project divided the water supply schemes into different zones and installed meters. The second stage is active leakage control, which includes detecting and repairing leaks. The continuation of second stage works will become a permanent feature of the management of the county's water networks. The third stage includes for the replacement of sections of sub-standard mains, where abnormally high levels of leakage or high mains burst frequencies are recorded.

The LAP contains policies as follows for water conservation:

- ENP1.1 Promote the conservation of water through a wide ranging co-ordinated water conservation programme
- ENP1.5 Support the preparation of a Water Conservation Strategy for the Plan area. This strategy should address new and existing development.

1(c) Waste Water Treatment

A new WWTP began operating in 2010 serving Waterford City and Environs including Belview and Slieverue. The details of the waste water treatment plant are set out below.

Table 3.1 Details of Belview (Gorteens) waste water treatment plant

Settlement	WWTP Type	Design P.E. (Population Equivalent)	Current load P.E. (Population Equivalent)	Comment
Belview WWTP	Secondary	190,600	169,000	This is the total capacity of the new Waterford City plant at Belview.
		19,500	5,100	Design PE represents capacity reserved for Kilkenny County Council for Waterford City Environs and Slieverue. Capacity available.

Source: Information from Kilkenny County Council Water Services as at March 9th, 2011

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[http://www.epa.ie/downloads/pubs/water/drinking/Final%20DW%20Report%202007%20\(2\)2.pdf](http://www.epa.ie/downloads/pubs/water/drinking/Final%20DW%20Report%202007%20(2)2.pdf)

Future requirements

As stated under point (i) above, the objective of this amended plan is to bring the LAP into line with the CDP and Regional Planning Guidelines. This will entail a reduction in the amount of land available for development. There is sufficient spare capacity in the WWTP to cater for development envisaged under the amended plan.

1(d) Groundwater Protection

The Geological Survey of Ireland has completed a Groundwater Protection Scheme for County Kilkenny. Policies are set out in relation to this in the CDP, Policies IE51-52.

- IE51 Ensure that septic tanks and proprietary treatment systems, or other waste water treatment and storage systems, where required as part of a development, comply with relevant guidelines and that they are employed where site conditions are appropriate.
- IE52 Have regard to the Groundwater Protection Scheme in decision-making on the location, nature and control of developments and activities in order to protect groundwater.

Policies in relation to the promotion of waste water treatment are set out in IE71-75.

- IE71 Extend waste water treatment to meet the expanding domestic commercial and industrial needs of the County.
- IE72 Improve the provision of treatment services in those areas where deficiencies exist at present.
- IE73 Encourage the economic use of existing treatment service.
- IE74 Meet in full the requirements of the E.U. Urban Waste Water Treatment Directive.
- IE75 Ensure that arrangements for the treatment and disposal of effluent from all forms of development are sustainable and meet environmentally acceptable standards.

These policies will not be affected by this amendment.

2 Flood Prevention and Management

A Flood Risk Assessment has been carried out for this Amendment and is attached as Appendix 1.

3. Air quality

There is no air quality monitoring carried out in the plan area at present. The last recorded monitoring of air quality in Waterford City by the EPA was '**good**'. Monitoring commenced at The Mall in the city centre on 12 January 2007 and was completed on the 18th February 2008. Levels of Nitrogen Dioxide, Sulphur Dioxide, Particulate Matter (PM10), Benzene, and metals were assessed.

No other significant environmental problems are identified in relation to the proposed amendment.

- v. 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).

Issues relating to EU legislation on the environment are addressed in the CDP as outlined above and this amendment will ensure the continued implementation of these objectives.

3.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED

- (i) The probability, duration, frequency and reversibility of the effects.

The development of lands in the area would result in impacts on environmental resources. However, given that this Amendment proposes a significant reduction in the amount of land available for development, it is considered that there will be no significant negative effects from the implementation of this amendment.

However, with regards to positive effects, it is considered that the probability of these occurring is high.

It is expected that the effects will be permanent, until such time that any new policies and/or objectives are identified in a revised LAP or CDP. The County Development Plan review will commence in 2012. The lifetime of the LAP is until 2015, unless it is extended under Section 19(1)(d) of the Planning and Development Act 2000, as amended.

- (ii) The cumulative nature of the effects.

No cumulative negative effects are anticipated given that the amended plan will focus on the principles of sustainable development and the considerations of the future. It is anticipated that the cumulative effects on the environment will be positive and that with every development and redevelopment that the area will be rejuvenated with an improved physical and visual environment.

- (iii) The transboundary nature of the effects.

The amendment will have no national, regional or inter-county transboundary effects.

- (iv) The risk to human health or the environment (e.g. due to accidents).

The implementation of the amendment will not result in any risks to human health.

Section 3.7.2 of the LAP, Control of Major Accident Hazards Directive (Seveso), outlines the objectives of the planning authority in relation to Seveso sites. Since the adoption of the LAP, one site in Christendom has been notified as a Seveso site – Trans Stock Warehousing and Cold Storage Ltd.

Section 3.7.2 will be amended to include reference to this Seveso site and the consultation distances for the Health and Safety Authority will be shown on the zoning map. A new policy will be included as follows:

Policy: In order to reduce the risk and limit the consequences of major industrial accidents, it is the policy of the Council to consult with the Health and Safety Authority when assessing proposals for development of, in or near sites which area identified under the COMAH (Seveso II) Directive.

(v) The magnitude and spatial extent of the effect (geographical area and size of the population likely to be affected).

The amendment directly relates to a total area of 2,200 hectares. The population of the Waterford Environs area in Co. Kilkenny in 2006 was 3,465². The Regional Planning Guidelines estimated that the 2010 population was 4,000³ and the preliminary results for the 2011 Census indicate a current population of approx. 5,324.

(vi) The value and vulnerability of the area likely to be affected due to:

a) Special natural characteristics or cultural heritage,

EU Protected Habitats and Species

There are two candidate Special Areas of Conservation located partially within the plan area, and two proposed Natural Heritage Areas, see Table 3.2 below. These sites are illustrated on Map B.

Table 3.2: Designated Natural Heritage Sites of International and National Importance

Site Name	Site Code/Ref	cSAC	pNHA	WF
Lower River Suir	002137	✓		
River Barrow & River Nore River Barrow Estuary Abbeyleix Wood Complex		002162	000698 002076	✓
Grannyferry	000833		✓	

cSAC candidate Special Area of Conservation pNHA Proposed Natural Heritage Area
WF Wildfowl Sanctuaries

A separate Appropriate Assessment Screening of this amendment has been carried out in accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC).

Policies for the protection of designated sites and species are set out in H5-H12 of the CDP as follows:

- H5 To protect natural heritage sites designated in National and European legislation. This includes sites proposed to be designated or designated as Special Areas of Conservation (SAC), Natural Heritage Areas (NHA), Nature Reserves and Wildfowl Sanctuaries. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.
- H6 To assess all proposed developments (individually or in combination with other proposals, as appropriate) which are likely to impact on designated natural heritage sites or those sites proposed to be designated.
- H7 To consult with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated.
- H8 To ensure that any development in or near a designated natural heritage site will avoid any significant adverse impact on the features for which the site has been designated.
- H9 To require an appropriate environmental assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.

² CSO, Volume 1, Table 5

³ Appendix 1 of *South Eastern Regional Planning Guidelines*, 2010.

- H10 To protect and, where possible, enhance the plant and animal species and their habitats that have been identified under EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.
- H11 Ensure that development does not have a significant adverse impact on plant animal or bird species protected by national or European legislation.
- H12 Consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.

Policies in the LAP are set out in Section 2.6.5 Natural Heritage Policies

NEP1 Protect and enhance the unique environmental setting of the plan area, particularly its relationship with the River Suir.

NEP2 Require the incorporation of natural features where appropriate by way of relevant planning conditions.

NEP3 Protect the natural course of the River Suir and tributaries including their riparian corridors and associated habitats and species.

NEP10 Ensure minimum impact to local flora and fauna by new or existing developments in the area

NEP11 Require future planning applications in the vicinity of the proposed NHA (Grannyferry) and the SAC (Lower River Suir) to include a report on the likely potential impacts and any necessary mitigation impacts. This report should be carried out by a professional ecologist or other suitably qualified professional.

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.

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

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

Through the Screening process for the Appropriate Assessment, an issue was identified on the Retail Park zoning in Newrath, to the west of the plan area. This zoning is in close proximity to the cSAC at this location. An objective will be included under NEP11 as follows:

“To investigate the possibility of wetland habitat creation as part of any development on lands zoned for Retail Park in Newrath and to consult with the NPWS at pre-planning stage in any development. Measures to ecologically enhance the site adjoining the wetland may include the provision of a tree line boundary between any development and the wetland, a reduction in gradient changes at the edges of the site and an emphasis on retaining the hydrological and topographical connectivity of the wetland”

Non-designated habitats and species

Policies for nature conservation outside of designated areas are found in Section 8.2.3 of the CDP, policies H13-17.

- H13 Identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.
- H14 To protect and enhance wildlife habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.
- H15 To ensure that any development in or near sites of local conservation interest will minimise any significant adverse impact on the features for which the site has been designated.
- H16 Minimise the loss of habitats and features of the wider countryside (hedgerows, ponds, streams, wetlands, trees etc) through the planning process, which are not within designated sites.

- H17 Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character.

There is also a policy in the LAP in relation to this, policy NEP13

NEP13 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 finalised, a number of sites within the study area 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 (WN5) 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.

These areas were not identified on Map 8, Development Objectives map, however they are all zoned for Passive Open Space. These areas have now been identified on Map B for clarity.

Geological site

One County Geological site is located in close proximity to the plan area at Grannagh, the Granny Quarries. This site will not be affected by this Amendment.

Scenic views

The County Development Plan identifies a number of views of special amenity around the county, two of which lie within the plan area. The first is V21, Views southwest over the River Suir at Grannagh Castle to the Comeraghs. The other is V22, Views over the confluence of the Rivers Suir and Barrow at Snow hill on road no.s LS7483 from its junction with road no. LP3414 and view from road no. LT 74831-7 between road no LS7483 and LT 74831-9.

These views will not be affected by this proposed amendment.

Cultural Heritage

There are a number of Recorded Monuments within the plan area. Recorded monuments are protected by legislation. A list of recorded monuments is included in Appendix 4 of the LAP, and these will not be affected.

Protected Structures

There are a number of protected structures within the area. A list of these is included in Table 4 of the LAP, and protected structures will not be affected by this amendment. There are also three structures identified in the National Inventory of Architectural Heritage (NIAH) as listed on Table 5.

It is an objective of the CDP that all buildings listed on the NIAH rated Regional and above will be considered for addition to the Record of Protected Structures in County Kilkenny. There will be no changes to the RPS on account of this amendment.

Architectural Conservation Areas (ACAs)

There is no ACA in the plan area.

The area has significant cultural heritage as outlined above.

Archaeological Heritage

The LAP contains policies on Archaeological Heritage in Section 2.4.3.

It is the policy of the Council to:

AP1 Preserve and protect the archaeological heritage of the plan area and safeguard the integrity and setting of recorded sites.

AP2 Support access to sites of archaeological importance, if appropriate, within the plan area with the cooperation of the various landowners on which sites are located.

AP3 Support the provision of amenity walkways which would link as much as possible the various archaeological sites within the plan area.

AP4 Protect the archaeological heritage of the area and safeguard the integrity and setting of recorded sites.

AP5 Ensure that proposed developments that may, due to their size, location or nature, have implications on the archaeological heritage of the plan area, are subject to an archaeological assessment. Such an assessment will ensure that the development is designed in a way as to avoid or minimise any potential effects on archaeological features. The Council shall consult with the National Monuments Service of the Department of the Environment, Heritage and Local Government (DoEHLG).

2.4.4 Archaeological Heritage Objectives

(Refer also to *Map 8, Development Objectives*).

It is the objective of the Council to:

A1 Facilitate the conservation and enhancement of the remains of Gorteens Castle and Kilmurry Castle.

A2 Secure the preservation in-situ or by record of any sites and features of historical and archaeological interest.

A3 Secure the preservation in-situ or by record of any subsurface archaeological features that may be discovered during the course of infrastructural/development works in the plan area.

A4 Where a proposed development (excluding individual residential home units) includes a monument or site listed in the Record of 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.

Policies are also outlined in the CDP in relation to archaeological heritage (H78-H90).

Architectural Protection

Policies in relation to architectural protection are set out in Section 2.3.3 of the LAP.

2.3.3 Built Heritage Policies

It is the policy of the Council to:

BHP1 Have regard to 'Architectural Heritage Protection – Guidelines for Planning Authorities'(DoEHLG, 2004), for the assessment of all proposed works to or within Protected Structures, so as to ensure that such works respect the character and special interest of the structure and adhere to best conservation practice and procedures.

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.

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.

BHP4 Encourage and provide advice for appropriate proposals to restore, redevelop or re-use Protected Structures so as to ensure that the structure has a long and sustainable future and does not fall into disrepair through neglect. In respect of such proposed works and those in the vicinity of a protected structure, the Council will encourage pre-planning discussions with the Conservation Officer.

BHP5 Implement the annual Conservation Grant Scheme for Protected Structures through grant aid by the DoEHLG.

BHP6 Encourage the retention of original windows, doors, renders, roof coverings, roof profiles and other significant features of historic buildings whether protected or not.

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, semiprivate or public areas of open space will be encouraged. New development in the vicinity of these structures will be encouraged only where it is sensitive in both scale and character.

BHP8 Ensure that Architectural Heritage Impact Assessments (*see Appendix B, Architectural Heritage Protection – Guidelines for Planning Authorities, DoEHLG, 2004*) are prepared as part of any planning applications for the deletion of structures from the RPS and for the demolition of Protected Structures. Such assessments will also be required for more extensive and complex works such as major refurbishment projects.

BHP9 Consult with the Architectural Heritage Advisory Unit of the 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.

2.3.4 Built Heritage Objectives

(Refer also to *Map 8, Development Objectives*).

It is the objective of the Council to:

BH1 Ensure the protection of all structures identified on the *Map 7, Built Heritage*.

BH2 Introduce Land Use Zoning C3: Commercial at Belview House, which 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.

BH3 Require that where sites of protected structures 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.

Policies in relation to architectural protection are also outlined in the CDP (H93-H101).

These policies will not be affected by this amendment.

Landscape Designations

The County Development Plan 2008 incorporated a Landscape Character Assessment. The plan area is located partially in Upland and partly in Lowland areas. Policies for development in these areas are set out in the CDP in Sections 8.3.3.1 Policies for Upland Areas and 8.3.3.2 Policies for Lowland Areas.

It is not anticipated that the value and vulnerability of the special natural characteristics or cultural assets in the area will be negatively affected through implementation of the amendment, given their status and protection at national level, in the CDP and in the LAP. The development management process will ensure that any development proposal in the vicinity of these areas will include demonstration, where necessary, of how adverse impacts on natural or cultural heritage would be avoided or what mitigation measures are proposed. This will involve consultation with the Department of the Environment, Community and Local Government, the National Parks and Wildlife Service, Heritage Officer, or Conservation Officer as appropriate.

b) Exceeded environmental quality standards or limit values,

It is not expected that environmental quality standards will be exceeded or that the value of vulnerable areas will be affected as a result of the proposed amendment. Development proposals will be subject to assessment as part of a planning application and will be required to demonstrate compliance with environmental quality standards and limits.

c) Intensive land use.

This amendment decreases the amount of residential zoned land available for development from that zoned under the existing LAP. As such, it is considered likely that the future developments resulting from the new zoning will not intensify land uses within the area to a

degree that would adversely impact upon the existing natural and built environment. Quality design standards and guidelines are already provided in the LAP with appropriate policies and objectives which seek to reduce the potentially negative impact of any increased land uses within the area.

(vii) The effects on areas or landscapes which have recognised national, European Union or international protection status.

As outlined previously in Section 4.2 (vi) (a), there are no landscapes of national, European or International protection status within or affected by the proposed amendment.

There are two candidate Special Areas of Conservation and two proposed Natural Heritage Areas located in the area. There are also a number of Recorded Monuments in the plan area.

The LAP recognises the importance of sites with national and European designations, and sets out policies for their protection (as outlined above). This amendment corresponds with those objectives. It is not anticipated that the implementation of the amendment would have any significant adverse impacts on areas of recognised national, European or international protection status.

4 STATUTORY CONSULTATION

The specified environmental and planning authorities that should be consulted under the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, as appropriate, are:

- The Environmental Protection Agency (EPA)
- The Minister for the Environment, Community and Local Government (DoEHLG)
- The Minister for Agriculture, Marine and Food and the Minister for Communications, Marine and Natural Resources (DCMNR)
- Minister for Arts, Heritage and Gaeltacht Affairs,
- Any adjoining planning authority whose area is contiguous to the area of the planning authority which prepared a draft plan, proposed variation, or local area plan.

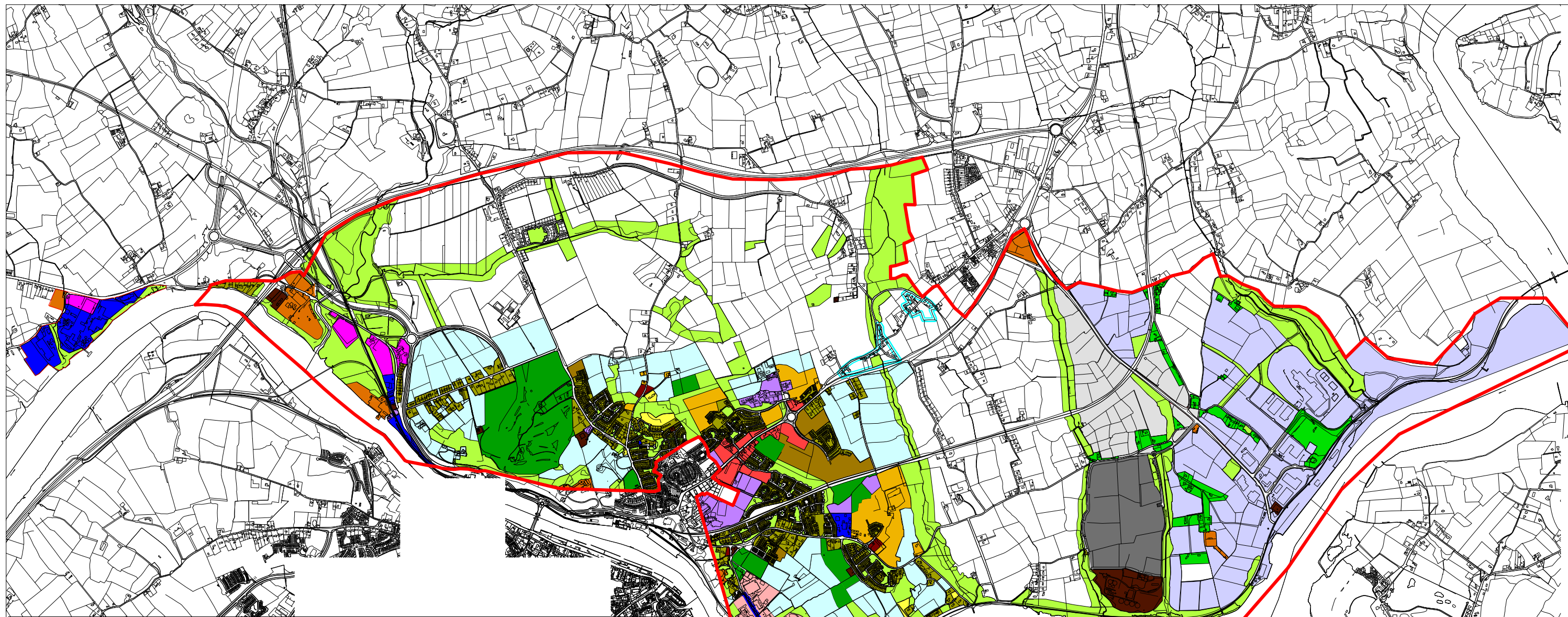
The authorities consulted were:

- The Environmental Protection Agency (EPA)
- The Minister for the Environment, Community and Local Government (DoEHLG)
- The Minister for Communications, Marine and Natural Resources (DCMNR) and
- Waterford City Council

5 CONCLUSION

























Following the appropriate consultation period the Planning Authority shall determine whether or not implementation of the proposed amendment would be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Regulations (see Section 3 above) and any submission or observation received from the environmental authorities (see Section 4 above).

The four authorities above were consulted under Article 14K(4) of the Regulations. The Department of Communications, Marine and Natural Resources, the Dept. of Arts, Heritage and the Gaeltacht, and the EPA responded but none of the authorities advised that an SEA should be carried out.



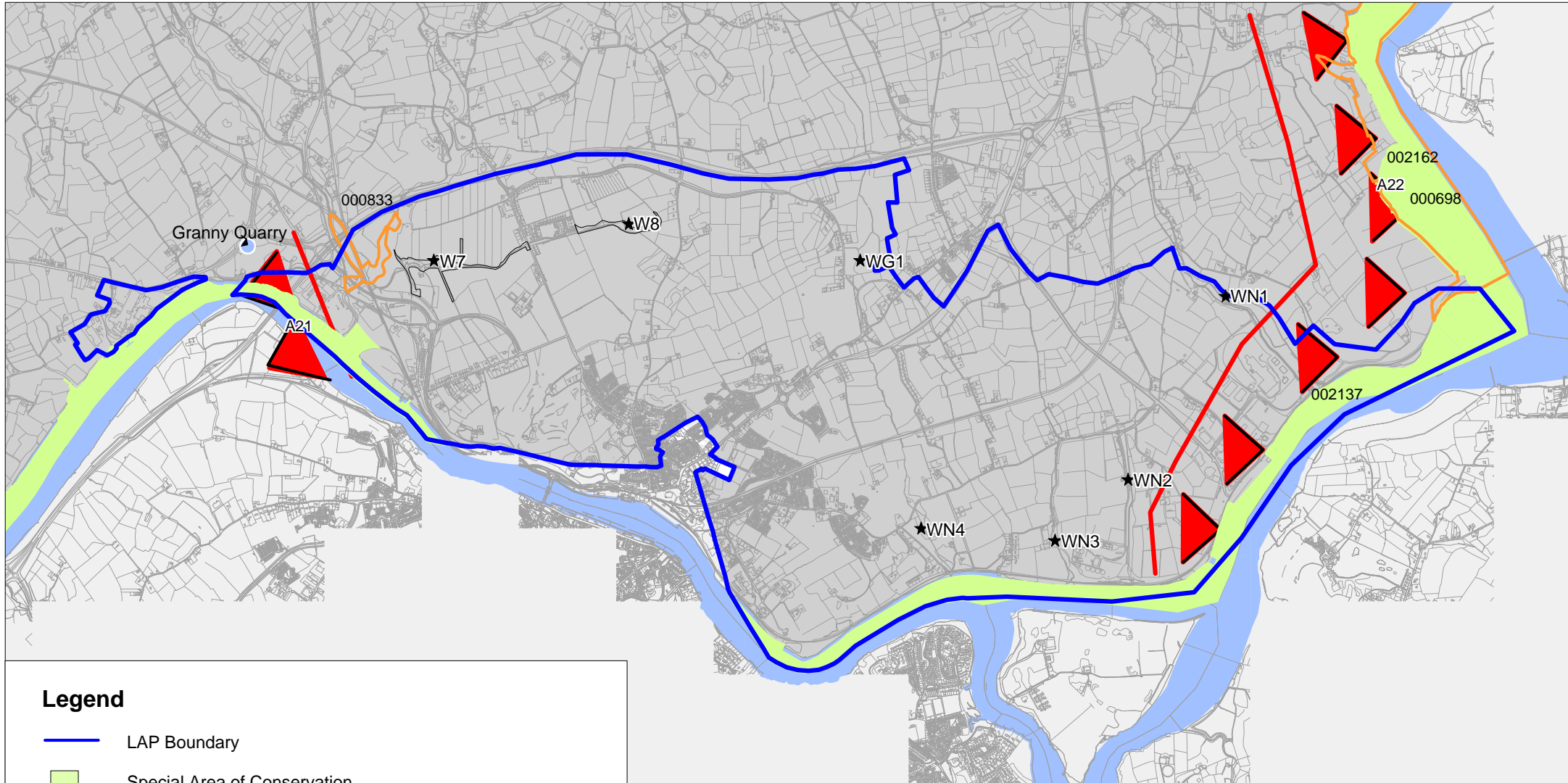
**Proposed Amendment 1 to Ferrybank/Belview Local Area Plan
Strategic Environmental Assessment Screening Map A**

Legend







- | | |
|---|---|
|  C1 - Urban Village |  POS - Passive Open Space |
|  C2 - Commercial and Mixed Uses |  AOS - Active Open Space |
|  C3 - Commercial |  AG - Agricultural |
|  R0 - Arcadian Low Density |  Phase 2 |
|  R1 - Residential Low Density |  Milepost Infill Zone |
|  R2 - Residential Low-Med Density |  BITP - Business, Industry and Technology Parks |
|  R3 - Residential Medium Density |  PIT - Pharmaceutical, Industry & Technology |
|  RE - Protect & enhance existing Residential Amenity |  SIA - Specialist Industrial Activity |
|  BRA - Belview Residential Amenity |  PFI - Development of Port Facilities & Industry |
|  NC - Neighbourhood Centres |  Study area |
|  CF - Community Facilities |  Development to create new urban street front |
|  PU - Public Utility | |
|  RP - Retail Park | |

Date: August 2011
Scale: 1:30,000 @ A3

Amendment No. 1 to Ferrybank/Belview LAP - Strategic Environmental Assessment Screening
Map B: Natural Heritage Features



Legend

-  LAP Boundary
-  Special Area of Conservation
-  Natural Heritage Area
-  Scenic View
-  Site of Geological Interest
-  Potential sites of local nature conservation interest

Date: August 2011
Scale 1:45,000 @A4