

# **SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT REPORT**

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FOR THE

**DRAFT MASTERPLAN FOR ST. CANICE'S  
CAMPUS/LACKEN, DUBLIN ROAD, KILKENNY**

**for: Kilkenny County Council**



**by: CAAS Ltd.**



**MAY 2026**

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# Section 1 Introduction and Background

## 1.1 Introduction

This is the Screening for Strategic Environmental Assessment (SEA) Report for the Draft Masterplan for St. Canice's Campus.

Kilkenny County Council (KCC), in consultation with the Health Service Executive (HSE), commenced the preparation of a Masterplan, in 2021. Due to the onset of COVID -19 and resulting resourcing issues the masterplan exercise was held in abeyance until 2024. KCC has reengaged with HSE on the completion of a masterplan for the St Canice's Campus at Lacken on the Dublin Road in Kilkenny.

CAAS prepared original Environmental Screening documentation in 2024, which has subsequently been updated to reflect the ongoing iterative process. As part of this process, environmental authorities were notified on the 6th February 2024 that a submission or observation in relation to whether the Masterplan would, or would not, be likely to have significant effects on the environment may be made to the Council. 2 no. submissions were received, 1 no. from the EPA and 1 no. from the Department of Housing, Local Government and Heritage in relation to protection of archaeological heritage.

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, alteration to a plan or programme, etc., before a decision is made to adopt it. The SEA Directive<sup>1</sup> requires, inter alia, that SEA is undertaken for certain plans, programmes or alterations to these. Screening is the process for deciding whether a particular plan or programme, 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 inform: whether the Masterplan would, or would not, be likely to have significant environmental effects, taking into account relevant criteria set out under the SEA Directive and transposing Regulations<sup>2</sup>; and therefore would, or would not, necessitate the undertaking of SEA.

This report should be read in conjunction with the Masterplan and all other associated documents including the:

- Kilkenny City and County Development Plan 2021-2027 (as varied);
- SEA Environmental Report and SEA Statement for the Kilkenny City and County Development Plan 2021-2027;
- Appropriate Assessment (AA) Natura Impact Report for the Kilkenny City and County Development Plan 2021-2027;
- Screening for SEA and AA reports for Variation No. 1 to the Kilkenny City and County Development Plan 2021-2027;
- Screening for AA Report for the Draft Masterplan for St. Canice's Campus; and
- Strategic Flood Risk Assessment Report for the Draft Masterplan for St. Canice's Campus.

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<sup>1</sup> Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27<sup>th</sup> June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment

<sup>2</sup> European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004) amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011)

## 1.2 The Masterplan

The St. Canice's Masterplan relates to an area that is already zoned and identified for future development under the existing Kilkenny City and County Development Plan. The area comprises some 25.9 hectares of strategically located lands, thus equating to a significant land bank within Kilkenny City. The St. Canice's Masterplan is a non-statutory plan prepared by Kilkenny County Council in consultation with the Health Service Executive to address opportunities for urban regeneration of the site. The Masterplan provides a vision and key development principles for an integrated, plan-led solution, but does not give planning consent for specific projects. The Masterplan aligns with a hierarchy of National, Regional, and Local planning strategies and policies which include the National Planning Framework, the Regional Spatial and Economic Strategy and Kilkenny City and County Development Plan 2021-2027 (as varied).

As detailed in the Masterplan:

*This masterplan provides a comprehensive spatial framework for the strategic development of the St. Canice's / Lacken lands in Kilkenny City. The subject lands comprise approximately 25.9 hectares (64 acres) situated on the eastern approach to Kilkenny City, bounded by the River Nore to the south and west, the Dublin Road to the north, and the N10 ring road to the east. The site enjoys excellent strategic connectivity, located within a 10-minute walk of Kilkenny City Centre and McDonagh railway station.*

*The purpose of this masterplan is to provide an integrated and sustainable development strategy that balances multiple land use objectives, while safeguarding the unique landscape, heritage and ecological assets of the site. The masterplan builds directly on the statutory requirements of the Kilkenny City & County Development Plan 2021-2027, relevant national guidelines, and extensive consultation with the Health Services Executive (HSE), Kilkenny County Council, and the wider community.*

*The plan provides the essential physical framework for detailed development proposals on the lands. It should be read in conjunction with the supporting Masterplan Planning Statement (Kilkenny County Council). It comprises the essential masterplanning context and the urban design code, which provides the spatial structure, detailed design parameters and development controls to implement the masterplan vision.*

### 1.3 Consultations

As part of the screening process, environmental authorities<sup>3</sup> were notified on the 6<sup>th</sup> February 2024 that a submission or observation in relation to whether the Masterplan would, or would not, be likely to have significant effects on the environment may be made to the Council. 2 no. submissions were received, 1 no. from the EPA and 1 no. from the Department of Housing, Local Government and Heritage in relation to protection of archaeological heritage, the issues raised in which are responded to on Table 1.1 below.

**Table 1.1 SEA Screening Submission and Responses**

| <b>Department of Housing, Local Government and Heritage Summary of Issues Raised in Submission</b>  | <b>SEA Response</b>  |
|---|--|
| <p>The Department notes that the St Canice’s Masterplan area is within the zone of notification for the recorded monument KK019-028 Water mill - vertical-wheeled. This monument is subject to statutory protection in the Record of Monuments and Places established under Section 12 of the National Monuments (Amendment) Act 1930-2014.</p> <p>The Department also notes that the proposed Masterplan area is relatively large in scale (approx. 25.9 hectares).</p> <p>Given the location of the proposed development, it is possible that hitherto previously unknown archaeological features/deposits may be disturbed during the course of groundworks required for the proposed development.</p> <p>This Department therefore advises that the proposed Masterplan may be likely to have a significant effect on the potential archaeological environment.</p> <p>This Department would advise further assessment to inform the Masterplan, should the Local Authority decide that a Strategic Environmental Assessment (SEA) is necessary. This Department would advise that further assessment include an Archaeological Impact Assessment to be carried out by a suitably qualified archaeologist.</p> <p>The Department would advise that the following be carried out as part of an Archaeological Impact Assessment:<br/>                     Desk-study and field inspection to inform:</p> <ul style="list-style-type: none"> <li>o Targeted non-intrusive advance geophysical survey or prospection (such as Ground Penetrating Radar Surveys)</li> <li>o Targeted advance archaeological test excavation</li> <li>o Targeted underwater archaeology surveys or wade surveys</li> <li>o Targeted built heritage surveys</li> <li>o Any and all intrusive advance investigations (such as, but not limited to, ground investigations for soils/geology/hydrogeology) carried out as part of an SEA or design process should be subject to a programme of archaeological monitoring by a suitably qualified archaeologist</li> </ul> <p>The results of these investigations would form part of an SEA process and would be incorporated within an SEA Report. This Department would be happy to provide further advice and clarification as and if required in relation to the preparation of suitably comprehensive assessments as outlined above, with particular regard to the scope and locations for any advance non-intrusive prospection, advance test excavation, underwater archaeology surveys/wade surveys or built heritage surveys that would be appropriate to inform an SEA process.</p> | <p>Noted. The preparation of this report has taken into account the recommendations in this submission. The City and County Development Plan includes provisions relating to the protection of archaeological heritage. A selection of such County Development Plan provisions is referenced on Table 2.4. Full SEA is advised as not being required for the Masterplan – refer to Table 2.3 and Section 2.4 of this report.</p> |

<sup>3</sup> The following environmental authorities were notified: Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; and Department of Housing, Local Government and Heritage.

| <p><b>Department of Housing, Local Government and Heritage Summary of Issues Raised in Submission</b></p>   | <p><b>SEA Response</b></p>   |
|---|--|
| <p>We acknowledge your notice, dated 06th February 2024, in relation to the St Canice Masterplan and associated Strategic Environmental Assessment (SEA) screening. The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into plans and programmes<sup>1</sup> and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan or programme. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans or programmes.</p> <p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance document into account and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.</p> <p><b>SEA Determination</b><br/>                     If a proposed SEA determination hasn't been made regarding the plan or programme, you should determine whether implementing the plan or programme would be likely to have significant effects on the environment.<br/>                     The SEA Regulations, Schedule 2A (S.I. No. 436 of 2004, as amended) or Schedule 1 (S.I. No. 435 of 2004, as amended), as appropriate, set out the 'Criteria for determining whether a Plan is likely to have significant effects on the environment' to use to determine whether the plan or programme would be likely to have significant effects on the environment.</p> <p>Guidance on the SEA process, including an SEA pack and checklist, is available on our website at: <a href="https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance/">https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance/</a>.</p> <p>We recommend that you take the available guidance into account in making your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the plan or programme.</p> <p><b>EPA SEA Screening Guidance</b><br/>                     Our Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021) provides specific stand-alone guidance to assist plan or programme makers and SEA practitioners. It focuses primarily on plans/programmes in the non-land use sector in Ireland and includes an elaboration of the steps needed for screening, the legislative landscape underpinning SEA screening, and step-by-step process and templates to assist in preparing the required documentation.</p> <p><b>Strategic Environmental Assessment: Guidelines for Planning Authorities</b><br/>                     The Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (DHLGH, 2022) provides advice on carrying out SEA in the land-use planning sector for those plans listed in S.I. No.436 of 2004, as amended. These plans comprise regional, county and local plans, including Regional Spatial and Economic Strategies, County or City Development Plans, variations of Development Plans, Local Area Plans and Planning Schemes for Strategic Development Zones. The Guidelines replace previous guidance for Regional Authorities and Planning Authorities published in 2004.</p> <p><b>Sustainable Development</b><br/>                     In proposing and in implementing the plan or programme, you should ensure that the plan or programme is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the plan or programme.<br/>                     In considering the plan or programme, you should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.</p> <p>You should also ensure that the plan or programme aligns with any key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the relevant Regional Spatial and Economic Strategy.</p> <p>State of the Environment Report – Ireland's Environment 2020<br/>                     In preparing the plan or programme and associated SEA screening, the</p> | <p>Noted. The preparation of this report has taken into account the recommendations in this submission from the EPA.</p> |

recommendations, key issues and challenges described in our published State of the Environment Report Ireland's Environment – An Integrated Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the plan or programme.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists
- SEA Spatial Information Sources Inventory
- Topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012))

You can access these guidance notes and other resources at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/>

#### Environmental Sensitivity Mapping (ESM) WebTool

This tool is a decision support tool to assist SEA and planning processes in Ireland. It is available at [www.enviromap.ie](http://www.enviromap.ie). The tool brings together over 100 datasets and allows users to create plan-specific environmental sensitivity maps. These maps can help planners examine environmental considerations, anticipate potential land-use conflicts, and help identify suitable development locations while also protecting the environment.

#### EPA SEA WebGIS Tool

Our SEA WebGIS Tool has been updated recently and is now publicly available at <https://gis.epa.ie/EPAMaps/SEA>. It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.

#### Catchments.ie

Our <https://www.catchments.ie/maps/> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

Future amendments to the plan or programme

Where changes to the plan or programme are made prior to finalisation, or where modifications to the plan or programme are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A (S.I. No. 436 of 2004, as amended) or Schedule 1 (S.I. No. 435 of 2004, as amended) of the SEA Regulations, as appropriate.

#### Appropriate Assessment

You should ensure that the plan or programme complies with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme.

#### EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the National Parks and Wildlife Service. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: <https://gis.epa.ie/EPAMaps/AAGeoTool>.

#### Environmental Authorities

Under the SEA Regulations, prior to making your SEA determination you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage,
- Minister for Environment, Climate and Communications; and,
- Minister for Agriculture, Food and the Marine.

For land use plans covered under S.I. No. 436 of 2004, as amended, you should also consult with:

- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

#### SEA Determination

As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, if appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: [sea@epa.ie](mailto:sea@epa.ie).

## Section 2 SEA Screening

### 2.1 Introduction

This section examines whether or not the Masterplan would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA). This examination takes account of relevant criteria set out Annex II of the SEA Directive (see Section 2.4).

### 2.2 Screening for Appropriate Assessment

Appropriate Assessment (AA) is an impact assessment process concerning *Natura 2000*, or *European*, sites - these sites have been designated or proposed for designation by virtue of their ecological importance. The Habitats Directive<sup>4</sup> and the Planning and Development Act 2000 (as amended) provide the requirement to screen for effects on European Sites. If the effects are deemed to be *significant, potentially significant or uncertain* then Stage 2 AA must be undertaken.

The Masterplan has been subject to a Screening for AA process in order to establish whether or not AA must be undertaken. The conclusion of the Screening for AA process is that the Masterplan is not likely to result in significant effects on European sites and will not give rise to any effects on the ecological integrity of any European site, alone or in combination with any other plans, programmes, and projects etc.

### 2.3 Screening Analysis

The analysis of the Masterplan is undertaken with reference to the main interactions with Strategic Environmental Objectives<sup>5</sup> (SEOs). SEOs are detailed in full at Table 2.1. The range of interactions identified with symbols are detailed on Table 2.2.

Using the SEO codes (Table 2.1) and interaction symbols (Table 2.2), Table 2.3 examines whether each relevant part of the Masterplan would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

Table 2.3 is supplemented by Table 2.4 which provides details on:

- The likely significant effects of implementing the Masterplan, in combination with the wider planning framework, if unmitigated;
- Key mitigation measure(s) in force under the Kilkenny City and County Development Plan 2021-2027 (as varied) that any projects under the Masterplan would be required to comply with; and
- Residual non-significant adverse effects arising from the Masterplan.

Effects encompass the full range of effects<sup>6</sup>, including those arising cumulatively – such as those potentially arising as a result of interactions with other plans and programmes.

The examination of the Masterplan also takes into account relevant criteria set out under Annex II of the SEA Directive '*Criteria for determining the likely significance of effects referred to in Article 3(5)*' (see Section 2.4).

<sup>4</sup> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

<sup>5</sup> Strategic Environmental Objectives (SEOs) are methodological measures developed from policies which generally govern environmental protection objectives established at international, Community or Member State level and are used as standards against which the provisions of the Masterplan can be considered in order to help identify whether any provisions would be likely to result in significant environmental effects.

<sup>6</sup> These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

**Table 2.1 Strategic Environmental Objectives**

| Environmental Component              | SEO Code   | Guiding Principle  | Strategic Environmental Objectives   |
|--------------------------------------|------------|--|--|
| <b>Biodiversity, Flora and Fauna</b> | <b>BFF</b> | No net contribution to biodiversity losses or deterioration  | <ul style="list-style-type: none"> <li>To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species</li> <li>Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function</li> <li>Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species</li> <li>Enhance biodiversity in line with the National Biodiversity Action Plan and its targets</li> <li>To protect, maintain and conserve the County's natural capital</li> </ul>  |
| <b>Population and Human Health</b>   | <b>PHH</b> | Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments | <ul style="list-style-type: none"> <li>Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management</li> <li>Ensure that existing population and planned growth is matched with the required public infrastructure and the required services</li> <li>Safeguard the County's citizens from environment-related pressures and risks to health and well-being</li> </ul>  |
| <b>Soil (and Land)</b>               | <b>S</b>   | Ensure the long-term sustainable management of land  | <ul style="list-style-type: none"> <li>Protect soils against pollution, and prevent degradation of the soil resource</li> <li>Promote the sustainable use of infill and brownfield sites over the use of greenfield sites</li> <li>Safeguard areas of prime agricultural land and designated geological sites</li> </ul>   |
| <b>Water</b>                         | <b>W</b>   | Protection, improvement and sustainable management of the water resource   | <ul style="list-style-type: none"> <li>Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive</li> <li>Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments</li> <li>Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion</li> <li>Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals</li> </ul>  |
| <b>Material Assets</b>               | <b>MA</b>  | Sustainable and efficient use of natural resources   | <ul style="list-style-type: none"> <li>Optimise existing infrastructure and provide new infrastructure to match population distribution proposals - this includes transport infrastructure</li> <li>Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels</li> <li>Promote the circular economy, reduce waste, and increase energy efficiencies</li> <li>Ensure there is adequate sewerage and drainage infrastructure in place to support new development</li> <li>Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes</li> <li>Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart-buildings, towns and grids</li> </ul> |
| <b>Air</b>                           | <b>A</b>   | Support clean air policies that reduce the impact of air pollution on the environment and public health  | <ul style="list-style-type: none"> <li>To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture</li> <li>Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency</li> <li>Promote continuing improvement in air quality</li> <li>Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution</li> <li>Meet Air Quality Directive standards for the protection of human health – Air Quality Directive</li> <li>Significantly decrease noise pollution and move closer to WHO recommended levels</li> </ul>  |

| Environmental Component  | SEO Code  | Guiding Principle   | Strategic Environmental Objectives   |
|--------------------------|-----------|---|--|
| <b>Climatic Factors</b>  | <b>C</b>  | Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts | <ul style="list-style-type: none"> <li>• To minimise emissions of greenhouse gasses</li> <li>• Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure)</li> <li>• Contribute towards the reduction of greenhouse gas emissions in line with national targets</li> <li>• Promote development resilient to the effects of climate change</li> <li>• Promote the use of renewable energy, energy efficient development and increased use of public transport</li> </ul> |
| <b>Cultural Heritage</b> | <b>CH</b> | Safeguard cultural heritage features and their settings through responsible design and positioning of development       | Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage   |
| <b>Landscape</b>         | <b>L</b>  | Protect and enhance the landscape character   | To implement the City and County Development Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention   |

**Table 2.2 Main Interactions and associated Symbols**

| Symbol | Main Interactions Identified   |
|--------|--|
| +      | Significant beneficial environmental effects are already present under the existing planning framework. Likely significant effects would not result from the Masterplan.   |
| -      | Potentially significant adverse effects, if unmitigated, are already present under the existing planning framework and have already been envisaged and mitigated by the relevant assessments. Likely significant effects would not result from the Masterplan. |
| *      | Please also refer to Section 2.2   |

**Table 2.3 SEA Screening Analysis of the Masterplan**

| SEO Codes (see Table 2.2 for main interactions) |        |        |        |        |        |        |        |        |   |
|---|--------|--------|--------|--------|--------|--------|--------|--------|---|
| BFF   | PHH    | S      | W      | MA     | A      | C      | CH     | L      | Additional SEA Screening Comments   |
| -<br>+<br>*                                     | -<br>+ | -<br>+ | -<br>+ | -<br>+ | -<br>+ | -<br>+ | -<br>+ | -<br>+ | <p>The St. Canice’s Masterplan relates to an area that is already zoned and identified for future development under the existing Kilkenny City and County Development Plan. The area comprises some 25.9 hectares of strategically located lands, thus equating to a significant land bank within Kilkenny City. The Masterplan is a non-statutory plan prepared by Kilkenny County Council in consultation with the Health Service Executive to address opportunities for urban regeneration of the site. The Masterplan provides a vision and key development principles for an integrated, plan-led solution, but does not give planning consent for specific projects. The Masterplan aligns with a hierarchy of National, Regional, and Local planning strategies and policies which include the National Planning Framework, the Regional Spatial and Economic Strategy and Kilkenny City and County Development Plan 2021-2027 (as varied).</p> <p>Implementing the Masterplan will involve Kilkenny County Council helping to facilitate, promote, support and coordinate stakeholders in their activities in a way that is consistent with existing and emerging plans/programmes/strategies setting out public policy for sustainable development, including that relating to the economy, communities, infrastructure, land use tourism and environmental protection and environmental management.</p> <p>The Masterplan is situated alongside this hierarchy of statutory documents that has been subject to environmental assessment/screening for environmental assessment, as appropriate, and forms the decision-making and consent-granting framework. The Masterplan does not provide consent or establish a framework for granting consent and will not be binding on any decisions relating to the granting of consent.</p> <p>The Masterplan fully aligns with the provisions of the existing National Planning Framework, Ireland 2040, Climate Action Plan 2025, the Southern Regional Spatial and Economic Strategy 2020-2032 and the Kilkenny City and County Development Plan 2021-2027 (as varied), all of which have been subject to legislative requirements relating to public consultation and environmental assessment/screening for environmental assessment. As such, the Masterplan is wholly subject to the requirements of the provisions set out in these documents, encompassing measures relating to sustainable development, environmental protection and environmental management that have been integrated into these documents, including through SEA and AA processes, and does not introduce any alterations or additions to those provisions.</p> <p>In order to be realised, projects included in the Masterplan (in a similar way to other projects from any other sectors) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework. It is a specific provision of the Masterplan to ensure that all of the provisions from the Kilkenny City and County Development Plan 2021-2027 (as varied) identified in the accompanying Screening for SEA and AA reports shall be complied with throughout the implementation of the Masterplan.</p> <p>Taking into account all of the above (refer also to Table 2.4 and Appendix I) it is demonstrated that: significant beneficial environmental effects are present already under the existing planning framework and would not result from the Masterplan; and potentially significant adverse effects, if unmitigated, are present already under the existing planning framework, have already been envisaged and mitigated by the relevant assessments and would not result from the Masterplan. Consequently, it is advised that the Masterplan would not result in likely significant environmental effects and does not necessitate the undertaking of SEA.</p> |

**Table 2.4 Detail of effects from the existing planning framework, if unmitigated, mitigation measures for potential effects and residual adverse effects**

| Environmental Component                 | Environmental Effects, in combination with the wider planning framework<br>Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP 2021, the Southern RSES, the Kilkenny County Development Plan 2021-2027 (as varied) and other plans and programmes – see Appendix I.   |   |   | Selection of Mitigation Measures including the following:   |
|---|---|---|---|---|
|   | Significant Positive Effect, likely to occur  | Potentially Significant Adverse Environmental Effects, if unmitigated   | Likely Residual Adverse Non-Significant Effects   |   |
| Various – see below                     | Various – see below   | Various – see below   | Various – see below   | <p><b>Kilkenny City and County Development Plan (Volume 1)</b></p> <p><b>6.16.1 Hospitals</b><br/>The Council will facilitate the development and expansion of health and medical care facilities to meet the needs of the city and County, subject to normal planning and environmental criteria and the Development Management Requirements.</p> <p><b>Objective 6N:</b> To complete the preparation of a masterplan for the lands at St Canice’s Campus in partnership with the Health Service Executive within the period of the plan (See Volume 2 Core Strategy).</p> <p><b>Objective 1B:</b> To implement Development Management Requirements for new development as set out in Volume 1 and Volume 2 of the Plan as appropriate.</p> <p><b>Objective 6C:</b> To promote the redevelopment and renewal of areas identified having regard to the core strategy, that need regeneration, in order to prevent— (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, (ii) urban blight and decay, (iii) anti-social behaviour, or (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.</p> <p><b>11.5.3.1 Environmental Assessments</b><br/>The assessment of the impacts of developments shall comply with the relevant European Directives as transposed into Irish legislation, including the EIA Directive, the Habitats Directive and the Birds Directive.</p> <p><b>(Volume 2)</b></p> <p><b>Objective C2C:</b> To complete the masterplanning process for St. Canice’s Campus during the lifetime of the Plan in consultation with the Health Services Executive.</p> <p><b>Objective C3A:</b> To ensure an adequate amount of employment and enterprise land is available within the City at the appropriate strategic locations.</p> <p><b>6.5 Active Land Management</b></p> <p><b>Objective C6F:</b> To promote the redevelopment and renewal of areas identified having regard to the core strategy, that need regeneration, in order to prevent: i. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, ii. urban blight and decay iii. anti-social behaviour, or iv. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.</p> <p><b>6.7.1 Hospitals</b><br/>The Council will facilitate the development and expansion of health and medical care facilities to meet the needs of the city and County, subject to normal planning and environmental criteria and the Development Management Requirements.</p> |
| <b>Biodiversity and Flora and Fauna</b> | <ul style="list-style-type: none"> <li>Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the County’s existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond.</li> <li>Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed</li> </ul> | <p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> <li>Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna;</li> <li>Habitat loss, fragmentation and</li> </ul> | <ul style="list-style-type: none"> <li>Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces.</li> <li>Losses or damage to ecology (these would be in compliance with relevant legislation).</li> </ul> | <p><b>Kilkenny City and County Development Plan (Volume 1)</b></p> <p><b>Objective 1A:</b> 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 is subject to appropriate assessment in accordance with the Guidance <i>Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities</i>, 20091 or any subsequent version, 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><b>9.1 Introduction</b><br/>The Council will support the implementation of the National Heritage Plan and</p>  |

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|  | <p>species, ecological connectivity and non-designated habitats.</p> <ul style="list-style-type: none"> <li>• Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna.</li> <li>• Sustains existing sustainable rural management practices – and the communities who support them – to ensure the continuation of long-established managed landscapes and the flora and fauna that they contain.</li> <li>• Contribution towards the protection and management of biodiversity and flora and fauna (in designated sites, including European Sites and Wildlife Sites, and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats) including through additional requirements for environmental protection and management.</li> </ul> | <ul style="list-style-type: none"> <li>• deterioration, including patch size and edge effects; and</li> <li>• Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.</li> </ul> |  | <p>National Biodiversity Action Plan. The Council will prepare and implement, in partnership with the Kilkenny Heritage Forum and all relevant stakeholders, a County Heritage Plan and County Biodiversity Action Plan. The Council will also support the implementation of key legislation and national and local policies, programmes and plans which identify, protect and promote Kilkenny's heritage. It is the aim of the Council to develop and support programmes which encourage active participation in identifying, recording, protecting, communicating and enjoying Kilkenny's heritage.</p> <p><b>9.2 Natural Heritage and Biodiversity</b></p> <p>It is the aim of the Council to conserve, sustainably manage and enhance the County's natural heritage and biodiversity and to promote understanding of and sustainable access to it.</p> <p>The Council recognises the important role of the environment through diversity, quality, integrity and quality of life by promoting the protection, conservation and enhancement of the natural environment and will promote appropriate enhancement of the natural environment as an integral part of all development.</p> <p><b>9.2.1 Protected habitats and species designated for nature conservation</b></p> <p><b>9.2.1.1 European sites (Natura 2000)</b></p> <p>As set out in Chapter 1, the Council will ensure that an Appropriate Assessment, in accordance with Articles 6(3) and Article 6(4) is carried out in respect of any plan or project not directly connected with or necessary to the management of the site, but likely to have a significant effect on a Natura 2000 site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives.</p> <p>There are a number of overlaps between areas zoned for development and/or areas within settlement boundaries and European Sites (Special Areas of Conservation and Special Protection Areas). These European Sites are protected from inappropriate development under the European Habitats and Birds Directives, transposing national legislation and various provisions under this Plan. The protection of the integrity of European Sites as per these requirements will take primacy over other Plan provisions.</p> <p><b>Visitor and Habitat Management</b></p> <p>The Council will seek to control the impact of visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that new any projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones. As per Section 1.3, all projects that may have a significant effect on any Natura 2000 site, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. Control measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for projects as relevant and appropriate.</p> <p><b>Integrated Management Plans for European Sites</b></p> <p>The Council shall be available to engage with the NPWS with the objective of achieving the preparation and implementation of Integrated Management Plans, informed as appropriate by comprehensive species surveys, for sites within the County, including those which are designated for Kingfisher and Otter. Such Plans would establish the necessary conservation measures for European sites in line with the Habitats Directive and be integrated with other plans and programmes, with the intention that such plans are practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations, including those of local communities.</p> <p><b>Development Management Requirements AAs for Recreation</b></p> <p>AAs for recreational projects that have the potential to affect the integrity of any European site shall demonstrate that potential direct, indirect and cumulative effects including in relation to the following issues, have been adequately mitigated, where they exist: • Hard infrastructure in riparian zones; • Increased recreational access; • Species and populations of conservation concern, such as</p> |
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|  |  |  | <p>Kingfisher and Otter where relevant; and • Water quality</p> <p><b>9.2.1.5 Protected Plant and Animal Species</b><br/>         The Planning Authority will consult with the National Parks and Wildlife Service (a) in respect of any proposed development where there is a possibility that such development may have an impact on a protected area of international or national importance, and (b) 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.</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. 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 (SI 94 of 1999).</p> <p><b>Development Management Requirements:</b><br/>         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><b>9.2.2 Biodiversity Outside of Habitats Designated for Nature Conservation</b><br/>         Kilkenny County Council has commissioned, and continues to commission, habitat assessments and Green Infrastructure surveys of a number of towns, villages, and habitats throughout the county, including Kilkenny City, Gowran, Fiddown, Piltown, Johnstown, Urlingford, Ballyragget, Ballyhale, Mooncoin, Thomastown, and Knocktopher. The findings of these surveys are vital to improving our understanding of biodiversity resource in the county and will be used to inform the development management process.</p> <p><b>Objective 9 A:</b> Continue to identify and map habitats and green infrastructure of county importance, and raise awareness and understanding of the county's natural heritage and biodiversity identifying green corridors and measures to connect them.</p> <p><b>Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>9.2.3 Green Infrastructure</b><br/>         Green Infrastructure planning has a significant role to play in assisting in the protection of Natura 2000 sites, biodiversity in the wider countryside and climate resilience. The Council's Land Use Plans will protect, manage and provide, where possible, green infrastructure in an integrated and coherent manner.</p> <p><b>Objective 9B:</b> To identify and map green infrastructure assets and sites of local biodiversity value over the lifetime of the Plan.</p> |
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|  |  |  | <p><b>Development Management Requirement:</b><br/>         Require all developments in the early pre-planning stage of the planning process to identify, protect and enhance ecological features and habitats, and making provision for local biodiversity (e.g. through protection of existing breeding sites, and provision of appropriate new infrastructure such as swift, bat and barn owl boxes, bat roost sites, green roofs, etc.) and provide links to the wider Green Infrastructure network as an essential part of the design process.</p> <p><b>9.2.5 Woodland, Trees and Hedgerows</b><br/> <b>Tree Preservation Orders (TPO's)</b><br/>         Under the Planning and Development Act 2000, TPO's allow for the protection of trees, groups of trees and woods of amenity value. Trees, which are the subject of a TPO, cannot be felled unless the owner also obtains planning permission. See Appendix E for list of current TPO's in the county. This list may be added to over the course of this Plan. Consult with the Parks Department of the County Council for the most up-to-date list. The Council will conserve important trees, groups of trees or woodlands, using Tree Preservation Orders, as appropriate.</p> <p><b>Tree Felling</b><br/>         Under the Forestry Act 2014, with certain exceptions, it is illegal to uproot or cut down any tree unless notice of intention to do so has been given in accordance with the Act. The Council will provide guidance to landowners on the legal requirements and procedures in relation to tree felling in order to protect the landscape character and biodiversity of the county.</p> <p><b>9.2.5.1 Hedgerows</b><br/>         The Council will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on County Council property and maximise the opportunity to enhance biodiversity within the City &amp; County during the life time of the plan. Development Management Requirements: • To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character of the county, and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development. • To ensure that when undertaking, approving or authorising development that sufficient information is provided to enable an assessment of impacts on woodlands, trees, and hedgerows. • To have regard to, and seek the conservation of identified trees and woodlands from a) the National Survey of Ancient and Long-Established Woodlands, b) the Tree Register of Ireland (c) sites of significance identified in the Kilkenny Woodlands Survey 1997, (d) the National Survey of Native Woodlands, and (e) Survey of Mature Trees in Kilkenny City and Environs, in the assessment of planning applications • To retain hedgerows, and other distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development; where the loss of the existing boundary is unavoidable as part of development, to ensure that a new hedgerow is planted using native species, and species of local provenance to replace the existing hedgerow and/or that the wall is re-built using local stone and local vernacular design. • To discourage the felling of mature trees to facilitate development and, where appropriate make use of Tree Preservation Orders to protect important trees and groups of trees which may be at risk or have an amenity, biodiversity or historic value. • To require the planting of native broadleaved species, and species of local provenance, in new developments as appropriate. See Appendix G for a list of native trees and shrubs.</p> <p><b>9.2.9 Pollinators</b><br/>         Kilkenny County Council has adopted the All-Ireland Pollinator Plan (<a href="http://www.pollinator.ie">www.pollinator.ie</a>), a national framework which aims to make Ireland a place where pollinators thrive. The Council will continue to support the implementation of the All-Ireland Pollinator Plan and is committed to undertaking actions to support pollinators in the county. The Council will in as far as is practicable and affordable manage and restore semi-natural habitats and their native plants on Council land.</p> |
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|   |  |   |  | <p><b>9.2.10 Invasive Species</b><br/>Irish legislation makes it an offence to plant, breed, disperse, allow dispersal or cause to grow a range of plant and animal species, or to import or transport these or vector material such as soil or spoil from which they can grow (Articles 49 and 50 of the European Communities (Birds and Natural Habitats) Regulations 2011). The Council will seek to prevent the spread of invasive non-native species.</p> <p><b>Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>To require relevant development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.</li> <li>For proposals connected to surface water systems, risks associated with the spread of crayfish plague shall be considered and applicants should submit a crayfish plague management strategy where appropriate.</li> </ul> <p><b>9.2.11 Native Plant Species</b><br/>Where possible, the use of native plants and seeds from indigenous seed sources should be used on all developments and landscape projects/treatments. This will help to:</p> <ul style="list-style-type: none"> <li>contribute to national commitments on the conservation of biological diversity by establishing native habitats and reducing the planting and dispersion of non-native plants</li> <li>support a reduction in the threat posed by the importation of pests and diseases carried on non-native (and non-indigenously sourced) plant material</li> <li>compensate for loss of habitat</li> <li>maintain regional identity, landscape character and diversity.</li> </ul> <p><b>Development Management Requirement:</b> The Council will promote the use of native plants and seeds from indigenous seed sources in all landscape projects</p> <p><b>9.2.8 Peatlands</b><br/>The Council will protect peatlands from inappropriate development having regard to their amenity and biodiversity value and their visual sensitivity.</p> <p><b>(Volume 2)</b><br/><b>Objective C4A:</b> To identify and map green infrastructure assets and sites of local biodiversity value over the lifetime of the Plan.<br/><b>Objective C4B:</b> To develop a green infrastructure strategy integrating the existing assets and identifying new assets.<br/><b>Objective C4C:</b> To undertake an update of the Survey of Mature Trees in the City worthy of preservation.</p> |
| <p><b>Population and Human Health</b></p> | <ul style="list-style-type: none"> <li>Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management.</li> <li>Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the County's existing built-up footprint) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-serviced lands elsewhere in the County and beyond</li> <li>Contribution towards the protection of human health by facilitating development of lands (including those within and adjacent to the County's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the County and beyond.</li> <li>Contributes towards protection of human health as a result</li> </ul> | <ul style="list-style-type: none"> <li>Potential adverse effects arising from flood events.</li> <li>Potential interactions if effects arising from environmental vectors.</li> </ul> | <ul style="list-style-type: none"> <li>Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below.</li> </ul> | <p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p><b>Kilkenny City and County Development Plan</b><br/><b>2.4.3 Flood Resilience</b><br/>A Strategic Flood Risk Assessment has been carried out for the County as part of the Strategic Environmental Assessment which identified the areas at risk to flooding and appropriate policy response. Where any zoning did not pass the Plan-Making Justification Test, the land was rezoned to accommodate less vulnerable uses. In addition, this Plan includes a requirement that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue. This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change (See Chapter 10 Infrastructure and the accompanying SFRA).<br/>The Council will continue to apply the Sustainable Urban Design Drainage Systems when assessing development proposals. Examples of SUDS include green roofs, soakaways, swales, infiltration trenches ponds and wetlands. SUDS provide areas within the built environment where the natural processes of rainwater interception, storage and infiltration can take place.</p> <p><b>Objective 6A:</b> To ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.</p>  |

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|              | of contributing towards the protection of natural capital including environmental vectors, including air and water.  |  |  | <p><b>Objective 6B:</b> To secure, through the application of Development Management Requirements within the Plan, the making of quality urban spaces embodying inclusive and universal access design principles for our building stock, public realm, amenities and transport services.</p> <p><b>Objective 6Ba:</b> To ensure that people are at the centre of all placemaking activities. To ensure that co-design and participatory processes are used to engage people in shaping their built environment, with a particular focus on supporting harder to reach communities to take part in public engagement processes.</p> <p><b>10.2.10.1. Seveso Sites</b></p> <p><b>Objective 10H:</b> It is an objective of the Council to, with due regard to the provisions of the Major Accidents Directive and Regulations, give effect to the Directive by controlling development with respect to • The siting of Major Accident Hazard sites • The modification of an existing Major Accident Hazard site • Development in the vicinity of a Major Accident Hazard site.</p> <p><b>10.2.10.2 Seveso Development Management Requirement</b></p> <p>The Councils will consult with the Health &amp; Safety Authority when assessing proposals for development of, in or near sites which are identified under the COMAH (Seveso II) Directive.</p>  |
| <b>Soil</b>  | <ul style="list-style-type: none"> <li>Contribution towards the protection of soils (including those used for agriculture) and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to the County's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the County and beyond.</li> <li>Contribution towards the protection of the environment from contamination the highest standards of remediation, and where appropriate to consultations with the EPA and other relevant bodies, will be required to resolve any instances of environmental pollution created by contaminated land.</li> </ul> | <ul style="list-style-type: none"> <li>Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands.</li> <li>Potential for riverbank erosion.</li> </ul>   | <ul style="list-style-type: none"> <li>Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces.</li> <li>Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change</li> </ul>         | <p>Also refer to measures under other environmental components including Water.</p> <p><b>Kilkenny City and County Development Plan (Volume 1)</b></p> <p><b>9.2.4 Geological Heritage</b></p> <p>The Geological Survey of Ireland (GSI) has assessed the geological heritage of County Kilkenny and identified sites of geological and geomorphological importance, and recommended their protection as County Geological Sites (See Appendix D). Some of these sites may in future be designated by the Department of Housing, Local Government and Heritage and the GSI as Natural Heritage Areas (NHAs) because of their geological interest from a national perspective. In the interim, the Council will seek to maintain the geological value of these sites and to protect, and where appropriate, enhance their geological and geomorphological heritage values.</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>   |
| <b>Water</b> | <ul style="list-style-type: none"> <li>Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to the County's existing built-up footprint) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the County and beyond.</li> <li>Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations.</li> <li>Contribution towards flood risk management and appropriate drainage.</li> </ul>   | <ul style="list-style-type: none"> <li>Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology.</li> <li>Increase in flood risk and associated effects associated with flood events.</li> </ul> | <ul style="list-style-type: none"> <li>Any increased loadings as a result of development to comply with the River Basin Management Plan.</li> <li>Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures.</li> </ul> | <p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p><b>Kilkenny City and County Development Plan (Volume 1)</b></p> <p><b>9.2.6 Inland Waters – Rivers, Streams and Groundwater</b></p> <p>Relevant planning applications shall have regard to the guidance document 'Planning for Watercourses in the Urban Environment'.</p> <p><b>9.2.7 Wetlands</b></p> <p>The Council will protect, manage and enhance the wetlands of the County having regard to the 'County Kilkenny Preliminary Wetland Survey, 2020' and subsequent surveys published during the lifetime of this plan. The Council will also ensure that there is an appropriate level of assessment in relation to proposals which involve draining, reclaiming or infilling of wetland habitats.</p> <p><b>10.1.8 Water Quality</b></p> <p><b>10.1.8.1 Water Framework Directive</b></p> <p>The Council will continue to take appropriate measures in relation to all development in order to prevent ground and surface water pollution and will implement the River Basin Management Plan for Ireland 2018 – 2021 and its successors.</p> <p><b>Objective 10B:</b> 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> |

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|  |  |  | <p><b>10.1.8.2 Blue Dot Designations</b><br/>         The Council will support and protect the high-water quality status of the Kilkenny Blue Dot designated catchment area by restricting high intensity agriculture and other developments that may impact the quality of the water in the catchment.</p> <p><b>10.1.8.4 Water Quality</b><br/> <b>Objective 10C:</b> To complete the mapping of source protection areas and to map Source Protection Areas for any new public water supply schemes as appropriate.<br/> <b>Objective 10D:</b> To ensure that Source Protection Areas are identified for any multiple unit housing developments with private water supplies.</p> <p><b>10.1.8.5 Water Quality Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• To assess all new applications for single houses in accordance with the EPA manual entitled Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent <math>\leq 10</math>)6 or any subsequent revisions or replacement. The person carrying out the assessment will be suitably qualified and in the local authority's opinion, be competent to do so.</li> <li>• To ensure that all industrial development is appropriately located, and to seek effluent reduction and 'clean production' where feasible, and require that waste water treatment facilities are adequate, and that effluents are treated and discharged in a satisfactory manner.</li> <li>• 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.</li> </ul> <p><b>10.2.6.1 Flood Management</b><br/>         It is Council policy to adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities, the avoidance of development in areas where flood risk has been identified shall be the primary response.<br/>         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><b>10.2.6.2 Development Management Requirements</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• If a Site Specific FRA demonstrates an unmanageable level of flood risk and/or impacts to 3<sup>rd</sup> party lands, development cannot proceed.</li> <li>• Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the Guidelines' Justification Test.</li> </ul> <p>10.2.8 Development Management Requirements<br/> <b>10.2.8 Development Management Requirements</b><br/>         The Planning Authority will have regard to the Inland Fisheries Ireland guidance on <i>'Planning for Watercourses in the Urban Environment'</i> in assessing applications.</p> <p>The Planning Authority will have regard to the Inland Fisheries Ireland guidance on <i>'Planning for Watercourses in the Urban Environment'</i> and the Government Guidelines on Water Sensitive Urban Design, and any revisions thereof in assessing applications.</p> |
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| <p><b>Material Assets</b></p>          | <ul style="list-style-type: none"> <li>Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the County's existing built-up footprint) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-serviced lands elsewhere in the County and beyond.</li> <li>Contribution towards compliance with national and regional water services and waste management policies.</li> <li>Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments.</li> <li>Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth.</li> <li>Contribution towards reductions in average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart buildings, cities and grids.</li> </ul> | <ul style="list-style-type: none"> <li>Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts).</li> <li>Increases in waste levels.</li> <li>Potential impacts upon public assets and infrastructure.</li> <li>Potential interactions at local level between agricultural waste and soil, water, biodiversity and human health – including nitrogen deposition as a result of agricultural activities. However, this is likely to be a less significant issue at County level due to low levels of intensive agriculture.</li> </ul> | <ul style="list-style-type: none"> <li>Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan.</li> <li>Residual wastes to be disposed of in line with higher-level waste management policies.</li> <li>Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework.</li> </ul> | <p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.4.12</p> <p><b>Kilkenny City and County Development Plan (Volume 1)</b></p> <p><b>Objective 4F:</b> To ensure investment and delivery of comprehensive infrastructure packages to meet growth targets that prioritise compact growth and sustainable mobility as per the NPF.</p> <p><b>Objective 4J:</b> To develop a programme for 'new homes in small towns and villages' in conjunction with, public infrastructure agencies such as Irish Water and local communities for the provision of serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.</p> <p><b>Objective 5B:</b> To ensure that there is sufficient quantity of zoned land available and serviced at suitable locations within the City and County to maximise the potential for employment and Foreign Direct Investment in the County.</p> <p><b>Objective 10A:</b> To facilitate Irish Water and to assist, subject to service level agreements, with the provision of water and wastewater infrastructure provision in accordance with the water services strategic plan, made in accordance with the Water Services Act 2007.</p> <p><b>10.1.4 Water Supply and Treatment</b></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> <p>Where public water mains are available or likely to be available and have sufficient capacity, the Council will require that new development proposals connect into the existing public water mains.</p> <p><b>10.2.9.1 Waste Management Development Management Requirements</b></p> <p>It is the Council's policy to have regard to the waste produced by proposed developments including the nature and amount of waste produced and proposed method of disposal.</p> <p><b>Objective 10G:</b> To implement the Southern Region Waste Management Plan.</p> <p><b>10.3 Energy</b></p> <p>The Council will support the development of a safe, secure and reliable supply of electricity and to support and facilitate the development of enhanced electricity networks and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this plan.</p> <p><b>Objective 11A:</b> To support and facilitate the provision of energy in accordance with Ireland's transition to a low carbon energy future by means of the maintenance and upgrading of electricity and gas network grid infrastructure and by integrating renewable energy sources and ensuring our national and regional energy system remains safe, secure and ready to meet increased demand as the regional economy grows over the period of the plan.</p> <p><b>(Volume 2)</b></p> <p><b>5.8.6 Road Objectives</b></p> <p>The Council will continue to maintain, develop and improve existing roads and to construct new roads as needs arise and resources permit in accordance with the Annual Roadworks programme.</p> |
| <p><b>Air and Climatic Factors</b></p> | <ul style="list-style-type: none"> <li>Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to the County's existing built-up footprint) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-serviced lands elsewhere in the County and beyond.</li> <li>In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and</li> </ul>   | <ul style="list-style-type: none"> <li>Potential conflict between development and aiming to reduce carbon emissions in line with local, national and European environmental objectives.</li> <li>Potential conflict between development and aiming to reduce carbon emissions in line with local, national and European environmental objectives.</li> <li>Potential conflicts between transport emissions, including those from cars, and air quality.</li> </ul>  | <ul style="list-style-type: none"> <li>An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions including those relating to sustainable compact growth and sustainable mobility.</li> <li>Interactions between noise emissions and sensitive</li> </ul>   | <p><b>Kilkenny City and County Development Plan (Volume 1)</b></p> <p><b>1.6.1 Climate Change</b></p> <p>The Council have integrated and will continue to integrate both mitigation and adaptation measures into the City &amp; County Development as required by National and Regional policies and objectives.</p> <p><b>Objective 2A:</b> 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><b>Objective 2B:</b> To support the implementation of the National Climate Action</p>   |

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|  | <p>improving air quality and managing noise levels, including through measures relating to:</p> <ul style="list-style-type: none"> <li>○ Sustainable compact growth;</li> <li>○ Sustainable mobility, including walking, cycling and public transport;</li> <li>○ Drainage, flood risk management and resilience;</li> <li>○ Sectors including agriculture, residential heating and infrastructure;</li> <li>○ Sustainable infrastructure design solutions including energy efficient buildings and green infrastructure.</li> </ul> | <ul style="list-style-type: none"> <li>• Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors.</li> <li>• Potential conflicts with climate adaptation measures including those relating to flood risk management.</li> </ul> | <p>receptors. Various provisions have been integrated to ensure that noise levels at sensitive receptors will be minimised.</p> | <p>Plan and the National Climate Action Charter for Local Authorities, and to facilitate measures which seek to reduce emissions of greenhouse gases by embedding appropriate policies within the Development Plan.</p> <p><b>Objective 2C:</b> To promote, support and direct effective climate action policies and objectives that seek to improve climate outcomes across the settlement areas and communities of County Kilkenny helping to successfully contribute and deliver on the obligations of the State to transition to low carbon and climate resilient society,</p> <p><b>Objective 2D:</b> To integrate appropriate mitigation and adaptation considerations and measures into all forms of development.</p> <p><b>Objective 2E:</b> To ensure that the Development Plan transposes, supports and implements strategic objectives of the National Planning Framework and the <i>Southern Regional Spatial and Economic Strategy</i> to create an enabling local development framework that a) promotes and integrates important climate considerations in local development and the assessment of planning applications and b) supports the practical implementation of national climate policy and targets to assist in the delivery of the national transition objective.</p> <p><b>Objective 2F:</b> To adopt nature-based approaches and green infrastructural solutions as viable mitigation and adaptation measures to reduce greenhouse gas emissions where feasible. The Council will promote and support physical activity, active recreation and an active lifestyle.</p> <p><b>Objective 2G:</b> To reduce energy related CO<sub>2</sub> emissions of Kilkenny County Council.</p> <p><b>Objective 2H:</b> To achieve the commitment under the European Climate Alliance to the reduction of greenhouse gas emissions by 10 percent every 5 years.</p> <p><b>10.2.1.1 Air Quality</b><br/>The Council will promote the best ambient air quality compatible achievable with sustainable development.</p> <p><b>10.2.2.1 Noise control</b><br/>Excessive noise and dust levels can have an adverse impact on the county's environment. The Council will seek to minimise noise through the planning process by ensuring that the design of future developments incorporate measures to prevent or mitigate the transmission of noise and vibration, where appropriate.</p> <p><b>10.2.3 Pollution Control</b><br/><b>Objective 10E:</b> To continue to update noise mapping in accordance with revised or updated thresholds for noise mapping.<br/><b>Objective 10F:</b> Develop priority list of actionable works to mitigate against excessive noise and implement subject to cost benefit analysis.</p> <p><b>10.2.5 Pollution Control Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• To ensure that developments which are subject to the requirements of the Air Pollution Act 1987 and Air Pollution (Licensing of Industrial Plant) Regulations 1988 or any subsequent regulations meet appropriate emission standards and other relevant national and international standards.</li> <li>• To seek to minimise noise and dust through the planning process by ensuring that the design of developments incorporate measures to prevent or mitigate the transmission of dust, noise and vibration, where appropriate.</li> <li>• To ensure that that appropriate mitigation measures to counter noise impact are implemented at all new developments to limit exposure to high noise areas.</li> <li>• Ensure that traffic noise levels are considered as part of all new developments along National routes, major roads (as identified in the Noise Action Plan) and rail lines. This includes, but is not limited to, consulting with the current Noise Action Plan and strategic noise maps as identification of areas that are within the subject criteria of the Regulations for noise exposure. Future developments are required to take account of designated quiet areas as in accordance with the Noise Action Plan 2019-2023. Any development near a designated quiet area will be subject to additional scrutiny so as to ensure that the quiet area is not impacted, and may be prohibited in certain cases.</li> <li>• To ensure that lighting is carefully and sensitively designed</li> <li>• To require that the design of external lighting minimises</li> </ul> |
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|  |  |  | <p>the incidence of light spillage or pollution into the surrounding environment.</p> <p><b>Objective 11B:</b> To identify and designate a Decarbonation Zone (DZ) in the Council's Climate Action Plan for a spatial area in which a range of climate mitigation, adaptation and biodiversity measures are developed to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action.</p> <p><b>11.9 Geothermal Energy</b><br/>The Council will promote the use of geothermal energy products in new developments, subject to compliance with normal planning and environmental criteria and the Development Management Requirements.<br/>The Council will promote the roll out of air source heat pumps in line with government policy in new developments and retrofits, subject to compliance with normal planning and environmental criteria and the Development Management Requirements.<br/>The Council will promote the use of water source heat pumps where applicable in new developments and retrofits, subject to compliance with normal planning and environmental criteria and the Development Management Requirements.</p> <p><b>11.12.4 Building Energy Development Management Requirements</b><br/>- The Planning Authority will, through the development management process, promote the use of low carbon footprint materials to reduce transport emissions in the sector instead of those that require intense high temperature and carbon emissions. - Encourage high standards of energy efficiency in all building developments and encourage developers, and owners to improve the environmental performance of the building stock, including the deployment of renewable energy. - Require a provisional BER certificate as part of any planning application, showing how the proposal will comply with Part L of the Building Regulations. - To require that planning applications for large buildings, as defined by the Energy Performance of Building Regulations, demonstrate that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems in the proposed building, and that the use of such systems has been taken into account, as far as practicable, in the design of that building. This shall also apply to applications for ten or more housing units.<br/>- To promote and advise for the use of low carbon material and appropriately designed new buildings, which utilise orientation, shelter, sun, light, etc. in design details.</p> <p><b>12.3.2 Objectives for the Integration of Land Use and Transport</b><br/><b>Objective 12A:</b> 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.<br/><b>Objective 12B:</b> 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.<br/><b>Objective 12C:</b> To undertake appropriate traffic management measures within the City and County to reduce congestion and minimise travel times.<br/><b>Objective 12D:</b> To develop a 10-minute city framework for Kilkenny City to map and identify infrastructural requirements to support the '10 minute' city. (Volume 72)<br/><b>5.4.2 Land Use Objectives</b><br/><b>Objective C5C:</b> To map and identify infrastructural requirements to support the '10-minute' city concept within the City.<br/><b>Objective C5D:</b> To promote compact urban forms close to public</p> |
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<sup>7</sup> Refer to Variation 10  
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|  |  |  |  | <p>transport corridors to encourage more sustainable patterns of movement.</p> <p><b>Objective C5E:</b> To undertake appropriate traffic management measures within the City to reduce congestion and minimise travel times.</p> <p><b>5.6.6 Walking and Cycling Objectives</b></p> <p><b>Objective C5Q:</b> To progress plans for the provision of an additional pedestrian bridge between Ossory Bridge and John's Bridge to connect St. Canice's Campus to the Canal Walk.</p> |
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| <p><b>Cultural Heritage</b></p> | <ul style="list-style-type: none"> <li>• Contributes towards protection of cultural heritage elsewhere in the County by facilitating development within and adjacent to the County's existing built-up footprint.</li> <li>• Contributes towards protection of cultural heritage within and adjacent to the County's existing built-up footprint by facilitating brownfield development and regeneration.</li> </ul> | <ul style="list-style-type: none"> <li>• Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.</li> </ul> | <ul style="list-style-type: none"> <li>• Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation.</li> </ul> | <p><b>Kilkenny City and County Development Plan (Volume 1)</b><br/> <b>9.3 Built Heritage</b><br/>         The Council will encourage the sensitive redevelopment and / or return to suitable use, of derelict, vacant or redundant buildings, in appropriate locations in order to provide for visitor accommodation and tourism development, while having regard to ecological constraints and architectural heritage requirements. The Council will encourage the reuse and refurbishment of vernacular buildings (houses or farm/industrial buildings) in appropriate locations for tourist related facilities, including holiday home accommodation. The development shall relate in scale to the site's characteristics and location, shall not be detrimental to the rural amenity of the surrounding area and be in accordance with the development standards of this plan, particularly as they relate to the protection of the natural and built environment.</p> <p><b>9.3.1 Archaeological Heritage</b><br/>         Various types of development can impact on the visual appreciation, setting and amenity of recorded monuments. Such impacts should be adequately assessed and, where possible, eliminated or minimised. Previously unidentified archaeological sites may be uncovered during development works, while archaeological deposits that would be damaged by development must be investigated and recorded in detail. Any proposed development (due to its location, size or nature) with the potential to affect the archaeological heritage resource will be subject to an Archaeological Impact Assessment. This includes proposals close to archaeological monuments, proposals extensive in area (half a hectare or more) or length (1 km or more), and development that requires an Environmental Impact Assessment.<br/>         The Council will support the implementation of the Sectoral Adaptation Plan. In some locations, in consultation with landowners, it may be possible to access archaeological heritage sites, and the Council will support and facilitate this where appropriate. In some appropriate locations, signage for archaeological sites and National Monuments may be beneficial.</p> <p><b>9.3.1.1 Archaeological Landscapes</b><br/> <b>Development Management Requirement:</b><br/>         The Council will have regard to the archaeological landscapes associated with the areas listed above in the Plan and may, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.</p> <p><b>9.3.1.2 Underwater Archaeology</b><br/>         Any development either above or below water, including to river banks or coastal edges, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting. Planning applications will be referred to the National Monuments Service where relevant.</p> <p><b>9.3.1.3 Walled Towns</b><br/>         Town defences are considered to be monuments for the purposes of the National Monuments Acts, 1930-2004. The Council will support the National Policy on Town Defences<sup>16</sup> which sets out national policy for the protection, preservation and conservation of the defences of towns and cities.</p> <p><b>9.3.1.4 Industrial Heritage</b><br/>         Additional audits of Kilkenny's industrial heritage will be carried out as appropriate and as resources allow.</p> <p><b>Objective 9C:</b> To protect archaeological sites and monuments (including their setting), underwater archaeology, and archaeological objects, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface and</p> |

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|  |  |  | <p>underwater archaeological remains.</p> <p><b>Objective 9 D:</b> To carry out further research on the eighteen archaeological landscapes as identified in the Preliminary Audit of Archaeological Landscapes in County Kilkenny.</p> <p><b>Objective 9E:</b> To develop an enhanced policy framework for the three priority sites identified in Section 9.3.1.1 above, plus for any additional sites identified through Objective 9D above.</p> <p><b>Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>9.3.1.5 Conservation Plans</b><br/>The Council will facilitate and support the implementation of existing (and any further) conservation plans, as resources allow. Development Management Requirement: • To adhere to recommendations in Conservation plans when assessing development proposals for these sites.</p> <p><b>9.3.1.6 Historic Graveyards</b><br/>The Council will conserve and protect historic graveyards and churches within Kilkenny in accordance with national legislation and encourage their maintenance in accordance with conservation principles and as resources allow.</p> <p><b>9.3.1.7 Historic Gardens and Designated Landscapes</b><br/><b>Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• To seek the protection and sustainable management of historic gardens, parklands and designed landscapes in the Kilkenny County and City, their setting and their visual amenity.</li> <li>• To request visual impact and /or an architectural heritage impact assessment where development is considered to, have a potential impact on a historic landscape or protected structure.</li> <li>• To protect elements of designed landscapes within the attendant grounds of Protected Structures, including boundary features.</li> </ul> <p><b>9.3.2 Architectural Heritage</b><br/><b>9.3.2.1 Record of Protected Structures</b><br/>To ensure the protection of the County's architectural heritage, the Council will promote the importance of regular maintenance of structures contained within the Record of Protected Structures. Information is available to owners of protected structures through the Architectural Conservation Office of the Council, while useful information and advice is also provided on the Council's website. The Council will promote best practice and principles in conservation of the built heritage through the custodianship of Protected Structures in the Council's ownership/care. The Council administer and manage conservation grants for the repair and safeguarding of Kilkenny's architectural heritage.</p> <p><b>9.3.2.2 National Inventory of Architectural Heritage</b><br/>It is Council policy to ensure the protection of architectural heritage by including all structures considered to be of special architectural, historical, archaeological,</p> |
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|  |  |  | <p>artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.</p> <p><b>Objective 9F:</b> To provide assistance to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.</p> <p><b>Objective 9G:</b> 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><b>Objective 9H:</b> To continue to review the Record of Protected Structures and add or delete structures as appropriate.</p> <p><b>Objective 9I:</b> To ensure all digital mapping for the Record of Protected Structures is up to date and current, and readily accessible to the public.</p> <p><b>Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• To have regard to the Architectural Heritage Protection Guidelines<sup>28</sup> when assessing proposals for development affecting a protected structure and buildings listed in the NIAH.</li> <li>• To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting, while ensuring the involvement of suitably qualified professionals</li> <li>• 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.</li> <li>• To ensure proposed development within the curtilage or attendant grounds of a protected structure respects the protected structure and its setting,</li> <li>• To require an architectural impact assessment where appropriate for developments within the grounds of country house estates which are Protected Structures.</li> <li>• 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</li> <li>• To promote best conservation principles and practice when assessing proposals for Kilkenny’s architectural heritage</li> <li>• 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.</li> </ul> <p><b>9.3.3 Architectural Conservation Areas</b></p> <p><b>Objective 9J:</b> 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><b>Objective 9K:</b> To designate ACAs where appropriate and provide a local policy framework for the preservation of the character of these areas.</p> <p><b>Objective 9L:</b> To prepare and introduce a set of Shopfront Guidelines.</p> <p><b>General ACA Development Management Guidance:</b></p> <ul style="list-style-type: none"> <li>• To have regard to the Architectural Heritage Protection Guidelines and the Charter for the Conservation of Historic Towns and Urban Areas (Washington Charter 1987), when assessing proposals for development affecting the character of an ACA</li> <li>• To seek the retention, repair and maintenance of the buildings which make up the streetscape of the ACA</li> <li>• To ensure the retention, repair and the regular maintenance, rather than replacement, of original/early features in buildings which contribute to the character of an ACA such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pub fronts, while ensuring appropriate materials and repair techniques are used when repairs are being carried out.</li> <li>• To ensure that inappropriate materials for windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within ACAs.</li> <li>• To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an ACA and the retention of the historic scale</li> </ul> |
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|                         |   |   |   | <p>and plot size. In this regard new development should be of a very high standard of design, and should contribute to the visual enhancement of the area and respect the character of the ACA as set out in the statement of character. New development should be appropriate in form and use to its corner, infill or backland location. Established views to local landmarks should be maintained. • To ensure that new fascia boards inserted in the shopfront entablature are seamless without visible vertical joints or fixing materials. Hand painted fascia are encouraged and will be favoured over glossy, reflective signage. • To ensure the preservation of the special character of the ACA when assessing proposals for advertising signage, to limit the number of projecting signs to no more than one on each commercial premises to avoid visual clutter, to control lighting and coloured lighting on facades. • To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of each ACA where appropriate. • To retain historic items of street furniture where they contribute to the character of the ACA, such as, post boxes, benchmarks, gates, plaques, milestones, railings etc., • To facilitate the removal of overhead cables throughout the ACA, and to assesses all further cable installations against its likely impact on the character of the ACA. The cumulative impact of wiring is seen as a particular negative impact on the character of ACAs • To ensure existing stone kerbs and paving, and or cobble stones are to be retained and refurbished, where new kerbs are necessary they shall be in a like for like basis so as to enhance the area's character. • To ensure the embodied energy of the current building stock within ACAs are acknowledged when considering proposed developments, and to encourage the reuse of these building over demolition.</p> <p><b>(Volume 2)</b><br/> <b>Objective C4D:</b> To facilitate and support the implementation of existing (and any further) conservation plans, as resources allow.<br/> <b>Development Management Requirement:</b> To adhere to recommendations in Conservation plans when assessing development proposals for these sites.</p> <p><b>4.5.3 St. Canice's ACA</b><br/> <b>ACA Development Management Requirements based on assessment of special character.</b> • SCACA 1: To protect the historic and architectural character of St. Canice's Cathedral and its unique setting and to protect the grouping of the Cathedral, Library, Deanery, and other buildings associated with the administration of the Cathedral. Collectively, these sites have a large zone of visual influence, therefore, all development proposals proximate to these buildings will require visual assessments. Developments which detract from the ACA will not be permitted. • SCACA 2: To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan. • SCACA 3: To encourage and facilitate the sustainable adaptation and appropriate re-use of any derelict and under-utilised buildings on Green Street. • SCACA 4: To ensure any buildings proposed on either side of Saint Canice's Place, leading to Saint Francis' Bridge will not detract from the special character of the area, with all massing, scale and urban finish of new development respecting the historic built environment. • SCACA 5: To ensure that development proposed between the River Breagagh and Saint Canice's Place respects the remains of the Bull Inn Tavern and other historic built environment in the vicinity. Such development should not detract visually from St. Francis' Abbey.</p> |
| <p><b>Landscape</b></p> | <ul style="list-style-type: none"> <li>• Contributes towards protection of wider landscape and landscape designations by facilitating development within and adjacent to the County's existing built-up footprint.</li> </ul> | <ul style="list-style-type: none"> <li>• Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.</li> </ul> | <ul style="list-style-type: none"> <li>• Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with landscape protection measures.</li> </ul> | <p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p><b>Kilkenny City and County Development Plan (Volume 1)</b><br/> <b>9.2.12.1 Landscape Character Assessment</b><br/> The Council will protect and sustainably manage the landscape character of County Kilkenny, having regard to the findings of the landscape character assessment and the Development Management Requirements as set out in this chapter for the sustainable development of the county and appropriate conservation of its landscape character.<br/> <b>9.2.12.4 Landscape Character Values</b></p>  |

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|  |  |  | <p><b>Development Management Requirement:</b><br/>         To ensure that development within the Landscape Character Areas of Brandon Hill Uplands and the River Valleys of the Nore, Barrow and Suir, which are highly scenic and visually pleasing, and of significant visual amenity value, are carefully sited and designed and can be successfully assimilated into the landscape.</p> <p><b>9.2.12.6 Views and Prospects</b><br/>         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.</p> <p><b>Development Management Requirements:</b></p> <ul style="list-style-type: none"> <li>• To protect the landscape character, quality and local distinctiveness of County Kilkenny, and have regard to the guidance set out in the Landscape Character Assessment.</li> <li>• Where necessary, to require that applications are accompanied by a visual impact assessment, particularly in upland areas, river valleys and areas of greater sensitivity.</li> <li>• To facilitate appropriate development that reflects the scale, character and sensitivities of the local landscape throughout the county, and require that developments minimise the loss of natural features such as trees, hedgerows and stone walls.</li> <li>• To facilitate, where appropriate, developments that have a functional and locational natural resource requirement to be situated on steep or elevated sites (e.g. reservoir, telecommunications or wind energy structures) with reference to the appropriate County strategies currently in place, and to ensure that any residual adverse visual impacts are minimised or mitigated.</li> <li>• To ensure that development in upland areas or on steep slopes will not have a disproportionate or dominating visual impact (due to excessive bulk, scale or inappropriate siting) and will not significantly interfere or detract from scenic upland vistas, or when viewed from public areas, scenic routes, viewpoints or settlements.</li> <li>• To have particular regard to the potential impacts of new development on sensitive upland areas, and to materially consider the difficulty of establishing and maintaining screening vegetation when assessing development proposals in these areas.</li> <li>• To continue to permit development that can utilise existing structures and settlement areas whilst taking account of the local visual absorption opportunities provided by existing topography and prevailing vegetation and to direct new development whenever possible towards the vicinity of existing structures and mature vegetation in the Lowland Areas, River Valleys and Transitional Areas.</li> <li>• To recognise that in the Lowland Areas which are comprised of low lying open environments, tall and bulky development sometimes can have a disproportionate impact against the landscape particularly when viewed from the predominantly low lying areas of the public realm. Visually obtrusive and/or insensitive development shall be discouraged in such instances.</li> <li>• To ensure that development in the River Valleys will not adversely affect or detract from either protected views (see Appendix H) (especially from bridges) or distinctive linear sections of river valleys (especially open floodplains) when viewed from settlements.</li> <li>• To maintain the visual integrity of areas of greater sensitivity in the county and ensure that any development in these areas is appropriately sited and designed. Applicants shall demonstrate that the proposed development can be assimilated into the landscape and will not have a disproportionate visual impact on the landscape.</li> </ul> |
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## 2.4 Criteria under Annex II of the SEA Directive<sup>8</sup>

### 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 St. Canice's Masterplan relates to an area that is already zoned and identified for future development under the existing Kilkenny City and County Development Plan. The area comprises some 25.9 hectares of strategically located lands, thus equating to a significant land bank within Kilkenny City. The Masterplan is a non-statutory plan prepared by Kilkenny County Council in consultation with the Health Service Executive to address opportunities for urban regeneration of the site. The Masterplan provides a vision and key development principles for an integrated, plan-led solution, but does not give planning consent for specific projects. The Masterplan aligns with a hierarchy of National, Regional, and Local planning strategies and policies which include the National Planning Framework, the Regional Spatial and Economic Strategy and Kilkenny City and County Development Plan 2021-2027 (as varied).

Implementing the Masterplan will involve Kilkenny County Council helping to facilitate, promote, support and coordinate stakeholders in their activities in a way that is consistent with existing and emerging plans/programmes/strategies setting out public policy for sustainable development, including that relating to the economy, communities, infrastructure, land use tourism and environmental protection and environmental management.

The Masterplan is situated alongside this hierarchy of statutory documents that has been subject to environmental assessment/screening for environmental assessment, as appropriate, and forms the decision-making and consent-granting framework. The Masterplan does not provide consent or establish a framework for granting consent and will not be binding on any decisions relating to the granting of consent.

The Masterplan fully aligns with the provisions of the existing National Planning Framework, Ireland 2040, Climate Action Plan 2025, the Southern Regional Spatial and Economic Strategy 2020-2032 and the Kilkenny City and County Development Plan 2021-2027 (as varied), all of which have been subject to legislative requirements relating to public consultation and environmental assessment/screening for environmental assessment. As such, the Masterplan is wholly subject to the requirements of the provisions set out in these documents, encompassing measures relating to sustainable development, environmental protection and environmental management that have been integrated into these documents, including through SEA and AA processes, and does not introduce any alterations or additions to those provisions.

In order to be realised, projects included in the Masterplan (in a similar way to other projects from any other sectors) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework. It is a specific provision of the Masterplan to ensure that all of the provisions from the Kilkenny City and County Development Plan 2021-2027 (as varied) identified in the accompanying Screening for SEA and AA reports shall be complied with throughout the implementation of the Masterplan.

Taking into account all of the above (refer also to Table 2.4 and Appendix I) it is demonstrated that: significant beneficial environmental effects are present already under the existing planning framework and would not result from the Masterplan; and potentially significant adverse

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<sup>8</sup> Schedule 1 of the Regulations  
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effects, if unmitigated, are present already under the existing planning framework, have already been envisaged and mitigated by the relevant assessments and would not result from the Masterplan. Consequently, it is advised that the Masterplan would not result in likely significant environmental effects and does not necessitate the undertaking of SEA.

Taking the above and the other SEA screening assessment provided under Section 2.3 into account, arising from the degree to which the Masterplan would set a framework for projects and other activities, the Masterplan 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 St. Canice's Masterplan relates to an area that is already zoned and identified for future development under the existing Kilkenny City and County Development Plan. The area comprises some 25.9 hectares of strategically located lands, thus equating to a significant land bank within Kilkenny City. The Masterplan is a non-statutory plan prepared by Kilkenny County Council in consultation with the Health Service Executive to address opportunities for urban regeneration of the site. The Masterplan provides a vision and key development principles for an integrated, plan-led solution, but does not give planning consent for specific projects. The Masterplan aligns with a hierarchy of National, Regional, and Local planning strategies and policies which include the National Planning Framework, the Regional Spatial and Economic Strategy and Kilkenny City and County Development Plan 2021-2027 (as varied).

Implementing the Masterplan will involve Kilkenny County Council helping to facilitate, promote, support and coordinate stakeholders in their activities in a way that is consistent with existing and emerging plans/programmes/strategies setting out public policy for sustainable development, including that relating to the economy, communities, infrastructure, land use tourism and environmental protection and environmental management.

The Masterplan is situated alongside this hierarchy of statutory documents that has been subject to environmental assessment/screening for environmental assessment, as appropriate, and forms the decision-making and consent-granting framework. The Masterplan does not provide consent or establish a framework for granting consent and will not be binding on any decisions relating to the granting of consent. Once the Masterplan is finalized, the process of Varying the Development Plan to take account of the Masterplan will commence.

The Masterplan fully aligns with the provisions of the existing National Planning Framework, Ireland 2040, Climate Action Plan 2025, the Southern Regional Spatial and Economic Strategy 2020-2032 and the Kilkenny City and County Development Plan 2021-2027 (as varied), all of which have been subject to legislative requirements relating to public consultation and environmental assessment/screening for environmental assessment. As such, the Masterplan is wholly subject to the requirements of the provisions set out in these documents, encompassing measures relating to sustainable development, environmental protection and environmental management that have been integrated into these documents, including through SEA and AA processes, and does not introduce any alterations or additions to those provisions.

In order to be realised, projects included in the Masterplan (in a similar way to other projects from any other sectors) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework. It is a specific provision of the Masterplan to ensure that all of the provisions from the Kilkenny City and County Development Plan 2021-2027 (as varied) identified in the accompanying Screening for SEA and AA reports shall be complied with throughout the implementation of the Masterplan.

Taking into account all of the above (refer also to Table 2.4 and Appendix I) it is demonstrated that: significant beneficial environmental effects are present already under the existing planning framework and would not result from the Masterplan; and potentially significant adverse effects, if unmitigated, are present already under the existing planning framework, have already been envisaged and mitigated by the relevant assessments and would not result from the Masterplan. Consequently, it is advised that the Masterplan would not result in likely significant environmental effects and does not necessitate the undertaking of SEA.

Taking the above and the other SEA screening assessment and commentary provided under Section 2.3 into account, arising from the degree to which the Masterplan would influence other plans, the Masterplan 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 Masterplan is situated alongside the hierarchy of statutory documents that has been subject to environmental assessment/screening for environmental assessment, as appropriate, and forms the decision-making and consent-granting framework. The Masterplan does not provide consent or establish a framework for granting consent and will not be binding on any decisions relating to the granting of consent.

The Masterplan fully aligns with the provisions of the existing National Planning Framework, Ireland 2040, National Climate Action Plan 2025, the Southern Regional Spatial and Economic Strategy 2020-2032 and the Kilkenny City and County Development Plan 2021-2027 (as varied), all of which have been subject to legislative requirements relating to public consultation and environmental assessment/screening for environmental assessment. As such, the Masterplan is wholly subject to the requirements of the provisions set out in these documents (a selection of which are identified on Table 2.4), encompassing measures relating to sustainable development, environmental protection and environmental management that have been integrated into these documents, including through SEA and AA processes, and does not introduce any alterations or additions to those provisions.

Taking the above and the other SEA screening assessment and commentary provided under Section 2.3 into account, arising from the degree to which the Masterplan would be relevant for the integration of environmental considerations with a view to promoting sustainable development, the Masterplan 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 planning framework contributes towards ensuring that environmental conditions do not get worse. As identified in the Masterplan, in order to be realised, projects included in the Masterplan (in a similar way to other projects from any other sectors) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework (a selection of which are identified on Table 2.4).

Taking the above and the other SEA screening assessment and commentary provided under Section 2.3 into account, arising from environmental problems relevant to the Masterplan, the Masterplan 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)**

Implementing the Masterplan will involve Kilkenny County Council helping to facilitate, promote, support and coordinate stakeholders in their activities in a way that is consistent with existing and emerging plans/programmes/strategies setting out public policy for sustainable development, including that relating to the economy, communities, infrastructure, land use tourism and environmental protection and environmental management.

The Masterplan fully aligns with the provisions of the existing National Planning Framework, Ireland 2040, National Climate Action Plan 2025, the Southern Regional Spatial and Economic Strategy 2020-2032 and the Kilkenny City and County Development Plan 2021-2027 (as varied), all of which have been subject to legislative requirements relating to public consultation and environmental assessment/screening for environmental assessment. As such, the Masterplan is wholly subject to the requirements of the provisions set out in these documents, encompassing measures relating to sustainable development, environmental protection and environmental management that have been integrated into these documents, including through SEA and AA processes, and does not introduce any alterations or additions to those provisions.

Taking the above and the other SEA screening assessment and commentary provided under Section 2.3 into account, arising from the relevance of the Masterplan for the implementation of European Union legislation on the environment, the Masterplan would not be likely to result in significant environmental effects.

**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 Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).

**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 Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).

**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 Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).

**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 Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).

**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 Masterplan would not be likely to result in significant environmental effects (see responses

provided under Annex II Part 1 above and the assessment provided under Section 2.3).

**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 Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3, refer to Section 3.3 in Planning Statement).
- b) **exceeded environmental quality standards or limit values, and;**  
The Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).
- c) **intensive land-use.**  
The Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).

**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 Masterplan would not be likely to result in significant environmental effects (see responses provided under Annex II Part 1 above and the assessment provided under Section 2.3).

## Section 3 Conclusion

Screening is the process for deciding whether a particular plan or programme, 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 inform: whether the St. Canice's Masterplan to be adopted would, or would not, be likely to have significant environmental effects, taking into account relevant criteria set out under the SEA Directive and transposing Regulations<sup>9</sup>; and therefore would, or would not, necessitate the undertaking of SEA.

This Screening for SEA Report has examined the Masterplan to be adopted, including against relevant criteria set out in Annex II '*Criteria for determining the likely significance of effects referred to in Article 3(5)*' of the SEA Directive [Schedule 1 of the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended]. Taking into account this examination, the findings of which are provided in this report, it is advised that the Masterplan would not be likely to result in significant environmental effects.

Implementing the Masterplan will involve Kilkenny County Council helping to facilitate, promote, support and coordinate stakeholders in their activities in a way that is consistent with existing and emerging plans/programmes/strategies setting out public policy for sustainable development, including that relating to the economy, communities, infrastructure, land use tourism and environmental protection and environmental management.

The Masterplan is situated alongside this hierarchy of statutory documents that has been subject to environmental assessment/screening for environmental assessment, as appropriate, and forms the decision-making and consent-granting framework. The Masterplan does not provide consent or establish a framework for granting consent and will not be binding on any decisions relating to the granting of consent.

The Masterplan fully aligns with the provisions of the existing National Planning Framework, Ireland 2040, National Climate Action Plan 2023 and emerging Climate Action Plan 2024, the Southern Regional Spatial and Economic Strategy 2020-2032 and the Kilkenny City and County Development Plan 2021-2027 (as varied), all of which have been subject to legislative requirements relating to public consultation and environmental assessment/screening for environmental assessment. As such, the Masterplan is wholly subject to the requirements of the provisions set out in these documents, encompassing measures relating to sustainable development, environmental protection and environmental management that have been integrated into these documents, including through SEA and AA processes, and does not introduce any alterations or additions to those provisions.

In order to be realised, projects included in the Masterplan (in a similar way to other projects from any other sectors) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework. It is a specific provision of the Masterplan to ensure that all of the provisions from the Kilkenny City and County Development Plan 2021-2027 (as varied) identified in the accompanying Screening for SEA and AA reports shall be complied with throughout the implementation of the Masterplan.

Taking into account all of the above (refer also to Table 2.4, Section 2.4, and Appendix I) it is demonstrated that: significant beneficial environmental effects are present already under the existing planning framework and would not result from the Masterplan; and potentially significant adverse effects, if unmitigated, are present already under the existing planning framework, have already been envisaged and mitigated by the relevant assessments and would

<sup>9</sup> European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004) amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011)  
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not result from the Masterplan. Consequently, it is advised that the Masterplan would not result in likely significant environmental effects and does not necessitate the undertaking of SEA.

# Appendix I SEA Screening Determination



## Strategic Environmental Assessment Screening Determination under the Planning and Development Act 2024, as amended for:

### Draft Masterplan for St. Canice's Campus

A Strategic Environmental Assessment Screening determination has been made by Kilkenny County Council regarding the Draft Masterplan for St Canice's Campus on the Dublin Road in Kilkenny.

S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations, 2025 (the Regulations) requires, inter alia, a determination to be made as to whether any plan, which sets the framework for future development consent of projects, warrants the undertaking of environmental assessment.

Although the Masterplan does not currently set the framework for future development consents, the subsequent Variation will. Therefore, screening was carried out in relation to the Draft Masterplan.

In accordance with the requirements of Article 4(6) of the Regulations, a 'screening' of the Draft Masterplan was undertaken in respect of SEA. A Draft Screening report, setting out the Council's considerations with regard to the relevant criteria for determining whether the Draft Masterplan was likely to have significant impacts on the environment as set out in Schedule 2 of the Regulations, was submitted to the environmental authorities in line with Article (4)(5) of the Regulations.

None of the authorities advised that a Strategic Environmental Assessment should be carried out; the information contained in the responses received from the EPA and the Department of Housing, Local Government and Heritage have been taken into account.

The SEA screening, which had regard to the criteria set out in Schedule 2, did not indicate that that the Draft Masterplan was likely to have significant impacts on the environment.

Taking into account the findings of the SEA process that are detailed in the SEA Screening Report that accompanies this Determination, Kilkenny County Council have determined that the Draft Masterplan would not be likely to have significant effects on the environment, therefore an environmental assessment is not required.

Signed   
Arlene O' Connor,  
Senior Executive Planner

Date 18/05/2026

## Appendix II Relationship with Legislation and Other Plans and Programmes

This appendix is not intended to be a full and comprehensive review of EU Directives, the transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Directive, Regulation, Plan or Programme to become familiar with the full details of each.

Interaction with European and national level Plans were considered in the NIR for the City and County Development Plan, and those plans remain as stated in the NIR, except where updates are provided below.

| Legislation, Plan, etc.  | Summary of high-level aim/purpose/objective   | Summary of lower level objectives, actions etc.   | Relevance to the Plan   |
|--|---|---|---|
| <b>National level</b>  |   |   |   |
| NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs | Management planning for nature conservation sites has a number of aims. These include: <ul style="list-style-type: none"> <li>• To identify and evaluate the features of interest for a site</li> <li>• To set clear objectives for the conservation of the features of interest</li> <li>• To describe the site and its management</li> <li>• To identify issues (both positive and negative) that might influence the site</li> <li>• To set out appropriate strategies/management actions to achieve the objectives</li> </ul> | Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites.  | Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3 and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management. |
| National Planning Framework – First Revision 2025                        | The First Revision focuses on the need to update the Framework in order to appropriately reflect changes to government policy that have taken place since its initial publication six years ago, such as climate transition, regional development, demographics, digitalisation and investment and prioritisation.  | National Strategic Outcomes as follows: <ol style="list-style-type: none"> <li>1. Compact Growth</li> <li>2. Enhanced Regional Accessibility</li> <li>3. Strengthened Rural Economies and Communities</li> <li>4. Sustainable Mobility</li> <li>5. A Strong Economy, supported by Enterprise, Innovation and Skills</li> <li>6. High-Quality International Connectivity</li> <li>7. Enhanced Amenity and Heritage</li> <li>8. Transition to a Low-Carbon and Climate-Resilient Society</li> <li>9. Sustainable Management of Water and other Environmental Resources</li> <li>10. Access to Quality Childcare, Education and Health Services</li> </ol> | Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3 and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management. |

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| <p>The Healthy Ireland Framework 2013-2025</p>                    | <p>The HIF vision is “<i>A Healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone’s responsibility</i>”</p> | <p>Goals as follows:<br/>                     Goal 1: Increase the proportion of people who are healthy at all stages of life<br/>                     Goal 2: Reduce health inequalities<br/>                     Goal 3: Protect the public from threats to health and wellbeing<br/>                     Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland</p>  | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3 and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>  |
| <p>National Waste Management Plan for a Circular Economy 2024</p> | <p>Gives effect to national and EU waste policy, and address waste prevention and Management.</p>  | <p>Sets out the current situation including policy, the existing waste landscape and financial, human and market resources deployed. It also identifies the key waste management challenges facing the State.</p> <p>Sets out the responses to the waste management challenges identified including the Plan ambition, targets, policies and priority actions. Targeted policies and priority actions are identified for a range of focus areas chosen to align with the challenges.</p> <p>Sets out the delivery roadmap for the responses contained in Volume II and contains key deliverables required to enable the ambition, targets, policies, and actions identified.</p> | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |
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| <p><b>Regional level</b></p>                                      |  |  |   |
| <p>Southern Regional Economic and Spatial Strategy 2019-2031</p>  | <p>The Regional Spatial and Economic Strategy provides a long-term strategic planning and economic framework for the Southern Region in order to support the implementation of the National Planning Framework.</p>                                | <p>The Southern Regional Economic and Spatial Strategy includes provisions for its nine counties, Cork, Clare, Kerry, Limerick, Tipperary, Waterford, Carlow, Kilkenny and Wexford. The Region’s nine counties are administered by 10 local authorities; Cork includes Cork City Council and Cork County Council.</p>  | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |

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| <p>Fáilte Ireland Tourism plans and strategies, including those relating to the Ireland's Ancient East brands</p>                                | <p>Fáilte Ireland's work includes preparing various plans and strategies for Ireland's Ancient East and other brands and initiatives. These plans are subject to their own environmental assessment processes and any project arising is required to be consistent with and conform with the provisions of all adopted/approved Statutory Policies, Strategies, Plans and Programmes, including provisions for the protection and management of the environment</p> | <p>Some of Fáilte Ireland's plans and strategies include various projects relating to land use and infrastructural development, including those relating to development of land or on land and the carrying out of land use activities. Many of these projects exist already while some are not currently in existence.<br/>The Statutory Policies, Strategies, Plans and Programmes that provide for different projects undergo a variety of environmental assessments. These assessments ensure that environmental effects are considered, including: those arising from new and intensified uses and activities; and those arising from various sectors such as tourism.</p> | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |
| <p>Land Use Plans in force within Kilkenny and in other adjoining planning authorities. This includes Development Plans and Local Area Plans</p> | <p>Outline planning objectives for land use development.</p> <ul style="list-style-type: none"> <li>• Strategic framework for planning and sustainable development including those set out in National Planning Framework and Regional Economic and Spatial Strategies.</li> <li>• Set out the policies and proposals to guide development in the specific Local Authority area.</li> </ul>   | <p>Identify future infrastructure, development and zoning required.</p> <ul style="list-style-type: none"> <li>• Protect and enhances amenities and environment.</li> <li>• Guide planning authority in assessing proposals.</li> <li>• Aim to guide development in the area and the amount of nature of the planned development.</li> <li>• Aim to promote sustainable development.</li> <li>• Provide for economic development and protect natural environmental, heritage.</li> </ul>  | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |

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| <p>Local Economic and Community Plans (LECPs), including the Kilkenny LECP 2023</p> | <p>Vision Statement:<br/>By 2028 Kilkenny will be a future-ready, citizen-centric and welcoming county that is climate resilient, provides jobs, attracts highly productive businesses, delivers inclusive services and celebrates creativity.</p>                                      | <p>High-Level Goals and Objectives<br/>Goal 1: To ensure that climate action is embraced, and that our actions and interventions are embedded across all areas of the LECP in order to contribute positively to the global climate and biodiversity crisis affecting our citizens and support Ireland to achieve its climate and biodiversity goals and obligations.<br/>Goal 2: To build a resilient, sustainable business base and support new and existing businesses to grow, be enterprising and take advantage of new opportunities.<br/>Goal 3: To realise the economic and social value of Kilkenny’s built and natural heritage, its cultural reputation and offer, and its growing tourism, creative and cultural sectors.<br/>Goal 4: To ensure our rural economy and communities are supported to develop sustainably.<br/>Goal 5: To increase the number of economically active people in the County by ensuring access to further and higher education infrastructure and to lifelong learning for every working age resident who wants to work to enhance their educational qualifications and achieve the skills required.<br/>Goal 6: To grow the number of third level graduates working in County Kilkenny.<br/>Goal 7: To reduce inequalities and promote and enhance the importance of health and wellbeing.<br/>Goal 8: To reduce the number of people living in deprivation and promote community development, community resilience, climate justice, integration, diversity and social inclusion.<br/>Goal 9: To develop increased local capacity and improve targeting of social investment through increased engagement and participation with local community groups that will deliver improved community facilities, supports and services.<br/>Goal 10: To support the provision of appropriate community supports and services for new and existing housing developments.</p> | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |
| <p>Groundwater Protection Schemes</p>   | <p>A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.</p> | <p>A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.</p>  | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |
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| <p>Kilkenny’s Statement of Tourism Development Strategy and Action Plan 2023 – 2028</p> | <p>Underpin the Councils’ support for the tourism industry in Kilkenny over the next five years.</p>  | <p>Sets out a vision, goals, objectives, and aligns with national tourism policy, national initiatives, regional objectives and the objectives of the Council’s adopted Local Economic Community Plan. It is intended that the Strategy and Work Programme will support the delivery of the objectives of the LECP, support Kilkenny Tourism, and support local community tourism initiatives.</p>  | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |
| <p>Kilkenny County Council Culture and Creativity Strategy 2023</p>                     | <p>The opportunity embraced within the Kilkenny Culture and Creativity Strategy 2023–2027 is to support people’s participation, inclusion and expression within communities, and further strengthen local creative economies.</p> | <p>This plan identifies five strategic priorities with clear objectives to fulfil the Council’s creative vision for Kilkenny:</p> <ul style="list-style-type: none"> <li>– Enable best practice delivery of culture and creativity</li> <li>– Increase and diversify participation in culture and creativity</li> <li>– Support culture and creativity in rural and urban areas</li> <li>– Engage children and young people in culture and creativity</li> <li>– Communicate the value of culture and creativity</li> </ul> | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |
| <p>Kilkenny County Council’s Climate Action Plan 2024-2029</p>                          | <p>In accordance with the provisions of the Climate Action and Low Carbon Development Act 2015, Kilkenny County Council published its Climate Action Plan in 2024.</p>  | <p>The Plan sets out how the Council will respond to the climate crisis by improving energy efficiency, reducing greenhouse gas emissions, and embedding climate resilience across the organisation. It also addresses how the Council will adopt a leadership role in the county by supporting local communities, businesses and other stakeholders to take climate action.</p>  | <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p> |

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| Kilkenny Noise Action Plan 2024-2028   | The Noise Action Plan is aimed at strategic long-term management of environmental noise from transport systems. Additionally, the Noise Action Plan considers areas potentially free from long-term noise effects caused by human activity, with the aspiration of preserving their environmental noise quality. These are referred to as Candidate Quiet Areas. | Under the Regulations, Kilkenny County Council is the action planning authority responsible for the creation and implementation of the Noise Action Plan for County Kilkenny. The Noise Action Plan for County Kilkenny is based on the results of the strategic noise maps which informed assessments of population exposure and harmful effects of noise. | Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management. |
| Various existing, planned and emerging projects provided for by the above plans and programmes | These projects have been provided for by higher-level plans and programmes   | These projects will contribute towards the development of the area to which the Plan relates and/or wider area and will contribute towards environmental protection and management.   | Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in combination effects (see Section 3.3. and 3.4) may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management. |
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