



Kilkenny County Council

**CALLAN LOCAL AREA PLAN
2009-2015**

AMENDMENT NO. 1

Screening for Strategic Environmental Assessment

Forward Planning
December 2011

1 INTRODUCTION

Kilkenny County Council intends to make an amendment entitled “Amendment No. 1” to the Callan Local Area Plan 2009-2015 under the Planning and Development Act 2000 (as amended). The purpose of this report is to consider whether Amendment No.1 requires Strategic Environmental Assessment (SEA).

Section 7 of the Planning and Development (Amendment) Act 2010, sets out that the written statement of a County Development Plan (CDP) must contain a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. A planning authority shall prepare a core strategy not later than one year after the making of the Regional Planning Guidelines and shall accordingly vary the development plan. The Regional Planning Guidelines for the South East Region were adopted on the 26th July 2010. Variation 2 to the County Development Plan 2008-2014, which provides for the inclusion of the core strategy, was adopted on the 19th September 2011.

This Variation includes a policy PS7, ‘To amend the LAPs for Callan, Castlecomer, Graiguenamanagh and Thomastown adopted in 2009 to take account of the Core Strategy for the County’.

This amendment is necessary to bring the LAP into alignment with the CDP as varied.

As at October 2011, the Callan Local Area Plan (LAP) contained a total of 63 hectares of undeveloped land, zoned for residential uses, or for a mix of residential and other uses.

The RPGs set out a projected population expansion for each county in the region and to accommodate this, determined that in the order of 254 hectares will be required over the period 2010-2016 for Kilkenny city and county. The RPGs have divided the county allocation between the gateway (Waterford Environs in County Kilkenny, which is covered by the Ferrybank/Belview LAP), the hub (Kilkenny City) and the remainder of the county. The Core Strategy Table, on page 18 of Variation 2, set out that the housing land requirement for Callan (to 2016) was 4.1 hectares.

2 MANDATORY REQUIREMENTS

Under SI No. 436 of 2004, Planning & Development (Strategic Environmental Assessment) Regulations 2004, where a Planning Authority proposes to amend a local area plan under Section 20 of the Planning and Development Acts 2000-2010, it shall, before giving notice under section 20 (3), consider whether or not implementation of the amended plan would be likely to have significant effects on the environment, taking into account relevant criteria set out in Schedule 2A (of the Regulations). Section 3 below sets out the required report pursuant to Article 14A of the 2004 regulations.

3 ASSESSMENT OF LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

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

3.1 CHARACTERISTICS OF THE PLAN (Amendment)

- i. The degree, to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.

Amendment No. 1 to the Callan LAP mainly comprises a phasing of zoned land in the LAP area. The County Core Strategy has set out that the Callan LAP should include approximately 4.1 hectares of zoned land to cater for its requirements to 2016. This LAP, which was adopted in 2009, at present includes over 63 hectares of undeveloped land zoned for either residential, or a mix of residential and other uses. Therefore this Amendment will significantly reduce the amount of land available for residential use by dividing it into two phases. Phase 1 will be available for development during the lifetime of the LAP, Phase 2 will not. A total of 48 hectares is proposed for Phase 2 designation and 15 hectares is proposed for Phase 1 designation. Therefore the potential level of development is substantially reduced from that proposed under previous plans. Map A shows the proposed phasing for the LAP.

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

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

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

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

- iv. Environmental problems relevant to the plan.

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

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

1 Water

1a. Water Framework Directive

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

Under the WFD, the status of the King's River (Lower) in Callan was moderate in 2011. The water quality at the bridge was classified as Q3-4 (moderate status) in 2010.

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

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

These policies/actions will not be affected by this amendment.

1b Drinking Water/Water Supply

Capacity

The Water treatment plant in Callan near capacity. It currently supplies water to 2,937 people. Unaccounted for water (ufw) on this scheme is currently at 63%.

Future requirements

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

Quality

A report on *The Provision and Quality of Drinking Water in Ireland – A Report for the Years 2007-2008* (Office of Environment Enforcement EPA, 2009)¹ contains detail on water quality

1

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

in County Kilkenny. The Callan supply was cited in this report for non-compliance with the mercury standard. This was due to the presence of a flow meter which contained mercury and was since removed and the supply is now compliant with the mercury standard.

A policy in relation to water supply is contained in Section 5.14: Infrastructure.

IN1: The Council will endeavour to maintain an adequate water supply sufficient for the development needs of the Plan.

Policies in relation to the quality of drinking water are listed in Section 9.10 of the CDP, IE65-68.

- IE65 Implement the capital programme outlined in the Provision of Water and Wastewater Infrastructure in Kilkenny City and County, March 2007.
- IE66 Extend water supplies to meet the expanding domestic, commercial and industrial needs of the County.
- IE67 Improve the provision of services in those areas where deficiencies exist at present.
- IE68 Encourage the economic use of existing service.

Leakage

- The CDP contains a policy for water conservation and the elimination of leakages, policy IE69: Conserve valuable water supplies by eliminating leakages and through raising public awareness of the need for water conservation.

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

As stated previously unaccounted water (ufw) on this scheme is currently at 63%. Water conservation works are ongoing.

1(c) Waste Water Treatment

The Waste Water plant in Callan provides secondary treatment and discharges to the King's river. The design capacity is 4000 PE and current influent is 3570 PE.

The EPA report *Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007* sets out which plants have treatment that is not appropriate based on the effluent results and/or have taken less than the recommended numbers of samples.

Blue is used in the case of plants under 2,000 p.e. discharging to freshwater or estuarine water and plants under 10,000 p.e discharging to coastal waters that have been deemed by the EPA to have treatment that is not appropriate. Red is used to highlight the treatment plants that did not meet the overall requirements of the Urban Waste Water Treatment

Regulations 2001, and Callan was highlighted in red in 2006 and in 2007. Proposals are ongoing to improve the effluent quality as required by the Urban Wastewater Regulations.

Future requirements

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

1(d) Groundwater Protection

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

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

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

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

A policy in relation to waste water is listed in Section 5.14: Infrastructure of the LAP.

IN2: Waste Water Treatment Works

To upgrade the existing Waste Water Treatment Facility for Callan to accommodate development as proposed in this LAP and that improvements are sufficient to meet standards required to avoid significant adverse effects on the River Nore and River Barrow cSAC.

This policy will not be affected by this Amendment.

2 Flood Prevention and Management

A Strategic Flood Risk Assessment has been carried out for this Amendment and is attached as Appendix 1 and relevant zonings will be amended in line with the recommendations of this SFRA.

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

- v. The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

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

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

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

The development of lands in the area would result in impacts on environmental resources. However, given that this Amendment proposes a significant reduction in the amount of land available for development, and also as outlined, given that any development will be subject to sufficient capacity in water services, it is considered that there will be no significant negative effects from the implementation of this amendment.

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

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

- (ii) The cumulative nature of the effects.

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

- (iii) The transboundary nature of the effects.

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

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

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

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

The amendment directly relates to a total area of 209 hectares, which is enclosed by the LAP boundary. The population of Callan in 2006 was 1,771². Preliminary results for Census 2011 give a population figure of 1,696 for Callan Urban (which does not cover the entire town) and 1,558 for Callan Rural³.

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

a) Special natural characteristics or cultural heritage,

EU Protected Habitats and Species

There is one candidate Special Area of Conservation located within the plan area, the River Nore/Barrow SAC, site code 002162. Figure 5.5 of the LAP does not clearly highlight the boundaries of the cSAC and this will be corrected in a revised Figure 5.5 as part of this Amendment.

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

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

- H5 To protect natural heritage sites designated in National and European legislation. This includes sites proposed to be designated or designated as Special Areas of Conservation (SAC), Natural Heritage Areas (NHA), Nature Reserves and Wildfowl Sanctuaries. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.
- H6 To assess all proposed developments (individually or in combination with other proposals, as appropriate) which are likely to impact on designated natural heritage sites or those sites proposed to be designated.
- H7 To consult with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated.
- H8 To ensure that any development in or near a designated natural heritage site will avoid any significant adverse impact on the features for which the site has been designated.
- H9 To require an appropriate environmental assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.
- H10 To protect and, where possible, enhance the plant and animal species and their habitats that have been identified under EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.
- H11 Ensure that development does not have a significant adverse impact on plant animal or bird species protected by national or European legislation.

² CSO, Volume 1, Table 5

³ www.cso.ie CSO, Preliminary Results - Population 2011 - persons (Number) by Electoral Division and Year

- H12 Consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.

Non-designated habitats and species

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

- H13 Identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.
- H14 To protect and enhance wildlife habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.
- H15 To ensure that any development in or near sites of local conservation interest will minimise any significant adverse impact on the features for which the site has been designated.
- H16 Minimise the loss of habitats and features of the wider countryside (hedgerows, ponds, streams, wetlands, trees etc) through the planning process, which are not within designated sites.
- H17 Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character.

Policies in the LAP are set out in Section 5.16 Natural Heritage

NH1: Natural Heritage In seeking to protect and enhance the natural environment, the Council will refer to relevant policies and objectives set out in the County Development Plan and seek to

- protect natural heritage sites designated in National and European legislation, specifically the Rivers Nore and River Barrow SAC (NH2)
- Designate an appropriate riverside buffer that protects the integrity of the SAC and assists in the management of flood risk
- Protect and conserve non-designated habitats and species and;
- Protect and incorporate existing biodiversity features such as trees, hedgerows and surface water features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces

Where development proposals are made along the riparian corridor, ensure that a condition of consent is to establish a vegetated strip along the river in consultation with the National parks and Wildlife Service.

NH2 The rivers Nore and River Barrow SAC

The Kings River which forms part of the River Barrow and River Nore SAC has considerable potential both waterside and landside to be used as recreational asset for the town and the Local Area Plan will seek to promote the natural amenity potential of this site to

- Protection of this site in accordance with the National and European legislation ensuring that any development in or near the SAC will avoid any significant adverse impacts on the features for which the site has been designated
- Consultation with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated or those sites proposed to be designated.

- The requirement for an appropriate environmental assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.

Scenic Views

The County Development Plan identifies a number of views of special amenity around the county. There are no scenic views in the plan area.

Cultural Heritage

There are a number of Recorded Monuments within the plan area. Recorded monuments are protected by legislation. A list of recorded monuments is included in Appendix 1 of the LAP, and these will not be affected.

Protected Structures

There are a number of protected structures within the area. A list of these is included in Appendix 1 of the LAP, and protected structures will not be affected by this amendment. There are also a number of structures identified in the National Inventory of Architectural Heritage (NIAH).

It is an objective of the CDP that all buildings listed on the NIAH rated Regional and above will be considered for addition to the Record of Protected Structures in County Kilkenny. The process of adding or removing a structure from the Record of Protected Structures will not be carried out as part of the Local Area Plan, therefore there will be no changes on account of this amendment.

Architectural Conservation Areas (ACAs)

There is one ACA designated in Callan. The designated area of approximately 10.12 hectares is located in the medieval Core of Callan and includes portions of Mill Street, Green Market Lane, West Street and Upper Bridge Street.

Policies in relation to cultural heritage are outlined in the CDP in relation to archaeological heritage (H78-H90). Policies in relation to architectural protection are also outlined in the CDP (H93-H101), and for ACAs (H102-H111).

Archaeological heritage Policies from CDP

- H78 Protect and enhance archaeological sites, monuments (including their setting), underwater archaeology, 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 archaeological remains.
- H79 To ensure the preservation in-situ, or preservation by record of:
 - The archaeological monuments included in the Record of Monuments and Places as established under section 12 of the National monuments (Amendment) Act, 1994 and in the Urban Archaeological Survey of County Kilkenny.
 - Any other sites and features of historical or archaeological interest.
 - Any subsurface archaeological features that may be discovered during the course of infrastructural/development works.
- H80 Provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
- H81 Promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the Department of the Environment, Heritage and Local

Government in its capacity of being charged with the implementation of the National Monuments Acts.

- H82 To require an appropriate archaeological assessment to be carried out in respect of any proposed development likely to have an impact on a Recorded Monument, a Zone of Archaeological Potential, or their settings.
- H83 To ensure the protection of archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed.
- H84 To require that sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment where preservation in situ is not feasible.
- H85 Facilitate the dissemination of the results of archaeological excavation in a timely and appropriate manner.
- H86 To acknowledge the importance of underwater archaeology by requiring that any proposed developments that may have implications for the underwater heritage shall be subject to an underwater archaeological assessment in advance of works.
- H87 Facilitate and where feasible create public rights of way to sites of archaeological and historical interest and to National Monuments in state and Local Authority ownership in the county. The Council will also seek the preservation, maintenance and improvement of all existing right of ways to such areas where appropriate.
- H88 Require the retention of surviving medieval plots and street patterns in the villages and towns of Kilkenny and to facilitate the recording of evidence of ancient boundaries, layouts etc. in the course of development.
- H89 To facilitate the implementation of conservation plans⁴ prepared with the support of the County Council over the lifetime of this plan.
- H90 To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential does not seriously detract from the setting of the feature, and is sited and designed appropriately.

Architectural heritage Policies from CDP

- H93 Ensure the protection of the architectural heritage of County Kilkenny by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.
- H94 To have regard to the Architectural Heritage Protection Guidelines issued by the Department of the Environment Heritage and Local Government in 2004 when assessing proposals for development affecting a protected structure
- H95 To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting.
- H96 To promote principles of best practice in conservation and the use of appropriate materials and repair techniques through the administration of the Conservation Grants Scheme funded by The Department of the Environment Heritage and Local Government.
- H97 Ensure the protection of the architectural heritage through promoting the importance of regular maintenance of structures contained within the Record of Protected Structures.
- H98 Provide assistance to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.
- H99 Promote by example the principles of best practice in conservation of the built heritage through the custodianship of Protected Structures in the Council's ownership/care.

⁴ A conservation plan is a document which explains why a site is significant and how that significance will be retained in any future use, alteration, development or repair. Conservation plans provide a framework for the care and management of sites of heritage significance.

- H100 To protect elements of designed landscapes of special interest located within the attendant grounds of Protected Structures, including boundary features.
- H101 To require an architectural impact assessment/conservation method statement for developments within the grounds of country house estates which are Protected Structures.

Architectural Conservation Area Policies from CDP

- H102 To ensure the preservation of the special character of each ACA listed above and others designated in the Local Area Plans adopted for the towns, villages and smaller settlements within the county during the life of this development plan particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving.
- H103 To have regard to the Architectural Heritage Protection Guidelines, issued by the Department of the Environment Heritage and Local Government when assessing proposals for development affecting the character of an ACA
- H104 To consider the designation of Architectural Conservation Areas where appropriate and provide a local policy framework for the preservation of the character of these areas.
- H105 To ensure the retention, repair rather than replacement and the regular maintenance 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 pubfronts and to ensure the use of appropriate materials and repair techniques when repairs are being carried out.
- H106 To ensure that inappropriate materials such as windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within ACAs.
- H107 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 and plot size
- H108 To ensure the preservation of the character of an ACA when assessing proposals for advertising
- H109 To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and roadside items as appropriate.
- H110 To ensure the conservation of historic shopfronts and pubfronts. Where replacement is necessary, to encourage the introduction of shopfronts and pubfronts of contemporary high quality design and materials.
- H111 To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of each ACA where appropriate.

Policies for the ACA are set out in Section 5.17 of the LAP. None of the policies above will be affected by this amendment.

Landscape Designations

The County Development Plan 2008 incorporates a Landscape Character Assessment. Callan is located in a lowland area. Policies for development in these areas are set out in Section 8.3.3 of the County Development Plan This amendment will not affect the LCA in any way

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

Local Government, Department of Arts, Heritage and the Gaeltacht, National Parks and Wildlife Service, Heritage Officer, or Conservation Officer as appropriate.

b) Exceeded environmental quality standards or limit values,

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

c) Intensive land use.

This amendment decreases the amount of residential zoned land available for development within the town from that zoned under previous Plans. As such, it is considered likely that the future developments resulting from the new zoning will not intensify land uses within the area to a degree that would adversely impact upon the existing natural and built environment. Quality design standards and guidelines are already provided in the CDP with appropriate policies and objectives which seek to reduce the potentially negative impact of any increased land uses within the area.

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

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

There is one candidate Special Area of Conservation within the plan area. There are also a number of Recorded Monuments in the plan area.

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

4 STATUTORY CONSULTATION

In accordance with the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, the specified environmental and planning authorities that shall be consulted, as appropriate, are:

- The Environmental Protection Agency (EPA)
- The Minister of the Environment, Community and Local Government (DoECLG)
- Where it appears that the plan might have significant effects on fisheries or the marine environment, the Minister for Agriculture, Marine and Food and the Minister for Communications, Marine and Natural Resources (DCMNR)
- Where it appears that the plan might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs

- Any adjoining planning authority whose area is contiguous to the area of the planning authority which prepared the plan.

In this case, the environmental authorities that will be consulted are:

- The Environmental Protection Agency (EPA)
- The Minister of the Environment, Community and Local Government (DoECLG)
- The Minister for Arts, Heritage and Gaeltacht Affairs

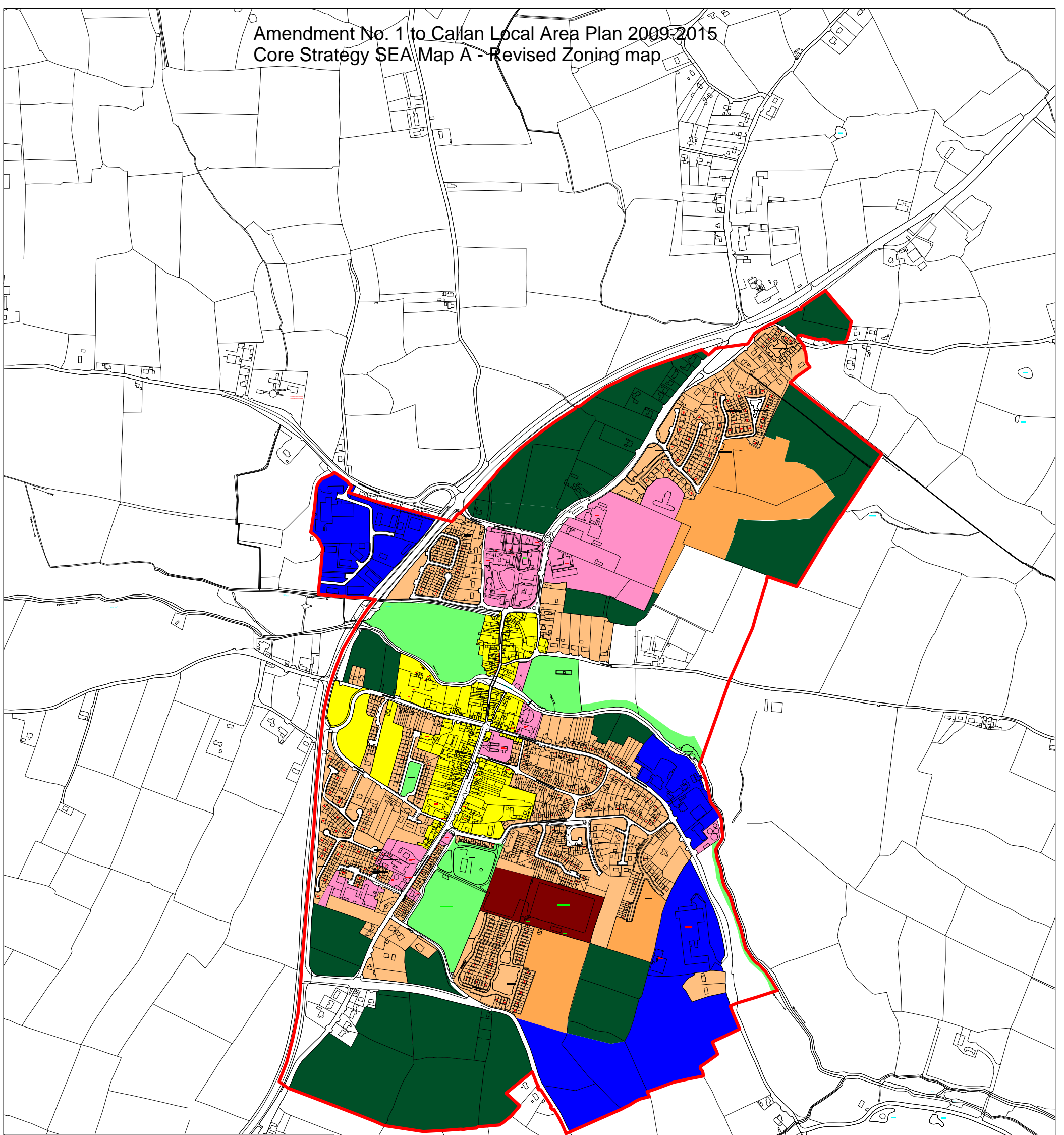
These three authorities were consulted under Article 14A(4)(b) of the Regulations through correspondence sent on the 17th November 2011. The EPA responded, and issues raised were considered. The EPA did not advise that an SEA should be carried out.

5 CONCLUSION

It is not anticipated that Amendment No.2 will have strategic environmental effects and at this stage in the process it is considered that an SEA will not be required. Localised environmental effects as a result of any proposed development carried out on the land within the plan area can be dealt with through the assessment of individual planning applications.

In terms of the provisions of Article 14A(4) and (5) of the Regulations, following the appropriate consultation period the Planning Authority shall determine whether or not implementation of the proposed amendment would be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Regulations (see Section 3 above) and any submission or observation received from the environmental authorities (see Section 4 above). A decision was taken on the 16th December 2011 to not carry out an SEA and in accordance with Article 14A(6)(b) the environmental authorities were notified of this decision on the 16th December 2011.

Amendment No. 1 to Callan Local Area Plan 2009-2015
Core Strategy SEA Map A - Revised Zoning map



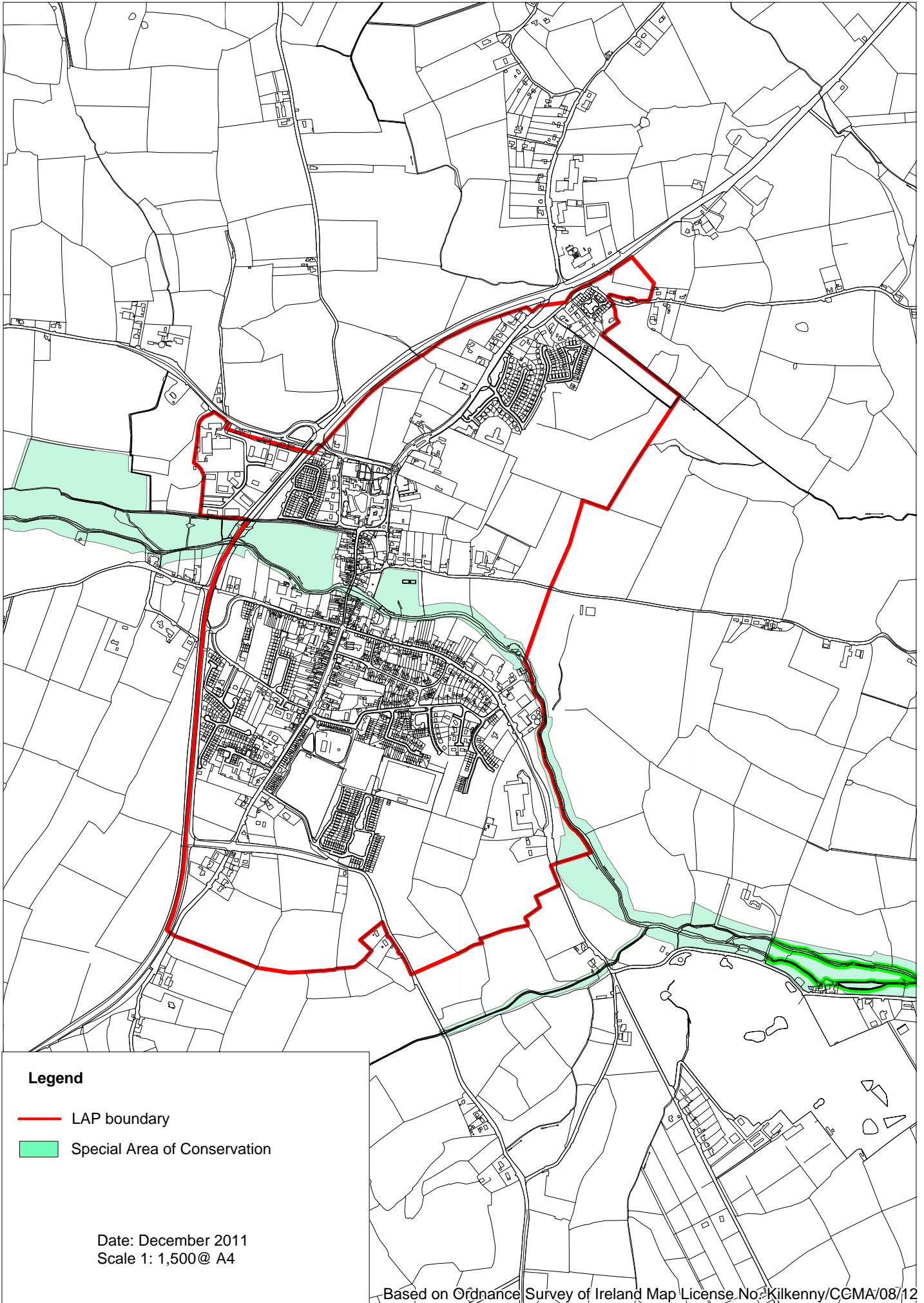
Legend

-  Plan Boundary
-  Existing Residential
-  New Residential
-  Community Facilities
-  Open Space
-  Agriculture
-  General Business
-  Phase 2
-  Industrial
-  Mixed use

Scale 1:1,000 @ A3
Date: December 2011

Based on Ordnance Survey
Ireland Map, Licence No.
Kilkenny/CCMA/08/12

Amendment 1 to Callan Local Area Plan 2009
Strategic Environmental Screening SEA Map B



Legend

- LAP boundary
- Special Area of Conservation

Date: December 2011
Scale 1: 1,500 @ A4