



DESIGNING AND DELIVERING  
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# PROPOSED VARIATION NO. 1 OF TIPPERARY COUNTY DEVELOPMENT PLAN 2022-2028

## Draft Strategic Environmental Assessment Environmental Report

**Prepared for:**  
Tipperary County Council



Comhairle Contae Thiobraid Árann  
Tipperary County Council

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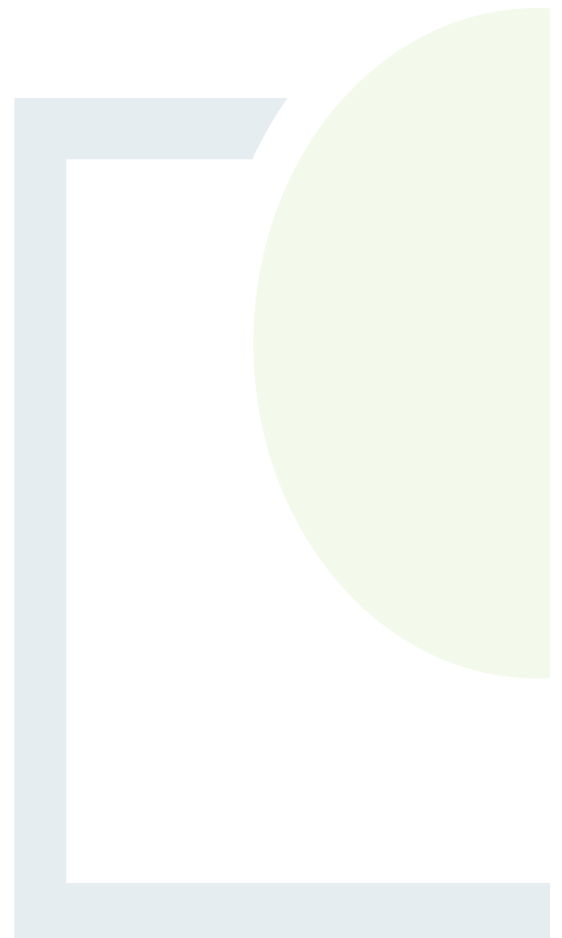
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# DRAFT STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT FOR PROPOSED VARIATION NO. 1 OF THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022 - 2028

## REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Abstract:** Fehily Timoney and Company is pleased to submit this Draft Strategic Environmental Assessment Environmental Report to Tipperary County Council for Proposed Variation No. 1 of the Tipperary County Development Plan 2022 - 2028.

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## NON-TECHNICAL SUMMARY

### Introduction

Tipperary County Council (TCC) has prepared the Proposed Variation No. 1 (herein referred to as the 'Proposed Variation' or the 'Variation') to the Tipperary County Development Plan 2022 - 2028 (herein referred to as the 'TCDP'). A Strategic Environmental Assessment (SEA) has been undertaken for the Proposed Variation. The purpose of the SEA is to identify and evaluate the likely significant environmental effects of implementing Proposed Variation.

This is the non-technical summary of the Draft SEA Environmental Report for the Proposed Variation.

### Approach to SEA

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public. These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

The SEA process runs in parallel with the Appropriate Assessment (AA) process, which is an assessment process focusing on the potential effects of a plan or project on sites designated for nature protection known as 'European Sites.'

### Proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028

The purpose of the Proposed Variation is to align with the National Planning Framework – First Revision ('Revised NPF') and NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities ('the Guidelines'). The Revised NPF identifies the need to need to plan for approximately 50,000 additional households per annum to 2040, while the Guidelines require that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan.

The Proposed Variation, therefore, has included a number of changes to the TCDP with regards to the implementation of the Housing Growth Requirements for County Tipperary. The figures for the housing growth requirements outlined for Tipperary can be viewed in Table 2-1 of the Draft SEA Environmental Report. The amendments contained within the Proposed Variation can be summarised as follows:

- A revised updated Core Strategy
- New policies and amendments to existing policies to support and facilitate residential development



- Amendments to the zoning maps of 24no. settlements to take account of the revised updated Core Strategy
- Associated updates to text narrative

## The Environmental Baseline

An evaluation and a characterisation of the current state of the environment likely to be affected by the Proposed Variation has been undertaken to inform the SEA process.

The following Environmental Components were considered during this evaluation:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

A non-technical and high-level summary of the baseline environment is provided in the table below. This table provides an overview of the baseline environmental features present in Tipperary County.



Environmental Component	Summary of the Baseline Environmental Characteristics
Population and Human Health	<ul style="list-style-type: none"> <li>In the 2022 Census, the total population of Tipperary was 167,895 persons, showing the trend of an increase in total population in the County by ca. 5.2% (8,342persons)<sup>1</sup> since the previous Census.</li> <li>The Southern Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 divides the transitional population projection for Tipperary between its two former constituencies: North and South. The population projection until 2031 for Tipperary North is between 9,500 and 11,000 persons. The population projection until 2031 for Tipperary South is 11,000-13,500 persons<sup>2</sup>.</li> </ul>
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> <li>There are 51 SACs within the Zone of Influence of the TCDP, including: Silvermines Mountains (000939); Lower River Shannon (002165); Kilduff, Devilsbit Mountain (000934); and Clare Glen (000930).</li> <li>There are 14 SPAs within the ZOI of the TCDP, including: Lough Derg (Shannon) (004058); Middle Shannon Callows (004096); River Little Brosna (004086); and Slievefelim to Silvermines Mountains (004165).</li> <li>There are 15 NHAs within Tipperary, including: Arragh More Bog (000640); Slievenamon Bog (002388); Mauherslieve Bog (002385); and River Little Brosna Callows (000564).</li> <li>There are 76 pNHAs within the County, including: Knockavilla National School, Dundrum (000649); Newchapel Turlough (000653); Templemore Wood (000942) and Aughnaglanny Valley (000948).</li> <li>There are 5 designated Flora Protection Order sites in the County: Caher, Clonmel, Glounroe, and two in Shallee.</li> <li>There is one Wildfowl Sanctuary within or partially within the County: Marlfield Lake (WFS-64).</li> <li>There is one Nature Reserve located within the County: Redwood Bog Nature Reserve (in the north of the County).</li> </ul>
Landscape and Visual Amenity	<ul style="list-style-type: none"> <li>County Tipperary is characterised by a rich and diverse landscape, including large lowland plains, uplands, mountain ranges, valleys and variety of wetlands. Upland areas include the Silvermines, Arra, Galtee and Knockmealdown Mountains, the Slieveardagh Hills, the Devil's Bit and Slievenamon. The Shannon wetlands and Lough Derg are situated in the north-west of the County. They represent areas of high landscape quality, natural heritage and amenity value.</li> <li>The current Landscape Character Assessment<sup>3</sup> for Tipperary identifies four Universal Landscape Archetypes, subdivided into seven Landscape Character Types and 23 Landscape Character Areas. In addition to this, Specific Views and Prospects for protection have been identified. High Amenity Areas have also been identified in the County.</li> </ul>

<sup>1</sup> Central Statistics Office. 2022. [FY003B - Population and Actual and Percentage Change 2006 to 2022 \(cso.ie\)](https://data.cso.ie/table/FY003B)  
<https://data.cso.ie/table/FY003B>

<sup>2</sup> *Regional Spatial and Economic Strategy for the Southern Region 2019-2031*

<sup>3</sup> Tipperary County Development Plan 2022-2028, *Appendix 3: Landscape Character Assessment and Schedule of Views and Routes*



Environmental Component	Summary of the Baseline Environmental Characteristics
Cultural Heritage - Archaeological and Architectural	<ul style="list-style-type: none"> <li>• There are hundreds of Recorded Monuments within the County. Clusters of monuments are concentrated within and adjacent to the existing built-up footprint of the County and in the rural areas. Enclosures, fulacht fia, castles, ringforts, churches and graveyards are among the most common recorded monuments in the County.</li> <li>• There are approximately 2,585 entries to the Record of Protected Structures within the County<sup>4</sup>, which include many notable buildings in the County including Kiltinan Castle in Fethard and Tullamain Castle in Tullamain, Fethard.</li> <li>• 25 towns and villages have designated ACAs within County Tipperary.</li> </ul>
Soils	<ul style="list-style-type: none"> <li>• Dominant soil types in the county include Luvisols and Peat Soils.</li> <li>• Other soil types in the county include Alluvial soils, Groundwater Gleys, Surface Water Gleys, Podzols, Brown Earths and Lithosols</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• Potential change of land-use associated with the Proposed Variation which may result loss/reduction in existing land-use categories, including agricultural land and natural space.</li> </ul>
Air Quality and Noise	<ul style="list-style-type: none"> <li>• The Air Quality in Ireland 2024 report prepared by the EPA identifies that Air quality in Ireland is moving in a positive direction, however Ireland has not yet met the Clean Air strategy and guidelines set forth by the World Health Organisation.</li> <li>• Air quality monitoring results in 2024 show that the most significant pollutants in Ireland are Particulate Matter (PM10 and PM2.5) from burning of solid fuels and Nitrogen Dioxide (NO2) from vehicular emissions.</li> <li>• Under the Clean Air for Europe Directive [Directive 2008/50/EC, the majority of the County is defined as 'Zone D' out of the four zones in Ireland. Clonmel, located in the south of the County is defined as 'Zone C' out of the four zones in Ireland.</li> </ul>
Water	<ul style="list-style-type: none"> <li>• The County is located mainly within the sub-catchments of the Suir and Lower, and is partially located within the catchments of the Nore, Shannon Estuary South and Blackwater (Munster).</li> <li>• The WFD groundwater status (2019-2024) underlying Tipperary is largely identified as being of 'Good' status, with areas of 'Poor' status to the south and east of the County.</li> <li>• The WFD status of rivers and streams (2019-2024) draining Tipperary ranges from good (sections of rivers and streams, including Suir, Clodiagh and Newport), to moderate (sections of rivers and streams including Fana and Fishmoynes), to poor (sections of rivers and streams including Suir, Inch and Fishmoynes) and to High (sections of rivers and streams including Clodiagh and Tar).</li> <li>• The Lake Waterbody WFD Status (2019-2024) of Lough Derg is defined as 'Moderate'.</li> <li>• In 2022 the OPW identified Areas for Further Assessment. These settlements are - Ardfinnan; Ballyporeen; Bansha; Borrisokane;</li> </ul>

<sup>4</sup> Volume 4, Tipperary County Development Plan 2022 – 2028, Cashel and Environs Development Plan 2009, Templemore and Environs Development Plan 2012, Tipperary Town and Environs Development Plan 2013.



Environmental Component	Summary of the Baseline Environmental Characteristics
	Borrisoleigh; Caher; Carrick-on-Suir; Clonmel; Fethard; Golden; Marlfield; Mullinahone; Nenagh; Newcastle; Newport; Roscrea; Templemore; Thurles; and Tipperary Town.
Material Assets	<ul style="list-style-type: none"> <li>There are a number of key road linkages in Tipperary, inclusive of motorways and national roads. Irish Rail operate along three interregional rail lines: Waterford – Limerick, Limerick – Ballybrophy and Dublin - Cork. Public and private bus operators also link settlements within the County.</li> </ul>
Tourism and Recreation	<ul style="list-style-type: none"> <li>Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased in recent years; in 2015 'Ireland's Ancient East' campaign was launched, and the global brand success resulted in infrastructure demands to previously less trafficked areas. Failte Ireland has recently published their four brand strategies<sup>5</sup> which defines the spatial scope and spread of future tourism developments within Ireland. At a county level, Tipperary has developed the Tipperary Transforming, Tourism Product Development Plan 2020-2030. Cultural Heritage sites also support heritage-related tourism and recreation.</li> </ul>
Climate Change	<ul style="list-style-type: none"> <li>Tipperary is affected by climate change policy and issues broadly, including Section 15 of the Climate Action and Low Carbon Development Act, as amended, which requires TCC to perform its functions in a manner consistent with national climate policy and objectives.</li> <li>The Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plan 2025 set out Ireland's national and sectoral targets in this regard.</li> <li>Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland.</li> </ul>

Further information on the baseline environment, including specific detail on areas subject to proposed zoning objective changes, and a comprehensive suite of baseline environment mapping, is provided in Section 4 of this Draft SEA Environmental Report.

## Evolution of the Baseline Environment

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Variation is not adopted and implemented. It is predicted that the following would occur in the event the Proposed Variation is to the CPD is not made:

<sup>5</sup> Wild Atlantic Way, Dublin's a Breath of Fresh Air, Ireland's Ancient East and Ireland's Hidden Heartlands



- There would be absence of an appropriately focused strategy for developing additional housing and supporting infrastructure to meet housing targets for the County.
- There would be insufficient lands zoned for residential use, resulting in constraints on housing development in the County. This would increase the likelihood that housing targets for the County would not be achieved.
- Planning and environmental protection requirements defined in legislation, the current CDP and higher order plans would still apply to Tipperary.
- There would not be a strong planning framework for delivering additional housing in line with housing targets, however.
- The baseline environment would still be strongly influenced by the current TCDP, the Tipperary Biodiversity Action Plan 2025-2030, the Tipperary Local Authority Climate Action Plan 2024 - 2029 and Local Area Plans (LAPs) and Town Development Plans (TDPs) for the County.
- The development of additional housing and supporting infrastructure in Tipperary would not be subject to strategic and appropriately focussed development control. There would be a greater risk of improper planning and unsustainable development occurring in the County. This scenario has greater potential to result in adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including adverse effects on:
  - Population and Human Health – e.g., through reductions in residential amenity, noise, dust.
  - Biodiversity – e.g., through the loss of valuable habitat, habitat fragmentation, effects on protected species.
  - Landscape Character and Visual Amenity – e.g., through loss of scenic value, diminishment of landscape character and visual amenity.
  - Cultural Heritage – e.g., through effects on or diminishment of built heritage including protected structures and historic fabric.
  - Soils – e.g., through ground contamination, effects on soil structure and function.
  - Land use – e.g., as a result of development-led planning, which is unsustainable, incoherent and inconsistent with good planning practice and higher-order planning policy.
  - Water – e.g., through the carrying out of development that results in adverse effects on water quality or increased flood risk.
  - Material Assets – e.g., as a result of failing to provide supporting infrastructure and services (e.g., water supply, wastewater services) for additional housing development to be carried out in the County in the long-term.
- The potential positive effects of the Proposed Variation on environmental components will not be realised, including potential positive effects on:
  - Population and Human Health – e.g., through the delivery of sustainable, plan-led, environmentally responsible housing and supporting infrastructure.
  - Land use – e.g., through the promotion of plan-led, strategic and environmental responsible housing development.
  - Water – e.g., through the application of good and proper flood risk management under the land use planning process.
  - Material Assets – e.g., through the appropriately phased delivery of supporting infrastructure and services in the County (e.g., water supply, wastewater services) in line with housing development.



## Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of a plan or programme can be assessed. They are based on wider environmental protection objectives on a local, regional, national, European and international level. They are high-level in nature and set strategic goals for improvement. SEOs have already been developed for the current TCDP. It has been assessed that these SEOs are applicable to the TCDP can be used to measure the environmental effects of the Proposed Variation (See Table 5-1 of the Draft SEA Environmental Report).

Additional SEOs to support the measurement of the effects of the Proposed Variation have also been defined. These are as follows:

- **Population and Human Health:** Delivery of new housing in line with Housing Growth Requirements for the County.
- **Biodiversity, Flora and Fauna:** Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029 and the Tipperary Biodiversity Action Plan 2025 - 2030.
- **Climate:** Support the achievement of the Tipperary Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.
- **Air Quality (and Noise):** Support the achievement of Actions for Tipperary defined in the Tipperary Noise Action Plan 2024-2028.

## Description and Evaluation of Plan Alternatives

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Proposed Variation (taking into account the objectives and the geographical scope of a plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation. Reasonable alternatives were assessed against the SEOs established for the aspects of the baseline environment which are likely to be significantly affected by the Variation.

The underpinning goal of the reasonable alternative evaluation process was to ensure that the selection of preferred alternatives by the local authority is informed by environmental considerations.

Reasonable alternatives to the Proposed Variation were identified as the Variation-making process evolved. Details on all Reasonable Alternatives considered during Variation-making and a brief summary of reasoning for selecting preferred alternatives are presented in the table below.



Theme	Description of Reasonable Alternatives	Preferred Alternative	Reasons for Selecting Preferred Alternatives
<b>Flood Risk Considerations</b>	Alternative 1: Avoidance of zoning for development at lands identified as being at risk of flooding	Alternative 1	<p>One of the fundamental considerations for site selection for zoning proposals was based on national planning policy and guidance, and one of the key site selection criteria was that the site must not be located in a Flood Zone. All sites identified by the County SFRA as being at risk of flooding were excluded from the long-list of sites that TCC had considered in the initial stages of the Variation development process.</p> <p>Subsequently, any sites considered in the Proposed Variation with a historic flood risk and/or unmapped watercourses in reasonable proximity, will require site-specific considerations based on the nature and level of risk. This will include introducing flood risk objectives and policies and/or analysis as part of the SFRA process for the Proposed Variation.</p> <p>It was determined that undertaking the outlined approach would afford maximal environmental protection against flood risk considerations for environmental components such as material assets, water and population and human health, and achieve the national housing targets and housing delivery.</p>
	Alternative 2: The use of the Justification test to facilitate development on these lands		
<b>Approach to Environmental Protection - Avoidance or Mitigation</b>	Alternative 1: Place greater emphasis on using avoidance measures to avoid conflicts and potential adverse effects on important/sensitive environmental features	Alternative 1	<p>A long-list of sites were initially considered for the zoning proposals early on in the Variation process. These sites were subject to a preliminary assessment with discussions between the Variation development team and environmental assessment teams (SEA, AA and SFRA), on how to best ensure suitable protection of the receiving environments at these sites.</p> <p>A strategic decision was made early in the process to avoid development at or near these important or sensitive environmental features.</p>
	Alternative 2: Place greater emphasis on using Plan-level mitigation measures to prevent potential adverse effects on important/sensitive environmental features		



Theme	Description of Reasonable Alternatives	Preferred Alternative	Seasons for Selecting Preferred Alternatives
			<p>A framework of existing environmental mitigation is already defined in the TCDP. It was assessed that adherence to this framework of mitigatory policy within the TCDP would avoid, prevent and reduce potential significant adverse effects that may occur due to the implementation of the Proposed Variation.</p> <p>In line with the ambitions for the Proposed Variation, to maximise environmental protection, it was decided to define further environmental mitigation applicable (See Section 8.2 of the Draft SEA Environmental Report) to the Proposed Variation. This alternative increases the likelihood and the magnitude of positive effects associated with the implementation of the Proposed Variation</p>
<p><b>Wastewater Treatment Capacity for Additional Housing</b></p>	<p>Alternative 1: Concentrating zoning proposals for residential development in settlements in proportion to available spare wastewater treatment capacity</p> <p>Alternative 2: Apportioning zoning proposals for residential development across all settlements regardless of wastewater treatment capacity</p>	<p>Alternative 1</p>	<p>Wastewater infrastructure and treatment capacity was a key consideration in the site-selection process. The latest Uisce Éireann Wastewater Treatment Capacity Register was reviewed for each settlement, in addition to a review of the existing sewer networks. Engagement with Uisce Éireann was also undertaken as part of site selection process, which fed into the Serviced Land Assessment and consequently determined the suitability of land for zoning.</p> <p>It was determined that the zoning proposals for residential development should be concentrated largely in the settlements with spare capacities to avoid placing loading pressures on wastewater treatment plants in the County. Zoning proposals for residential development in settlements with little or no capacity will be subject to the proviso that such development can only be progressed where appropriate wastewater treatment capacity becomes available.</p>



Theme	Description of Reasonable Alternatives	Preferred Alternative	Seasons for Selecting Preferred Alternatives
			<p>This approach affords maximal environmental protection for environmental components, particularly water quality, biodiversity, population and human health.</p>
<p><b>Sustainable Transport</b></p>	<p>Alternative 1: Promote additional residential zoning in settlements that are provided with public transport and infrastructure for other sustainable modes of transport (cycling and walking)</p> <hr/> <p>Alternative 2: Promote residential development across all settlements and areas, including areas not provided with public transport services</p>	<p>Alternative 1</p>	<p>A settlement review was undertaken as part of the background research and preparation of the Variation development. This review considered public transport provision among other infrastructure and services. Existing Local Transport Plans for the key towns of Clonmel, Nenagh and Thurles and Sustainable Transport Plans for the District Towns of Roscrea and Carrick-on-Suir were also considered. Where bus services were not in place, other sustainable modes of transport were considered in site selection, including walking and cycling infrastructure.</p> <p>A strategic decision was made in the variation development process to focus zoning proposals in areas with established public transport services and/or sustainable (walking and cycling) infrastructure. This ensures that the Variation accords with and supports higher-order CDP policy on sustainable travel and transport, including the National Sustainable Mobility Policy and Development Plan. Ensuring that land use development accords with sustainable travel and transport creates positive interactions with a range of environmental components, including:</p> <ul style="list-style-type: none"> <li>• Biodiversity, Flora and Fauna - through the reduction of exhaust emissions associated with private vehicle use</li> <li>• Population and Human Health - through the reduction of exhaust emissions associated with private vehicle use, and through the promotion of safe, more convenient and cheaper public transport options for travel.</li> <li>• Material Assets - through the promotion of a well-used and supported public transport network.</li> </ul>



Theme	Description of Reasonable Alternatives	Preferred Alternative	Seasons for Selecting Preferred Alternatives
			<ul style="list-style-type: none"><li>• Air - through the reduction of exhaust emissions associated with private vehicle use.</li><li>• Climate - through the reduction of GHG emissions associated with private vehicle use.</li></ul>



## Evaluation of the Environmental Effects of Variation Implementation

A detailed evaluation of the potential effects of the Preferred Variation on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A concise and non-technical summary of the key environmental effects associated with implementing the Proposed Variation implementation is presented below.

### Potential Negative Environmental Effects (In the absence of environmental mitigation)

- The Proposed Variation supports the carrying out of housing and infrastructural development. The construction phase of such development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phase of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Proposed Variation provides a land use framework for development that has the potential to generate environmental impacts (e.g., habitat loss) that directly or indirectly cause adverse effects on European sites, such as disturbance to key species, reduction in species density, impact on non-designated sites or habitat that support European sites, or changes in indicators of conservation value.
- Development may lead to adverse effects on biodiversity, including loss, disturbance or damage to biodiversity, flora and fauna; effects on important sites and their ecological features/qualifying interests (e.g., Lower River Suir SAC, Silvermines Mountains SPA, Lough Derg (Shannon) SPA, etc.); effects on ecological connectivity; and effects on locally important biodiversity (e.g., wildlife corridors).
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species (e.g., Lesser horseshoe bat).
- The Proposed Variation supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.
- Greenfield development may damage known heritage features (e.g., Ringforts, Fulacht fiadh) or unknown archaeological remains.
- The Proposed Variation is supportive of the carrying out of development at sensitive locations which could potentially affect sensitive aspects of the environment, including biodiversity (habitats and species), water quality, landscape character and visual amenity, and built and archaeological heritage.
- Development, including large-scale development of a sizeable mass and form, may generate negative impacts on built heritage (e.g., protected structures, their curtilage/s and/or associated historic demesne/s) and historic fabric, including historic structures and features present in the settlements. Development supported by the Proposed Variation may negatively effect on the setting of heritage assets and sense of place, generally.
- Significantly scaled residential development may adversely affect visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.



- Inappropriate development may generate adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development arising due to the Proposed Variation may generate an increase in traffic levels resulting in effects on existing traffic and transportation conditions and dynamics.
- Development related excavation has the potential to result in the generation of substantial levels of material and waste, that will need to be appropriately and sustainably managed in accordance with 'Waste Hierarchy' principles.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).

#### Potential Positive Environmental Effects

- Proposed Variation objectives, as defined, have the potential to contribute to the provision of additional housing, and sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Proposed Variation has the potential to support strategic, plan-led, balanced, integrated and socially beneficial development and environmental protection and enhancement in the County.
- The Proposed Variation will support compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable residential development in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (promotion of compact development and prevention of sprawl) and air and climate (by promoting compact and connected development, reducing the need to travel by private car).
- The delivery of housing and community infrastructure has the potential to generate positive effects on population and human health (people and communities).
- The promotion of sustainable land use, sustainable transportation and public transport may support modal shift and the use of public transportation in the County, resulting in potential positive effects on population and human health, local air quality and climate.
- The Proposed Variation is supportive of the minimisation of flood risk in the County area. This will generate positive environmental effects on water quality, hydrology and biodiversity. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events, including human receptors, material assets, ecological receptors and cultural heritage assets.



## Transboundary Environmental Effects

The Proposed Variation does not have the potential to introduce sources of impact that may be transmitted outside of Ireland, considering the nature of the proposed changes to the current TCDP and the location of the County.

## Mitigation Measures

The SEA Directive requires that mitigation measures to prevent and reduce any potential significant negative environmental effects due to the implementation of a plan are defined. The following forms of mitigation have been adopted to mitigate the negative effects of the Proposed Variation and maximise its potential positive effects:

- Mitigation through consideration of alternatives.
- Mitigation through environmental mitigation defined in the current TCDP, and through integrating environmental considerations into the Proposed Variation.

A number of alternatives were considered at an early stage in the Variation development process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Variation was chosen over other alternative options having due regard to the potential environmental effects (positive and negative) associated with the alternatives considered.

Environmental assessment was undertaken early on in the process and in an iterative manner. Environmental considerations shaped the refinement of land use zoning proposals throughout the process. A wide range of avoidance measures were recommended and taken to avoid conflicts between land use zoning proposals and sensitive environmental features. Zoning proposals at sites were avoided or suitably refined, depending on the presence of sensitive environmental features. The SFRA produced for the Proposed Variation suitably informed this process.

An mitigatory Policy has been integrated into the CDP as part of the Proposed Variation. This Policy has been designed to suitably inform and guide planning processes related to development supported by the Variation. This policy - acting in conjunction with the existing mitigatory framework of Policies and Objective in the current CDP - will serve to mitigate potential negative effects of implementing the Proposed Variation. The Policy will act as an additional layer of environmental mitigation beyond the existing CDP framework, and seeks to ensure maximal environmental protection, in line with wider and contemporary environmental protection objectives.

An additional environmental mitigation measure to mitigate the potential negative environmental effects of implementing the Proposed Variation was developed and then integrated into the Proposed Variation. This process was carried out in an iterative manner to ensure the optimal plan-making/variation-development and environmental outcomes. This has served as an additional layer of environmental mitigation beyond the framework of the Development Plan policy and objectives currently in the TCDP, and seeks to maximise environmental protection.

Due to the inter-relationship between various environmental components, environmental mitigation measures defined for one component can also serve to benefit other environmental components.



## Conclusions

The reasonable alternatives presented in Section 6 of the main body of this Draft SEA Environmental Report has resulted in the development of a Proposed Variation that achieves the best environmental outcomes in comparison to other reasonable alternatives considered. Environmental protection-related Policies and Objectives defined within the current TCDP, which apply to the Proposed Variation objectives, will mitigate potential significant negative effects associated with the Proposed Variation. The implementation of the additional mitigation measure integrated into the Proposed Variation will also serve to prevent and reduce potential significant negative environmental effects due to the implementation of the Variation.

## Monitoring Measures

The SEA Directive requires that the environmental effects of the implementation of a plan or programme (or plan variation in this case) are monitored in order *'to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action'*.

It is proposed that existing monitoring measures and associated indicators and targets defined in the current CDP are used to monitor the environmental effects of the implementation of the Proposed Variation. The monitoring measures, indicators and targets defined are deemed appropriate for measuring the full range of potential environmental effects that may occur due to the implementation of the Variation. Utilising these existing measures will also avoid the unnecessary duplication of environmental monitoring processes.

Where monitoring identifies that the implementation of the Variation is having a significant negative environmental effect, an in-depth review of the CDP should take place and the CDP should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures). Similarly, where monitoring indicates that potential positive environmental effects associated with Variation implementation are not being adequately realised, the Variation should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the ambitions and goals of the CDP and the Proposed Variation.

Additional SEOs and monitoring measures have been defined for the CDP/Proposed Variation. Details on these SEOs, including their Monitoring Indicators and Targets are presented in the table below. These have been included to ensure alignment with the latest wider environmental protection objectives.



Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Population and Human Health	Delivery of new housing in line with Housing Growth Requirements for the County.	Housing Delivery Figures.	Percentage of Housing Delivery aligns with Housing Growth Targets.	DHLGH Housing Delivery Tracker.
Biodiversity, Flora and Fauna	Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029 and the Tipperary Biodiversity Action Plan 2025 - 2030	Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Tipperary Biodiversity Action Plan 2025 - 2030.	No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Tipperary Biodiversity Action Plan 2025 - 2030.	Internal monitoring of proposed developments. Internal Reporting for County Biodiversity Action Plan.
		Number of developments consented that deliver biodiversity enhancement.	Increase number of developments consented that deliver biodiversity enhancement.	Internal monitoring of proposed developments.
Climate	Support the achievement of the Tipperary Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions, and the Climate Objectives defined in the Climate Action and Low Carbon Development Act 2015 (as amended)	Status of Objectives and Actions for the LACAP.	Achievement of Objectives and Actions for the LACAP.	Internal Reporting on Key Performance Indicators under the Tipperary Local Authority Climate Action Plan 2024 - 2029.
Air Quality (and Noise)	Support the achievement of Actions for Tipperary defined in the Tipperary Noise Action Plan 2024-2028	Status of Actions for the Tipperary Noise Action plan 2024-2028.	Achievement of Actions for the Tipperary Noise Action plan 2024-2028.	Internal monitoring of performance under the Tipperary Noise Action plan 2024-2028.



## 1. INTRODUCTION

### 1.1 Background

Tipperary County Council (TCC) has prepared the Proposed Variation No. 1 (herein referred to as the 'Proposed Variation' or the 'Variation') to the Tipperary County Development Plan 2022 - 2028 (herein referred to as the 'TCDP'). A Strategic Environmental Assessment (SEA) has been undertaken for the Proposed Variation. The purpose of the SEA is to identify and evaluate the likely significant environmental effects of implementing Proposed Variation.

### 1.2 SEA Environmental Report

This document has been produced by FT and is the Draft SEA Environmental Report for the Proposed Variation. It forms the main written output of the SEA process and as such presents information on the environmental assessment and likely environmental issues related to the implementation of the Proposed Variation.

The broad purpose of this Draft SEA Environmental Report was as follows:

1. Identify, evaluate and describe the likely significant effects on the environment of the Proposed Variation and reasonable alternatives.
2. Inform the preparation of the Proposed Variation.
3. Provide environmental authorities and the public with an early opportunity to make submissions on a draft version of the Proposed Variation and its potential environmental effects - and incorporate changes where necessary to the Proposed Variation and SEA processes.

### 1.3 Background to SEA and Legislative Context

SEA is required under the EU Council Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive). The SEA Directive requires that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.

The overarching objective of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.

SEA is a process for evaluating, at the earliest appropriate stage, the environmental consequences of implementing Plan or Programme (P/P) (Plan Variation, in this case) initiatives prepared by authorities at a national, regional or local level or which have been prepared for adoption through legislative means. SEA is described within the Department of the Environment, Community and Local Government's (2004) Guidelines for Regional Authorities and Planning Authorities on the Implementation of SEA Directive (2001/42/EC) as the *'formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme'*.



### 1.3.1.1 National SEA Legislation

The requirements for SEA of statutory land use plans in Ireland are set out in S.I. No. 456 of 2025 (European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025). These regulations were signed on the 2<sup>nd</sup> of October 2025 by Minister James Browne T.D., Minister for Housing, Local Government and Heritage. These Regulations revoked S.I. No. 436 of 2004, as amended, upon commencement of Part 3 of the Planning and Development Act 2024, as amended. Part 3 of the Planning and Development Act 2024, as amended, was fully commenced on 31/12/2025. S.I. No. 436 of 2004, as amended, was therefore in force up until this time.

Regulation 16 of S.I. No. 456 of 2025 made provisions for a transitional period to ensure continuity and the prevention of disruptions where if a screening for environmental assessment or the assessment itself was initiated under S.I. No. 436 of 2004, or if it was required by a specific section of the Planning and Development Act 2000, as amended, then, despite the revocation, the process should be completed under S.I. No. 436 of 2004 or the specific section of the PDA 2000.

TCC made an SEA Screening Determination for the Proposed Variation on 04/02/2026. As a result, this SEA process is being completed under S.I. No. 456 of 2025 (European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025).

In the case of the preparation of the Proposed Variation, Schedule 2 of S.I. No. 456 of 2025, requires that Screening for SEA be carried out for Variations, amendments or modifications of City and County Development Plans. SEA Screening of the Proposed Variation was carried out, and it was determined that the emerging Proposed Variation, if unmitigated, can result in likely significant environmental effects, and therefore it must be subject to full SEA.

SEA is intended to provide the framework for influencing decision-making at an earlier stage when P/Ps - which give rise to individual projects - are being developed. It is noted that SEA should result in more sustainable development through the systematic appraisal of policy options.

## 1.4 Purpose of this SEA

The purpose of SEA in this particular case was to enable TCC to incorporate environmental considerations into decision-making at an early stage and in an integrated way throughout the process of preparing the Proposed Variation and to:

1. Identify, evaluate and describe the likely significant effects on the environment of implementing the Proposed Variation.
2. Ensure that identified adverse effects are communicated, mitigated and that the effectiveness of mitigation is monitored.
3. Identify beneficial (and neutral) effects, and to ensure these are communicated.
4. Provide an opportunity for stakeholder and public involvement.

## 1.5 Appropriate Assessment

Appropriate Assessment (AA) is an assessment process focusing on potential effects related to European Sites - which form the Natura 2000 network - these sites have been designated or proposed for designation by virtue of their ecological importance. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).



The Habitats Directive requires, inter alia, that plans (or variation to a plan) undergo Screening for AA (Stage 1), and if necessary, the preparation of a Natura Impact Report (Stage 2), to establish the likely or potential effects on European Sites arising from plan implementation.

This first stage of the AA process is referred to as 'Screening for AA' and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a European Site in view of the site's conservation objectives.

AA Screening concluded that there are likely significant effects to European sites - if unmitigated - from the implementation of the Proposed Variation Therefore, the Proposed Variation was subject to Stage 2 of the AA process, and a Natura Impact Report (NIR) was prepared alongside the SEA - the details of which were integrated into the SEA process.



## 2. PROPOSED VARIATION NO. 1 OF THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022-2028

### 2.1 Background to the Proposed Variation

The National Planning Framework – First Revision ('Revised NPF') was approved in April 2025. Section 2.7 of the Revised NPF 'Translating the NPF to City and County Levels' states that “revised (housing) targets will support a plan-led approach to NPF implementation at regional and local level, allowing NPF growth objectives to be incorporated into city and county development plans as they are reviewed. In this regard, matters related to the targeted population and housing numbers and the estimated capacity of each settlement for growth is determined at the plan-making stage, in accordance with the hierarchy of plans prescribed under the Planning and Development Act”. The Revised NPF identifies the need to need to plan for approximately 50,000 additional households per annum to 2040.

The Revised NPF notes that the Southern Region (comprising Counties Clare, Limerick, Kerry, Cork, Tipperary, Waterford, Wexford, Kilkenny and Carlow) increased in population by 45,000 persons (6.6%) during the 2016 to 2022 period and all counties in the region increased in population during this period. Within the Southern Region, the South-East Region (Counties Carlow, Kilkenny, Wexford and Waterford) had the largest increase while the Mid-West Region (Counties Clare, Limerick and Tipperary) had the lowest rate of growth at 5.8%.

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* ('the Guidelines') constitute Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended). These Guidelines, implemented in July 2025, require that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. The Guidelines set out the housing demand scenario to 2040 for each local authority by translating the NPF requirements into estimated average annual figures by drawing on the range of scenarios based on ESRI research and modelling on population growth and structural housing demand, and assumptions relating to unmet demand.

The Guidelines set out housing growth requirement figures for each local authority in the form of an annualised estimated housing figure for two time periods (2025 to 2034 and 2034 to 2040). These figures, included in Appendix 1 of the Guidelines, are representative of the long-term growth requirements to 2040 and have been presented in an annualised form to account for the different stages that various local authorities may be at in their six-year cycle of their land use plans. Figures for County Tipperary are presented in Table 2-1.

**Table 2-1: Housing Growth Requirements (DHLGH)**

Local Authority	Existing Annual 2020 Housing requirement (Housing Supply Target)	Adopted Development Plan - Annual Housing requirement (Housing Supply Target)	New Annual New Housing Growth Requirement to 2034 (2025 to 2034)	New Annual New Housing Growth Requirement 2035 to 2040 (2035 to 2040)
Tipperary County Council	605	1,008	1,008	756



## 2.2 Purpose of the Proposed Variation

The purpose of the Proposed Variation is to align with the Revised NPF and the Guidelines. It includes a number of changes to the TCDP with regards to the implementation of the Housing Growth Requirements for County Tipperary, including the following elements as outlined in Table 2-2.

**Table 2-2: List of Amendments to the TCDP within the Proposed Variation**

Part	Volume	List of Amendments
Part A	Volume 1 – Written Statement	<ul style="list-style-type: none"> <li>• A revised updated Core Strategy;</li> <li>• New policies and amendments to existing policies to support and facilitate residential development;</li> <li>• Associated updates to text narrative</li> </ul>
	Volume 3 (Appendix 6) – Development Management Standards	<ul style="list-style-type: none"> <li>• Minor changes to the text narrative in relation to the updated land use zoning framework (contained in Volume 2).</li> </ul>
Part B	Volume 2 – Settlement Guide, Settlement Plans, and Serviced Land Assessment	<ul style="list-style-type: none"> <li>• Inclusion of Zoning Maps for Key Towns (Clonmel, Nenagh and Thurles) and District Towns (Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore), previously contained in Local Area Plans / Town Development Plans. This will result in all zoning maps for the County being contained within the County Development Plan.</li> <li>• Amendments to the zoning maps of 24 no. settlements to take account of the revised updated Core Strategy. These 24 no. settlements include:             <ul style="list-style-type: none"> <li>○ 3 Key Towns - Clonmel, Nenagh and Thurles</li> <li>○ 6 District towns - Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore</li> <li>○ 3 Local Towns - Ballina, Newport and Fethard</li> <li>○ 12 Service Centres (Population over 400 persons) - Ardfinnan, Ballyclerihan, Borrisokane, Borrisoleigh, Clogheen, Cloughjordan, Holycross, Killenaule, Kilsheelan, Mullinahone, Portroe and Two-Mile-Borris</li> </ul> </li> <li>• Standardised zoning objectives are applied to all zoning maps.</li> <li>• A revised, updated zoning matrix to reflect that all zoning maps for the County are now contained in the County Development Plan.</li> <li>• An Appendix to the Residential Serviced Land Assessment to take account of proposed zoning changes for each of the 24 no. settlements.</li> </ul>



With regards to policy changes, the Proposed Variation has included new policy for Strategic Reserve (SR) zoned land, which will allow residential development on SR zoned land subject to compliance with certain criteria. This will ensure the delivery of housing to comply with national targets is not delayed or restricted.

Separately, due to the standardised zoning objectives being applied to the settlements as part of this Proposed Variation, it is necessary to include a new policy for single dwellings on land zoned 'Town Environs' in the Key Towns and the District Towns. This will ensure that there is a consistent policy approach to dwellings located in the Town Environs across the County and prevent gaps and inconsistencies in policy implementation.

### **2.3 Relationship of the Proposed Variation with other Relevant Plans and Programmes**

An examination of how the Proposed Variation to the TCDP interrelates with other legislation and plans/programmes is presented in Appendix 1 of this Draft SEA Environmental Report. This examination was undertaken to develop an understanding of inter-relationships with other plans, programmes and legislation and to assist in the process of assessing the environmental effects of the Proposed Variation relative to wider environmental protection objectives, with a view to ensuring the adopted Variation is harmonious and integrated with these wider objectives.



### 3. SEA METHODOLOGY

#### 3.1 The SEA Process

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public (Figure 3-1). These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

This Draft SEA Environmental Report documents the outcomes of Stage 3.

The SEA process generally runs in parallel with the Appropriate Assessment (AA). The key stages of the integrated SEA and AA processes are defined in Figure 3-1.

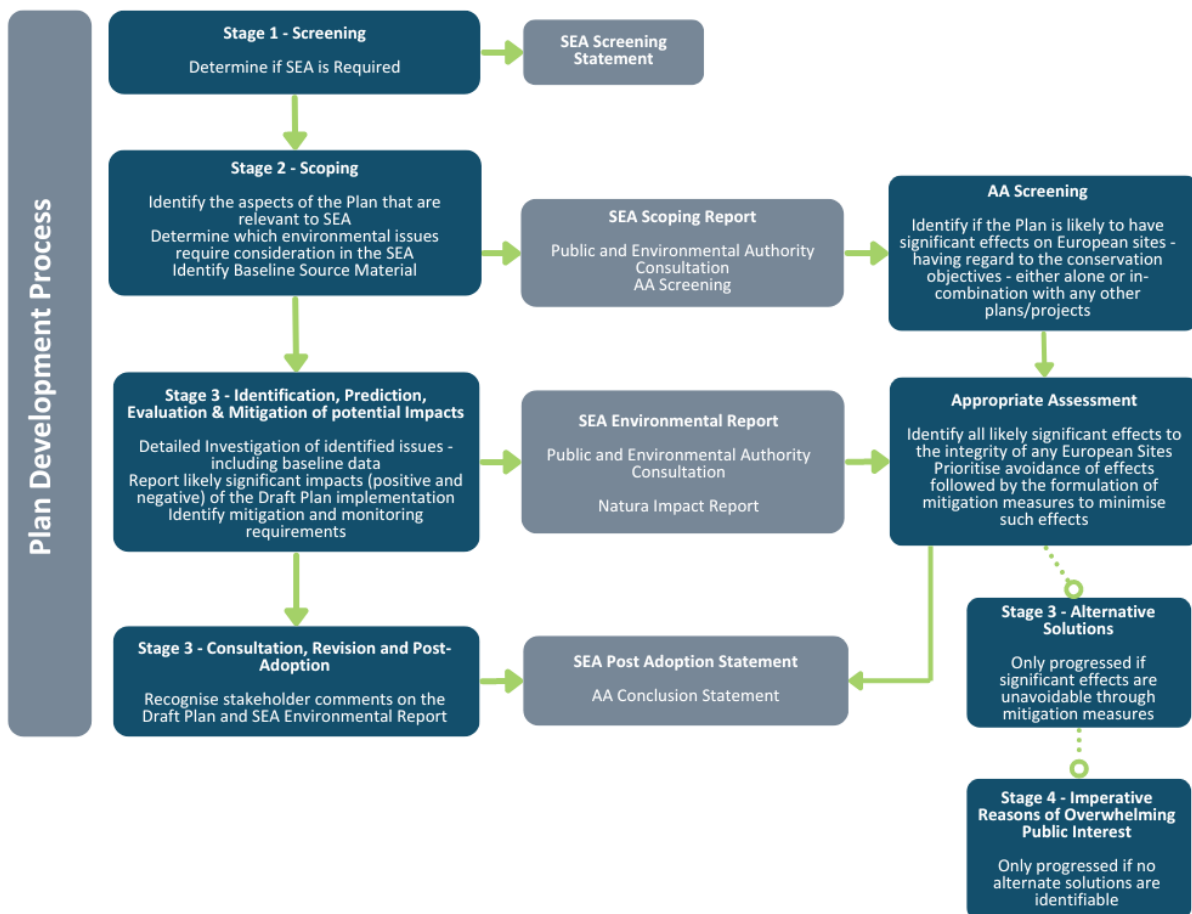


Figure 3-1: SEA and AA Stages and Key Deliverables



## 3.2 Overview of Proposed Variation, SEA, AA and SFRA Processes

Given the scale and nature of the Proposed Variation, environmental effects were likely, and therefore SEA was 'screened in' in this instance.

An SEA Scoping Report was produced for the emerging Proposed Variation. This SEA Scoping Report, along with SEA Scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues that were dealt with by the SEA, as per the SEA Guidelines<sup>6</sup>.

The preparation of the Variation took place concurrently with the SEA, AA and SFRA for the Variation, and the findings of the SEA, AA and SFRA informed the Variation. The finding of the AA and SFRA also informed SEA processes, and vice versa.

Taking into account the scope detailed in the SEA Scoping Report, which was produced for the emerging Proposed Variation, the environmental effects associated with the implementation of the Proposed Variation have been identified, evaluated and described in this Draft SEA Environmental Report. This report also defines measures to avoid, prevent and reduce significant adverse environmental effects due to the implementation of the Proposed Variation.

This Draft SEA Environmental Report, the Draft NIR, and a Draft SFRA will now be published for public consultation alongside the Draft Variation. Where necessary, updates to SEA, AA, and SFRA documentation will be made following the consultation process and receipt and consideration of submissions. Consultation submissions relating to the Proposed Variation and environmental documentation will be responded to through a Local Authority Chief Executive Report. The Local Authority may make alterations to the Proposed Variation following the consultation.

Any alterations to the Proposed Variation will then be examined to ensure that they will not generate additional, likely significant effects on the receiving environment or European sites that have not been considered by the SEA and AA processes.

The Draft SEA Environmental Report and Draft NIR will then be finalised in advance of the adoption of the Variation, and an SEA Statement and AA Conclusion Statement will be prepared in advance of the publication of the Variation. The SEA Statement and AA Conclusion Statement will document how environmental considerations and European site protection obligations were integrated into the Variation.

The Variation will then be implemented, and SEA Monitoring will be undertaken, in line with the defined SEA Monitoring Framework, to measure the environmental effects of its implementation.

## 3.3 SEA Processes Undertaken

### 3.3.1 SEA Screening

The first stage of the SEA process was to carry out SEA Screening to determine the requirement for SEA of a P/P.

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<sup>6</sup> Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities (DEHLG, 2004), Page 18: *"It is recommended that at the end of the scoping procedure, the plan-making authority should prepare a brief scoping report of its conclusions as to what information is to be included in the environmental report, taking account of any recommendations from the environmental authorities"*.



SEA Screening of the Proposed Variation has been carried out and it has been determined that the emerging Proposed Variation, if unmitigated, can result in likely significant environmental effects, and therefore it must be subject to full SEA under S.I. No. 456 of 2025 (European Union (Land Use Planning-Strategic Environmental Assessment) Regulations 2025).

The principal reasons broadly for this are as follows:

- The rezoning of rural and greenfield lands for residential use has the potential to result in likely, significant effects, including cumulative effects, on environmental components, including biodiversity, flora and fauna, population and human health water, soils, air quality, landscape and visual amenity, material assets, traffic and transport.
- The proposed Variation will provide a framework for land use and has the potential to drive significant land use change in the form of residential and associated infrastructural development.
- The proposed Variation has the potential to strongly influence lower-order local-level plans in the County.
- TCC has determined that Appropriate Assessment is required for the proposed Variation under the Part 6 Chapter 2 of the 2024 Act.

### 3.3.2 SEA Scoping

The second stage of the SEA process is carrying out SEA Scoping. The purpose of SEA Scoping is to establish the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts. An SEA Scoping Report is produced to document the scoping process.

TCC carried out SEA Scoping for the Proposed Variation which was informed by consultation responses from the statutory Environmental Authorities. The SEA Scoping Report outlined information on the Proposed Variation, including the need for the Variation, its temporal and geographical area and overall objectives. It facilitated scoping the Environmental Components and understanding the environmental issues to be considered under the SEA process. The Scoping Report was also required to facilitate statutory consultation to ensure that the approach proposed for the SEA is appropriate. A copy of this report was made available to the statutory Environmental Authorities.

The SEA Scoping Report, along with SEA scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues which are dealt with by the SEA, the methods which are used to address these issues, and the level of detail required to address these issues, as per the SEA Guidelines.

The following statutory Environmental Authorities were consulted on the scope and level of detail of the information to be included in the Draft SEA Environmental Report:

- Environmental Protection Agency
- Minister for Housing, Local Government and Heritage, Development Applications Unit
- Minister for Climate, Energy and the Environment
- Minister for Agriculture, Food and the Marine
- All adjoining planning authorities whose area is contiguous to the area of Tipperary County Council



All SEA Scoping submissions received have been included in Appendix 2 of this Draft SEA Environmental Report.

The following Environmental Components were 'scoped in' for the SEA:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

### 3.3.3 SEA Consultation

TCC must now undertake the SEA Consultation stage of the process.

Draft versions of the Proposed Variation, the SEA Environmental Report, the NIR and the SFRA are now being placed on public display and statutory Environmental Authorities, members of the public and interested stakeholders will be given an opportunity to make submissions on the documentation.

Consultation submissions received from the statutory Environmental Authorities, members of the public and interested stakeholders will be carefully reviewed and considered during the post-consultation Variation development and SEA/AA processes. These submissions will influence and inform the final content of the Proposed Variation.

In addition to the above statutory Environmental Authorities, the following interested stakeholders are also being consulted as part of the public consultation carried out for the Draft SEA Environmental Report:

- An Taisce
- Bat Conservation Ireland
- Birdwatch Ireland
- Climate Change Advisory Council
- Coillte
- Department of Enterprise, Trade and Employment (DETE)
- Department of Public Expenditure, National Development Plan (NDP) Delivery and Reform
- Department of Rural and Community Development
- Department of Transport (DoT)
- EirGrid
- Electricity Supply Board (ESB)



- Fáilte Ireland
- Gas Networks Ireland
- Geological Survey of Ireland (GSI)
- Industrial Development Authority (IDA)
- Inland Fisheries Ireland (IFI)
- Inland Waterways Association of Ireland (IWAI)
- Irish Wildlife Trust
- Landscape Alliance Ireland
- National Transport Authority (NTA)
- Office of Public Works (OPW)
- Office of the Planning Regulator
- Southern Regional Assembly
- Sustainable Energy Authority of Ireland (SEAI)
- Teagasc
- The Heritage Council
- Tourism Ireland
- Transport Infrastructure Ireland (TII)
- Uisce Éireann (formerly Irish Water)
- Wind Energy Ireland
- Zero Emission Vehicles Ireland (ZEVl)

### **3.4 SEA Environmental Report**

#### **3.4.1 Environmental Assessment Approach and Methodology**

The third stage involves the strategic level identification, prediction, evaluation and mitigation of potential environmental impacts associated with the Proposed Variation. A Draft SEA Environmental Report is produced to document this process. The Draft SEA Environmental Report is integral to the SEA process and is compiled during the Variation development process to allow for adequate consideration of the likely, significant environmental effects of the Variation and the incorporation of appropriate environmental mitigation measures into the Variation. It should serve to guide the Variation development process and ensure optimal environmental outcomes.

The Draft SEA Environmental Report forms the main written output of SEA process. It serves to document the evaluation of the likely, significant environmental effects of implementing the Proposed Variation on the relevant Environmental Components defined in the SEA Directive. It defines Strategic Environmental Objectives (SEOs) and associated targets and indicators relating to each Environmental Component. It defines environmental mitigation measures to prevent and reduce the likely, significant environmental effects of implementing the Variation and monitoring measures to measure the environmental effects of the Variation. It provides the competent authority, statutory Environmental Authorities, interested stakeholders and the general public with a clear understanding of likely, significant environmental effects associated with implementing a P/P (or Variation, in this case).



A summary of the information contained in an SEA Environmental Report is presented below:

- A non-technical summary of the environmental assessment carried out to inform the Draft SEA Environmental Report.
- A description of the P/P (Plan Variation, in this case) under consideration, including detail on the main objectives of the P/P, the contents of the P/P, anticipated P/P outcomes, and how the P/P relates to other P/Ps.
- A description and characterisation of the baseline environment that has the potential to be affected by the implementation of the P/P, including the evolution of the baseline environment without the implementation of the P/P (i.e., under a 'do-nothing' or 'do-minimum' scenario).
- A description of any existing environmental problems relevant to the P/P.
- Environmental protection objectives (including indicators and targets) relevant to the P/P and the way these objectives and environmental considerations have been taken into during the process.
- A description of reasonable alternatives identified, the reasons for considering these alternatives within the scope of the environmental assessment, and an evaluation of their likely significant effect on the environment.
- An evaluation of the likely significant effects of the implementation of the P/P (including reasonable alternatives) on the environment, and in particular on the following environmental components: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- A description of environmental mitigation measures proposed to prevent and reduce likely significant environmental effects that may occur dur the implementation of the P/P.
- A description of the monitoring measures to be implemented to monitor the likely, significant effects of implementing a P/P.

This Draft SEA Environmental Report was produced for the Proposed Variation and will be issued to the statutory Environmental Authorities and identified interested stakeholders to allow them to make submissions on the Proposed Variation, the environmental assessments undertaken, and the environmental mitigation and monitoring measures proposed. It will also be published for public display to allow for members of the public to make submissions on the environmental assessment.

#### 3.4.2 SEA Environmental Report Authors

FT is a consultancy based in Cork, Carlow and Dublin, specialising in civil and environmental engineering, planning and environmental assessment. The company has established an experienced, professional team specialising in all forms of statutory environmental assessment, including EIA, AA and SEA. This team has the support of many in-house engineers, scientists, planners and subject specialists.

FT was retained by TCC to undertake SEA of the Proposed Variation and are responsible for the completion of this Draft SEA Environmental Report. The competent experts involved in the preparation of this Draft SEA Environmental Report are outlined in Table 3 1:



**Table 3-1: SEA Environmental Report Authors**

Name and Qualifications	Project Role	Relevant Experience
<p><b>Bernie Guinan</b>            MSc, BSc. (Envi. Sci &amp; Tech)            Dip. Pollution Assessment Control            Dip. Business Development</p>	<p>Project Director</p>	<p>Bernie is Director with Fehily Timoney and Company (FT). She is responsible for managing the Circular Economy and Environment group in FT. She has 25 years' experience in delivering and managing projects in the environmental sector. Bernie has extensive experience coordinating EIA, SEA and AA projects, including large-scale and complex projects. She has in-depth knowledge of all environmental and planning policy, legislation and guidance.</p>
<p><b>Richard Deeney</b>            Advanced Diploma in Planning and Environmental Law, Kings Inns, Ireland 2017            B.Sc. First Class Honours Degree, Environmental Management, Dublin Institute of Technology, 2012            Chartered Environmentalist, The Society for the Environment</p>	<p>Project Manager &amp; SEA Team Lead</p>	<p>Richard is Principal Environmental Scientist at FT. Richard holds a B.Sc. First-Class Honours degree in Environmental Management from Dublin Institute of Technology. He has 13 years' experience providing environmental assessment consultancy services. Richard works in the Circular Economy and Environment group at FT and is highly experienced in project managing, coordinating and delivering EIA, AA and SEA.</p> <p>He has excellent experience in planning and environmental assessment for various types of plans and projects. He has been responsible for project managing and coordinating the completion of the suite of SEA and AA deliverables for 25 Local Authority Climate Action Plans, and multiple land use and non-land use plans.</p>

### 3.4.3 Difficulties Encountered

No significant difficulties were encountered during the undertaking of the assessment.

### 3.4.4 SEA Environmental Report Checklist

A checklist of information has been included in this Draft SEA Environmental Report under the SEA Directive and transposing national legislation<sup>7</sup> is provided in Table 3-2. This checklist cross-references the sections in the report where information can be found.

<sup>7</sup> The Environmental Report is required to contain the information specified in Annex 1 of the SEA Directive and Schedule 1 of S.I 456 of 2025.



**Table 3-2: SEA Environmental Report Checklist**

Information Required	Relevant Section of the Draft SEA Environmental Report
An outline of the contents and main objectives of the Plan <sup>8</sup> and relationship with other relevant plans.	Section 2.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan.	Section 4.
The environmental characteristics of areas likely to be significantly affected.	Section 4.
Any existing environmental problems which are relevant to the Plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive.	Section 4.
The environmental protection objectives, established at international, European Union or national level, which are relevant to the Plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 6.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 7 and Appendix 3.
Interrelationships between each Environmental Component.	Section 7.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Proposed Variation.	Section 8.
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the Proposed Variation.	Section 9.
A non-technical summary of the information provided under the above headings.	Front Section.

<sup>8</sup> Variation, in this instance.



### 3.5 SEA Statement

Once the Variation is adopted, TCC must publish a post-adoption SEA Statement alongside the final Variation. The post-adoption SEA Statement is another integral component of the SEA process.

The SEA Statement provides detail on how the environmental assessment and considerations detailed in the SEA Environmental Report and SEA-related consultation responses throughout the process have influenced the Variation development process. It summarises the reasoning for choosing the adopted, final Variation in light of other reasonable alternatives. The SEA Statement contains detail of environmental mitigation and monitoring measures to be implemented over the lifetime of the Variation.

The main purpose of the SEA Statement is to provide interested parties with a good and clear understanding of how the SEA process was carried out during the Variation development process and how SEA informed and supported the process.

### 3.6 Integrated Biodiversity Impact Assessment

The environmental assessment undertaken was carried out in accordance with an Integrated Biodiversity Impact Assessment based methodology in accordance with EPA's guidance document entitled '*Final Report: Integrated Biodiversity Impact Assessment, Streamlining AA, SEA and EIA Processes. Best Practice Guidance.*' (2012).

The methodology employed facilitated the integration of SEA and AA processes relating to biodiversity impact assessment to ensure the effective and streamlined assessment of biodiversity impacts. The Variation development, SEA and AA processes - including scoping, baseline evaluation, impact assessment and mitigation/monitoring measure development processes - were carried out concurrently to facilitate holistic and complete assessment of biodiversity impacts. The effective communication and integration of scientific knowledge and analysis between assessments took place. The SEA was suitably informed by the analysis and conclusions in AA.

### 3.7 Outcomes of the Proposed Variation, SEA, AA and SFRA Processes

The SEA, AA and SFRA processes facilitated the integration of environmental considerations into the earlier iterations of the Variation, including environmental mitigation measures contributing towards environmental protection and management and sustainable development.



## 4. THE ENVIRONMENTAL BASELINE

### 4.1 Introduction

An evaluation and a characterisation of the current state of the environment likely to be affected by the Proposed Variation was undertaken to inform the SEA process. This section of the Draft SEA Environmental Report documents this evaluation. The following Environmental Components were considered during this evaluation:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

Baseline environmental information for the County was gathered using available environmental datasets. The evaluation of the baseline environment was informed by the SEA Scoping Report produced and the consultation responses received during the SEA Scoping process. It was also guided and informed by the in-depth experience and expert judgement of the Draft SEA Environmental Report Authors.

This section of the Draft SEA Environmental Report includes information on the state of the environment within the County area (Figure 4-1), including baseline environment mapping, and a description of the baseline environment under the Environmental Component headings (as identified by the SEA Directive (i.e. population and human health, biodiversity, flora and fauna, soil, water, air and climatic factors, material assets, cultural heritage, and landscape). Where appropriate, 'Confirmed Proposed Zoning' (i.e., lands identified for zoning objective changes under the Proposed Variation) have been included in baseline environment mapping to allow for an understanding of potential interaction between zoning objectives changes and the baseline environment. Existing environmental problems which are relevant to the Proposed Variation were also identified and examined under each Environmental Component heading.

This Draft SEA Environmental Report also considered the zone of influence for the Proposed Variation and includes baseline information beyond the County boundary for certain environmental components (e.g., the status of shared water bodies, landscape etc.). The Zone of Influence includes the following:

- The County area.
- All areas within 25km of the County boundary.
- All other areas hydrologically or ecologically connected to the County area.



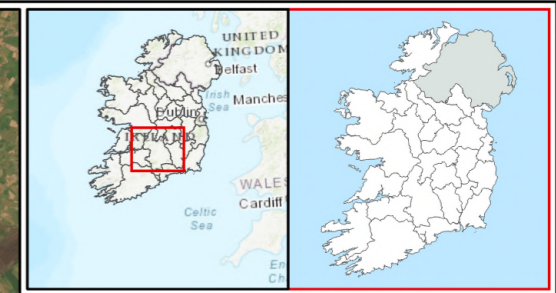
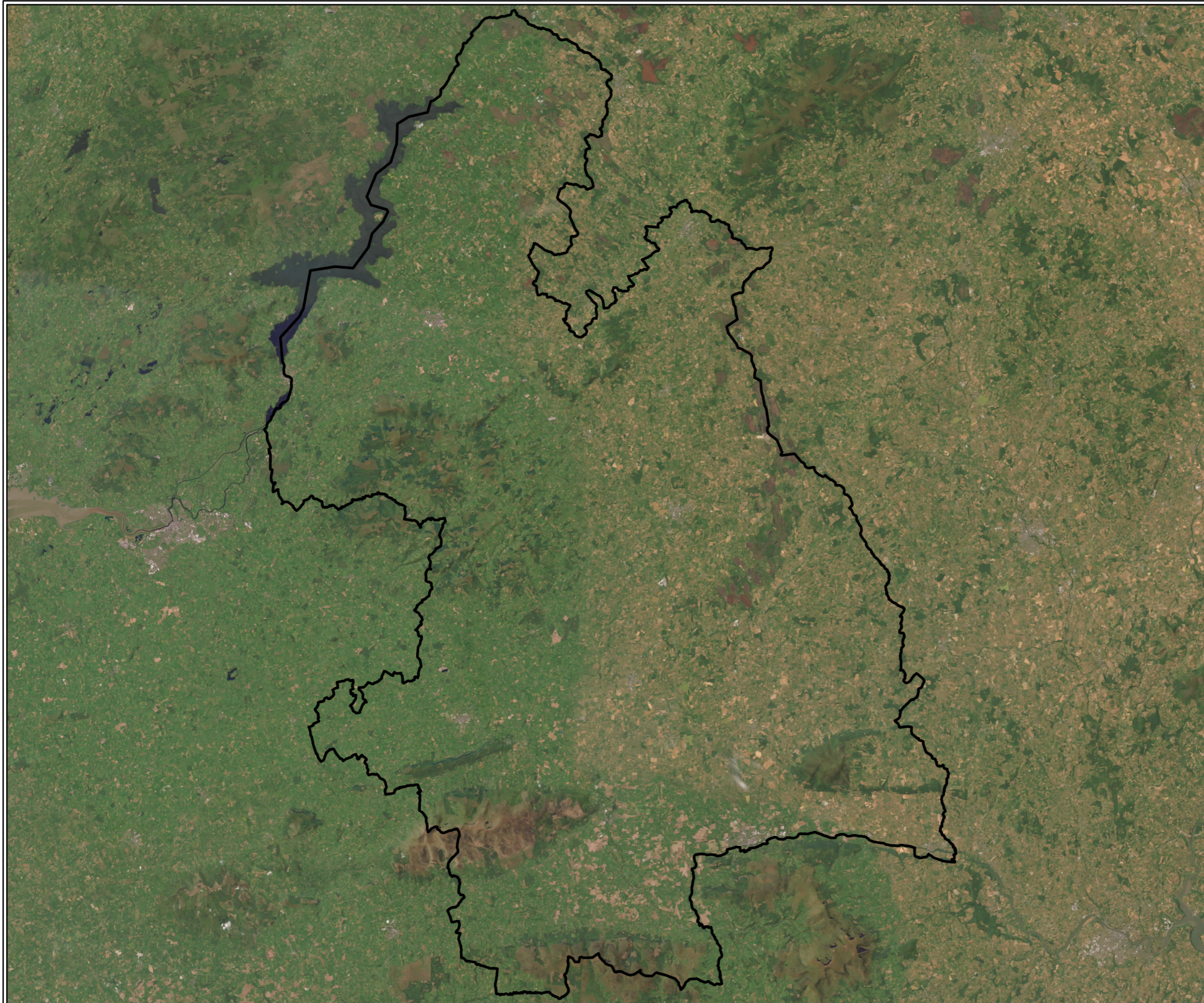
Information provided in this section is based on readily available baseline data from web-based searches and Geographic Information Systems (GIS) information. A key resource that has been used throughout the SEA process is the EPA's SEA Spatial Information Sources Inventory<sup>9</sup>. The data presented in this section of the Draft SEA Environmental Report is as up-to-date and as accurate as possible and is presented in a readily accessible format, where possible.

The interrelationships between Environmental Components are addressed throughout this section, as appropriate, under each Environmental Component heading.

This section of the Draft SEA Environmental Report also examines the likely evolution of the baseline environment in the absence of the Proposed Variation being implemented (i.e., in the 'do nothing' or 'do minimum' scenario).

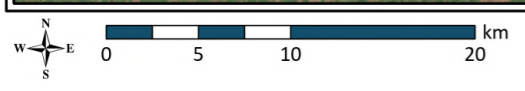
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<sup>9</sup> Environmental Protection Agency. 2024. SEA Spatial Information Sources Inventory. Available at: [Strategic Environmental Assessment | Environmental Protection Agency \(epa.ie\)](#); Accessed 22/12/2025.



**Legend**  
[Black outline symbol] Local Authority Boundary

<b>TITLE:</b>	County Boundary		
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028		
<b>FIGURE NO:</b>	4.1		
<b>CLIENT:</b>	Tipperary County Council		
<b>SCALE:</b>	1:410,000	<b>REVISION:</b>	0
<b>DATE:</b>	11/03/2026	<b>PAGE SIZE:</b>	A3





## 4.2 Population and Human Health

### 4.2.1 Characterisation of the Environmental Baseline

In the 2022 Census, the total population of Tipperary was 167,895 persons, showing the trend of an increase in total population in the County by ca. 5.2% (8,342 persons)<sup>10</sup> since the previous Census (2016).

The Southern Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 divides the transitional population projection for Tipperary between its two former constituencies: Tipperary North and Tipperary South. The increase in population projected to 2031 for Tipperary North is between 9,500 and 11,000 persons. The increase in population projected to 2031 for Tipperary South is 11,000-13,500 persons<sup>11</sup>.

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses, for example.

### 4.2.2 Key Considerations relating to the Proposed Variation

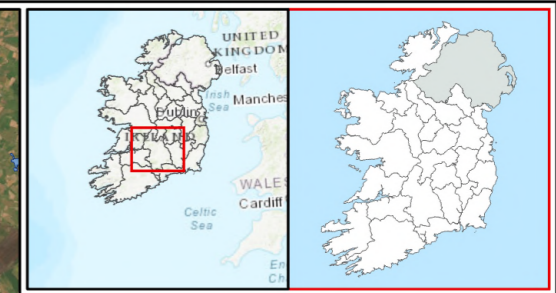
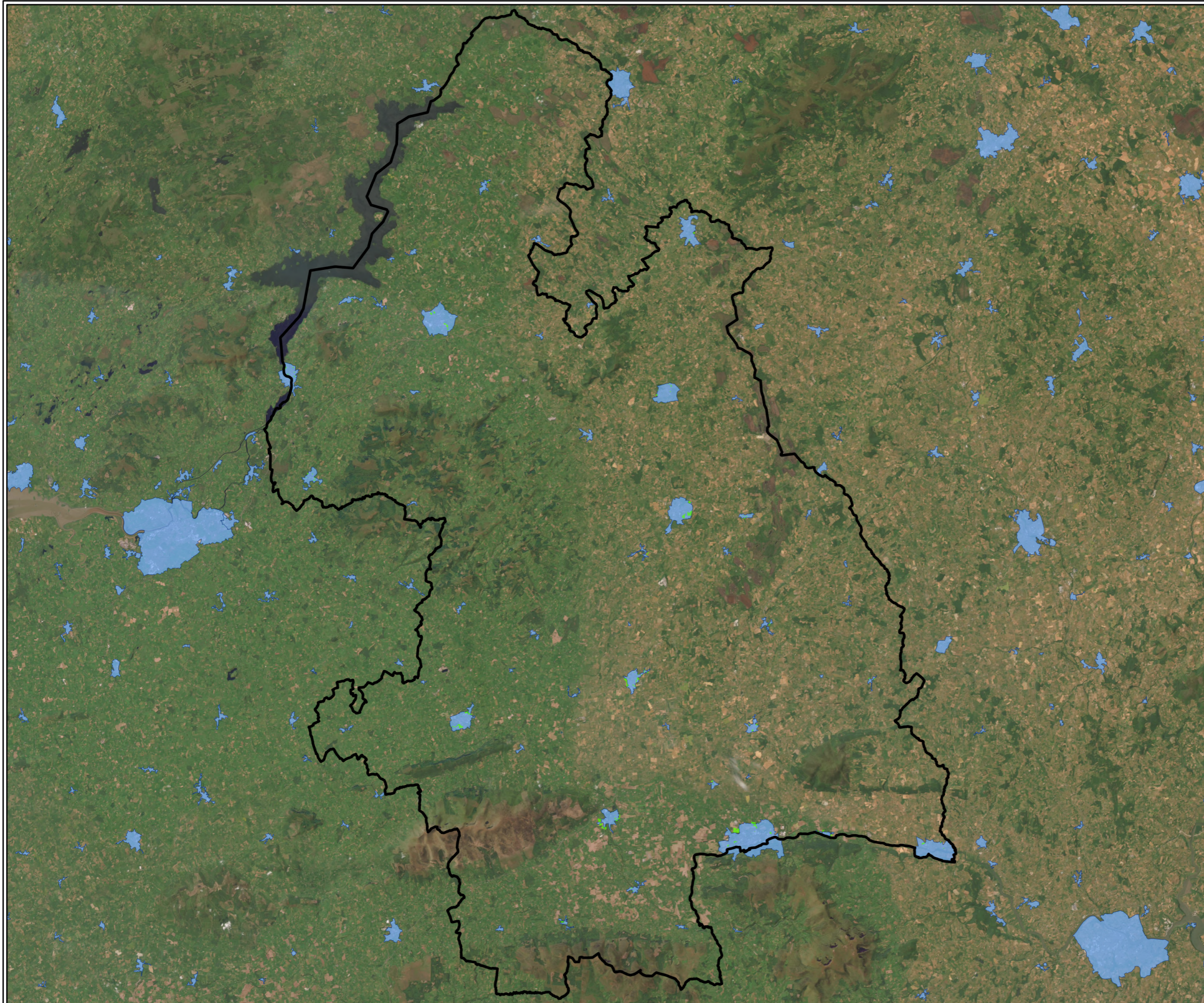
The key considerations in relation to Population and Human Health are as follows:




- Spatially concentrated deterioration in human health if effects arising from environmental vectors such as water, noise and air are not mitigated.
- Infrastructure development may influence the human environment and land use in the County.
- Recreational and development pressure on habitats and landscapes.
- Upgrading or maintenance of existing infrastructure or development of new infrastructure may cause temporary disruption to the local community, such as noise, dust, disruption to services/utilities and traffic etc., particularly if such development takes place in town/settlement centres.
- Population and development growth will potentially influence the energy, water supply and wastewater requirements within the Proposed Variation area.
- Development construction activities may generate air emissions, vibration or noise that may affect human health and well-being.

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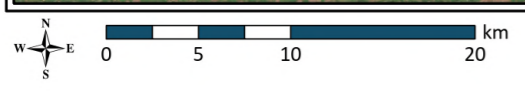
<sup>10</sup> Central Statistics Office. 2022. [FY003B - Population and Actual and Percentage Change 2006 to 2022 \(cso.ie\)](https://data.cso.ie/table/FY003B)  
<https://data.cso.ie/table/FY003B>

<sup>11</sup> *Regional Spatial and Economic Strategy for the Southern Region 2019-2031*



- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  Settlements

<b>TITLE:</b>	Major Settlement Patterns		
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028		
<b>FIGURE NO:</b>	4.2		
<b>CLIENT:</b>	Tipperary County Council		
<b>SCALE:</b>	1:410,000	<b>REVISION:</b>	0
<b>DATE:</b>	11/03/2026	<b>PAGE SIZE:</b>	A3





## 4.3 Biodiversity, Flora and Fauna

### 4.3.1 Characterisation of the Environmental Baseline

The SEA considered available information on designated sites of conservation interest as well as protected species, ecological connectivity and non-designated habitats which have high ecological value. The SEA also identifies data sources which may be appropriate to local, project level development and assessments.

There are a number of considerations for nature conservation designations in Tipperary including:

**Table 5-1: Designated Ecological Sites and Protected Species**

Environmental Feature(s)	Description
UNESCO <sup>12</sup> (United Nations Educational, Scientific and Cultural Organisation) World Heritage and Biosphere sites	There are currently no UNESCO World Heritage and Biosphere sites in Tipperary. The Rock of Cashel consists of a stone fort on a large rock outcrop and was the site of inauguration of the overkings of Munster, known as 'Kings of Cashel'. The group of buildings at the site includes 12th century round tower, Cormac's Chapel (a Romanesque church) and a 13th century cruciform cathedral. Cashel is nominated to a Tentative UNESCO World Heritage Site List (as part of the 'Royal Sites of Ireland'), for future designation as UNESCO World Heritage Sites.
Special Areas of Conservation <sup>13</sup> (SACs) <sup>14</sup>	Designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). There are 51 SACs within the Zone of Influence <sup>15</sup> (ZOI) of the TCDP Area, including: Silvermines Mountains (000939); Lower River Shannon (002165); Kilduff, Devilsbit Mountain (000934); and Clare Glen (000930).  SACs identified by the AA to be potentially affected by the Proposed Variation are the Lower River Suir SAC and Lower River Shannon SAC.  These and other sites beyond the Local Authority border that could be affected by the Proposed Variation have been considered by the assessments.  Designated Sites (SACs and SPAs) can be viewed in Figure 4-3.
Special Protection Areas <sup>16</sup> (SPAs) <sup>17</sup>	Designated under the Birds Directive (EC Directive 200/147/EC on the conservation of wild birds). There are 14 SPAs within, within the ZOI of the TCDP, including Lough Derg (Shannon) (004058); Middle Shannon Callows (004096); River Little Brosna (004086); and Slievefelim to Silvermines Mountains (004165).  The AA identifies the following SPAs to be potentially affected by the Proposed Variation: Lough Derg (Shannon) SPA, River Little Brosna Callows SPA, Middle Shannon Callows SPA, Slievefelim to Silvermines Mountains SPA, River Shannon and River Fergus Estuaries SPA (004077).  Designated Sites (SACs and SPAs) can be viewed in Figure 4-3.

<sup>12</sup> [UNESCO Sites in Ireland - HeritageMaps.ie - data.gov.ie](https://www.data.gov.ie/dataset/unESCO-sites-in-ireland)

<sup>13</sup> [Designated site data | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data)

<sup>14</sup> [Habitats Directive \(1992/43/EEC\) - habitats and species listed in Annex I and II](https://www.npws.ie/habitats-directive-1992-43-EEC)

<sup>15</sup> The Zone of Influence (ZOI) refers to the ZOI defined for the Proposed Variation within the accompanying AA. This includes all European Sites solely or partially in the TCDP area, all European Sites within 15 km of the TCDP area, all European Sites hydrologically or ecologically connected to the TCDP, and all SPAs within 25 km of the TCDP listing Greylag or Barnacle Geese as an SCI.

<sup>16</sup> [Designated site data | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data)

<sup>17</sup> [Birds Directive \(2009/147/EEC\)](https://www.npws.ie/birds-directive-2009-147-EEC)



Environmental Feature(s)	Description
RAMSAR sites <sup>18</sup>	<p>The Convention of Wetlands of International Importance, especially as Water Fowl Habitat, was established at Ramsar in 1971 and ratified by Ireland in 1984. The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory. Ireland presently has 45 sites designated as Wetlands of International Importance, with surface areas of 66,994 hectares. <b>There are no Ramsar sites in Tipperary. The Slieve Bloom Mountains (Ramsar site no. 335) are located within 10km of Tipperary, within counties Laois and Offaly.</b></p> <p>Wetlands<sup>19</sup> within County Tipperary can be viewed in Figure 4-5.</p>
Natural Heritage Areas <sup>20</sup> (NHAs)	<p>NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. <b>There are 15 NHAs within, partially within or adjacent to the County, including: Arragh More Bog (000640); Slievenamon Bog (002388); Mauherslieve Bog (002385); and River Little Brosna Callows (000564).</b></p> <p>NHAs and pNHAs within the County can be viewed in Figure 4-4.</p>
Proposed Natural Heritage Areas (pNHAs) <sup>21</sup>	<p>pNHAs were published on a non-statutory basis in 1995 but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. <b>There are 76 pNHAs within, partially within or adjacent to the County, including: Knockavilla National School, Dundrum (000649); Newchapel Turlough (000653); Templemore Wood (000942) and Aughnaglanny Valley (000948).</b></p> <p>NHAs and pNHAs within the County can be viewed in Figure 4-4.</p>
Tree Preservation Order (TPO)	<p>Tree Preservation Orders may be made under Section 45 of the Local Government (Planning and Development) Act, 1963 and subsequent acts. Part XIII of the Planning and Development Act, 2000 sets out the provisions for TPOs. TPOs can be made in the interest of amenity or the environment and allow for the protection of individual or groups of trees. <b>Existing TPOs within the County have been identified within the County Development Plan.</b></p>
Flora Protection Order Sites <sup>22</sup>	<p>The Flora (Protection) Order, 2022 (S.I. No. 235 of 2022) gives legal protection to 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 2022, which supercedes orders made in 1980, 1987, 1999 and 2015. <b>There are 5 designated Flora Protection Order sites in the County: Caher, Clonmel, Glounroe, and two in Shallee.</b></p>

<sup>18</sup> [Ramsar Sites - Datasets - data.gov.ie](https://data.gov.ie); Accessed 18/11/2025.

<sup>19</sup> Source: Wetland Surveys Ireland

<sup>20</sup> [Natural Heritage Areas \(NHA\) | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie)

<sup>21</sup> [EPA Maps](https://www.epa.ie)

<sup>22</sup> [Flora Protection Order Map Viewer \(npws.ie\)](https://www.npws.ie)



Environmental Feature(s)	Description
Wildfowl Sanctuaries <sup>23</sup> (see S.I. 192 of 1979)	Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries. <b>There is one Wildfowl Sanctuary in the County: Marfield Lake (WFS-64).</b>
Salmonid Waters <sup>24</sup>	Salmonid waters are designated and protected as under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon ( <i>Salmo salar</i> ), trout ( <i>Salmo trutta</i> ), char ( <i>Salvelinus</i> ) and whitefish ( <i>Coregonus</i> ). <b>Sections of the River Nore and River Aherlow are listed under these Regulations.</b>
OSPAR Marine Protected Areas <sup>25</sup> (MPA)	Under the OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity (i.e., OSPAR MPAs). There are currently 19 OSPAR sites proposed in the State. <b>Tipperary does not contain any MPAs as a landlocked county.</b>
CORINE Landcover <sup>26</sup>	Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. <b>The most dominant land cover types are pastures and agricultural lands.</b>
National Parks	National Parks are specially designated protected areas of unspoilt beauty and there are six located in Ireland. The primary purpose of the National Parks is the conservation of biodiversity and landscape; however, they also provide recreational space for locals and visitors. <b>There are no National Parks in Tipperary.</b>
Nature Reserves <sup>27</sup>	A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State but some are owned by organisations or private landowners. <b>There is one Nature Reserve located within the County: Redwood Bog Nature Reserve (in the north of the County). Kyledohir Wood and Garryricken Nature Reserve are two Nature Reserves in County Kilkenny that are close to the Tipperary border.</b>

Additionally, the SEA considered non-designated sites for impacts with regard to aspects such as:

<sup>23</sup> [Wildfowl Sanctuaries | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/wildfowl-sanctuaries)

<sup>24</sup> [Register of Protected Areas - Salmonid Water Regs Table - Datasets - data.gov.ie](https://data.gov.ie/datasets/register-of-protected-areas-salmonid-water-regs-table)

<sup>25</sup> [OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity](https://www.ospar.org/en/convention-to-protect-the-marine-environment-of-the-north-east-atlantic-ireland-committed-to-establishing-marine-protected-areas-to-protect-biodiversity)

<sup>26</sup> [EPA Maps](https://www.epa.gov/epa-maps)

<sup>27</sup> [Nature Reserves in Ireland | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/nature-reserves-in-ireland)



**Table 5-2: Ecological Connectivity and Non-designated Habitats**

	Description
Ecological connectivity and networks (including stepping stones and ecological corridors)	Riparian habitats, hedgerow and other blue and green infrastructure networks. Ecological connectivity and networks are a key consideration along with invasive species - particularly those listed on the Third Schedule to the European Communities (Birds and Natural Habitats) Regulations 2011 [S.I.477/2011].
Other sites of high biodiversity value or ecological importance	Semi-natural habitats in National Parks and Wildlife Service (NPWS) national surveys (native woodlands, reef systems, tidal habitats, grasslands, peatlands etc.).  Trees and woodlands of national importance have been identified.

The SEA made use of available data sources including those from the NPWS, the EPA’s Framework National Ecological Network for Ireland and CORINE land cover mapping.

The SEA was informed by the findings of the AA and follows elements of Integrated Biodiversity Assessment with reference made to the EPA’s 2013 Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner’s Manual.

As well as considerations related to European sites - a focus was placed on protected species outside of these designations such as bats<sup>28</sup>, breeding birds<sup>29</sup>, badgers<sup>30</sup> etc. as well as all related species listed within the Flora (Protection) Order, 2022 ([S.I. No. 235 of 2022](#))<sup>31</sup>.

#### 4.3.2 Key Considerations relating to the Proposed Variation

The key considerations in relation to Biodiversity, Flora and Fauna are as follows:

- The potential for effects on non-designated biodiversity features e.g. important habitats and species outside designated sites - particularly with regard to fragmentation, barriers to movement and displacement.
- The potential for effects on protected areas: National and European sites (e.g. SAC, SPAs, RAMSAR), National sites (e.g. NHAs) and other Natural Heritage Sites and Conservation Interest Sites e.g. refuge for fauna or flora, wildfowl reserves.
- The potential to spread invasive species.
- The potential for biodiversity enhancement.

<sup>28</sup> The Habitats Directive ([1992/43/EEC](#)) and Birds Directive ([2009/147/EEC](#)) provides legal protection for habitats and species of European importance. The overall aim of the Habitat and Birds Directives are to maintain or restore the “favourable conservation status” of habitats and species of European Community Interest. These habitats and species are listed in the Habitats and Birds Directives (Habitats Directive as above and Directive 2009/147/EC on the conservation of wild birds) with Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated to afford protection to the most vulnerable among them. These two designations are collectively known and referred to as European sites. Articles 6(3) and 6(4) of the Habitats Directives set out the decision-making tests for plans and projects likely to affect such sites. Article 6(3) establishes the requirement for AA. These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended). Further to the requirements of considerations related to European sites protected Annex IV of the Habitats Directive identifies priority species which are afforded protection in their own right - these include all Irish species of bats. Bats are also protected under the Irish Wildlife Acts, 1976 and 2000.

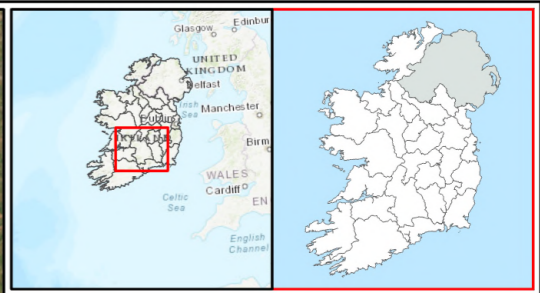
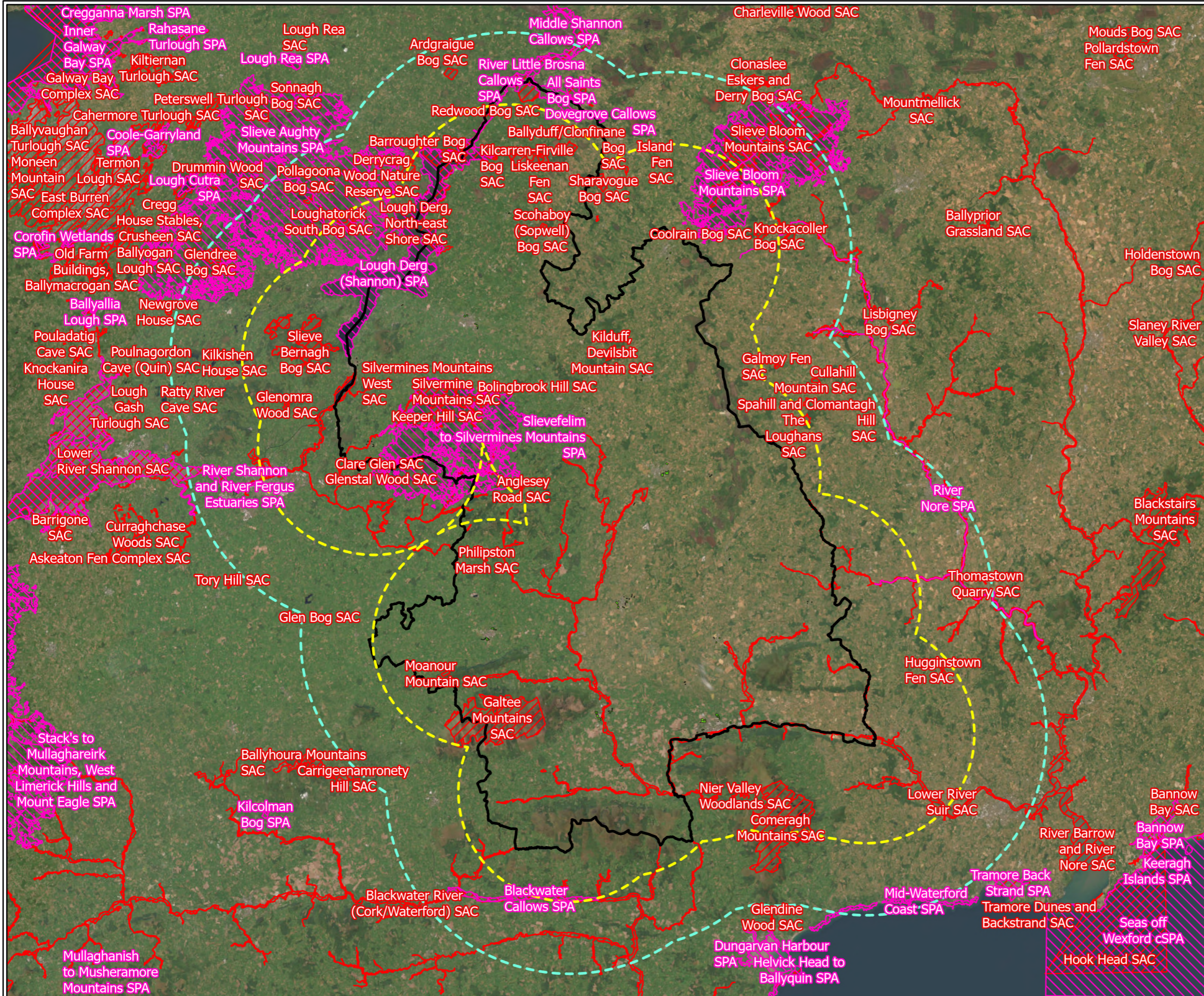
<sup>29</sup> Irish Wildlife Acts, 1976 (as amended)

<sup>30</sup> Irish Wildlife Act 1976 (as amended) and Bern Convention Appendix III

<sup>31</sup> Which gives legal protection to 68 species of vascular plants 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Acts is set out in the Flora (Protection) Order, 1999 (as amended).



- Arising from both construction and operation of development and associated infrastructure: 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.
- Habitat loss, fragmentation and deterioration, including patch size and edge effects.
- Disturbance and displacement of protected species.
- Potential effects on County wetlands.
- Increased vulnerability and sensitivity of light-sensitive species.
- The potential to spread invasive species.
- The potential for effects on non-designated biodiversity features e.g. important habitats and species outside designated sites - particularly regarding barriers to movement and displacement.
- The potential effect on habitats and species where greenfield lands have been zoned for development.

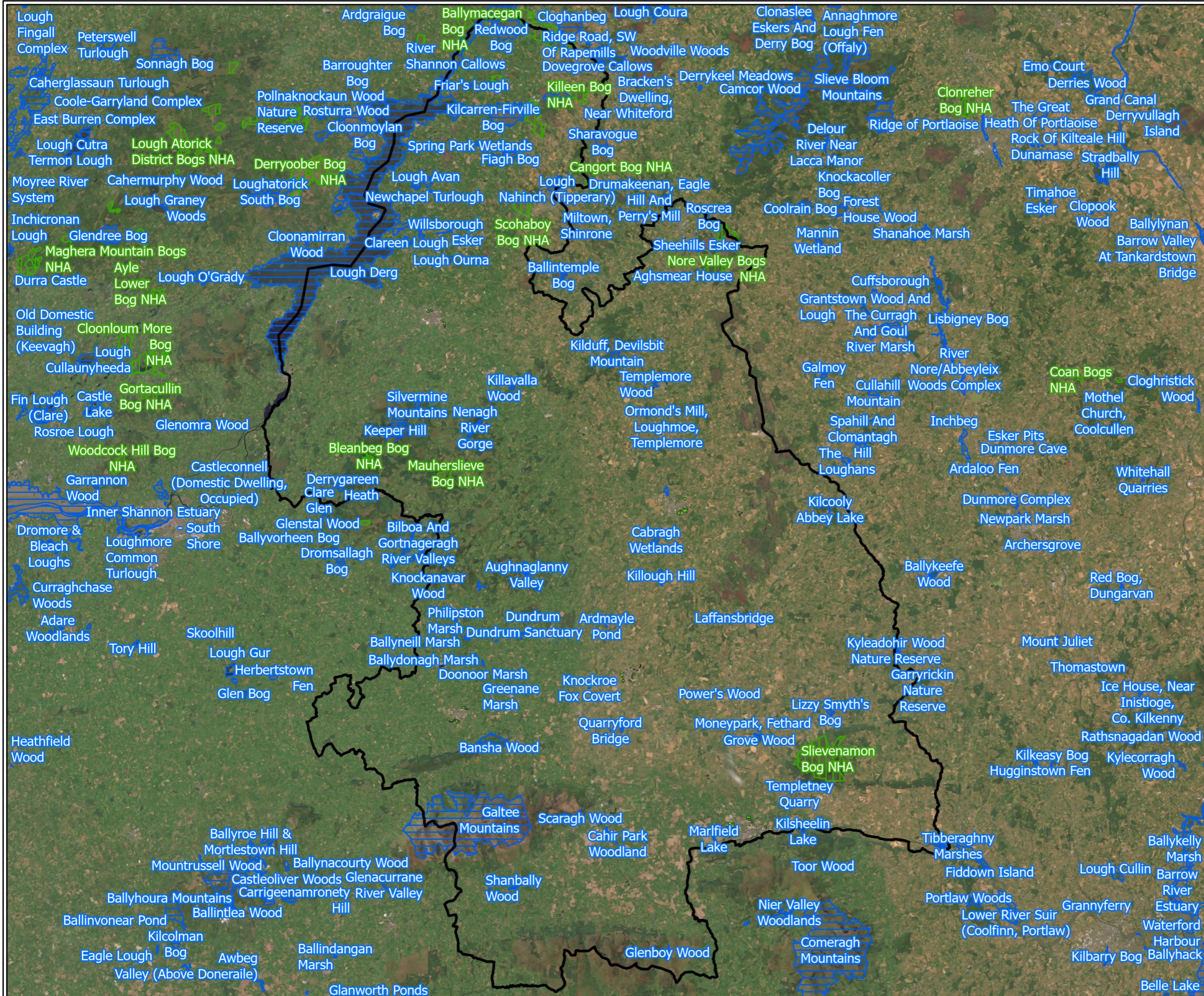


**Legend**





- Local Authority Boundary
- Zoning Proposals
- Special Area of Conservation
- Special Protection Areas
- 15km
- 25km

<b>TITLE:</b> Special Areas of Conservation and Special Protection Areas	
<b>PROJECT:</b> SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.3
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b> 1:520,000	<b>REVISION:</b> 0
<b>DATE:</b> 12/03/2026	<b>PAGE SIZE:</b> A3

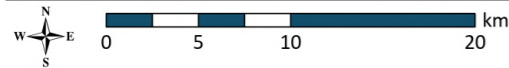


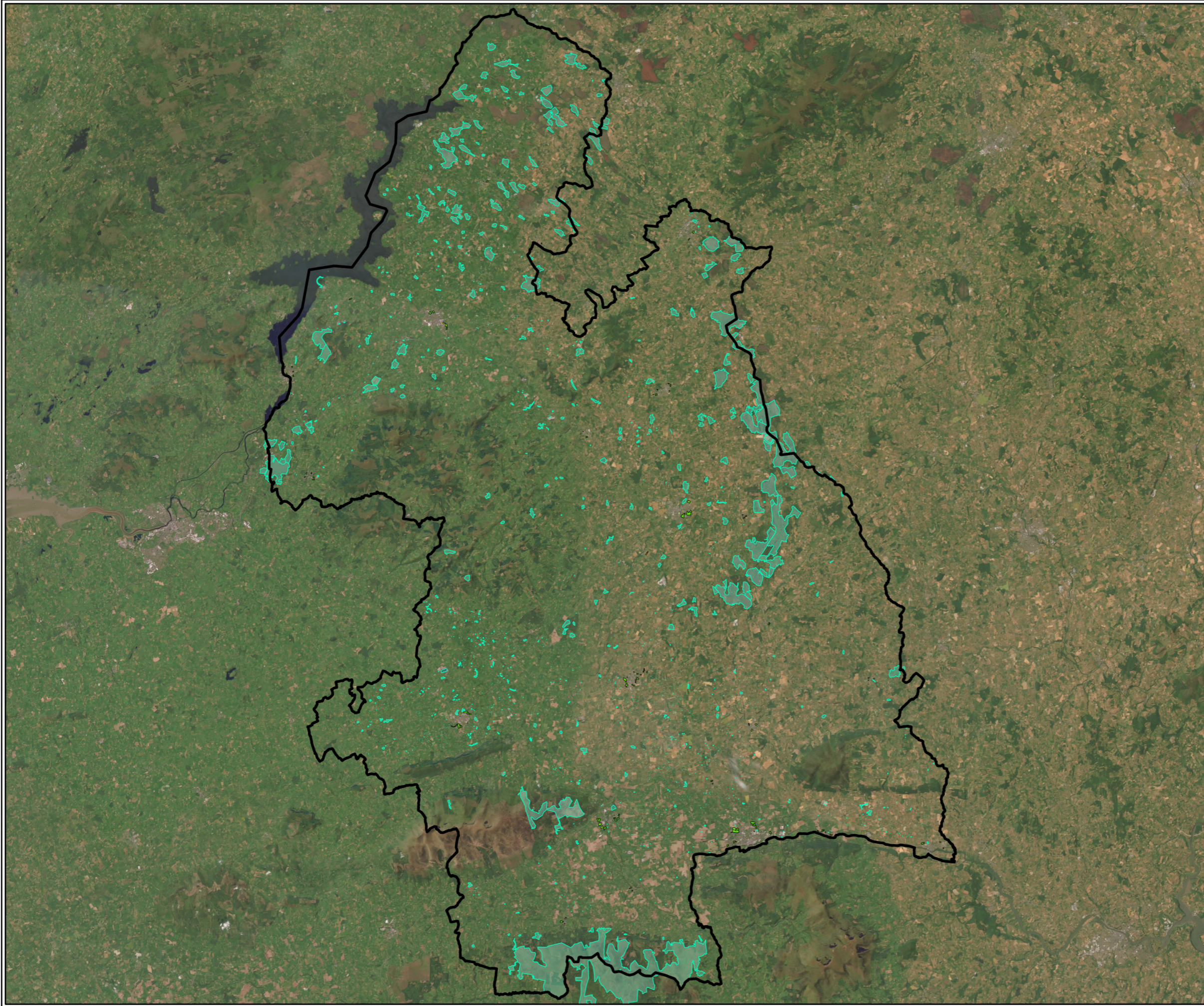





**Legend**

-  Local Authority Boundary
-  Zoning Proposals
-  Proposed Natural Heritage Areas
-  Natural Heritage Areas

<b>TITLE:</b>	Natural Heritage Areas and Proposed Natural Heritage Areas	
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.4	
<b>CLIENT:</b>	Tipperary County Council	
<b>SCALE:</b>	1:410,000	<b>REVISION:</b> 0
<b>DATE:</b>	12/03/2026	<b>PAGE SIZE:</b> A3

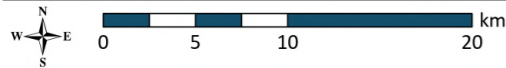




- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  Map of Irish Wetlands Boundaries 2025

<b>TITLE:</b>	
Wetlands in County Tipperary	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.5
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b> 1:410,000	<b>REVISION:</b> 0
<b>DATE:</b> 11/03/2026	<b>PAGE SIZE:</b> A3

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## 4.4 Landscape and Visual Amenity

### 4.4.1 Characterisation of the Environmental Baseline

County Tipperary is characterised by a rich and diverse landscape, including large lowland plains, uplands, mountain ranges, valleys and variety of wetlands. Upland areas include the Silvermines, Arra, Galtee and Knockmealdown Mountains, the Slieveardagh Hills, the Devil’s Bit and Slievenamon. The Shannon wetlands and Lough Derg are situated in the north-west of the County. They represent areas of high landscape quality, natural heritage and amenity value.

The current Landscape Character Assessment<sup>32</sup> for Tipperary identifies four Universal Landscape Architypes (Plains, Foothills, Uplands and Lakelands), subdivided into seven Landscape Character Types and 23 Landscape Character Areas. In addition to this, a schedule of Scenic Routes and Views for protection have been identified. These comprise of:

**Table 4-3: Landscape Character Areas**

Environmental Features	Universal Landscape Architype	Landscape Character Type	Landscape Character Areas (LCAs)
Description	A. The Plains	A1 Lowland Pasture & Arable	<ul style="list-style-type: none"> <li>LCA 1- Urban and Fringe Areas</li> <li>LCA 2- Thurles Hinterland</li> <li>LCA 3- Nenagh Corridor</li> <li>LCA 4 - River Suir Central Plain /Nenagh Corridor</li> <li>LCA 5 - Templemore Plains</li> <li>LCA 6 - West Tipperary Farmland Mosaic</li> </ul>
		A2 Peatlands & Wet Mixed Farmland	<ul style="list-style-type: none"> <li>LCA 7 - Borrisokane Lowlands</li> <li>LCA 8 - Littleton Raised Bog</li> <li>LCA 9 - Littleton Farmland Mosaic and Marginal Peatland</li> </ul>
	B. The Lakelands	B1 Watersides	<ul style="list-style-type: none"> <li>LCA 10 - Upper Lough Derg</li> <li>LCA 11 - The Shannon Callows</li> </ul>
		B2 Lakeland Enclosures	<ul style="list-style-type: none"> <li>LCA 12 - River Shannon – Newport</li> <li>LCA 13 - Arra Mountains – Lower Lough Derg</li> </ul>

<sup>32</sup> Tipperary County Development Plan 2022-2028, *Appendix 3: Landscape Character Assessment and Schedule of Views and Routes*



Environmental Features	Universal Landscape Architype	Landscape Character Type	Landscape Character Areas (LCAs)
	C. The Foothills	C1 Farmed	<ul style="list-style-type: none"> <li>LCA 14 - Slieveardagh Hills Farmland mosaic</li> <li>LCA 15 - Linguan Valley Marginal and Farmland Mosaic</li> </ul>
		C2 Forested	<ul style="list-style-type: none"> <li>LCA 16 - Slievenamuck Marginal Mosaic</li> <li>LCA 17 - Upperchurch – Kilcomommon/Hollyford Hills Mountain Mosaic</li> </ul>
	D. The Uplands	D1 Mountain & Upland	<ul style="list-style-type: none"> <li>LCA 18 - Silvervines – Rearcross</li> <li>LCA 19 - Slievenamon Mountain Mosaic</li> <li>LCA 20 - Glen of Aherlow Uplands</li> <li>LCA 21 - Galtee Mountain Mosaic</li> <li>LCA 22 - Devilsbit Uplands</li> <li>LCA 23 - Knockmealdown Mountain Mosaic</li> </ul>

The above and any other or emerging landscape designations have been considered in the assessment. The SEA assessment of landscape utilised information from the following sources:

- Tipperary environmental sensitivity mapping.
- The National Landscape Strategy for Ireland.
- Tree Preservation Orders.
- Forest cover/Indicative Forest Strategies<sup>33</sup>.
- Tipperary County Development Plan 2022- 2028.
- County Landscape Character Assessment.

#### 4.4.2 Key Considerations relating to the Proposed Variation

The key considerations in relation to Landscape and Visual Amenity are as follows:

- Developments and activities can have negative effects on visually sensitive areas, such as designated landscapes.
- Impact of significantly scaled residential and commercial development on general visual amenity in the vicinity of these developments, streetscape character and wider landscape character, including wide vistas and designated views and prospects.

<sup>33</sup> Department of Agriculture, Food and the Marine



## 4.5 Cultural Heritage - Archaeological and Architectural

### 4.5.1 Characterisation of the Environmental Baseline

Archaeological sites are legally protected<sup>34</sup>. This section of the Draft SEA Environmental Report includes information on the archaeological heritage of Tipperary. One of the primary sources of information for known archaeological features is the Record of Monuments and Places (RMP), maintained by the National Monuments Service (NMS)<sup>35</sup>. The RMP is an inventory of sites and areas of archaeological significance.

There are 8,578 archaeological monuments on record for County Tipperary<sup>36</sup>. Clusters of monuments are concentrated within and adjacent to the existing built-up footprint of the County and in the rural areas. Enclosures, fulacht fia, castles, ringforts, churches and graveyards are among the most common identified monuments within the County on the Record of Monuments and Places (RMP). The locations of known archaeological sites are detailed in Figure 4-6.

This section also includes information on the architectural heritage of Tipperary including information relating to designations such as the Record of Protected Structures (RPS), which list protected structures included for reasons of an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. A protected structure has statutory protection under the Planning and Development Act 2000 (as amended), Part VI. Local Authorities compile and maintain the RPSs;<sup>37</sup> these RPSs are listed in County Development Plans. The RPS for Tipperary County Council is set out in Volume 4 of the Tipperary CDP. There are approximately 2,585 entries to the Record of Protected Structures within the County<sup>38</sup>, which include many notable buildings in the County including Kiltinan Castle in Fethard and Tullamain Castle in Tullamain, Fethard.

It is acknowledged that the register of protected structures documented in CDPs may not represent all Ministerial recommended sites/structures which are included in the National Inventory of Architectural Heritage (NIAH).<sup>39</sup> The purpose of the NIAH is to identify, record, and evaluate the post-1700 heritage of Ireland and there are over 50,000 listings on the NIAH in Ireland (DAHRRG, 2022). These provisions include historic gardens, designed landscapes and underwater archaeological heritage<sup>40</sup>.

The Department of Housing, Local Government and Heritage has developed the Heritage Ireland 2030<sup>41</sup> plan, published in February 2022, serving the purpose of informing the decision-making process. An architectural conservation area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve. In an ACA, protection is placed on the external appearance of such areas or structures. 25 towns and villages have designated ACAs within County Tipperary.

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<sup>34</sup> National Monuments Acts 1930 (as amended), the National Cultural Institutions Act 1997 (as amended) and the Planning and Development Act 2000 (as amended).

<sup>35</sup> Data available at [National Monuments Service - Archaeological Survey of Ireland - Datasets - data.gov.ie](https://data.gov.ie/datasets/nms-archaeological-survey-of-ireland)

<sup>36</sup> Available at Tipperary Co Co | Heritage and Conservation | Archaeology Information and Advice ([www.tipperarycoco.ie](http://www.tipperarycoco.ie))

<sup>37</sup> Under Section 51 of the Planning & Development Act 2000 (as amended).

<sup>38</sup> Volume 4, Tipperary County Development Plan 2022 – 2028, , Cashel and Environs Development Plan 2009, Templemore and Environs Development Plan 2012, Tipperary Town and Environs Development Plan 2013.

<sup>39</sup> Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 (as amended) Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://data.gov.ie/datasets/niah-national-dataset)

<sup>40</sup> Department of Housing, Local Government and Heritage. 2015. Advice to the Public on Ireland's Underwater Archaeological Heritage

<sup>41</sup> Available at [Heritage Ireland 2030 | gov.ie/housing \(www.gov.ie\)](https://www.gov.ie/housing)



An SEA Scoping consultation submission was received from the Development Applications Unit of the Department of Housing, Local Government and Heritage which made high-level heritage-related observations, including that the SEA shall have regard to the Ministerial Guidelines '*Architectural Heritage Protection: Guidelines for Planning Authorities*' issued under Sections 28 and 52 of the Planning and Development Act 2000 (as amended).

The SEA assessment of Cultural Heritage - Archaeological and Architectural, utilised information from the following sources:

- The Department of Arts, Heritage Regional, Rural and Gaeltacht Affairs<sup>42</sup> (including underwater archaeology such as wreck data).<sup>43</sup>
- National Monuments Service (including the Underwater Unit).
- National Inventory of Architectural Heritage.
- Built Heritage and Architectural Policy Section (the NIAH).<sup>44</sup>
- Tipperary County Development Plan 2022-2028.
- Heritage Council.
- United Nations Educational, Scientific and Cultural Organization (UNESCO).

#### 4.5.2 Key Considerations relating to the Proposed Variations

The key considerations in relation to Cultural Heritage are as follows:

- Impacts on the setting of heritage assets and sense of place.
- The potential impact of development on existing and unknown archaeological features/sites.
- The potential impact of development on architectural heritage, including architectural conservation areas and protected structures, their curtilage/s and/or associated historic demesne/s.
- The potential impact of greenfield development on unknown archaeological remains.
- The potential impact of town centre development on built heritage and historic fabric, including protected structures and ACAs.







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<sup>42</sup> Department of Arts, Heritage and the Gaeltacht

<sup>43</sup> Available at [Wreck Viewer | National Monuments Service \(archaeology.ie\)](https://www.archaeology.ie/wreck-viewer)

<sup>44</sup> Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://www.niah.gov.ie/niah/datasets)



- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  SMR Zones
  -  National Monuments Service - Zones of Notification
  -  National Monuments Service
  -  National Inventory of Architectural Heritage (NIAH)

<b>TITLE:</b>	
Heritage Assets	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.6
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b> 1:410,000	<b>REVISION:</b> 0
<b>DATE:</b> 11/03/2026	<b>PAGE SIZE:</b> A3





## 4.6 Soils

### 4.6.1 Characterisation of the Environmental Baseline

The types of soils<sup>45</sup> found covering the County include the following:

Soil Type	Description
<b>Dominant Soils</b>	
Luvisols	Luvisol soils are generally fertile, widely used for agriculture and associated with significant accumulation of clay. <b>These occupy most of the northern, central and southern parts of the County.</b>
Peat soils	Peat soils are formed by the natural accumulation of partially decayed biomass and are the largest reserves of terrestrial organic carbon. <b>Peat soils are found mainly within the north, north-west, north-east and southern areas of the County.</b>
<b>Other Soils</b>	
Alluvial soils	These are associated with alluvial (clay, silt or sand) river deposits. <b>These are found in the flood plains of rivers and streams.</b>
Groundwater Gleys	Groundwater gleys are poorly drained soils that, unless drained, are saturated with groundwater for long enough to develop a characteristic gleyic colour pattern. <b>This soil type is found mainly in the north and south-west of the County.</b>
Surface Water Gleys	Surface water gleys are poorly drained, with a slowly permeable sub-surface horizon. The water source for this type of wet soil is predominantly surface water. <b>This soil type is found in the east and west of the County.</b>
Podzols	Podzols are generally associated with acid parent material and semi-natural heath or coarse grassland vegetation and coniferous woodland. <b>These are found mainly in western and southern areas of the County.</b>
Brown Earths	Brown earths are well drained mineral soils, associated with high levels of natural fertility. <b>These are found mainly in the south and north-west of the County.</b>
Lithosols	Lithosols are shallow non-calcareous soils, commonly overlying hard rock or skeletal and gravelly material. They tend to be stony soils, or with shattered bedrock and are associated with frequent rock outcrops. Their use-range is usually limited to rough grazing. <b>These soils are found throughout the upland areas of the County.</b>

Peatlands are unique systems comprising of peat soil providing as significant carbon stores and supporting a range of unique species. Active blanket bogs and active raised bogs are considered to be priority habitats, listed on Annex I of the EU Habitats Directive. Peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues. Peat soils are found mainly within the north, north-west, north-east and southern areas of the County.

<sup>45</sup> Soils data obtained from Teagasc.ie General Soil Map, available at <https://teagasc.ie/wp-content/uploads/2025/05/General-Map.pdf>



The SEA examines issues including the loss of soils/soil sealing, as a result of greenfield development, and interactions with biodiversity and carbon storage, such as those that can occur as a result of development in peatland areas.

The audit of County Geological Sites in County Tipperary was completed in 2019 and identified 69 County Geological Sites. Previous Landslide Events and Landslide Susceptibility Mapping sources are considered by the SEA.

The SEA of Soils utilised information from the following sources:

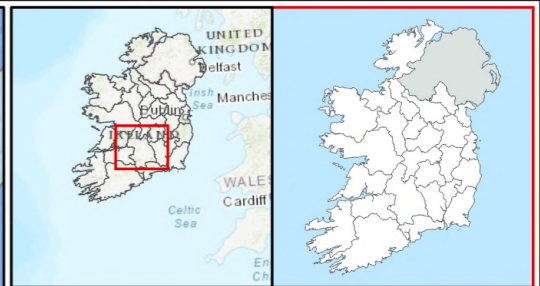
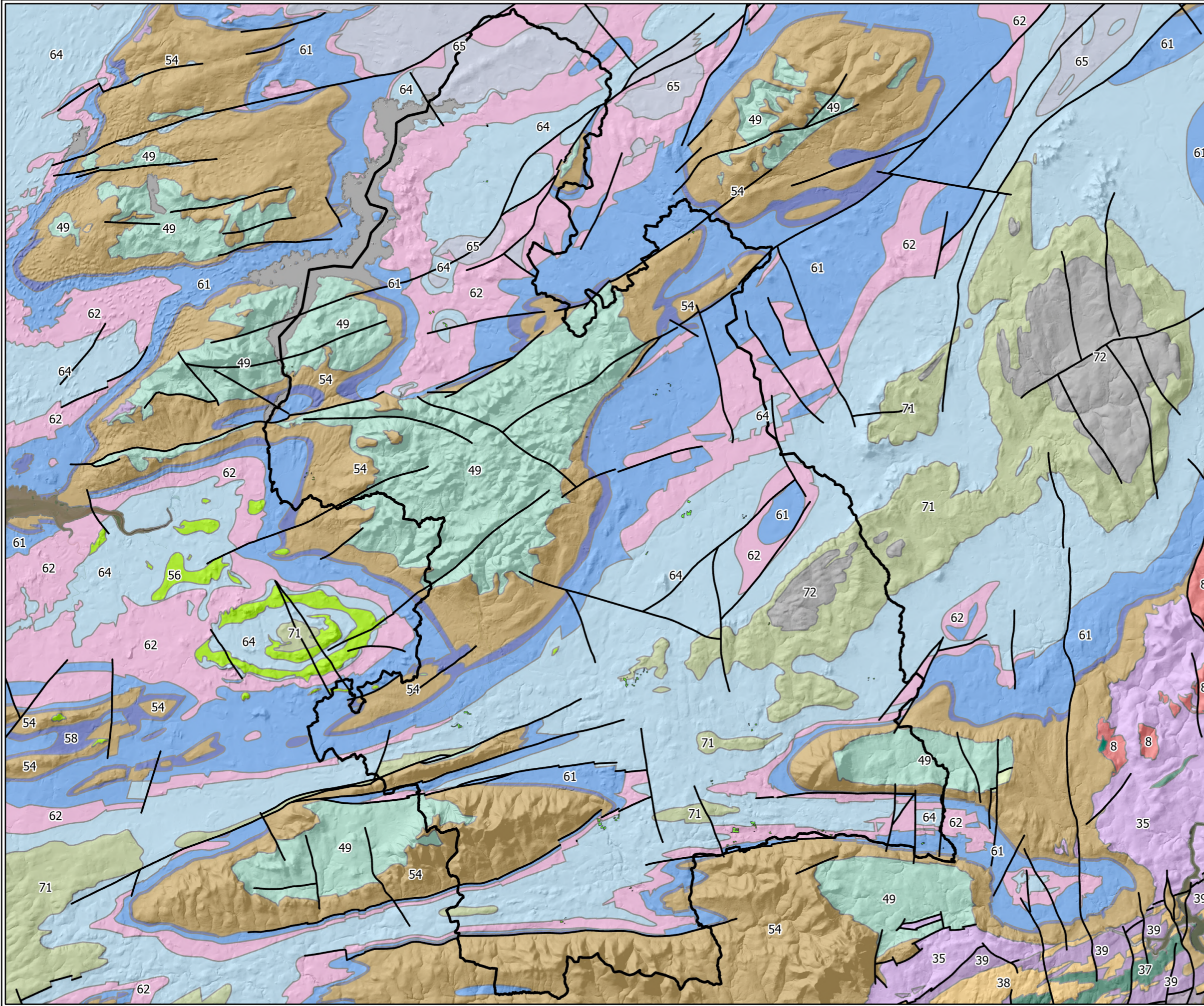
- Geological Survey Ireland (GSI)
- Teagasc
- Infomar
- Environmental Protection Agency

There is no legislation solely directed to soil protection in Ireland. In 2006, the European Commission (EC) developed a Soil Thematic Strategy that aims to protect soils and ensure the sustainable use of soils across Europe. Although a proposal for a Soil Framework Directive was withdrawn in 2014, the importance of sustainable soil management was recognised in the Seventh Environment Action Programme and the Eighth Environment Action Programme.

#### 4.6.2 Key Considerations relating to the Proposed Variation

The key considerations in relation to Soils are as follows:

- Potential for impacts on soil resources.
- Potential impact on important geological, hydrogeology and hydrological features, including County Geological Sites and NHAs/pNHAs.
- Potential impacts to soils (land) vulnerable to erosion



**Legend**

- Local Authority Boundary
- Zoning Proposals

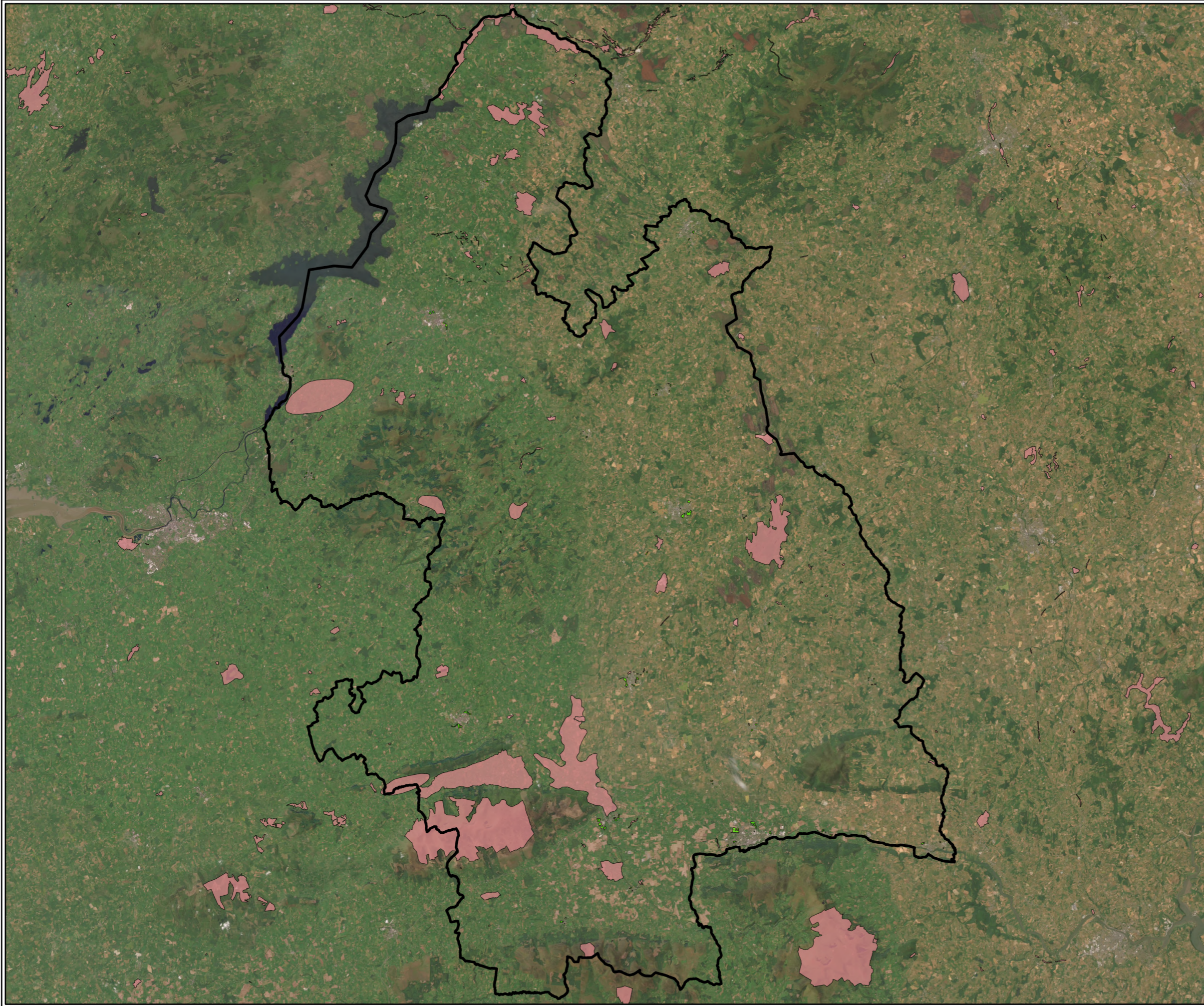
Bedrock Geology 500k

- 5, Gabbro, dolerite & diorite
- 8, Granite, granodiorite
- 31, Marine; Slate
- 32, Marine; Greywacke & shale
- 33, Basalt - andesite, tuff & shale
- 35, Deep marine; Slate, schist & minor greywacke
- 37, Basalt - andesite, tuff, slate & mudstone
- 38, Rhyolite, rhyolitic tuff & slate
- 39, Deep marine; Slate, shale, minor sandstone & siltstone
- 49, Deep marine turbidite sequence; Mudstone, greywacke & conglomerate
- 50, Basalt, andesite, basaltic & andesitic tuff
- 54, Continental redbed facies; Sandstone, conglomerate & siltstone (in places extends into the Carboniferous)
- 56, Basalt, trachyte, syenite & tuff
- 58, Shallow marine ("Lower Limestone Shale"); Shale, sandstone & thin limestone
- 61, Marine shelf & ramp facies; Argillaceous dark-grey bioclastic limestone, subsidiary shale
- 62, Waulsortian mudbank; Pale-grey massive limestone
- 64, Marine shelf facies; Limestone & calcareous shale
- 65, Marine basinal facies (Tobercolleen & Lucan Fms - "Calp"); Dark-grey argillaceous & cherty limestone & shale
- 71, Fluvio-deltaic & basinal marine (Turbiditic); Shale, sandstone, siltstone & coal
- 72, Fluvio-deltaic & shallow marine; Shale, sandstone & siltstone with coal




Faults

<b>TITLE:</b>	
Bedrock Geology	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b> 4.7	
<b>CLIENT:</b> Tipperary County Council	
<b>SCALE:</b> 1:410,000	<b>REVISION:</b> 0
<b>DATE:</b> 11/03/2026	<b>PAGE SIZE:</b> A3



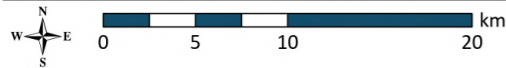


**Legend**

-  Local Authority Boundary
-  Geoheritage Audited Sites
-  Zoning Proposals

<b>TITLE:</b>	
Geological Heritage Sites of Ireland	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.8
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b> 1:410,000	<b>REVISION:</b> 0
<b>DATE:</b> 11/03/2026	<b>PAGE SIZE:</b> A3

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## 4.7 Land Use

### 4.7.1 Characterisation of the Environmental Baseline

Information on land use in Tipperary can be obtained from the CORINE Land Cover (CLC) inventory and Ireland's Marine Atlas<sup>46</sup>. These data sources have archives which document land use change as well as existing land use.

The CORINE database is the dominant land use database; however, some sectors have additional spatial data resources such as forestry. The Forestry Service have produced a GIS based Forest Inventory Planning System (FIPS) to act as an aid in the long-term spatial planning of national forest, and to provide guidance to forestry grants. Additional sources of further land use data include the NPWS<sup>47</sup>.

The SEA process considered land use impacts - utilising data from sources such as:

- CORINE Land Cover Database
- Teagasc
- Environmental Protection Agency
- NPWS
- Forest Service
- Marine Institute
- Sea Fisheries Protection Authority (SFPA)
- GSI data

### 4.7.2 Key Considerations relating to the Proposed Variation

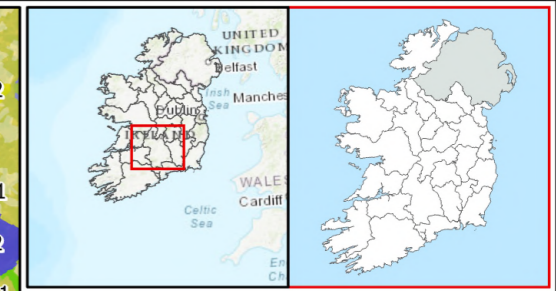
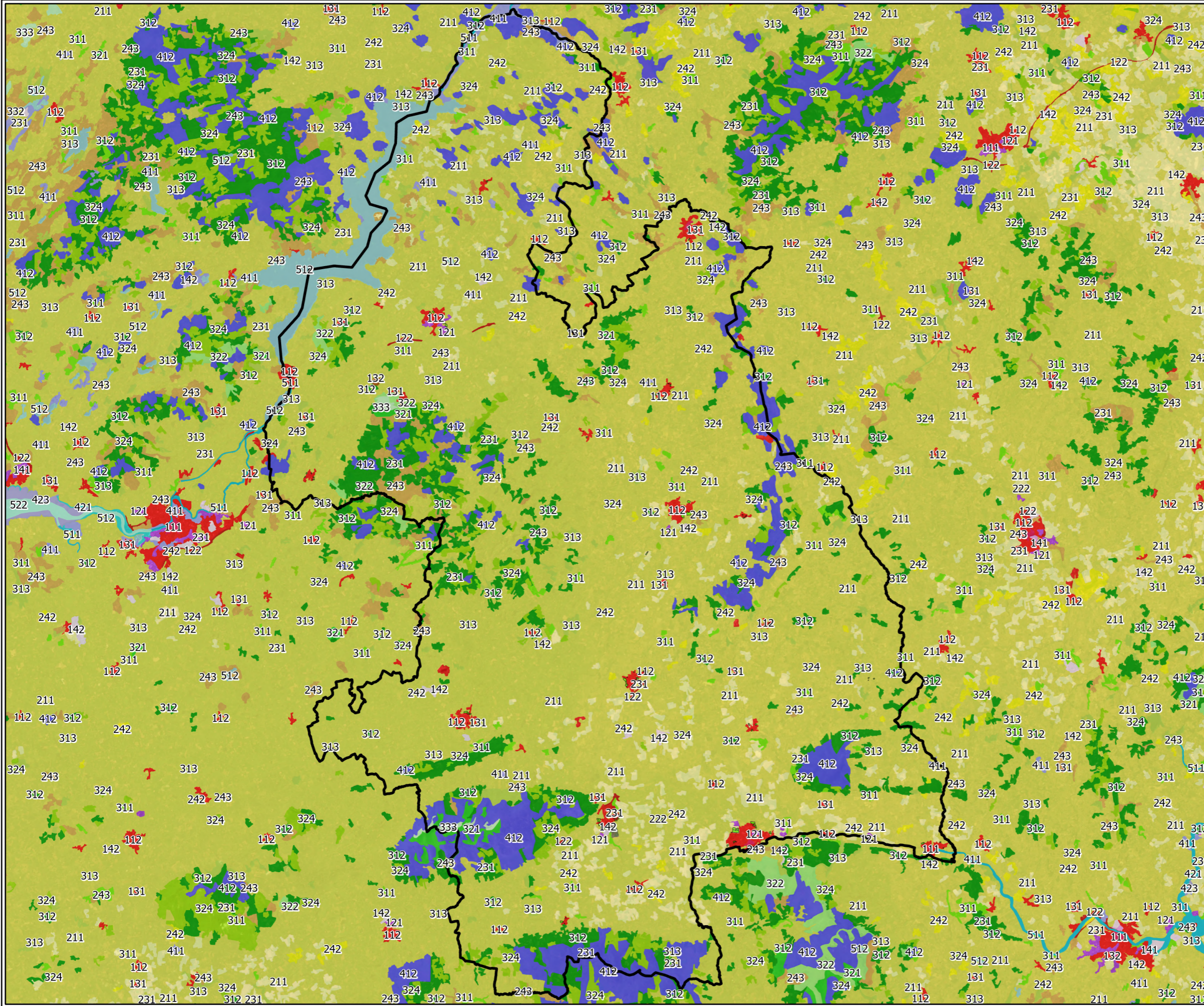
The key considerations in relation to Land Use are as follows:

- Potential change of land-use associated with the Proposed Variation which may result loss/reduction in existing land-use categories, including agricultural land and natural space.

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<sup>46</sup> Available at <https://atlas.marine.ie/#?c=53.9043:-15.8862:6>

<sup>47</sup> Sources such as the Lesser Horseshoe Bat Species Action Plan 2022-2026, Draft National Peatland Strategy, Draft Raised Bog SAC Management Plan, and Draft Raised Bog NHAs Review.



- Legend**
- Local Authority Boundary
  - Zoning Proposals
  - CORINE Land Cover 2018**
  - 111 Continuous urban fabric
  - 112 Discontinuous urban fabric
  - 121 Industrial or commercial units
  - 122 Road and rail networks
  - 124 Airports
  - 131 Mineral extraction sites
  - 132 Dump
  - 133 Construction sites
  - 141 Green urban sites
  - 142 Sport and leisure facilities
  - 211 Non-irrigated land
  - 231 Pastures
  - 242 Complex cultivation patterns
  - 243 Land principally occupied by agriculture with areas of natural vegetation
  - 311 Broad-leaved forest
  - 312 Coniferous forest
  - 313 Mixed forest
  - 321 Natural grassland
  - 322 Moors and heaths
  - 324 Transitional woodland scrub
  - 332 Bare rocks
  - 333 Sparsely vegetated areas
  - 411 Inland marshes
  - 412 Peat bogs
  - 421 Salt Marshes
  - 423 Intertidal flats
  - 511 Stream courses
  - 512 Water bodies
  - 522 Estuaries

<b>TITLE:</b>	
CORINE Land Cover	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.9
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b>	1:410,000
<b>REVISION:</b>	0
<b>DATE:</b>	11/03/2026
<b>PAGE SIZE:</b>	A3





## 4.8 Air Quality and Noise

### 4.8.1 Characterisation of the Environmental Baseline

The Air Quality in Ireland 2024 report prepared by the EPA identifies that:

- Air quality in Ireland is generally good, however, there are concerning localised issues that are negatively impacting the air we breathe.
- Air quality monitoring results in 2024 show that fine particulate matter (PM<sub>2.5</sub>) mainly from burning solid fuels in our homes, and nitrogen dioxide (NO<sub>2</sub>) mainly from vehicle emissions, remain the main threats to good air quality.
- People's health and the health of our environment is impacted by these pollutants.
- Ireland's ambition in the Clean Air Strategy is moving in a positive direction as levels remain within the EU legal limits however the pollutants still exceed the World Health Organisation (WHO) Air Quality guidelines<sup>48</sup>.

The National Clean Air Strategy (DCEE, 2023) established the priorities and a policy framework to support continued reductions in air pollution emissions in Ireland. The Clean Air Strategy for Ireland - Progress Report 2025 (DCEE, 2025) is the second progress report of the National Clean Air Strategy and provides a high-level overview of progress made thus far in reducing national air pollution emissions and improving local air quality. The Progress Report 2025 utilises the most up-to-date projections and data from the EPA and the National Ambient Air Quality Monitoring Programme.

The Progress Report 2025 states that significant progress has been made on improving air quality and reducing national air pollution emissions since 2023.

Under the Clean Air for Europe Directive [Directive 2008/50/EC], EU member states must designate 'Zones' for the purpose of managing air quality. For Ireland, four zones were established under the Air Quality Standards Regulations<sup>49</sup>.

The Environmental Protection Agency (EPA) manages the national ambient air quality monitoring network. The majority of the County is defined as 'Zone D' out of the four zones in Ireland. Clonmel, located in the south of the County is defined as 'Zone C' out of the four zones in Ireland. There are three active EPA monitoring stations located in County Tipperary, namely Clonmel, Tipperary Town and Nenagh. The current air quality in County Tipperary is identified by the EPA as being of *Good*<sup>50</sup> status, in terms of Air Quality Index for Health (AQIH)<sup>51</sup>.

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<sup>48</sup> World Health Organization. 2021. WHO global air quality guidelines: particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>), ozone, nitrogen dioxide, sulphur dioxide and carbon monoxide. World Health Organization. <https://apps.who.int/iris/handle/10665/345329>. License: CC BY-NC-SA 3.0 IGO

<sup>49</sup> S.I. No. 180/2011 - Air Quality Standards Regulations 2011

<sup>50</sup> <https://airquality.ie/> ; Accessed 05/03/2026.

<sup>51</sup> The Air Quality Index for Health (AQIH) ranks the amount of pollutant in the air on a scale from 1 to 10, with 1 being the cleanest air and 10 being the most polluted.



The EEA<sup>52</sup> states that '*environmental noise can be defined as unwanted or harmful outdoor sound*. The EU Noise Directive (2002/49/EC) relates to the assessment and management of environmental noise. This Directive called for the development of strategic noise maps and action plans for major roads, railways, airports and cities, and is implemented in Ireland through the 'Environmental Noise Regulations'<sup>53</sup>.

The noise environment in the County is predominantly affected by motorways, national and regional roads, and agricultural and forestry activity. Localised industrial noise is also present in industrial estates and areas at settlements in the County. Noise levels are generally low in rural areas of the County.

Existing noise related impacts within the County can be seen in Figure 4-10, for the major roads within the county that fall within the scope of strategic noise mapping. The strategic noise maps were considered throughout the SEA and AA processes in the development of the Proposed Variation.

The SEA considered Air Quality and Noise using data from the following sources:

- Environmental Protection Agency
- World Health Organisation

#### 4.8.2 Key Considerations relating to the Proposed Variation

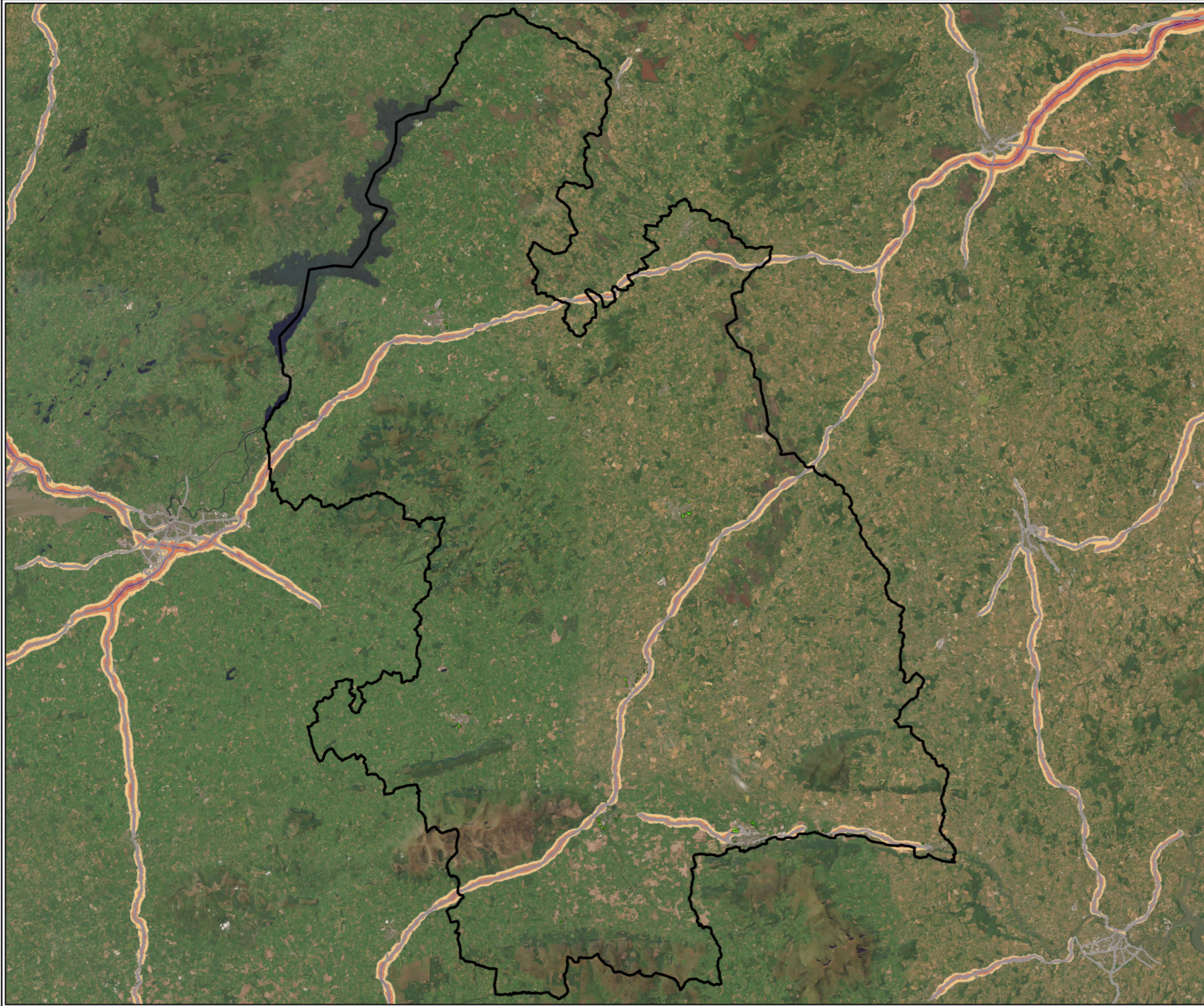
The key considerations in relation to Air Quality and Noise are as follows:

- The construction of residential development and supporting infrastructure may have a negative effect on local air quality and create noise pollution.
- Protecting existing designated quiet areas in open country.
- Failure to contribute towards sustainable transport and associated effects – i.e. emissions to air.

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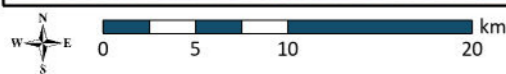
<sup>52</sup> EEA. 2022. Noise Data Briefing. Available at: [Noise — European Environment Agency \(europa.eu\)](https://europeanenvironmentagency.europa.eu).

<sup>53</sup> The END was transposed into Irish Law by the European Communities (Environmental Noise) Regulations 2006 (S.I. 140/2006) (the "Regulations"). The Regulations were revised by the European Communities (Environmental Noise) Regulations 2018 2 (S.I. 549/2018) and amended through the European Communities (Environmental Noise) (Amendment) Regulations 2021 (S.I. 663/2021). These regulations are commonly referred to in Ireland collectively as the 'Environmental Noise Regulations'.



- Legend**
- Local Authority Boundary
  - Zoning Proposals
  - 45-50dB
  - 50-55dB
  - 55-60dB
  - 60-65dB
  - 65-70dB
  - 70-75dB
  - Greater than 75dB

<b>TITLE:</b>	
Noise Mapping Lden (Round 4)	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.10
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b> 1:410,000	<b>REVISION:</b> 0
<b>DATE:</b> 12/03/2026	<b>PAGE SIZE:</b> A3





## 4.9 Water

### 4.9.1 Characterisation of the Environmental Baseline

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface and groundwater. Transposing legislation outlines the water protection and water management measures required in Ireland to maintain high status of waters where it exists and to prevent any deterioration in existing water status. The second cycle of the River Basin Management Plan (RBMP) ran from 2018-2021, where separate plans were devised for all eight River Basin Districts (RBDs) with the objective of achieving at least 'good' status for all waters by 2027. The third cycle of the River Basin Management Plan was published in 2024 and will cover the period from 2022 to 2027.

Water quality data is collected by the EPA<sup>54</sup>. The County is located mainly within the sub-catchments of the Suir and Lower, and is partially located within the catchments of the Nore, Shannon Estuary South and Blackwater (Munster). The primary rivers within the County include the Shannon, Suir and Nore. The primary lake in the County is Lough Derg, situated in the north-west County, at the border with Counties Galway and Clare.

The EU Groundwater Directive (2006/118/EC) uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. Groundwater is considered by its ecological status, which is based on two assessments: chemical and quantitative status. Both of these need to be in good condition for the overall water body to be classified as 'good'.

The WFD groundwater status (2019-2024) underlying Tipperary is largely identified as being of 'Good' status, with areas of 'Poor' status to the south and east of the County.

The WFD status of rivers and streams (2019-2024) draining Tipperary ranges from good (sections of rivers and streams, including Suir, Clodiagh and Newport), to moderate (sections of rivers and streams including Fana and Fishmoynes), to poor (sections of rivers and streams including Suir, Inch and Fishmoynes) and to High (sections of rivers and streams including Clodiagh and Tar).

The Lake Waterbody WFD Status (2019-2024) of Lough Derg is defined as 'Moderate'.

Pressures on waterbodies that are failing to meet the WFD's overall objective of 'good' status have been identified by the SEA and policy responses have been recommended as necessary. The SEA also provides information on aquifer vulnerability, aquifer productivity and entries to the WFD's Registers of Protected Areas.

Certain areas across the County are at risk of flooding from various sources including groundwater, pluvial, and fluvial. There is historic evidence of flooding in various locations across the County, including along the rivers Shannon and Suir.

The OPW is the lead agency tasked with the management of flood risk in the Republic of Ireland. In 2022, the OPW reviewed their 2016 Flood Risk Management Plans (FRMP). The purpose of each FRMP is to outline the long-term strategy to manage flood risk in Ireland. A number of settlements were identified by the OPW in 2022 as requiring detailed assessment of flood risk (Areas for Further Assessment)<sup>55</sup>. These settlements are - Ardfinnan; Ballyporeen; Bانشa; Borrisokane; Borrisoleigh; Caher; Carrick-on-Suir; Clonmel; Fethard; Golden; Marlfield; Mullinahone; Nenagh; Newcastle; Newport; Roscrea; Templemore; Thurles; and Tipperary Town.

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<sup>54</sup> EPA Maps - Water. Available at <https://gis.epa.ie/EPAMaps/>; Accessed 22/12/2025.

<sup>55</sup> Available online at [https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/floodinfo\\_docs/PFRA/PFRA\\_Main\\_Report.pdf](https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/floodinfo_docs/PFRA/PFRA_Main_Report.pdf); Accessed 22/12/2025.



A Strategic Flood Risk Assessment, as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Circular PL 2/2014 (Department of Environment, Community and Local Government), was undertaken alongside the preparation of the Proposed Variation. This document provides information on flood risk management policy and flood risk indicators in Tipperary.

The GSI rates groundwaters according to both their productivity and vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. The GSI also rates aquifers based on the hydrogeological characteristics and on the value of the groundwater resource.

The Water assessment utilised information from the following sources:

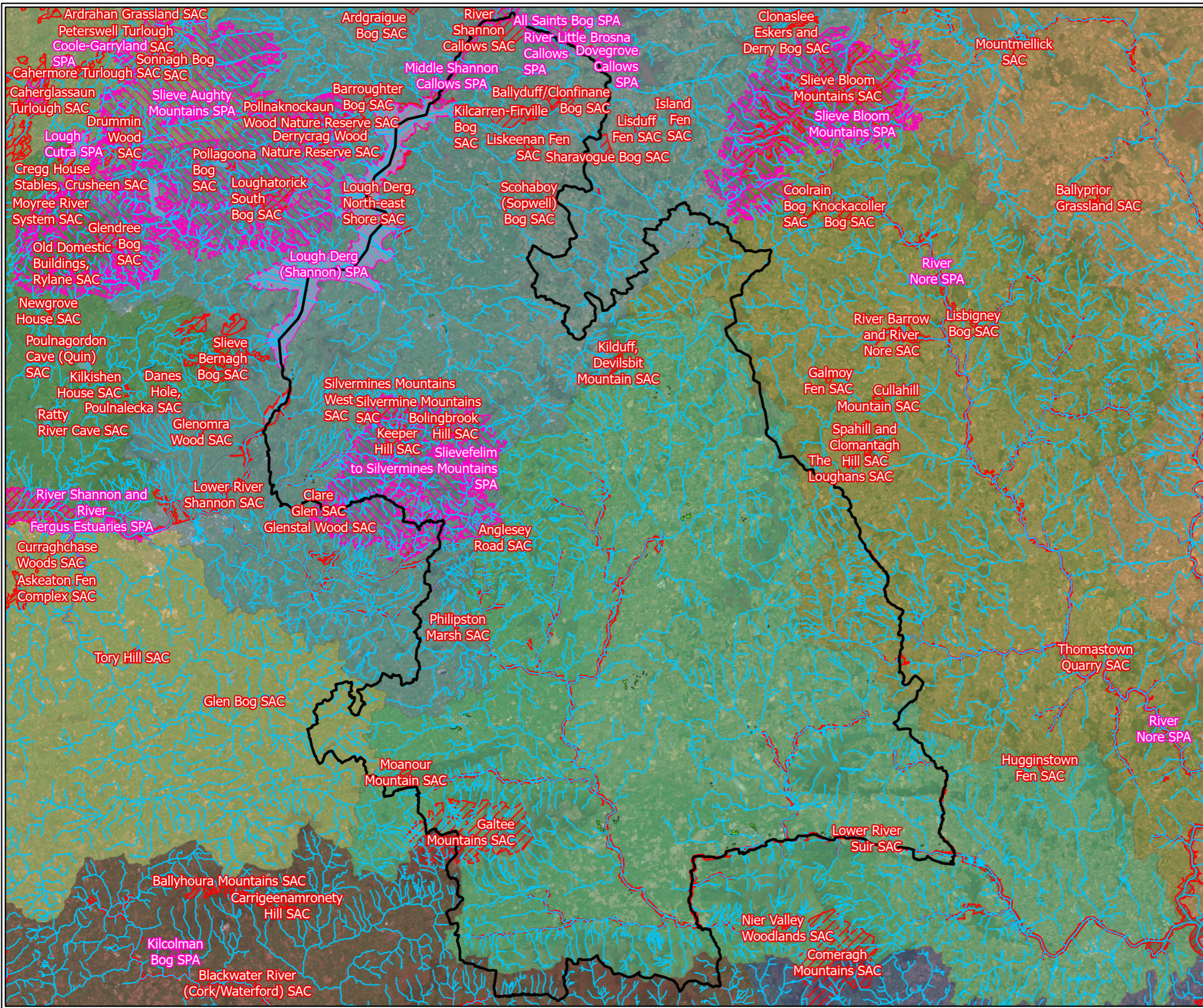
- EPA and Marine Institute - WFD Data.
- GSI data on groundwaters, aquifers and bedrock information.
- Catchment Flood Risk Assessment and Management (CFRAM) Study and associated FRMPs (OPW, as reviewed 2022).
- Flood Risk Assessment (FRA) Mapping<sup>56</sup> (OPW).

#### 4.9.2 Key Considerations relating to the Proposed Variation

- Potential adverse effects upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology due to development.
- Significantly scaled development affecting hydrological/hydrogeological regimes.
- Increase in the risk of flooding and greenfield development inadvertently contributing to flood risk.
- Potential pressures and effects on water body status from the construction of development and infrastructure projects (i.e. increased sedimentation and accidental spillage/run-off).
- The potential for incompatible development occurring in flood risk zones.
- The need to improve water quality in the County - in the context of urban pressures.

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<sup>56</sup> OPW (2022) Flood risk maps and data platform - Available at <https://www.floodinfo.ie/map/floodmaps/>; Accessed 22/12/2025.



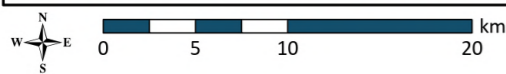
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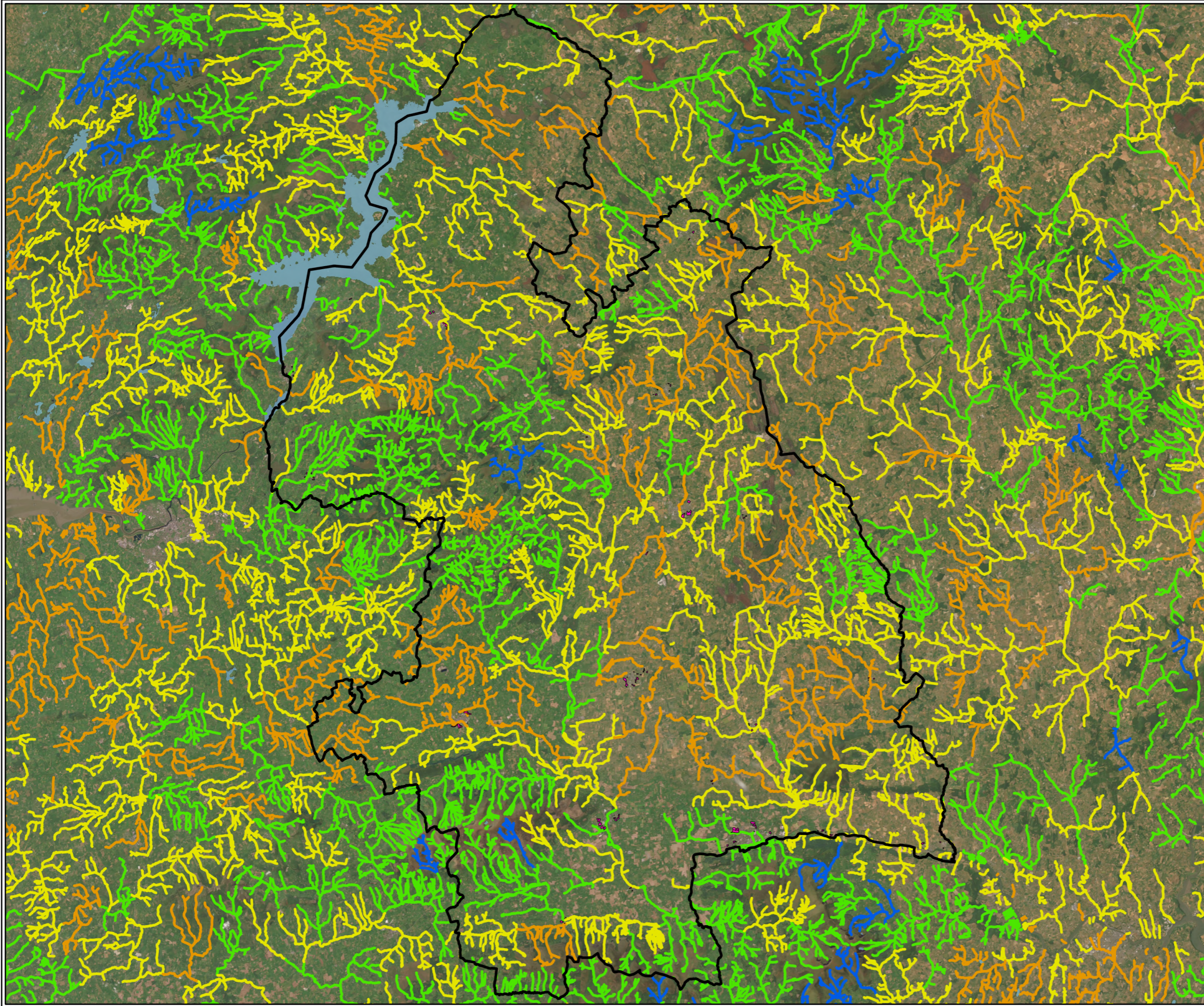
- Local Authority Boundary
- Zoning Proposals
- Special Area of Conservation
- Special Protection Areas
- WFD Lake Segments

**WFD Catchments**

- Ballyteigue-Bannow
- Barrow
- Blackwater (Munster)
- Colligan-Mahon
- Galway Bay South East
- Lower Shannon
- Nore
- Shannon Estuary North
- Shannon Estuary South
- Suir
- WFD Rivers

<b>TITLE:</b> Hydrological Connectivity to European Sites	
<b>PROJECT:</b> SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.11
<b>CLIENT:</b>	Tipperary County Council
<b>SCALE:</b>	1:410,000
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<b>DATE:</b>	11/03/2026
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**Legend**

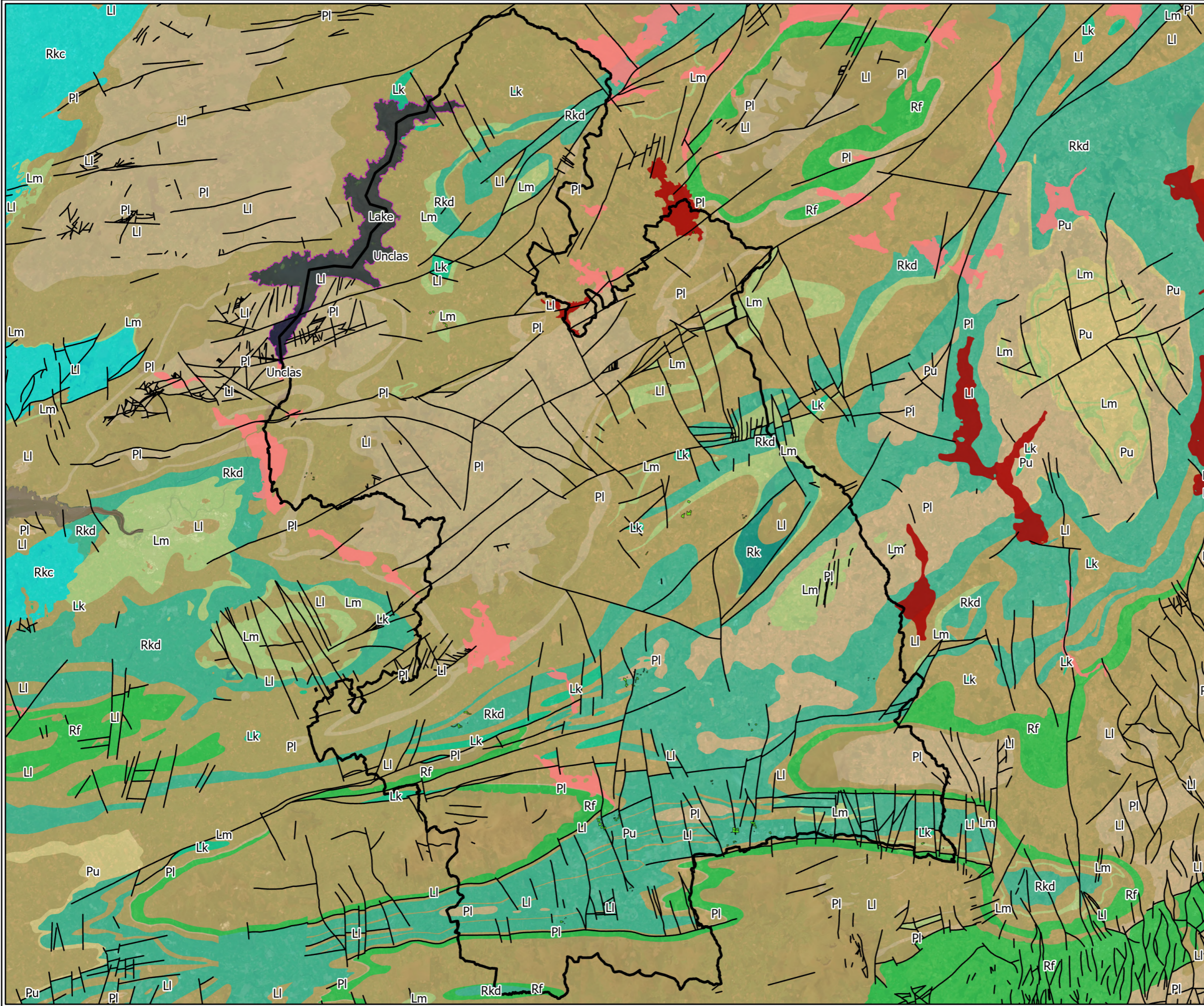
- Local Authority Boundary
- Zoning Proposals
- WFD Lake Segments

EPA Rivers - WFD Status 2019-2024

- High
- Good
- Moderate
- Poor

<b>TITLE:</b>	WFD Surface Water Status		
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028		
<b>FIGURE NO:</b>	4.12		
<b>CLIENT:</b>	Tipperary County Council		
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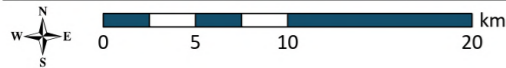


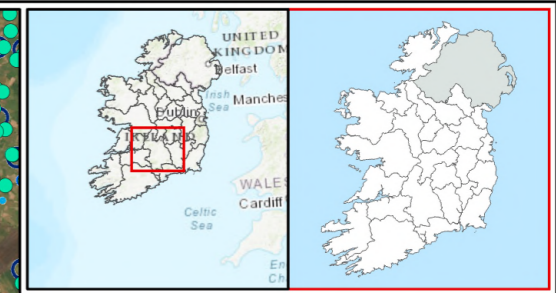
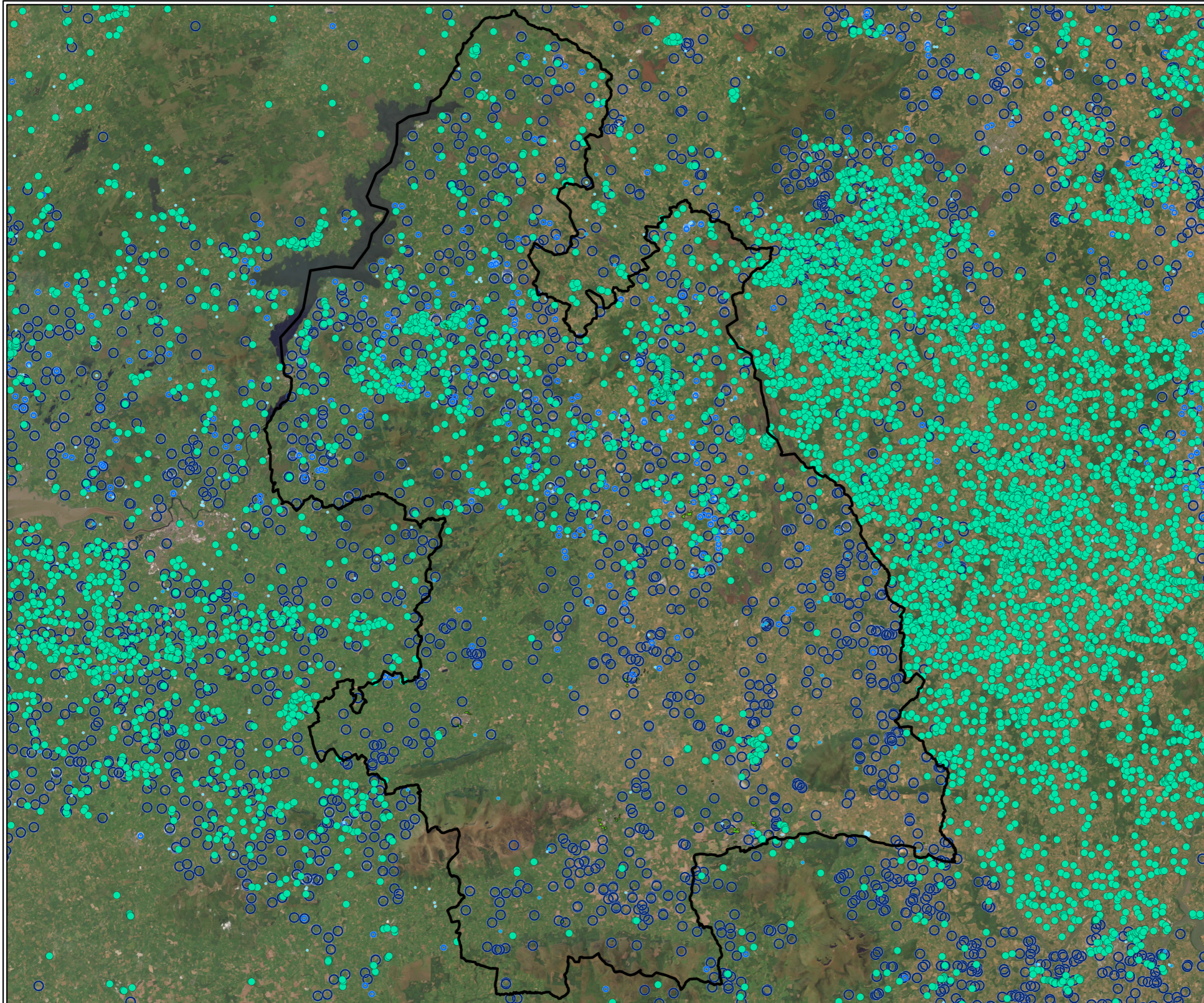


**Legend**

- Local Authority Boundary
- Zoning Proposals
- Sand and Gravel Aquifers
  - Regionally important gravel aquifer
  - Locally important gravel aquifer
- Bedrock Aquifers
  - Rkc - Regionally Important Aquifer - Karstified (conduit)
  - Rkd - Regionally Important Aquifer - Karstified (diffuse)
  - Rk - Regionally Important Aquifer - Karstified
  - Rf - Regionally Important Aquifer - Fissured bedrock
  - Lm - Locally Important Aquifer - Bedrock which is Generally Moderately Productive
  - Lk - Locally Important Aquifer - Karstified
  - LI - Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones
  - PI - Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones
  - Pu - Poor Aquifer - Bedrock which is Generally Unproductive
- Lake
- Unclassified
- Aquifer Geological Lines

<b>TITLE:</b>	
Aquifer Classification	
<b>PROJECT:</b>	
SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.13
<b>CLIENT:</b>	Tipperary County Council
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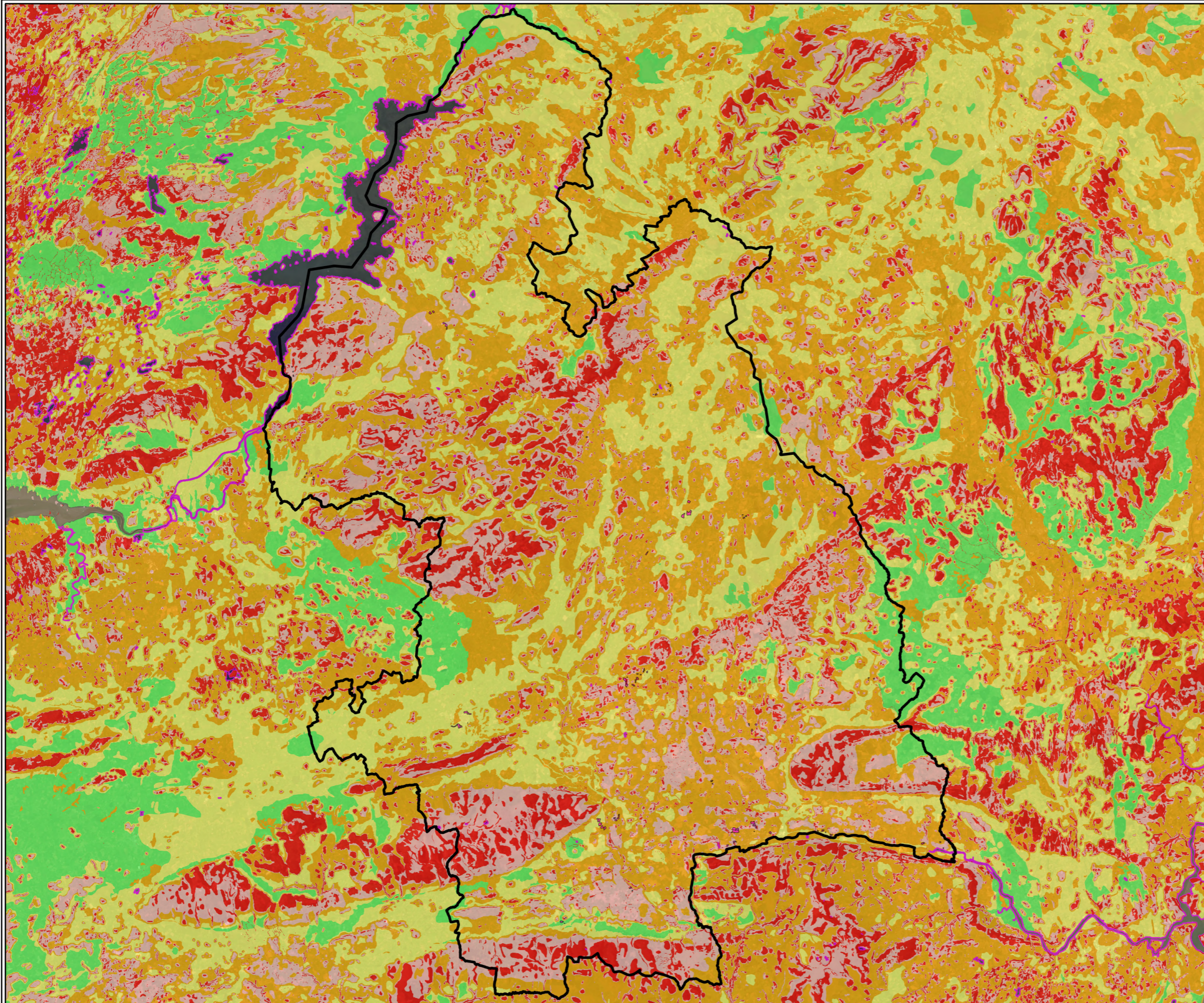




- Legend**
- Local Authority Boundary
  - Zoning Proposals
  - Wells and Springs (50-100m Accuracy)
  - Wells and Springs (100-200m Accuracy)
  - Wells and Springs (200-500m Accuracy)
  - Wells and Springs (500m-1km Accuracy)
  - Wells and Springs (10-50m Accuracy)

<b>TITLE:</b>	Wells and Springs		
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028		
<b>FIGURE NO.:</b>	4.14		
<b>CLIENT:</b>	Tipperary County Council		
<b>SCALE:</b>	1:410,000	<b>REVISION:</b>	0
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**Legend**

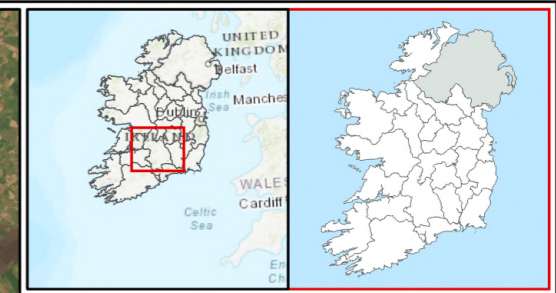
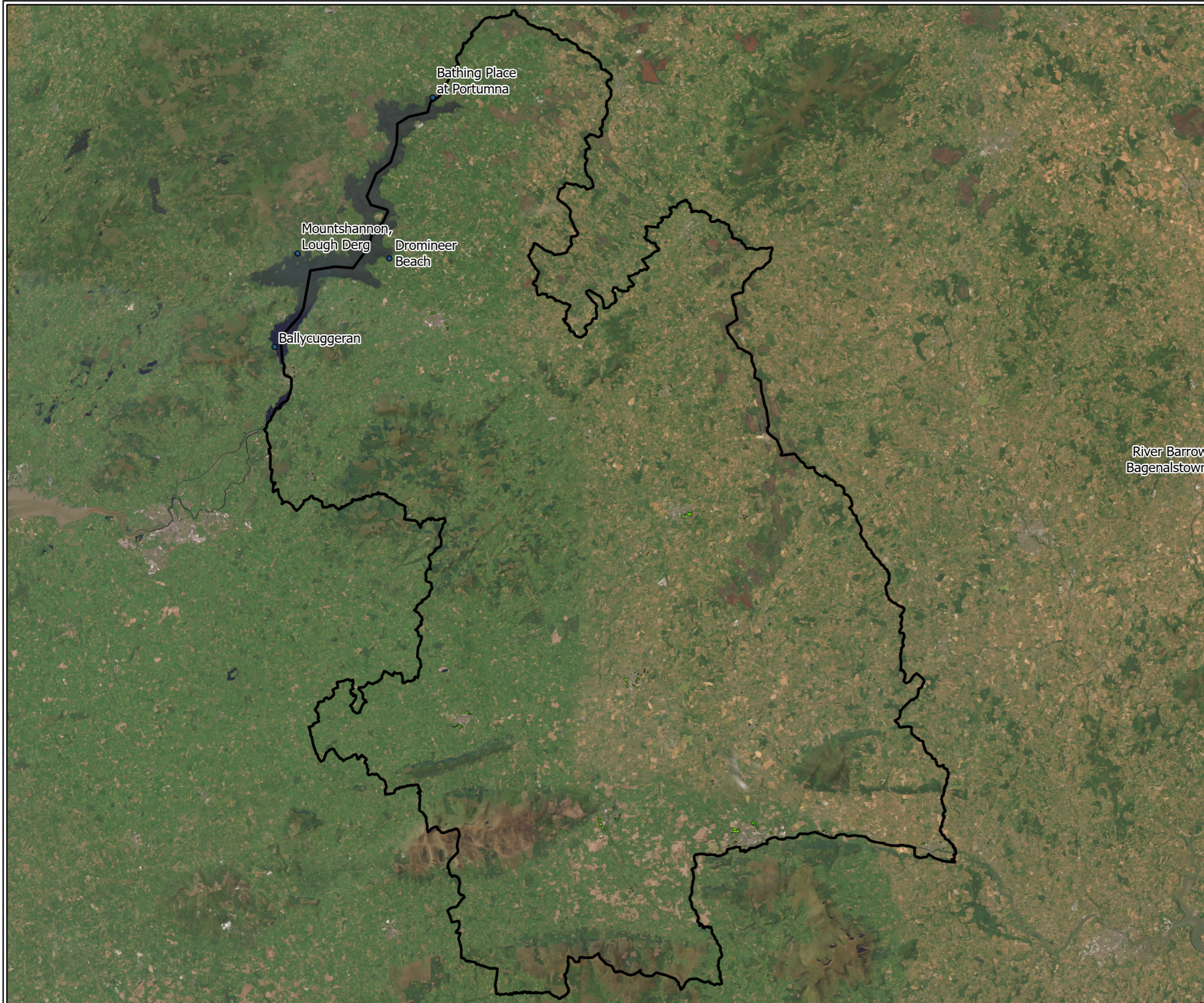
- Local Authority Boundary
- Zoning Proposals







**Groundwater Vulnerability**

- Rock at or near Surface or Karst
- Extreme
- High
- Moderate
- Low
- Water

<b>TITLE:</b>	Groundwater Vulnerability		
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028		
<b>FIGURE NO.:</b>	4.15		
<b>CLIENT:</b>	Tipperary County Council		
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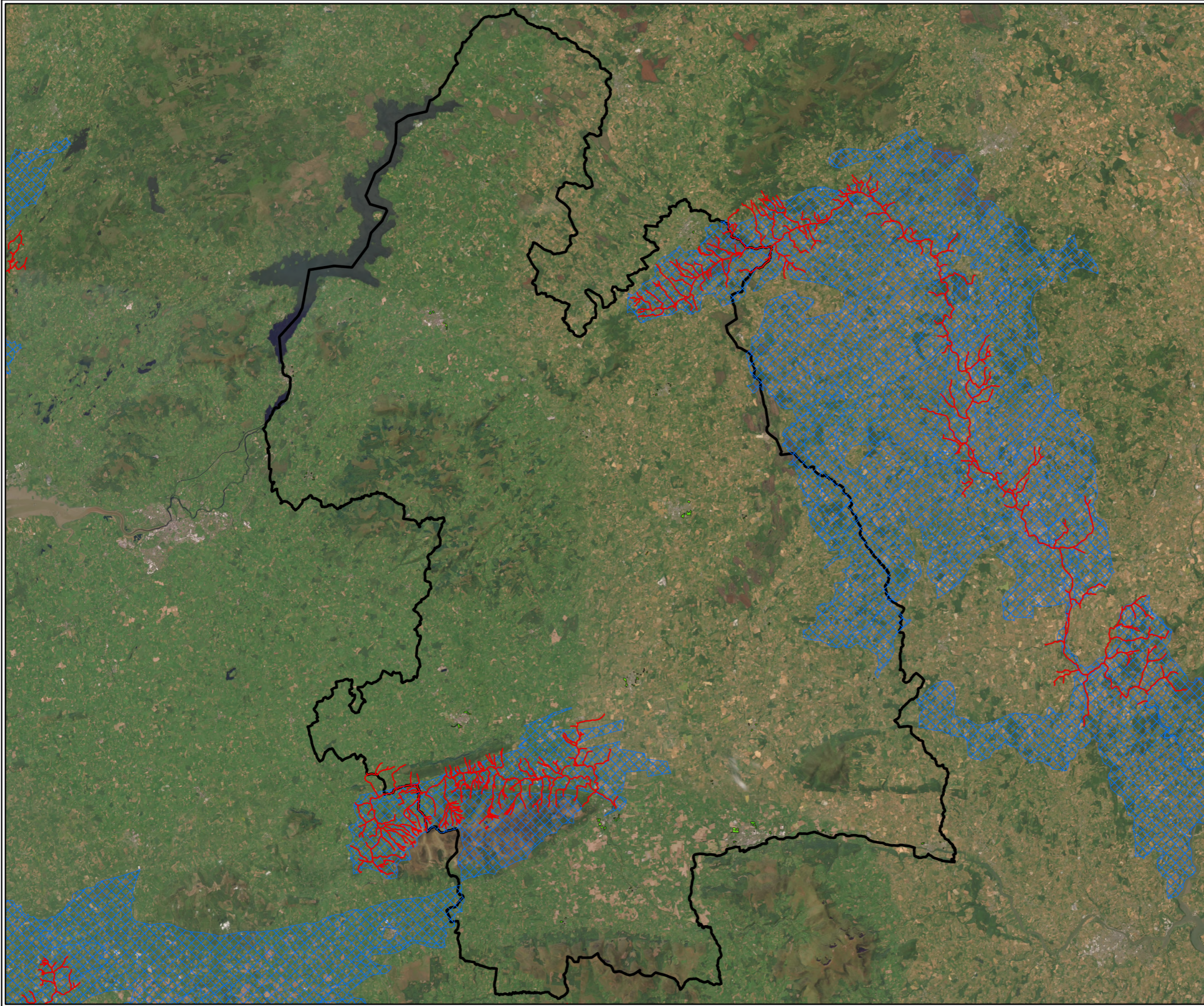








- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  WFD Bathing Water Areas Polygon
  -  Features - graphic representation of beach only
  -  Designated Bathing Water Locations
  -  Point Features (Officially Designated Beach)

<b>TITLE:</b>	WFD Register of Protected Areas - Bathing Water Areas	
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.16.a	
<b>CLIENT:</b>	Tipperary County Council	
<b>SCALE:</b>	1:410,000	<b>REVISION:</b> 0
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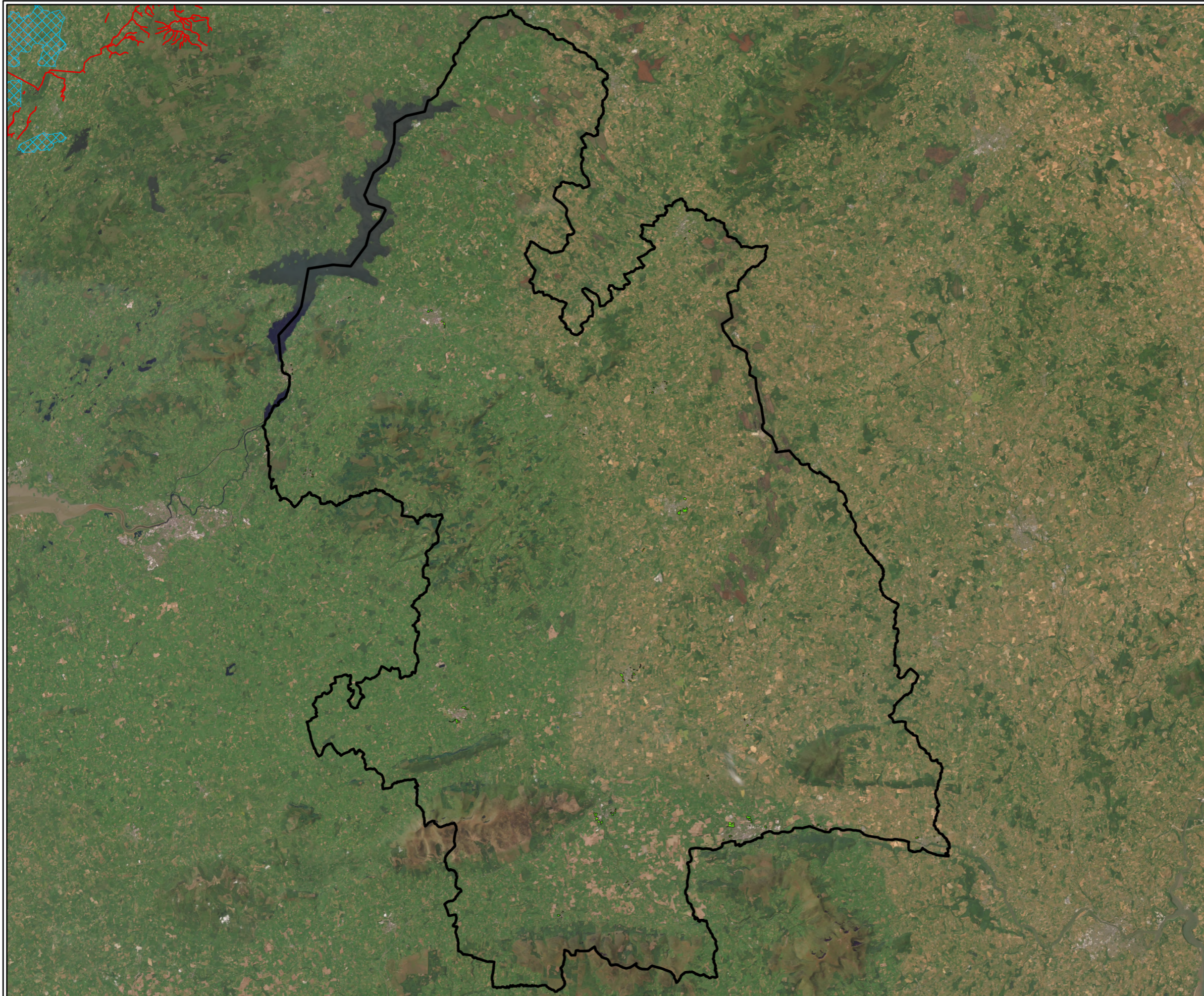








- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  WFD Groundwater Bodies that intersect with Designated Salmonid Waters
  -  WFD Riverwater Bodies that intersect with Designated Salmonid Waters

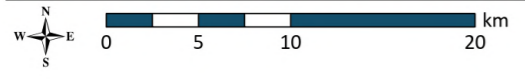
<b>TITLE:</b>	WFD Register of Protected Areas - Salmonid		
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028		
<b>FIGURE NO:</b>	4.16.b		
<b>CLIENT:</b>	Tipperary County Council		
<b>SCALE:</b>	1:410,000	<b>REVISION:</b>	0
<b>DATE:</b>	11/03/2026	<b>PAGE SIZE:</b>	A3

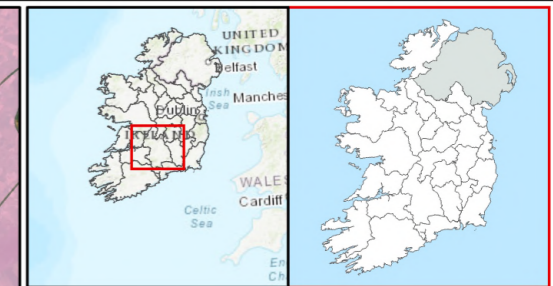
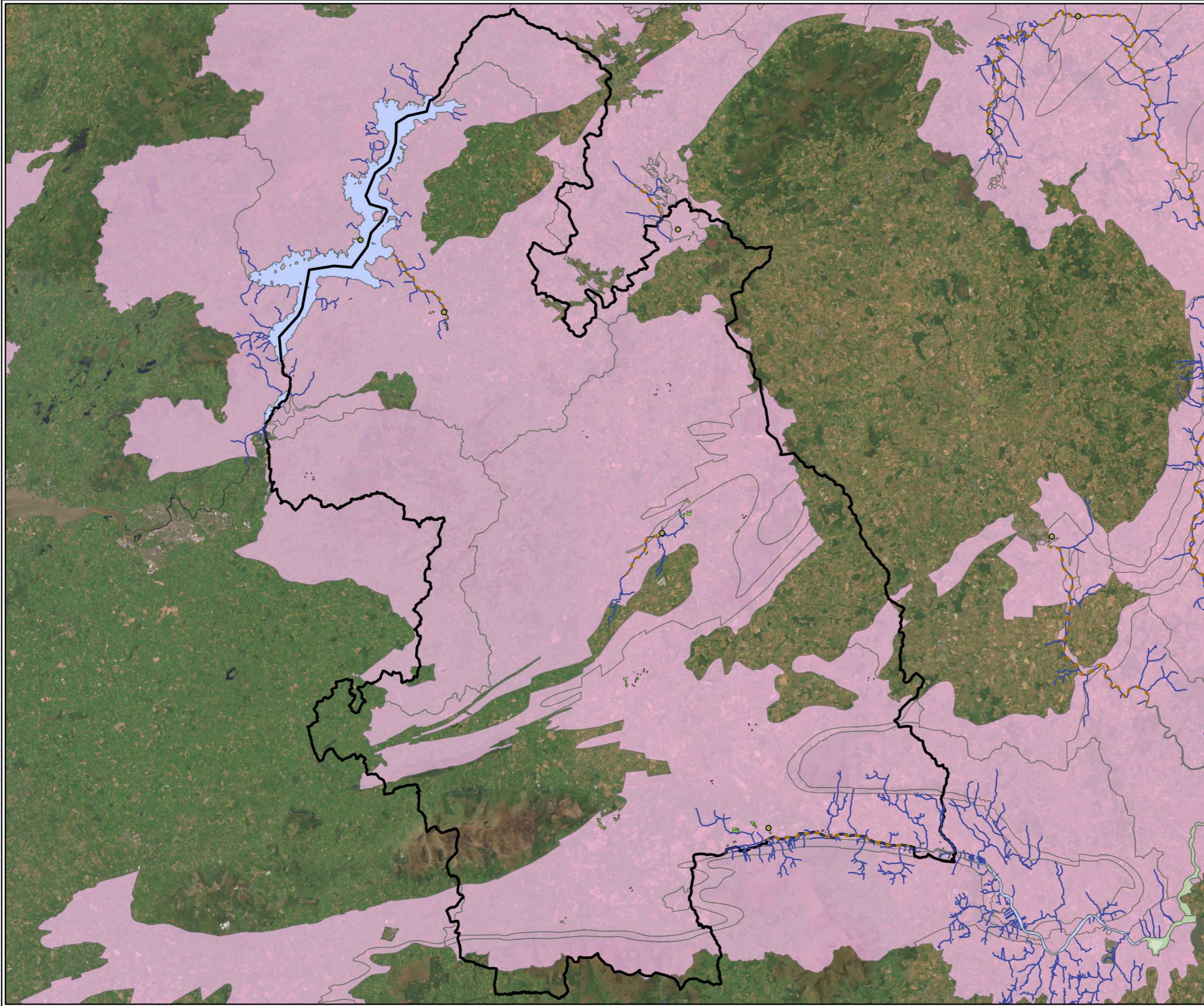












- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  WFD Groundwater Bodies that intersect with Designated Shellfish Waters
  -  WFD Riverwater Bodies that intersect with Designated Shellfish Waters

<b>TITLE:</b>	WFD Register of Protected Areas - Shellfish Areas	
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.16.c	
<b>CLIENT:</b>	Tipperary County Council	
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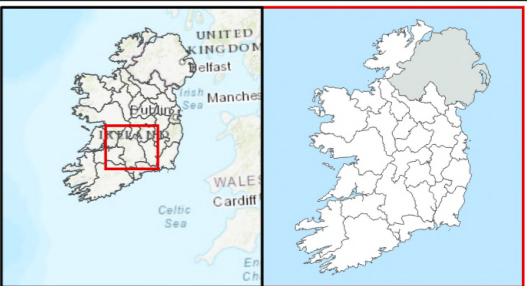









- Legend**
-  Local Authority Boundary
  -  Zoning Proposals
  -  WFD Groundwater Bodies that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons)
  -  WFD Surface Water Polygons that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons) (Lake, Coastal and Transitional Water Bodies)
  -  Designated Surface Water Nutrient Sensitive Areas
  -  Designated Nutrient Sensitive WFD\_RiverwaterBodies
  -  WFD Riverwater Bodies that intersect with Designated Nutrient Sensitive Areas (Pts, Polyline or Polygons)
  -  Designated Nutrient Sensitive Points

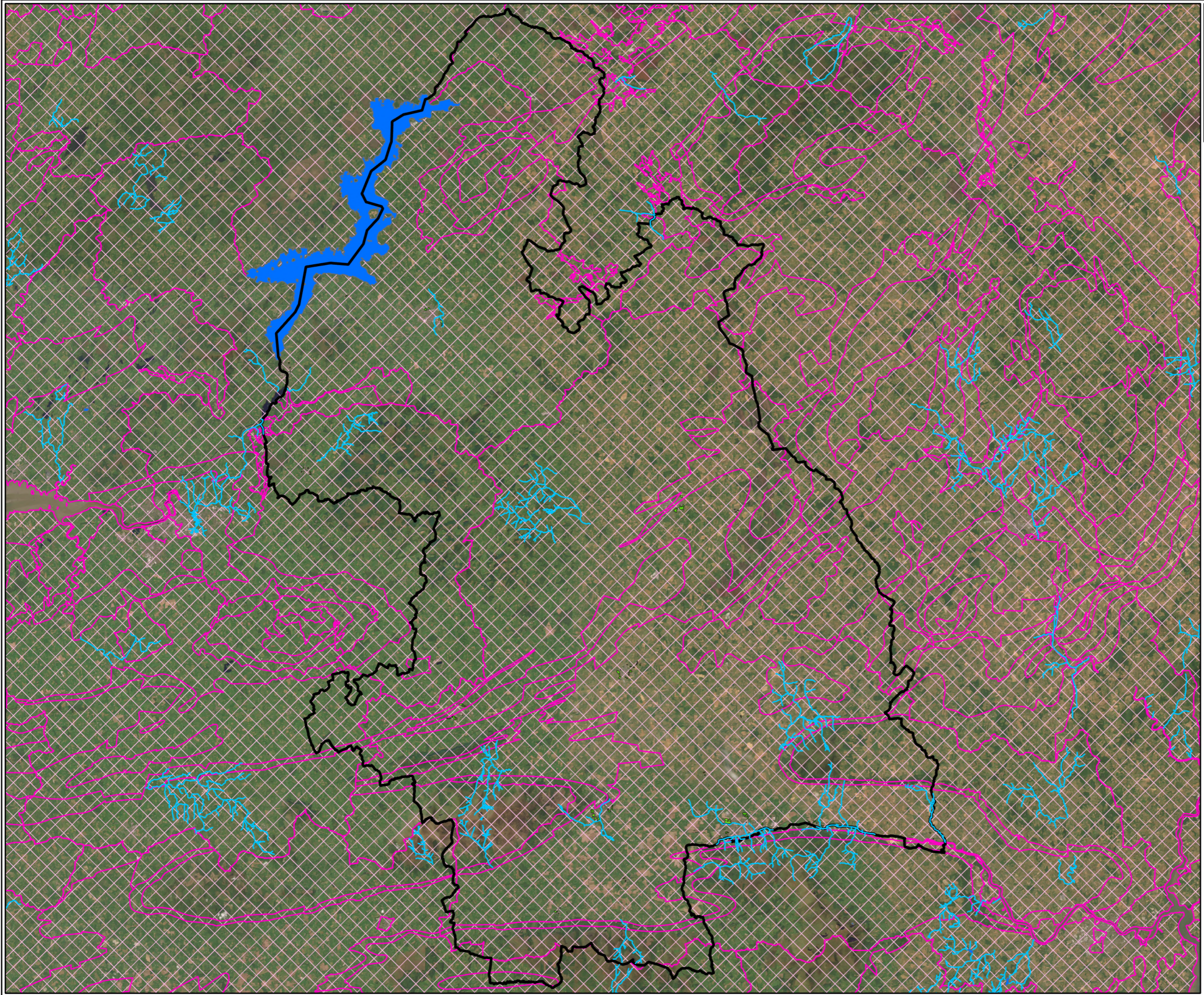
<b>TITLE:</b>	WFD Register of Protected Areas Nutrient Sensitive Areas	
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.16.d	
<b>CLIENT:</b>	Tipperary County Council	
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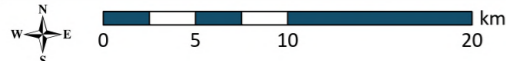


**Legend**

-  Local Authority Boundary
-  Zoning Proposals
-  WFD Groundwaters that are Protected for Drinking Water
-  WFD Lakewater Bodies that are Protected for Drinking Water
-  WFD Riverwater Bodies that are Protected for Drinking Water



<b>TITLE:</b>	WFD Register of Protected Areas - Drinking Water	
<b>PROJECT:</b>	SEA, AA and SFRA for a Proposed Variation to the Tipperary County Development Plan 2022-2028	
<b>FIGURE NO:</b>	4.16.e	
<b>CLIENT:</b>	Tipperary County Council	
<b>SCALE:</b>	1:410,000	<b>REVISION:</b> 0
<b>DATE:</b>	11/03/2026	<b>PAGE SIZE:</b> A3





## 4.10 Material Assets

### 4.10.1 Characterisation of the Environmental Baseline

Other material assets include transport infrastructure, power generation plants and supply networks, water supply, wastewater treatment infrastructure and waste disposal sites among others. Potential opportunities and conflicts associated with these assets have been considered in the SEA. Other material assets covered by the SEA include archaeological and architectural heritage (see Section 4.5) and natural resources of economic value, such as soil<sup>57</sup>, air and water (see Sections 4.6, 4.8 and 4.9 respectively).

### 4.10.2 Water Services

#### 4.10.2.1 *Wastewater*

Wastewater demand and capacity information at settlements that were considered by the SEA, where applicable, include<sup>58</sup>:

- Population served.
- Loading.
- Capacity.
- Level of treatment.
- Spare capacity or shortfall.
- Compliance with the Urban Waste Water Treatment Directive.
- Wastewater infrastructure investment needs.

The EPA produces annual reports on the treatment of urban wastewater from cities, towns and urban communities. The latest EPA 2024 report, 'Urban Wastewater Treatment in 2024'<sup>59</sup>, identifies the priority areas where resources must be targeted in order to protect the environment from the harmful effects of wastewater and deliver environmental improvements where they are most needed.

Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, the report identifies urban areas with the most important environmental issues that must be addressed. Such areas are prioritised as wastewater discharges from these areas have been identified as the main source of pollution affecting local waterbodies. Ballina-Killaloe in Tipperary is listed.

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<sup>57</sup> Soil and geological resources will be considered under this topic including with respect to mineral locations and aggregate potential.

<sup>58</sup> Detailed water services information has informed the preparation of the Draft SEA Environmental Report.

<sup>59</sup> Available online at <https://www.epa.ie/publications/monitoring--assessment/waste-water/Urban-Wastewater-Treatment-in-2024-report.pdf>; Accessed 22/12/2025.



The latest Uisce Éireann Wastewater Treatment Capacity Register (published August 2025) identifies the capacities for the wastewater treatment plants for the settlements considered in this Proposed Variation, as presented in Table 4-4. Work, planned or underway, for increasing capacities and/or improving treatment performances based on information available in December 2024 include Cashel WWTP, Kilsheelan WWTP, Ballina (Tipperary) WWTP, Nenagh New WWT, Portroe WWTP, Cahir WWTP, Fethard WWTP, and Newport (North Tipperary) WWTP. Spare capacities for Fethard WWTP and Newport (New Tipperary) WWTP are conditional on the upgrade works being carried out. Nenagh New WWTP has potential spare capacity, and connection applications and enquiries made for connection at this WWTP will be assessed on an individual basis considering specific load bearing requirements.

**Table 4-4: Wastewater Treatment Capacities – Settlements in Co. Tipperary**

Settlement	WWTP Serving Settlement	Indication of Spare Capacity
Ardfinnan	Ardfinnan WWTP	Green <sup>60</sup>
Cashel	Cashel WWTP	Amber <sup>61</sup>
Kilsheelan	Kilsheelan WWTP	Amber
Mullinahone	Mullinahone WWTP	Amber
Roscrea	Roscrea WWTP	Amber
Tipperary Town	Tipperary Town WWTP	Amber
Two-mile-borris	Twomileborris WWTP	Amber
Ballina <sup>62</sup>	Ballina (Tipperary) WWTP	Green
Ballyclerihan	Ballyclerihan WWTP	Green
Borrisoleigh	Borrisoleigh WWTP	Green
Carrick on Suir	Carrick-On-Suir WWTP	Green
Clogheen	Clogheen WWTP	Green
Clonmel	Clonmel WWTP	Green
Killenaule	Killenaule WWTP	Green
Nenagh	Nenagh New WWTP	Green
Portroe	Portroe WWTP	Green
Thurles	Thurles WWTP	Green
Cahir	Cahir WWTP	Green
Fethard	Fethard WWTP	Green
Newport	Newport (North Tipperary) WWTP	Green
Templemore	Templemore WWTP	Green
Borrisokane	Borrisokane WWTP	Red <sup>63</sup>
Cloughjordan	Cloughjordan WWTP	Red
Holycross	Holycross WWTP	Red

<sup>60</sup> Green = spare capacity available

<sup>61</sup> Amber = potential spare capacity, additional analysis of applications may be required on an individual basis considering their specific load requirements. Potential availability of capacity in this case would be dependent on any additional load not resulting in a significant breach of the combined approach as set out in Regulation 43 of the Wastewater Discharge (Authorisation) Regulations 2007, which is a matter for the relevant Planning Authorities to determine

<sup>62</sup> The WWTP serves the settlements of Ballina and Killaloe

<sup>63</sup> Red = no spare capacity available at present



#### 4.10.2.2 *Water Supply*

The latest Uisce Éireann Water Supply Capacity Register (published August 2025) identifies the capacities for water supply for the settlements considered in this Proposed Variation. All water resource zones in the County have either 'Capacity Available,' 'Capacity Available – Level of Service improvements required' or 'Potential Capacity Available – Level of Service improvements required.' The following definitions are included in the Register for the County:

- Capacity Available = Capacity Available to meet 2034 population targets.
- Capacity Available - LoS improvement required = Capacity Available to meet 2034 population targets - Level of service (LoS) improvement required. Leakage reduction and/or capital investment will be required to maintain/improve levels of service as demand increases. These proposals will be developed & prioritised through the National Water Resources Plan and investment planning process.
- Potential Capacity Available - LoS improvement required = Potential Capacity Available to meet 2034 population targets - Level of service (LoS) improvement required. Capacity constraints exist and additional analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ on an individual basis considering their specific load requirements. Improvement proposals will include but are not limited to leakage reduction and/or capital investment. These proposals will be required to maintain/improve levels of service as demand increases. These proposals will be developed & prioritised through the National Water Resources Plan and investment planning process.

#### 4.10.2.3 *Stormwater Drainage*

Sustainable Drainage Systems (SuDS) are promoted through the existing CDP. SuDS can minimise the quantity and increase the quality of stormwater runoff, as well as mitigate adverse impacts of climate change. SuDS can also provide amenity and biodiversity benefits.

#### 4.10.3 Waste Management

The Waste Management Act 1996 requires Local Authorities to make a waste management plan either individually or collectively for their functional areas. In 2015, Tipperary was guided by the Southern Waste Management Plan 2015 - 2021 which provided the framework for solid waste management in the region. Post 2021, waste management in Ireland is guided by the first National Waste Management Plan for a Circular Economy, which replaces the existing regional plans. This Plan sets out a framework for the prevention and management of waste in Ireland for the period 2023 to 2029.

The Circular Economy and Miscellaneous Provisions Act 2022 provides a legal basis to support the circular transition by: 1) incentivising the use of reusable and recyclable alternatives to a range of wasteful single-use disposable packaging and other items, 2) re-designating Ireland's existing Environment Fund as a Circular Economy Fund, 3) requiring mandatory segregation and incentivised charging for commercial waste, similarly to the system that already exists for the household market, and 4) improving our national regulatory processes, to encourage the safe and sustainable re-use of materials instead of treating them as wastes.



#### 4.10.4 Transport

Key road corridors in Co. Tipperary include the following:

- M7
- The N74
- The M8
- The N62
- The N24
- The N76

Irish Rail operate along three interregional rail lines: Waterford – Limerick, Limerick – Ballybrophy and Dublin - Cork. Public and private bus operators also link settlements within the County. These include the Transport for Ireland's Local programme, Bus Éireann, and other private bus services which serve a number of routes in the County several times daily.

#### 4.10.5 Green Infrastructure

Green infrastructure (GI) is a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality.

#### 4.10.6 Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Proposed Variation, if unmitigated, include settlements; resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); forestry; and natural resources that are covered under other topics such as water and soil.

#### 4.10.7 Land

The Proposed Variation has the potential to assist with the reuse and regeneration of brownfield sites thereby contributing towards sustainable mobility and reducing the need to develop greenfield lands and associated adverse environmental effects. Brownfield lands are generally located within urban/suburban areas.

The SEA of Material Assets utilised information from the following sources:

- EPA
- Department of Housing, Local Government and Heritage (DHLGH)
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- Waterways Ireland
- Iarnród Éireann



#### 4.10.8 Key Considerations relating to the Proposed Variation

The key considerations in relation to Material Assets are as follows:

- Increases in waste generation levels and the need to appropriately manage potentially large volumes of waste that could be generated during large-scale development projects, in accordance with the Waste Management Act and 'Waste Hierarchy' principles.
- Potential pressures on water supply and wastewater treatment demand.
- Demands for linear infrastructure development (i.e. active travel routes) and improved transport connectivity to neighbouring settlements.
- The need to appropriately and sustainably manage traffic associated with major development occurring in Tipperary.

### 4.11 Tourism and Recreation

#### 4.11.1 Characterisation of the Environmental Baseline

Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased in recent years; in 2015 'Ireland's Ancient East' campaign was launched, and the global brand success resulted in infrastructure demands to previously less trafficked areas. Failte Ireland has recently published their four brand strategies<sup>64</sup> which defines the spatial scope and spread of future tourism developments within Ireland. At a county level, Tipperary has developed the Tipperary Transforming, Tourism Product Development Plan 2020-2030. Cultural Heritage sites also support heritage-related tourism and recreation. Landscape is also an important aspect in terms of Tourism.

The assessment of Tourism and Recreation utilises the follow information sources:

- Department of Transport, Tourism and Sport
- Central Statistics Office
- Recreational sailing groups and ferry operators
- Fáilte Ireland
- National Trails Office

#### 4.11.2 Key Considerations relating to the Proposed Variation

The key considerations in relation to Tourism and Recreation are as follows:

- Development occurring in the may affect local heritage, archaeology or visual amenity and, in turn, local tourism or recreational features and activity in the area.
- Infrastructure development and potential changes in demographics associated with the Variation may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.

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<sup>64</sup> Wild Atlantic Way, Dublin's a Breath of Fresh Air, Ireland's Ancient East and Ireland's Hidden Heartlands



## 4.12 Climate Change

The Climate Action and Low Carbon Development Act, as amended, was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plan 2025 set out Ireland's national and sectoral targets in this regard.

Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland. The OPW has undertaken a number of Flood Risk Management Studies for different River Basin Districts (RBDs) in Ireland. These studies have identified the areas which are most at risk and future management plans have been advised; these are adopted by the OPW. In some cases, mitigation measures will involve the construction of physical flood defences. The SEA has considered data related to climate from the following sources:

- Climate Change Advisory Council's Annual Review 2025
- Department of Climate, Energy and the Environment, including the following:
  - EPA's report on Ireland's Provisional Greenhouse Gas Emissions 1990-2024
- EPA
- CFRAM Studies<sup>65</sup>

### 4.12.1 Key Considerations relating to the Proposed Variation

The key considerations in relation to Climate Change are as follows:

- The potential impact of climate change, including climate related flood risk.
- The climate change impact of development (construction phase embodied carbon, operational phase greenhouse gas emissions).
- Opportunities to promote sustainable land use and travel and transport.
- Opportunities to promote sustainable land use.
- Incorporating climate resilience considerations into residential development.

## 4.13 Evolution of the Baseline Environment without the implementation of the Proposed Variation

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Variation is not adopted and implemented. It is predicted that the following would occur in the event the Proposed Variation is to the CPD is not made:

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<sup>65</sup> Office of Public Works (2021) Catchment-based Flood Risk Assessment and Management (CFRAM) Programme; <https://www.gov.ie/en/office-of-public-works/policy-information/cfram-programme/>; Accessed 18/11/2025



- There would be absence of an appropriately focused strategy for developing additional housing and supporting infrastructure to meet housing targets for the County.
- There would be insufficient lands zoned for residential use, resulting in constraints on housing development in the County. This would increase the likelihood that housing targets for the County would not be achieved.
- Planning and environmental protection requirements defined in legislation, the current CDP and higher order plans would still apply to Tipperary.
- There would not be a strong planning framework for delivering additional housing in line with housing targets, however.
- The baseline environment would still be strongly influenced by the current TCDP, the Tipperary Biodiversity Action Plan 2025-2030, the Tipperary Local Authority Climate Action Plan 2024 - 2029 and Local Area Plans (LAPs) and Town Development Plans (TDPs) for the County.
- The development of additional housing and supporting infrastructure in Tipperary would not be subject to strategic and appropriately focussed development control. There would be a greater risk of improper planning and unsustainable development occurring in the County. This scenario has greater potential to result in adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including adverse effects on:
  - Population and Human Health – e.g., through reductions in residential amenity, noise, dust.
  - Biodiversity – e.g., through the loss of valuable habitat, habitat fragmentation, effects on protected species.
  - Landscape Character and Visual Amenity – e.g., through loss of scenic value, diminishment of landscape character and visual amenity.
  - Cultural Heritage – e.g., through effects on or diminishment of built heritage including protected structures and historic fabric.
  - Soils – e.g., through ground contamination, effects on soil structure and function.
  - Land use – e.g., as a result of development-led planning, which is unsustainable, incoherent and inconsistent with good planning practice and higher-order planning policy.
  - Water – e.g., through the carrying out of development that results in adverse effects on water quality or increased flood risk.
  - Material Assets – e.g., as a result of failing to provide supporting infrastructure and services (e.g., water supply, wastewater services) for additional housing development to be carried out in the County in the long-term.
- The potential positive effects of the Proposed Variation on environmental components will not be realised, including potential positive effects on:
  - Population and Human Health – e.g., through the delivery of sustainable, plan-led, environmentally responsible housing and supporting infrastructure.
  - Land use – e.g., through the promotion of plan-led, strategic and environmental responsible housing development.
  - Water – e.g., through the application of good and proper flood risk management under the land use planning process.
  - Material Assets – e.g., through the appropriately phased delivery of supporting infrastructure and services in the County (e.g., water supply, wastewater services) in line with housing development.



## 5. STRATEGIC ENVIRONMENTAL OBJECTIVES

The SEA Directive states that an SEA should also look at *'the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.'* The identification of environmental protection objectives relevant to a Plan (or Plan Variation in this case) provides the basis for evaluating the significance of effects during the SEA process.

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of a plan or programme can be assessed. They are based on wider environmental protection objectives on a local, regional, national, European and international level. They are high-level in nature and set strategic goals for improvement. SEOs have already been developed for the current TCC CDP. It has been assessed that these SEOs are applicable to the Proposed Variation can be used to measure the environmental effects of the Proposed Variation.

Additional SEOs to support the measurement of the effects of the Proposed Variation have also been defined. These are as follows:

- **Population and Human Health:** Delivery of new housing in line with Housing Growth Requirements for the County.
- **Biodiversity, Flora and Fauna:** Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029 and the Tipperary Biodiversity Action Plan 2025 - 2030.
- **Climate:** Support the achievement of the Tipperary Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions, and the Climate Objectives defined in the Climate Action and Low Carbon Development Act 2015 (as amended).
- **Air Quality (and Noise):** Support the achievement of Actions for Tipperary defined in the Tipperary Noise Action Plan 2024-2028.

All other existing TCDP SEOs applicable to the Proposed Variation are presented in Table 5-1 below.

**Table 5-1: Strategic Environmental Objectives**

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives (SEOs)
Biodiversity Flora and Fauna	BFF	No net contribution to biodiversity losses or deterioration	To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species
			Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function
			Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species



Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives (SEOs)
			Enhance biodiversity in line with the National Biodiversity Action Plan and its targets
			To protect, maintain and conserve the County's nature
Population and Human Health	PHH	Improve quality of life for all ages and abilities based on high quality, serviced, well connected and sustainable residential, working, educational and recreational environments	Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management
			Ensure that existing population and planned growth is matched with the required public infrastructure and the required services
			Safeguard the County's citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	S	Ensure the long-term sustainable management of land	Protect soils against pollution, and prevent degradation of the soil resource
			Promote the sustainable use of infill and brownfield sites over the use of greenfield sites
			Safeguard areas of prime agricultural land and designated geological sites
Water	W	Protection, improvement and sustainable management of the water resource	Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive
Material Assets	MA	Sustainable and efficient use of natural resources	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
			Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion
			Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposal
			Optimise existing infrastructure and provide new infrastructure to match population distribution proposals - this includes transport infrastructure
			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



Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives (SEOs)
			<p>Promote the circular economy, reduce waste, and increase energy efficiencies</p> <p>Ensure there is adequate sewerage and drainage infrastructure in place to support new development</p> <p>Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes</p> <p>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</p>
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<p>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</p> <p>Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency</p> <p>Promote continuing improvement in air quality</p> <p>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</p> <p>Meet Air Quality Directive standards for the protection of human health — Air Quality Directive</p> <p>Significantly decrease noise pollution by 2020 and move closer to WHO recommended levels</p>
Climatic Factors	C	Achieving transition to a competitive, low carbon, climate resilient economy that is cognisant of environmental impacts	<p>To minimise emissions of greenhouse gasses</p> <p>Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure)</p> <p>Contribute towards the reduction of greenhouse gas emissions in line with national targets</p> <p>Promote development resilient to the effects of climate change</p> <p>Promote the use of renewable energy, energy efficient development and increased use of public transport</p>



Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives (SEOs)
Cultural Heritage	CH	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
Landscape	L	Protect and enhance the landscape character	To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention



## 6. DESCRIPTION AND EVALUATION OF PLAN ALTERNATIVES

### 6.1 Introduction

Article 5(1) of the SEA Directive states that: *'Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.'*

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Proposed Variation (taking into account the objectives and the geographical scope of a plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation.

This section of the Draft SEA Environmental Report examined reasonable alternatives to the Proposed Variation and systematically evaluated the likely significant effects of these alternatives.

Reasonable alternatives to the Proposed Variation were initially explored and examined during the SEA Scoping stage of the SEA process, having regard to the scope, function and strategic aims and main objectives of the Proposed Variation. This process facilitated the accurate identification of reasonable alternatives to the Proposed Variation and also suitably informed the Variation-development process, ensuring optimal environmental outcomes.

The reason for considering identified reasonable alternatives within the scope of the environmental assessment was clearly described and documented. A description of how the assessment of alternatives was carried out is provided.

Reasonable alternatives were assessed against the SEOs established for the aspects of the baseline environment which are likely to be significantly affected by the Proposed Variation. The purpose of this was to determine if the reasonable alternative resulted in positive, negative, neutral or uncertain environmental outcomes.

The description and evaluation of reasonable alternatives in this report was undertaken in accordance with guidelines defined in the following two guidance documents primarily:

- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, DEHLG 2004.
- Developing and Assessing Alternatives in Strategic Environmental Assessment, EPA 2015.

### 6.2 Goal of the Reasonable Alternative Evaluation Process in SEA

The underpinning goal of the reasonable alternative evaluation process is to ensure that the selection of the preferred alternatives by TCC is informed by environmental considerations, including:

- Which alternative best promotes and facilitates the proper planning and sustainable development in the County
- Which alternative best supports the strategic aims and objectives of the Proposed Variation
- Which alternative best supports the Strategic Environmental Objectives defined for the Proposed Variation



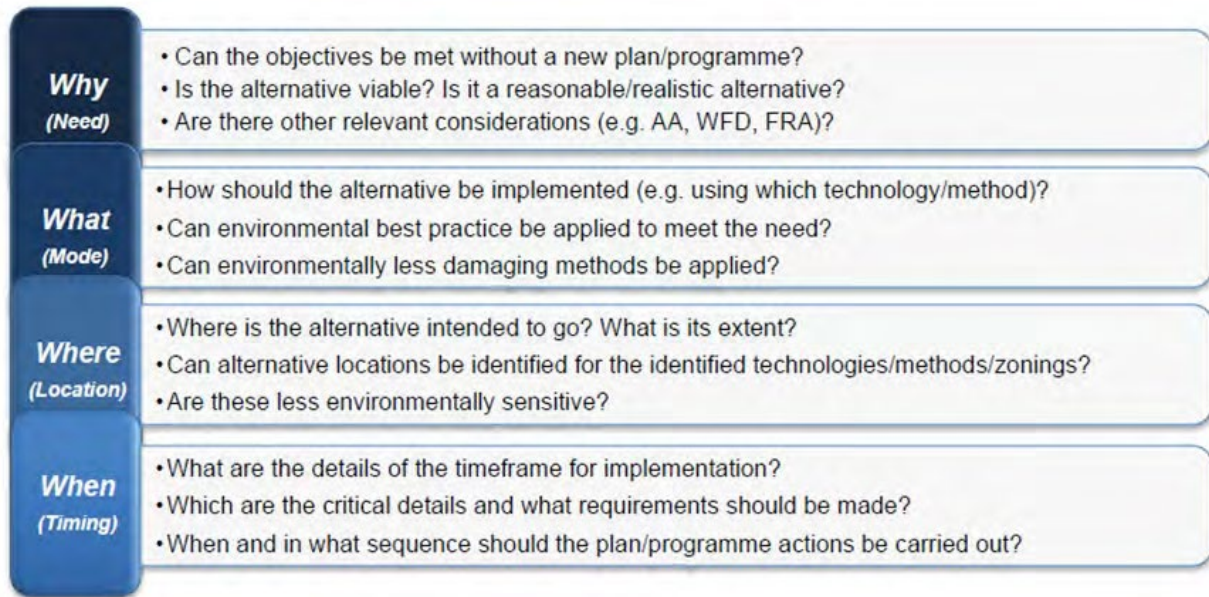
- Which alternative best supports with the objectives of inter-related plans and policy, including their environmental protection objectives
- The potential positive environmental effects associated with the alternative
- The potential negative environmental effects associated with the alternative

### 6.3 Approach to Developing Reasonable Alternatives

A range of alternatives to the Proposed Variation were considered during the Variation-development process. The approach for identifying reasonable alternatives to the Proposed Variation is defined below:

1. Iterative communication was held between the Variation-development and environmental assessment teams to identify the various alternative approaches and options being considered to achieve the Strategic Aim and Objectives of the Proposed Variation.
2. Reasonable alternatives considered were identified. For an alternative to be considered reasonable, it must be practical/functional, realistic and implementable. An evaluation of whether each alternative was practical/functional, reasonable and implementable took place. This evaluation considered the following factors:
  - The strategic aim and objectives of the Proposed Variation.
  - The geographic scope of the Proposed Variation.
  - The actual powers and functions of the Local Authority.
  - The genuine ability of the alternative to achieve the Variation aims and objectives.
  - The technical feasibility of the alternative.
  - The policy hierarchy and the parameters placed around the Proposed Variation by higher-level policy (e.g., the NPF First Revision).
  - The legislative context and the parameters placed around the Proposed Variation by climate action and environmental related legislation

The toolkit contained in the EPA's guidelines entitled '*Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance*' (2015) was utilised when identifying reasonable alternatives. The '*Why? What? Where? When?*' Model defined in the guidelines were used when framing reasonable alternatives, as shown in Figure 6-1.



**Figure 6-1: 'Why? What? Where? When?' Model for framing alternatives - Adapted from Figure 4.3 Developing and Assessing Alternatives in the Strategic Environmental Assessment Process (EPA, 2015).**

#### 6.4 Limitations in assessing Reasonable Alternatives

The reasonable alternatives available for the Proposed Variation are significantly limited by the provisions high-level policy, including those of the NPF - First Revision and the Regional Spatial and Economic Strategy for the Southern Region, Ministerial Guidelines; as well as planning policy already defined in the TCDP.

#### 6.5 Identification and Description of Reasonable Alternatives

Reasonable alternatives to the Proposed Variation were identified as the Proposed Variation evolved over its development process. Details on all Reasonable Alternatives considered during this process are presented in Table 6-1.



**Table 6-1: Reasonable Alternatives considered during Variation development**

Theme	Description of Reasonable Alternatives
Flood Risk Considerations	Alternative 1: Avoidance of zoning for development at lands identified as being at risk of flooding
	Alternative 2: The use of the Justification test to facilitate development on these lands
Approach to Environmental Protection - Avoidance or Mitigation	Alternative 1: Place greater emphasis on using avoidance measures to avoid conflicts and potential adverse effects on important/sensitive environmental features
	Alternative 2: Place greater emphasis on using Plan-level mitigation measures to prevent potential adverse effects on important/sensitive environmental features
Wastewater Treatment Capacity for Additional Housing	Alternative 1: Concentrating zoning proposals for residential development in settlements in proportion to available spare wastewater treatment capacity
	Alternative 2: Apportioning zoning proposals for residential development across all settlements regardless of wastewater treatment capacity
Sustainable Transport	Alternative 1: Promote additional residential zoning in settlements that are provided with public transport and infrastructure for other sustainable modes of transport (cycling and walking)
	Alternative 2: Promote residential development across all settlements and areas, including areas not provided with public transport services



## 6.6 Evaluation of Reasonable Alternatives

An evaluation of the potential effects of the reasonable alternatives on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the environmental effects of reasonable alternatives on SEOs relating to each Environmental Component.

Potential effects of the reasonable alternatives were categorised as follows in the matrix:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').
- Potential Negative Environmental Impact (indicated in the matrix by a '-').
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact ((indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').
- Where positive effects are more likely or of a greater magnitude for a particular alternative, these effects are indicated in the matrix by a '++').

The evaluation of all Reasonable Alternatives considered during the Variation development process is presented in Tables 6-2 to 6-5.



**Table 6-2: Reasonable Alternatives considered during Variation development – Flood Risk**

Environmental Component	SEO Code	Alternative 1: Avoidance of zoning for development at lands identified as being at risk of flooding	Alternative 2: The use of the Justification test to facilitate development on these lands
Biodiversity, Flora and Fauna	BFF	0	0
Population and Human Health	PHH	++	+
Soils (and Land)	S	++	-
Water	W	++	-
Material Assets	MA	++	+/-
Air Quality and Noise	AQN	0	0
Climatic Factors	C	+	+/-
Cultural Heritage	CH	0	0
Landscape	L	0	0
Tourism and Recreation	TR	0	0

Preferred Alternative

Alternative 1: Avoidance of zoning for development at lands identified as being at risk of flooding

Reasons for Selecting the Preferred Alternative

Existing in-house GIS mapping of environmental sensitivities was carried out to identify various environmental constraints present within or in proximity to selected sites. The fundamental requirements for sites being subject to zoning changes were based on national planning policy and guidance, and one of these requirements was that site must not be located in a Flood Zone.

Residential developments are classed as ‘Highly Vulnerable’ under OPW Guidelines (*The Planning System and Flood Risk Management*; November 2009). All sites that were identified by the Country SFRA as being at risk of flooding were excluded from the ‘long-list’ of sites that TCC had considered in the initial stages of the Variation development.

Subsequently, any sites considered in the Proposed Variation with a historic flood risk and/or unmapped watercourses in reasonable proximity, will require site-specific considerations based on the nature and level of risk. This will include introducing flood risk objectives and policies and/or analysis as part of the SFRA process for the Proposed Variation.

It was determined that undertaking the outlined approach would afford maximal environmental protection against flood risk considerations for environmental components such as material assets, water and population and human health, and achieve the national housing targets and housing delivery.



**Table 6-3: Reasonable Alternatives considered during Variation development – Approach to Environmental Protection – Mitigation or Avoidance**

Environmental Component	SEO Code	Alternative 1: Place greater emphasis on using avoidance measures to avoid conflicts and potential adverse effects on important/sensitive environmental features	Alternative 2: Place greater emphasis on using Plan-level mitigation measures to prevent potential adverse effects on important/sensitive environmental features
Biodiversity, Flora and Fauna	BFF	++	+
Population and Human Health	PHH	++	+
Soils (and Land)	S	++	+
Water	W	++	+
Material Assets	MA	0	0
Air Quality and Noise	AQN	0	0
Climatic Factors	C	0	0
Cultural Heritage	CH	++	+
Landscape	L	++	+
Tourism and Recreation	TR	++	+

Preferred Alternative

Alternative 1: Place greater emphasis on using avoidance measures to avoid conflicts and potential adverse effects

Reasons for Selecting the Preferred Alternative

A long-list of sites were initially considered for the zoning proposals early on in the Variation process. These sites were subject to a preliminary assessment with discussions between the Variation development team and environmental assessment teams (SEA, AA and SFRA), on how to best ensure suitable protection of the receiving environments at these sites. Site selection for zoning for residential development was carried out using a multi-criteria approach (MCA). A fundamental criterion of the site was the environmental sensitivity of the site, and formed a core consideration in the selection or exclusion of the sites.

A strategic decision was made early in the process to avoid development at or near these important or sensitive environmental features.

A framework of existing environmental mitigation is already defined in the TCDP. It was assessed that adherence to this framework of mitigatory policy within the TCDP would avoid, prevent and reduce potential significant adverse effects that may occur due to the implementation of the Proposed Variation.

In line with the ambitions for the Proposed Variation, to maximise environmental protection, it was decided to define further environmental mitigation applicable (See Section 8.2) to the Proposed Variation. This alternative increases the likelihood and the magnitude of positive effects associated with the implementation of the Proposed Variation.



**Table 6-4: Reasonable Alternatives considered during Variation development – Wastewater Treatment Capacity**

Environmental Component	SEO Code	Alternative 1: Concentrating zoning proposals for residential development in settlements in proportion to available spare wastewater treatment capacity	Alternative 2: Apportioning zoning proposals for residential development across all settlements regardless of wastewater treatment capacity
Biodiversity, Flora and Fauna	BFF	+	-
Population and Human Health	PHH	+	-
Soils (and Land)	S	+	-
Water	W	+	-
Material Assets	MA	++	-
Air Quality and Noise	AQN	0	0
Climatic Factors	C	0	0
Cultural Heritage	CH	0	0
Landscape	L	0	0
Tourism and Recreation	TR	+	-

Preferred Alternative

Alternative 1: Concentrating zoning proposals for residential development in settlements in proportion to available spare wastewater treatment capacity

Reasons for Selecting the Preferred Alternative

Wastewater infrastructure and treatment capacity was a key consideration in the site-selection process. The latest Uisce Éireann Wastewater Treatment Capacity Register was reviewed for each settlement, in addition to a review of the existing sewer networks. Engagement with Uisce Éireann was also undertaken as part of site selection process, which fed into the Serviced Land Assessment and consequently determined the suitability of land for zoning.

The latest Uisce Éireann Wastewater Treatment Capacity Register (published August 2025) identifies that three relevant settlements have no spare capacity ('red'), six settlements have potential spare capacity ('amber') and the remaining six settlements have available spare capacity ('green') (See Section 4.10.2.1 for a breakdown of capacities per settlement).

It was determined that the zoning proposals for residential development should be concentrated largely in the settlements with spare capacities to avoid placing loading pressures on wastewater treatment plants in the County. Zoning proposals for residential development in settlements with little or no capacity will be subject to the proviso that such development can only be progressed where appropriate wastewater treatment capacity becomes available.

This approach affords maximal environmental protection for environmental components, particularly water quality, biodiversity, population and human health.



**Table 6-5: Reasonable Alternatives considered during Variation development – Sustainable Transport**

Environmental Component	SEO Code	Alternative 1: Promote additional residential zoning in settlements that are provided with public transport and infrastructure for other sustainable modes of transport (cycling and walking)	Alternative 2: Promote residential development across all settlements and areas, including areas not provided with public transport services
Biodiversity, Flora and Fauna	BFF	+	-
Population and Human Health	PHH	+	-
Soils (and Land)	S	0	0
Water	W	0	0
Material Assets	MA	+	0
Air Quality and Noise	AQN	+	-
Climatic Factors	C	+	-
Cultural Heritage	CH	0	0
Landscape	L	0	0
Tourism and Recreation	TR	+	-

Preferred Alternative

Alternative 1: Promote additional residential zoning in settlements that are provided with public transport and infrastructure for other sustainable modes of transport (cycling and walking)

Reasons for Selecting the Preferred Alternative

A settlement review was undertaken as part of the background research and preparation of the Variation development. This review considered public transport provision among other infrastructure and services. Existing Local Transport Plans for the key towns of Clonmel, Nenagh and Thurles and Sustainable Transport Plans for the District Towns of Roscrea and Carrick-on-Suir were also considered. Where bus services were not in place, other sustainable modes of transport were considered in site selection, including walking and cycling infrastructure.

The following 'Sustainable Planning Criteria' were also considered:

- Compact growth
- Walking and cycling analyses (for catchments of 5-10 and 10-15 minute-walking distance minutes and 15-minute cycling distance from the town centre)
- Consolidation/sequential development

A strategic decision was made in the variation development process to focus zoning proposals in areas with established public transport services and/or sustainable (walking and cycling) infrastructure. This ensures that the Variation accords with and supports higher-order CDP policy on sustainable travel and transport, including the National Sustainable Mobility Policy and Development Plan.



Ensuring that land use development accords with sustainable travel and transport creates positive interactions with a range of environmental components, including:

- Biodiversity, Flora and Fauna - through the reduction of exhaust emissions associated with private vehicle use
- Population and Human Health - through the reduction of exhaust emissions associated with private vehicle use, and through the promotion of safe, more convenient and cheaper public transport options for travel.
- Material Assets - through the promotion of a well-used and supported public transport network.
- Air - through the reduction of exhaust emissions associated with private vehicle use.
- Climate - through the reduction of GHG emissions associated with private vehicle use.



## 7. EVALUATION OF THE ENVIRONMENTAL EFFECTS OF THE PROPOSED VARIATION

### 7.1 Introduction

An evaluation of the potential effects of the Proposed Variation on the baseline environment, as characterised and described in Section 4 of this report, was carried out and is documented in this section of the report. The evaluation was carried out against the relevant Strategic Environmental Objectives (SEOs) established for the various aspects of the baseline environment which are likely to be affected by the Proposed Variation.

### 7.2 Evaluation of the Environmental Effects of Variation Implementation

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the Proposed Variation on SEOs relevant to each environmental component. The approach and methodology for this evaluation, and detailed evaluation of the environmental effects of the Proposed Variation, using the evaluation matrix developed, are presented in Appendix 3.

An overview of the key environmental effects of implementation of the Proposed Variation, in the absence of mitigation, is presented below:

#### Potential Negative Environmental Effects (In the absence of environmental mitigation)

- The Proposed Variation supports the carrying out of housing and infrastructural development. The construction phase of such development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phase of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Proposed Variation provides a land use framework for development that has the potential to generate environmental impacts (e.g., habitat loss) that directly or indirectly cause adverse effects on European sites, such as disturbance to key species, reduction in species density, impact on non-designated sites or habitat that support European sites, or changes in indicators of conservation value.
- Development may lead to adverse effects on biodiversity, including loss, disturbance or damage to biodiversity, flora and fauna; effects on important sites and their ecological features/qualifying interests (e.g., Lower River Suir SAC, Silvermines Mountains SPA, Lough Derg (Shannon) SPA, etc.); effects on ecological connectivity; and effects on locally important biodiversity (e.g., wildlife corridors).
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species (e.g., Lesser horseshoe bat).
- The Proposed Variation supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.



- Greenfield development may damage known heritage features (e.g., Ringforts, Fulacht fiadh) or unknown archaeological remains.
- The Proposed Variation is supportive of the carrying out of development at sensitive locations which could potentially affect sensitive aspects of the environment, including biodiversity (habitats and species), water quality, landscape character and visual amenity, and built and archaeological heritage.
- Development, including large-scale development of a sizeable mass and form, may generate negative impacts on built heritage (e.g., protected structures, their curtilage/s and/or associated historic demesne/s) and historic fabric, including historic structures and features present in the settlements. Development supported by the Proposed Variation may negatively effect on the setting of heritage assets and sense of place, generally.
- Significantly scaled residential development may adversely affect visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.
- Inappropriate development may generate adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development arising due to the Proposed Variation may generate an increase in traffic levels resulting in effects on existing traffic and transportation conditions and dynamics.
- Development related excavation has the potential to result in the generation of substantial levels of material and waste, that will need to be appropriately and sustainably managed in accordance with 'Waste Hierarchy' principles.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).

#### Potential Positive Environmental Effects

- Proposed Variation objectives, as defined, have the potential to contribute to the provision of additional housing, and sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Proposed Variation has the potential to support strategic, plan-led, balanced, integrated and socially beneficial development and environmental protection and enhancement in the County.
- The Proposed Variation will support compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable residential development in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (promotion of compact development and prevention of sprawl) and air and climate (by promoting compact and connected development, reducing the need to travel by private car).
- The delivery of housing and community infrastructure has the potential to generate positive effects on population and human health (people and communities).



- The promotion of sustainable land use, sustainable transportation and public transport may support modal shift and the use of public transportation in the County, resulting in potential positive effects on population and human health, local air quality and climate.
- The Proposed Variation is supportive of the minimisation of flood risk in the County area. This will generate positive environmental effects on water quality, hydrology and biodiversity. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events, including human receptors, material assets, ecological receptors and cultural heritage assets.

### 7.3 Potential Cumulative Effects of the Proposed Variation in combination with other Plans and Projects

The cumulative effects of a Plan (or Plan Variation, in this case) is an important consideration in SEA given that a P/P may envisage the occurrence of many different actions and developments taking place in parallel with each other in a particular location/geographic area over a particular time period. One benefit of SEA is being able to evaluate the cumulative environmental effects of multiple plans and envisaged projects.

The following types of cumulative effects can occur due to the implementation of a plan:

- Intra-plan Cumulative Effects - Individual environmental effects associated with a single plan interacting and combining to create a larger environmental effect.
- Inter-plan Cumulative Effects - The environmental effects of a plan and the environmental effects of another plan interacting and combining to create a larger environmental effect.

#### 7.3.1 Intra-plan Cumulative Effects

The evaluation of intra-plan cumulative effects was embedded into the detailed evaluation of environmental effects presented in Appendix 3. Potential intra-plan cumulative effects - in the absence of environmental mitigation - are presented below:

- The Proposed Variation objectives may combine and collectively support extensive construction activity that contributes toward GHG emissions (i.e. embodied carbon).
- The Proposed Variation objectives will support extensive development in the County, including residential development and supporting infrastructure. The cumulative effect of this development may result in increased pressure on material assets (i.e. water supply, wastewater and energy infrastructure), especially in the context of a County facing wastewater treatment provision deficits.
- The combination of development proposals supported by the Proposed Variation objectives may generate cumulative adverse effects on various environmental components, including water quality, soils, landscape character and visual amenity, biodiversity, European sites and other designated sites.
- The carrying out of extensive development supported by the Proposed Variation in the County may contribute to cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths.
- The Proposed Variation provides for measures which support the delivery of development and infrastructure projects which could contribute - if incorrectly managed - to cumulative impacts through construction related environmental effects (site run-off, dust, noise pollution etc.).



- The Proposed Variation has the potential to combine and robustly support a shift to sustainable land use, and sustainable travel and transport. This has the potential to generate various of cumulative positive environmental effects, including positive effects on local air quality, human health and climate.
- The various positive effects associated with the implementation of Proposed Variation have the potential to combine and interact, and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate, biodiversity, water quality and hydrology, traffic and transport, material assets, cultural heritage and landscape and visual amenity.
- The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate, and environmental protection and enhancement-related Policies and Objectives in the current CDP to generate positive cumulative environmental effects.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the County boundary. However, the Proposed Variation does not have the potential to introduce sources of impact that may be transmitted outside of Ireland (i.e., Transboundary Effects), considering the nature of the proposed changes to the current TCDP and the location of the County.

Proposed Variation objectives and proposals that generate positive or negative environmental effects for one environmental component have the potential to indirectly generate positive or negative environmental effects for inter-related environmental components. For example, objectives supporting sustainable housing may result in negative effects on material assets such as through the utilisation of wastewater treatment capacity. Reductions in wastewater treatment capacity/efficiency, in turn, may exacerbate pressures on the aquatic environment.

A matrix showing the existence of potential inter-relationships between environmental components was developed and is presented in Table 7-1 to aid in the understanding of these relationships.



**Table 7-1: Inter-relationship between Environmental Components**

Inter-relationship Matrix	Population and Human Health	Biodiversity, Flora and Fauna	Water	Air Quality and Noise	Cultural Heritage	Geology and Soils	Landscape and Visual Amenity	Material Assets	Tourism and Recreation	Climate
Population and Human Health		✓	✓	✓	✓	✓	✓	✓	✓	✓
Biodiversity, Flora and Fauna	✓		✓	✓	✓	✓	✓	✓	✓	✓
Water	✓	✓			✓	✓		✓	✓	✓
Air Quality and Noise	✓	✓			✓				✓	✓
Cultural Heritage	✓	✓	✓	✓		✓	✓	✓	✓	✓
Geology and Soils	✓	✓	✓		✓			✓		✓
Landscape and Visual Amenity	✓	✓			✓				✓	
Material Assets	✓	✓	✓		✓	✓			✓	✓
Tourism and Recreation	✓	✓	✓	✓	✓		✓	✓		✓
Climate	✓	✓	✓	✓	✓	✓		✓	✓	



### 7.3.2 Inter-plan Cumulative Effects

Other plans and programmes that the Proposed Variation/CDP has a relationship with are presented and discussed in Appendix 1 of this Draft SEA Environmental Report. Potential inter-plan cumulative effects are presented below:

- The Proposed Variation supports development that may generate positive and negative cumulative environmental effects in combination with development and activities supported already by the current TCDP, and by other plans and programmes, such as City/County Development Plans for neighbouring areas and other plans across all sectors of society, including renewable energy, transport and agricultural plans. The cumulative effects that may be generated by the Proposed Variation in-combination with other plans and programmes is consistent with the types of effect identified in Section 7.2 of the main body of this Draft SEA Environmental Report.
- The Proposed Variation provides for measures which support the delivery of residential development and supporting infrastructure projects which could contribute - if incorrectly managed - to cumulative effects through construction related environmental effects (site run-off, dust, noise pollution etc.), in combination with development and activities supported by other plans.
- The variety of positive effects of associated with the implementation of Proposed Variation objectives have the potential to combine and interact with policy measures contained in other plans and programmes, including current lower-order plans (Local Area Plans and Town Development Plans), and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, material assets, cultural heritage and landscape and visual amenity.
- The variety of measures defined in the Proposed Variation that may benefit climate (e.g., delivery of sustainable housing) have the potential to generative a cumulative positive effect on climate – in combination with climate policy measures defined in other plans, including the Tipperary LACAP and the National Climate Action Plan 2025.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the County area.



## 8. MITIGATION MEASURES

Potential negative environmental effects that may occur as a result of the implementation of the Proposed Variation (without considering any mitigation) have been identified in Section 7 of this report. The SEA Directive requires that mitigation measures to prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of the Proposed Variation are defined. This section of the report describes the measures to mitigate the potential negative environmental effects that may occur as a result of the implementation of the Proposed Variation.

The following forms of mitigation have been adopted to mitigate the negative environments of the Proposed Variation and maximise its potential positive effects:

- Mitigation through consideration of alternatives.
- Mitigation through environmental mitigation defined in the current TCDP, and through integrating environmental considerations into the Proposed Variation.

### 8.1 Mitigation through consideration of alternatives

A number of alternatives were considered at an early stage in the Variation development process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Proposed Variation was chosen over other alternative options having due regard to the potential environmental effects (positive and negative) associated with the alternatives considered.

### 8.2 Mitigation through environmental mitigation defined in the current CDP, and through embedding/integrating environmental considerations into the Proposed Variation

The development of the Proposed Variation was carried out in parallel with the SEA and AA processes. Regular communication and interactions took place between the Environmental Assessment Team and TCC. Environmental considerations that came to light during the SEA and AA processes, including consultation processes, were regularly communicated to TCC.

Environmental mitigation applicable to the County are already defined in the current TCDP and has been presented in Table 8-1. These mitigation measures will apply to the Proposed Variation.

Environmental assessment was undertaken early on in the process and in an iterative manner. Environmental considerations shaped the refinement of land use zoning proposals throughout the process. A wide range of avoidance measures were recommended and taken to avoid conflicts between land use zoning proposals and sensitive environmental features. Zoning proposals at sites were avoided or suitably refined, depending on the presence of sensitive environmental features. The SFRA produced for the Proposed Variation suitably informed this process.

A mitigatory Policy has been integrated into the CDP as part of the Proposed Variation. This Policy is presented in Table 8-2 and has been designed to suitably inform and guide planning processes related to development supported by the Variation. This policy - acting in conjunction with the existing mitigatory framework of Policies and Objective in the current CDP - will serve to mitigate potential negative effects of implementing the Proposed Variation. The Policy will act as an additional layer of environmental mitigation beyond the existing CDP framework, and seeks to ensure maximal environmental protection, in line with wider and contemporary environmental protection objectives.



**Table 8-1: Environmental Mitigation Defined in the Tipperary County Development Plan 2022-2028**

Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
3-A	Support and facilitate the implementation of European and National objectives for climate adaptation and mitigation, and to prepare a Climate Action Plan for Tipperary in compliance with the Climate Action and Low Carbon Development (Amendment) Bill (DECC, 2020) and any review thereof.	All
3-D	Support and facilitate the objectives of the 'Waste Action Plan for a Circular Economy' (DECC, 2020) across the delivery of our services.	CC, PHH
3-F	In accordance with the objective of the Renewable Energy Strategy (and any review thereof), to encourage and support community energy schemes, and ways to incorporate energy efficiency and renewable energy development at the community level, through micro-generation, auto-production and investment in commercial energy production.	CC, PHH, AQN
3-K	Support a culture of sustainability as part of a move towards a low-carbon society and economy through training programmes, demonstration sites and other activities, and in collaboration with stakeholders, local community groups and other sectoral groups.	CC, PHH, MA, AQN
6-H	Work with communities to protect, conserve and maintain the cultural heritage of historic burial grounds, and to encourage local involvement in their maintenance in accordance with legislation and best conservation and heritage principles.	LU, CH
6-I	Provide support to, and to consult with, local communities in the development of community-led and biodiversity focused amenity plans and actions.	All



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
7-A	<p>Support the 'Town Centre First' approach, through the following:</p> <p>(a) Support and deliver on the 'Town Centre First' policy approach for Irish Towns to enable the development and coordination of regeneration and revitalisation of towns.</p> <p>(b) Work with stakeholders to stimulate regeneration and competitive bidding having consideration to the 'Investment Priorities' of the NPF and other funding opportunities as they may arise, and having consideration to the strategic regeneration potential of each town as set out in Section 4.2.</p> <p>(c) Actively enable urban infill/brownfield development and the practical implementation of objectives for compact growth and regeneration, through land activation measures, and by working on a collaborative basis with stakeholders to activate public land banks.</p> <p>(d) Identify 'Regeneration Areas/Opportunity Sites', including public lands for regeneration and development, underused key sites for housing delivery, and to drive strategic land assembly.</p> <p>(e) Promoting heritage-led regeneration and the reuse and conservation of core built heritage and archaeological sites within urban centres, as an integral part of place-making.</p> <p>(f) Encourage residential uses in town/village centres, such as at ground floor in certain instances or locations, and in living over the shop arrangements, through the flexible application of parking, amenity space and internal space standards where these standards cannot be practicably met on-site.</p> <p>(g) Identify 'Settlement Consolidation Sites' within built-up areas of the Key Towns and District Towns (where appropriate), with the potential to deliver significant housing provision or commercial, employment and/or mixed-use development and to generate wider regeneration of the existing built-up area and in particular the core town centre area.</p>	LU, L, PHH
8-J	<p>In conjunction with Coillte and other stakeholders, to support the development of forestry resources with a number of functions including, flood retention, biodiversity, water quality/catchment management and tourism and recreation.</p>	BFF, W, CC
10-A	<p>Support the Climate Action Plan (DECC, 2019) as it relates to renewable energy production, having consideration to the strategic importance and potential benefits of renewable energy investment to rural communities.</p>	All
10-E	<p>Support the diversification of the agriculture sector as part of decarbonisation, and its role in energy production, including anaerobic digestion and green gas production.</p>	PHH, CC, MA
11-B	<p>Undertake a survey of non-designated wetlands as defined by the Ramsar Convention (2010) in the county over the lifetime of the Plan.</p>	S, L, CC



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
11-C	(a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and, (b) Prepare a 'Biodiversity and Heritage Plan' for Tipperary over the lifetime of the Plan.	CH, BFF
11-D	(a) Support the objectives of the All-Ireland Pollinator Plan 2021- 2025 by incorporating pollinator friendly native trees and plants within grass verges along public roads and existing and future greenways, new hedgerows, public parks and public open spaces in towns and villages, including part of mixed use and residential developments. (b) Prepare a 'Pollinator Action Plan' for Tipperary over the lifetime of the Plan, having consideration to the All-Ireland Pollinator Plan, 2021 - 2025.	BFF
11-G	Apply best practice in sustainable environmental standards in the design and development of collaborative and/or public sector development in Tipperary, including: (a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making; (b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil SEA and AA requirements); and (c) Carry out ecological impact assessment of plans and strategies as appropriate	BFF
11-H	Apply the provisions of the Tipperary County Council Noise Action Plan 2018 – 2023 as it relates to Noise Action Areas in order to reduce disturbance from noise.	AQN
12-H	Integrate the county transport and blueway and greenway strategies to ensure that potential blueways and greenways are exploited for their commuting potential, as well as their amenity and tourism value.	TR, PHH
12-O	Investigate the potential for 'Park and Ride' or 'Park and Stride' facilities in appropriate locations in the county, to reduce congestion and emissions in town centre areas in partnership with the NTA, TII and regional and local stakeholders, and as part of regional and local transport planning.	AQN, PHH, MA
12-P	To facilitate the provision of car-sharing infrastructure, and facilities in appropriately located areas in the county, to enable car sharing, and to reduce congestion and emissions	AQN, PHH, MA
12-Q	Support the roll-out of alternative fuel Infrastructure, including electric vehicle charging points, in collaboration with relevant agencies, at appropriate locations, both on-street and in new developments and as part of this to prepare a Tipperary EV Infrastructure Guidance Document.	CC, AQN, PHH
13-D	Carry out an audit of archaeological landscapes in Tipperary over the lifetime of the Plan, having consideration to landscapes that may extend into adjoining counties.	CH
14-F	Ensure that proposals for greenway / blueway development contribute towards the protection and enhancement of existing blue and green infrastructure.	MA, LU



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
15-A	Work in partnership with Irish Water in the performance of its functions and in the implementation of the Water Services Strategic Plan, Investment Plan and National Water Resources Plan (and any amendment thereof), to ensure that water infrastructure complies with appropriate regulations and to ensure and support the sustainable development of the county.	W
15-C	Provide additional and improved surface water networks to both reduce pollution and support sustainable development.	W, CC, AQN, PHH
15-D	Carry out on-going monitoring and registration of private septic tanks in the county in line with the EPA's National Inspection Plan for domestic waste water treatment systems 2022 – 2026 (and any review thereof).	W, S, MA, BFF, PHH
15-E	Support the sustainable development, maintenance and upgrading of electricity and gas infrastructure, by network providers, to enable the integration of renewable energy sources and enable an energy system that is safe, secure and adaptable.	W, CC, AQN, PHH
3-1	Promote and facilitate renewable energy development, in accordance with the policies and objectives of the Tipperary Renewable Energy Strategy 2016 (and any review thereof), and the Tipperary Climate Adaptation Strategy 2019.	CC, MA
3-3	Require the retrofitting and reuse of existing buildings (where practical) rather than their demolition and reconstruction.	CC, MA, LU
3-4	Promote energy conservation, energy efficiency and the use of renewable energy sources in buildings, including retro fitting of energy efficiency measures in the existing building stock in line with the requirements of the Building Regulations 1997 – 2021 (and any amendment thereof).	MA, PHH, AQN, CC
3-5	Support innovation in both sustainable energy storage technologies, and natural carbon capture systems, as key elements of a move to a low-carbon society, where it is demonstrated that they will not result in a significant adverse impact on the environment.	CC, BFF, S
3-6	Support new construction and development forms that use a low embodied carbon approach, and where the full life-cycle carbon, and other environmental impacts are calculated to support the lowest possible energy and CO2 emissions.	MA, PHH, AQN, CC



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
4-1	<p>Support and facilitate the sustainable growth of the county's towns and villages as outlined in the Settlement Strategy Chapter 4, thereby promoting balanced development and competitiveness, and a network of viable and vibrant settlements to support the needs of local communities. New development will be considered in line with the following:</p> <p>(a) The provisions of the relevant Town Development Plan and LAPs as set out in Table 4.2: Framework of current Town Plans and Local Area Plans shall apply to new development in each of the towns and support the provisions of this Plan as set out in Section 4.3 Key Towns and 4.4 District Towns, until replaced by LAPs.</p> <p>(b) The relevant 'Settlement Statement' as outlined in Volume 2 will apply to Local Towns, Service Centres, Local Service Centres and Settlement Nodes.</p> <p>(c) New development in towns and villages shall be proportionate to the scale and capacity of the receiving settlement in terms of size, use-type and design.</p> <p>(d) An appropriate density will apply for new residential development in line with the following guidance and any review thereof - Section 28 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and Urban Design Manual, (DEHLG,2009), NRUP 02/2021 - Circular Letter: Residential Densities in Towns and Villages, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.</p> <p>(e) There shall be support for new development that will assist in the reversal of the decline of towns and villages, through the regeneration, reuse and redevelopment of existing buildings, spaces, brownfield and opportunity sites.</p>	LU, MA, CC, L
5-4	<p>Support and encourage proposals for public and private sector housing involving the reuse and refurbishment of disused and derelict buildings in towns and villages.</p>	AQN, LU
5-5	<p>Support and facilitate the delivery of new residential development in towns and villages and where the applicant has demonstrated compliance with the following:</p> <p>a) New residential development shall meet the relevant Development Management Standards as set out in Volume 3.</p> <p>b) New residential developments of 10 or more units shall be accompanied by a 'Sustainability Statement', and a 'Statement of Housing Mix'.</p> <p>c) New development shall be of an appropriate density and quality in accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, (DHLGH, 2009), and any amendment thereof, and shall demonstrate that all opportunities for connectivity and linkages have been explored and incorporated in accordance with the 10-Minute Town concept and supporting active travel options.</p> <p>d) Residential development in rural settlements shall be appropriate to the scale, character and infrastructural capacity of the settlement in which it is to be located.</p>	LU, MA, PHH, CC



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
5-9	Require that climate change actions and measures be incorporated in new residential development of all scales to demonstrate how the development will minimise energy use, enhance accessibility, manage waste and support biodiversity.	CC, BFF, MA
5-12	Where 5 houses in total exist or are permitted, within any continuous 250 metre section of roadway thereby constituting 'ribbon development' the Council will seek to resist further development in the interest of road traffic safety, visual amenity and groundwater quality. An additional individual dwelling, either within, or extending the existing ribbon pattern, will be facilitated in the following circumstances: (i) The applicant can demonstrate an Economic or a Social Need (as outlined in Table 5.3), existing or shared accesses are used where practicable, and it is demonstrated that no alternative exists outside of Ribbon Development. (ii) Where the site is a 'Gap Site', defined as a site located within a line of existing and permitted dwellings, one dwelling site only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.	L, W, PHH
5-16	Support and encourage the appropriate refurbishment, conversion and adaptation of existing rural building stock, such as vernacular school houses, coach houses, farm buildings, where feasible, as sustainable alternatives to new build.	LU, PHH
7-1	(a) Have regard to the Settlement Plans as set out in Volume 2, the relevant LAPs and the relevant Development Plan for each town (until replaced with a LAP) in accordance with Table 4.2: Framework of Town Plans and Local Area Plans). (b) Require the incorporation of innovative design solutions for density, maximum permeability and interconnectivity, the '10-Minute town' concept and enhancement of residential amenity.	LU, W, PHH
7-3	Require the inclusion of urban greening/landscaping as a fundamental element of design, incorporating features and design solutions such as biodiversity friendly landscaping, nature-based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist.	BFF, W, CC, PHH
8-3	Facilitate proposals for employment generating developments of a 'strategic/regional scale' at locations outside of designated lands in settlements, subject to the demonstration of a need to locate in a particular area. These will be considered on a case by case basis, and must demonstrate that; (a) They are compatible with relevant environmental protection standards, the protection of residential amenity and the capacity of water and energy supplies in the area, and, (b) They would not compromise the capacity of strategic road corridors in line with the Spatial Planning and National Roads, Guidelines for Planning Authorities (DHLGH, 2012).	PHH, S, W, MA



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
8-6	Support new forestry plantation and works related to forestry including works relating to tree-felling, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.	BFF, W, L
8-7	Support the extraction of minerals and aggregates, and to have regard to; a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area. b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI. c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.	S, W, L, CH
8-8	Implement the requirement of the Seveso III Directive, and any regulations giving effect to this Directive, with regard to the following: a) The siting of Major Accidents Sites; b) The modification of development on an existing, or within the vicinity of a Major Accident Hazard Site.	PHH, S, W, MA
9-2	In assessing proposals for tourism development, including accommodation, at locations outside of settlement centres, to consider proposals on a case-by-case basis, having regard to; (a) The nature and scale of the proposal in the context of its setting, (b) The specific need for the development to locate in the rural area and not within a settlement, (c) Demonstration that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. (d) The environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment.	BFF, W, L, TR
9-3	Encourage all new tourism related development proposals to: (a) Maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology. (b) Support best-practice environmental management including energy efficiency, waste management, biodiversity and sustainable transport.	BFF, PHH, TR, CC



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
10-1	Support and facilitate new development that will produce energy from local renewable sources such as hydro, bioenergy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.	CC, W, S, AQN
10-2	Support and facilitate disruptive technologies and innovations, including natural carbon capture systems that will support the generation of energy from local renewable energy sources and support energy storage and carbon capture, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers.	CC, MA
10-4	Ensure the sustainable management of waste and the application of the 'Circular economy' concept in line with the provisions of the National Waste Management Plan for a Circular Economy and the Waste Management Infrastructure – Guidance for Siting Waste Management Facilities, (Government of Ireland, 2022) in the development and management of new development.	CC, PHH, MA, W
10-5	Support and facilitate the co-location of renewable energy development and technologies to ensure the most efficient use of land identified as suitable for renewable energy generation.	CC, LU
11-1	In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive, no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects).	PHH, BFF, S, W, MA, CC, L
11-2	Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant Environmental Protection Agency (EPA) and European Commission guidance documents.	BFF
11-3	Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.	BFF, W, S, L



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
11-4	<p>(a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.</p> <p>(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider green infrastructure networks as an essential part of the design process.</p> <p>(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions to SUDS, in so far as practical, as part of water management systems, public realm design and landscaping, in line with best practice.</p> <p>(d) Where trees or hedgerows are of particular local value, the Council may seek their retention, or where retention is not feasible, their replacement and will seek a proactive focus on new tree-planting as part of new development.</p>	BFF, S, W, L, LU
11-5	<p>Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.</p>	W, PHH
11-7	<p>a) Ensure the protection of water quality in accordance with the EU WFD, and support the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of Blue-Dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.</p> <p>b) Support an integrated and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.</p> <p>c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.</p>	W, BFF
11-8	<p>Provide for the sustainable development of fisheries, in compliance with the Habitats and Birds Directives, and other ecological protection objectives. New infrastructure should be positioned at already modified locations where feasible; and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat Management Plan that includes requirements in relation to: sustainable fishing practices that would not affect the ecological site integrity; and invasive species.</p>	BFF, W, TF



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
11-9	<p>Assess all new developments (both within and without designated Flood Risk Zones) in line with the 'Staged Approach' and pre-cautionary principle set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG,2009) and any amendment thereof, and the following:</p> <p>(a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A &amp; B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>(b) SFRA's and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>(c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <p>(d) Applications for development on land identified as 'benefitting land' may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.</p> <p>(e) Require applications for new development, or for an extension to an existing development on land zoned for 'Social and Public' or 'Amenity' use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.</p>	W, CC, PHH, S
11-10	<p>(a) Flood risk assessments shall incorporate consideration of climate change impacts and adaptation measures with regard to flood risk, and,</p> <p>(b) Flood risk management planning shall determine actions to embed and provide for effective climate change adaptation as set out in the OPW 'Climate Change Sectoral Adaptation Plan for Flood Risk Management' applicable at the time.</p>	CC, W



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
11-11	<p>(a) Ensure that new developments proposed in 'Arterial Drainage Schemes' and 'Drainage Districts' do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>(b) Consult with the OPW in relation to proposed developments in the vicinity of Flood Relief Schemes and drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels, where required, to facilitate maintenance access thereto.</p> <p>(c) Protect the integrity of any formal flood risk management infrastructure (see key flood risk infrastructure identified in Section 2.2 "Drainage, Key Flood Risk Infrastructure and Early Warning Systems" of the SFRA), thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure</p>	MA, W
11-12	In assessing proposals for new development to seek to protect, support and conserve the geological heritage sites of Tipperary and their value as outlined in the Tipperary Audit of Geological Heritage Sites, (GSI/TCC, 2019).	CH
11-13	Seek to control the spread of invasive plant and animal species, including consideration of potential pathways for invasive species spread, i.e. watercourses.	BFF, W
11-14	Ensure that proposals for agricultural developments, as appropriate, comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010 or any amendment thereof.	BFF, W
11-15	Support the diversification of peatlands, whilst ensuring the protection of their ecological, archaeological, cultural and educational significance in line with the National Peatlands Strategy (DAHG 2015). The Council may request landowners to prepare a 'Peatland Master Plan', especially for areas of industrial cut-over peatland, and will work with all stakeholders involved in the process in this regard. Any Masterplan should identify any significant tourism, amenity and recreation potential of these lands.	BFF, CH, CC, S, TR
11-16	Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the Landscape Character Assessment, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.	L, CH



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
11-17	<p>Ensure the protection of the visual amenity, landscape quality and character of designated 'Primary' and 'Secondary' amenity areas. Developments which would have a significant adverse material impact on the visual amenities of the area will not be supported. New development shall have regard to the following:</p> <p>a) Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.</p> <p>b) Buildings and structures shall integrate with the landscape through careful use of scale, form and finishes.</p> <p>c) Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.</p>	L, S, BFF
11-18	<p>Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.</p>	AQN, PHH
11-19	<p>Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.</p>	AQN, BFF, L
12-1	<p>(a) Support the achievement of the modal shift targets set out in Table 12.1 Modal Share Targets to apply to Tipperary, and require new development to demonstrate and ensure that land-use, connectivity and transportation are integrated in a manner which reduces reliance on car-based travel, promotes more sustainable transport choice, and co-ordinates particular land uses with their accessibility requirements.</p> <p>(b) Apply the principles of the National Sustainable Mobility Policy (DoT, 2022), the Design Manual for Urban Roads and Streets (DTTS and DHPLG, 2019) and the Design Manual for Urban Roads and Streets Interim Advice Note – Covid-19 Pandemic Response (2020).</p> <p>(c) Development proposals shall be required to provide for well-integrated pedestrian and cycling networks and infrastructure, such as cycle parking, as part of their planning application and 'Sustainability Statement', where applicable, the development management standards Volume 3 will apply.</p> <p>(d) To apply a 'whole journey approach' to make public transport fully accessible to people with disabilities', this refers to all elements that constitute a journey from the starting point to destination including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters in line with relevant Guidance from the Department of Transport.</p>	CC, PHH, MA, LU



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
13-1	Encourage and support the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment hereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.	CH
13-3	Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.	CH, L
13-4	Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht. Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.	CH
13-6	Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.	L, CH
13-7	Consider underwater archaeology and ensure that development 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.	L, CH, W



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
14-1	<p>(a) Require new development proposals to incorporate a 'Green Infrastructure' approach to the planning, design and management of built form/public realm and green and blue spaces, (where feasible), and to consider all opportunities for synergies and linkages with existing blue and green infrastructure in both urban and rural areas, in line with the Development Management Standards set out in Volume 3.</p> <p>(b) Ensure that proposals for greenway/blueway development contribute towards the protection or enhancement of existing green infrastructure and have regard to the "Connecting with nature for health and wellbeing" EPA Research Report 2020 and the Development Management Standards 1.1 Habitats Directive Assessment and 1.2 Environmental Assessment.</p> <p>(c) Where new development is required to prepare a 'Sustainability Statement', they must demonstrate compliance with this policy to the satisfaction of the Council.</p>	BFF, W, CC, PHH
15-1	Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.	W
15-2	Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.	W, S, PHH
15-4	Collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. Where new developments cannot be served by public water supply, the Council will consider a private water supply where the developer can demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines.	MA, PHH, W



Policy / Objective Reference	Planning Policy/Objective	Interacting Environmental Components
15-7	<p>Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:</p> <ul style="list-style-type: none"> <li>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,</li> <li>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</li> <li>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</li> <li>(d) The slow-down in the movement of water.</li> </ul>	W, S, CC



**Table 8-2: Environmental Mitigation Integrated into the Proposed Variation**

Reference	Planning Objective	Interacting Environmental Components
11-20 <sup>66</sup>	<p><i>It is the Policy of the Council to:</i></p> <p><i>Implement Variation No 1 to the County Development Plan in line with:</i></p> <ul style="list-style-type: none"> <li><i>a. Existing environmental protection and enhancement related Policies and Objectives defined in the County Development Plan and other land use plans for the County.</i></li> <li><i>b. Current and future environmental protection objectives defined through higher-order and inter-related policy and legislation, including heritage, climate, water quality, nature restoration objectives, and designated site conservation objectives.</i></li> <li><i>c. The appropriate provision of supporting infrastructure, including energy, traffic and transport, water supply and wastewater infrastructure, and Nature Based Solutions(NBS)/ Sustainable Drainage Systems (SuDS).</i></li> </ul> <p><i>With the strategic aim of ensuring that the expansion of settlements in the County is in line with proper planning and sustainable development, wider environmental protection objectives, and do not create significant adverse cumulative effects on the environment.</i></p>	All

### 8.3 Conclusions

The reasonable alternatives presented in Section 6 of this Draft SEA Environmental Report has resulted in the development of a Proposed Variation that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

Environmental protection-related Policies and Objectives defined within the current TCDP, which apply to the Proposed Variation, will mitigate potential significant negative effects associated with the Proposed Variation. The implementation of the additional mitigatory Policy integrated into the Proposed Variation will also serve to prevent and reduce potential significant negative environmental effects due to the implementation of the Variation.

No further mitigation measures are required for the Proposed Variation.

<sup>66</sup> Amendment 16 of the Proposed Variation has inserted this Policy into Section 11.9 *Planning Policy* of the TCDP.



## 9. MONITORING MEASURES

The SEA Directive requires that the environmental effects of the implementation of a plan or variation to a plan are monitored in order *'to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action.'*

TCC are responsible for undertaking monitoring the Proposed Variation. This monitoring will be undertaken in line with current environmental monitoring processes defined for the current Tipperary CDP.

It is proposed that existing SEOs and associated indicators and targets defined in the current CDP are used to monitor the environmental effects of the implementation of the Proposed Variation. The SEOs, indicators and targets defined are deemed appropriate for measuring the full range of potential environmental effects that may occur due to the implementation of the Variation. Utilising these existing SEO will also avoid the unnecessary duplication of environmental monitoring processes.

Additional SEOs/monitoring measures to support the measurement of the effects of the Proposed Variation have also been defined. These are as follows:

- **Population and Human Health:** Delivery of new housing in line with Housing Growth Requirements for the County.
- **Biodiversity, Flora and Fauna:** Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029 and the Tipperary Biodiversity Action Plan 2025 - 2030.
- **Climate:** Support the achievement of the Tipperary Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions, and the Climate Objectives defined in the Climate Action and Low Carbon Development Act 2015 (as amended)
- **Air Quality (and Noise):** Support the achievement of Actions for Tipperary defined in the Tipperary Noise Action Plan 2024-2028.

Where monitoring identifies that the implementation of the Variation is having a significant negative environmental effect, an in-depth review of the CDP should take place and the CDP should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures). Similarly, where monitoring indicates that potential positive environmental effects associated with Variation implementation are not being adequately realised, the Variation should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the ambitions and goals of the CDP and the Proposed Variation.

The monitoring programme defined for the current TCDP, with associated Indicators and Targets, are presented in Table 9-1. This programme is applicable to the Proposed Variation, alongside the additional SEOs and associated indicators and targets.

Additional SEOs and associated Indicators and Targets are presented in Table 9-2.



**Table 9-1: Monitoring Programme – Indicators, Targets and Sources defined for the TCDP**

Environmental Component	Monitoring Indicator	Targets	Data Sources
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> <li>Condition of European sites</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species</li> </ul>	<ul style="list-style-type: none"> <li>DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)</li> <li>DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 3 years)</li> <li>Consultations with the NPWS (see Section 10.4 of the SEA ER for the TCDP)</li> </ul>
		<ul style="list-style-type: none"> <li>Implement and review, as relevant, the Tipperary Heritage Plan 2017-2021, and any superseding version of same</li> </ul>	
	<ul style="list-style-type: none"> <li>Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted (focus on nature based solutions to surface water management)</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species</li> </ul>	
		<ul style="list-style-type: none"> <li>Implement and review, as relevant, the Tipperary Heritage Plan 2017-2021, and any superseding version of same</li> </ul>	
	<ul style="list-style-type: none"> <li>SEAs and AAs as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of preparation of local land use plans</li> </ul>



Environmental Component	Monitoring Indicator	Targets	Data Sources
	<ul style="list-style-type: none"> <li>Status of water quality in the County's water bodies</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>	<ul style="list-style-type: none"> <li>Included under Water below</li> </ul>
	<ul style="list-style-type: none"> <li>Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 11 "Environment and Natural Heritage"</li> </ul>	<ul style="list-style-type: none"> <li>For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see Chapter 11 "Environment and Natural Heritage"</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 8 "Enterprise and Rural Employment"</li> </ul>	<ul style="list-style-type: none"> <li>For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to the promotion of economic growth as provided for by Chapter 8 "Enterprise and Rural Employment"</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of progress on implementing Plan objectives</li> <li>Consultations with DECC (see Section 10.4)</li> </ul>
		<ul style="list-style-type: none"> <li>By 2020 all citizens will have access to speeds of 30Mbps, and that 50% of citizens will be subscribing to speeds of 100Mbps (Also relevant to Material Assets)</li> </ul>	
	<ul style="list-style-type: none"> <li>Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Consultations with the Health Service Executive and EPA</li> </ul>
<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>	



Environmental Component	Monitoring Indicator	Targets	Data Sources
	<ul style="list-style-type: none"> <li>Number of spatial plans that include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Require all local level land use plans to include specific green infrastructure mapping</li> </ul>	<ul style="list-style-type: none"> <li>Internal review of local land use plans</li> </ul>
Soils (and Land)	<ul style="list-style-type: none"> <li>Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)</li> </ul>	<ul style="list-style-type: none"> <li>Maintain built surface cover nationally to below the EU average of 4% as per the NPF</li> </ul>	<ul style="list-style-type: none"> <li>EPA Geoportal</li> <li>Compilation of greenfield and brownfield development for the DHLGH</li> <li>AA/Screening for AA for each application</li> </ul>
		<ul style="list-style-type: none"> <li>In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlement</li> </ul>	
		<ul style="list-style-type: none"> <li>To map brownfield and infill land parcels across the County's settlements</li> </ul>	
Water	<ul style="list-style-type: none"> <li>Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD</li> </ul>	<ul style="list-style-type: none"> <li>Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status'</li> <li>Implementation of the objectives of the River Basin Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>EPA Monitoring Programme for WFD compliance</li> </ul>
	<ul style="list-style-type: none"> <li>Number of incompatible developments permitted within flood risk areas</li> </ul>	<ul style="list-style-type: none"> <li>Minimise developments granted permission on lands which pose - or are likely to pose in the future - a sign</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>Programmed delivery of Irish Water infrastructure for all key growth towns in line with Irish Water Investment Plan and prioritisation programme to ensure</li> </ul>	<ul style="list-style-type: none"> <li>All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission Consultations with the Irish Water (see Section 10.4)</li> <li>DHLGH in conjunction with Local Authorities</li> </ul>
		<ul style="list-style-type: none"> <li>Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from</li> </ul>	



Environmental Component	Monitoring Indicator	Targets	Data Sources
	<p>sustainable growth can be accommodated</p> <ul style="list-style-type: none"> <li>Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan</li> </ul>	<p>the septic tank will not – in combination with other septic tanks– contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive</p> <ul style="list-style-type: none"> <li>Facilitate, as appropriate, Irish Water in developing water and wastewater infrastructure</li> <li>See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health</li> </ul>	
	<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above 2016 CSO Figures</li> </ul>	
Air (and Noise)	<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels of 74%</li> <li>NOx, SOx, PM10 and PM2.5 as part of Ambient Air Quality Monitoring</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels</li> <li>Improvement in Air Quality trends, particularly in relation to transport related emissions of NOx and particulate matter</li> </ul>	<ul style="list-style-type: none"> <li>CSO data</li> <li>Data from the National Travel Survey</li> <li>EPA Air Quality Monitoring</li> <li>Consultations with Department of Transport and Department of Environment, Climate and Communications (see Section 10.4 of the TCDP SEA ER)</li> </ul>
Climatic Factors	<ul style="list-style-type: none"> <li>Implementation of Plan measures relating to climate reduction targets</li> </ul>	<ul style="list-style-type: none"> <li>For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets, including renewable energy production</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>



Environmental Component	Monitoring Indicator	Targets	Data Sources	
	<ul style="list-style-type: none"> <li>A competitive, low-carbon, climate-resilient and environmentally sustainable economy</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050</li> </ul>	<ul style="list-style-type: none"> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> <li>EPA Annual National Greenhouse Gas Emissions Inventory reporting</li> <li>Climate Action Regional Office</li> <li>Consultations with DECC (at monitoring evaluation - see Section 10.4)</li> </ul>	
	<ul style="list-style-type: none"> <li>Share of renewable energy in transport</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by facilitating the development of electricity charging and transmission infrastructure, in compliance with the provisions of the PI</li> </ul>		
	<ul style="list-style-type: none"> <li>Carbon dioxide (CO<sub>2</sub>) emissions across the electricity generation, built environment and transport sectors</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards the target of aggregate reduction in carbon dioxide (CO<sub>2</sub>) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sector</li> </ul>		
	<ul style="list-style-type: none"> <li>Energy consumption, the uptake of renewable options and solid fuels for residential heating</li> </ul>	<ul style="list-style-type: none"> <li>To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating</li> </ul>		
	<ul style="list-style-type: none"> <li>Proportion of journeys made by private fossil fuel-based car compared to 2016 levels</li> </ul>	<ul style="list-style-type: none"> <li>Decrease in the proportion of journeys made by residents of the County using private fossil fuel-based car compared to 2016 levels</li> </ul>		<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>
	<ul style="list-style-type: none"> <li>Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures</li> </ul>	<ul style="list-style-type: none"> <li>Increase in the proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures</li> </ul>		<ul style="list-style-type: none"> <li>CSO data</li> <li>Monitoring of Tipperary County Council's Climate Change Adaptation Strategy 2019-2024</li> </ul>



Environmental Component	Monitoring Indicator	Targets	Data Sources
Cultural Heritage	<ul style="list-style-type: none"> <li>Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>
	<ul style="list-style-type: none"> <li>Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Consultation with DHLGH (see Section 10.4 of the TCDP SEA ER).</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape designations, resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the impact of developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape designations, resulting from development which is granted permission under the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Internal monitoring of likely significant environmental effects of grants of permission</li> </ul>



**Table 9-2: Monitoring Programme – Indicators, Targets and Sources defined for the additional SEOs for the Proposed Variation**

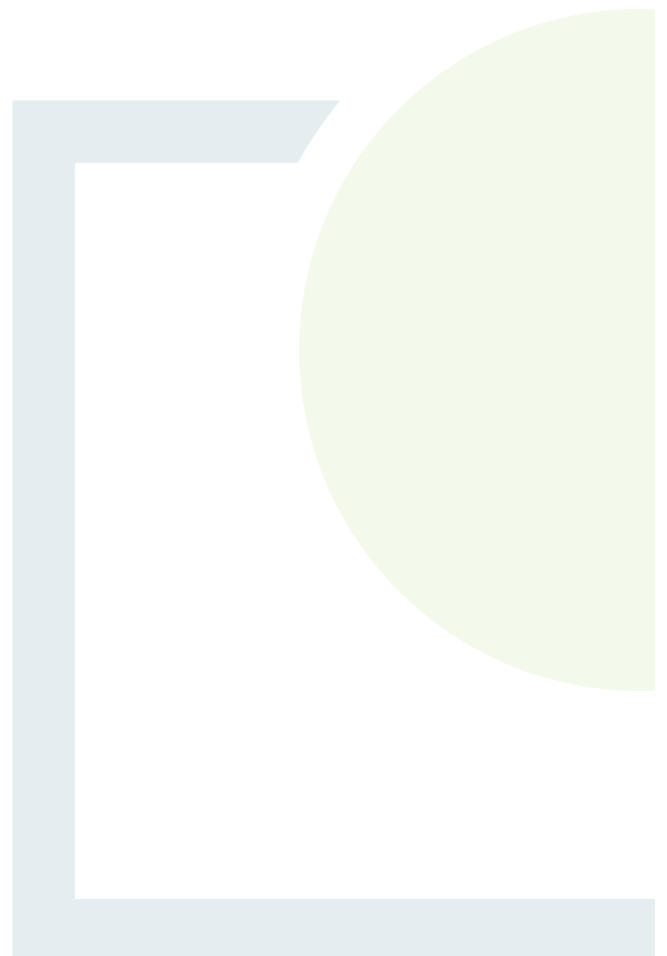
Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Population and Human Health	Delivery of new housing in line with Housing Growth Requirements for the County.	Housing Delivery Figures.	Percentage of Housing Delivery aligns with Housing Growth Targets.	DHLGH Housing Delivery Tracker.
Biodiversity, Flora and Fauna	Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029 and the Tipperary Biodiversity Action Plan 2025 - 2030	Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Tipperary Biodiversity Action Plan 2025 - 2030.	No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the Tipperary Biodiversity Action Plan 2025 - 2030.	Internal monitoring of proposed developments. Internal Reporting for County Biodiversity Action Plan.
		Number of developments consented that deliver biodiversity enhancement.	Increase number of developments consented that deliver biodiversity enhancement.	Internal monitoring of proposed developments.
Climate	Support the achievement of the Tipperary Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions, and the Climate Objectives defined in the Climate Action and Low Carbon Development Act 2015 (as amended)	Status of Objectives and Actions for the LACAP.	Achievement of Objectives and Actions for the LACAP.	Internal Reporting on Key Performance Indicators under the Tipperary Local Authority Climate Action Plan 2024 - 2029.
Air Quality (and Noise)	Support the achievement of Actions for Tipperary defined in the Tipperary Noise Action Plan 2024-2028	Status of Actions for the Tipperary Noise Action plan 2024-2028.	Achievement of Actions for the Tipperary Noise Action plan 2024-2028.	Internal monitoring of performance under the Tipperary Noise Action plan 2024-2028.



DESIGNING AND DELIVERING  
A SUSTAINABLE FUTURE

## APPENDIX 1

Inter-related Plans and  
Programmes



The purpose of this Appendix is to identify and examine the relationships the Proposed Variation has with other legislation and plans/programmes. International/European, national and regional/local legislation, plans and programmes, which have an inter-relationship with the Proposed Variation, are itemised in the table below. A summary of the high and lower levels objectives associated with each and a description of their particular relevance to the Proposed Variation is provided. The information on legislation and plans/programmes presented below is not exhaustive and it is recommended to consult the relevant legislation or plan/programme to gain a full and comprehensive understanding of each, where necessary.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Alternative Fuels Infrastructure Regulation (Regulation (EU) 2023/1804)</b>	This Directive repealed the Alternative Fuels Infrastructure directive (2014/94/EU). The Regulation sets binding national targets for the development of adequate alternative fuel infrastructure. The Regulation sets out targets to be achieved by all member states with the purpose to establish a comprehensive and complete network of alternative fuel infrastructure across the EU. The aim of this is to boost production and uptake of sustainable infrastructure in domestic, road, rail, aviation and maritime transport.	The specific objectives of the regulation are as follows: <ul style="list-style-type: none"> <li>To ensure minimum infrastructure to support the required uptake of alternative fuel vehicles across all transport modes and in all EU Member States to meet the EU's climate objectives.</li> <li>To ensure full interoperability of the infrastructure.</li> <li>To ensure comprehensive user information and adequate payment options at alternative fuels infrastructure.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Bali Road Map (2007)</b>	The overall goals of the project are twofold: <ul style="list-style-type: none"> <li>To increase national capacity to co-ordinate ministerial views, participate in the UNFCCC process, and negotiate positions within the timeframe of the Bali Action Plan; and</li> <li>To assess investment and financial flows to address climate change for up to three key sectors and/or economic activities.</li> </ul>	The Bali Action Plan is centred on four main building Blocks: <ul style="list-style-type: none"> <li>mitigation</li> <li>adaptation</li> <li>technology</li> <li>financing</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)</b>	<p>The convention has three main aims:</p> <ul style="list-style-type: none"> <li>• to conserve wild flora and fauna and their natural habitats</li> <li>• to promote cooperation between states</li> <li>• to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species</li> </ul>	<p>The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also:</p> <ul style="list-style-type: none"> <li>• Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control.</li> <li>• Look at implementing the Bern Convention in central Eastern Europe and the Caucus.</li> <li>• Take account of the potential impact on natural heritage by other policies.</li> <li>• Promote education and information of the public, ensuring the need to conserve species is understood and acted upon.</li> <li>• Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations.</li> <li>• Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<p><b>Biodiversity Strategy for 2030 - Bringing nature back into our lives (European Commission, 2020)</b></p>	<p>The EU's biodiversity strategy for 2030 is a comprehensive, ambitious and long-term plan to protect nature and reverse the degradation of ecosystems. The strategy aims to put Europe's biodiversity on a path to recovery by 2030, and contains specific actions and commitments.</p>	<p>The Strategy contains specific commitments and actions to be delivered by 2030, including:</p> <ul style="list-style-type: none"> <li>• Establishing a larger EU-wide network of protected areas on land and at sea, building upon existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value.</li> <li>• An EU Nature Restoration Plan - a series of concrete commitments and actions to restore degraded ecosystems across the EU by 2030, and manage them sustainably, addressing the key drivers of biodiversity loss.</li> <li>• A set of measures to enable the necessary transformative change: setting in motion a new, strengthened governance framework to ensure better implementation and track progress, improving knowledge, financing and investments and better respecting nature in public and business decision making.</li> <li>• Measures to tackle the global biodiversity challenge, demonstrating that the EU is ready to lead by example towards the successful adoption of an ambitious global biodiversity framework under the Convention on Biological Diversity.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Birds Directive (79/409/EEC as amended by 2009/147/EC)</b>	<ul style="list-style-type: none"> <li>• Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats.</li> <li>• Protect, manage and control these species and comply with regulations relating to their exploitation.</li> <li>• The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution.</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1.</li> <li>• Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas).</li> <li>• Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes.</li> <li>• Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Cancun Agreements (2010)</b>	<p>Set of decisions taken at the COP 16 Conference in Cancun in 2010 which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover:</p> <ul style="list-style-type: none"> <li>• Mitigation</li> <li>• Transparency of actions</li> <li>• Technology</li> <li>• Finance</li> <li>• Adaptation</li> <li>• Forests</li> <li>• Capacity building</li> </ul>	<p>Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)</b>	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	<ul style="list-style-type: none"> <li>• The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties.</li> <li>• The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)</b>	<ul style="list-style-type: none"> <li>• Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time.</li> <li>• A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations.</li> </ul>	<ul style="list-style-type: none"> <li>• Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights.</li> <li>• Recognise individual and collective responsibility towards cultural heritage.</li> <li>• Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal.</li> <li>• Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society.</li> <li>• Greater synergy of competencies among all the public, institutional and private actors concerned.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy)</b>	This regulation introduces faster permitting processes for projects that have the highest potential for a quick roll-out of renewable energy and the least impact on the environment.	The regulation introduces urgent and targeted measures that address specific technologies and types of projects, which have the highest potential for quick deployment and the least impact on the environment.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Derelict Sites Act 1990 (as amended, latest Act No. 12 of 2024 and S.I. No. 242 of 2024)</b>	The Act provides a definition of a "derelict site" and imposes a general duty upon the owner or occupier of any land to take all reasonable steps to ensure that the land does not become or continue to be "a derelict site".	The Act provides that all local authorities shall compile and maintain a register of all derelict sites within their area.  Local authorities are obliged to levy and collect a charge to be known as a "derelict sites levy" from the owner of all derelict sites within their area. The Act provides that this levy, and interest on it, shall be a charge on the land to which it relates.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Directive 2010/75/EU on Industrial Emissions (amended by Directive (EU) 2024/1785)</b>	The purpose of this Directive is lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection.	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> <li>• energy;</li> <li>• metal production and processing;</li> <li>• minerals;</li> <li>• chemicals;</li> <li>• waste management;</li> <li>• and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs.</li> </ul> <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Doha Climate Gateway (2012)</b>	Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.	<p>The following actions were committed to by governments at this conference:</p> <ul style="list-style-type: none"> <li>• Set out a timetable to adopt a universal climate agreement by 2015 (to come into effect in 2020);</li> <li>• Complete the work under Bali Action Plan and to focus on new completing new targets;</li> <li>• Strengthen the aim to cut greenhouse gases and help vulnerable countries to adapt;</li> <li>• Amend Kyoto Protocol to include a new commitment period for cutting down the greenhouse gases emissions; and</li> <li>• Provide the financial and technology support and new institutions to allow clean energy investment and sustainable growth in developing countries.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>Drinking Water Directive (2020/2184)</b>	<ul style="list-style-type: none"> <li>The recast Drinking Water Directive is the EU's main law on drinking water. It concerns the access to and the quality of water intended for human consumption to protect human health.</li> <li>The EU adopted the recast Drinking Water Directive in December 2020 and the Directive entered into force in January 2021. Member States have to transpose the Directive into national law and comply with its provisions by 12 January 2023. The recast Drinking Water Directive will further protect human health thanks to updated water quality standards, tackling pollutants of concern, such as endocrine disruptors and microplastics, and leading to even cleaner water from the tap for all.</li> </ul>	<p>Key features of the revised Directive are:</p> <ul style="list-style-type: none"> <li>reinforced water quality standards, in line or, in some cases, even more stringent than the World Health Organisation (WHO) recommendations</li> <li>tackling emerging pollutants, such as endocrine disruptors and PFAs, as well as microplastics</li> <li>a preventive approach favouring actions to reduce pollution at source by introducing the risk-based approach</li> <li>measures to ensure better access to water, particularly for vulnerable and marginalised groups</li> <li>measures to promote tap water, including in public spaces and restaurants, to reduce (plastic) bottle consumption</li> <li>harmonisation of the quality standards for materials and products in contact with water</li> <li>measures to reduce water leakages and to increase transparency of the sector</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>EIA Directive (2011/92/EU as amended by 2014/52/EU)</b>	<ul style="list-style-type: none"> <li>Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment.</li> <li>Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4.</li> </ul>	<ul style="list-style-type: none"> <li>All projects listed in Annex I are considered as having significant effects on the environment and require an EIA.</li> <li>For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III.</li> <li>The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor.</li> <li>Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<p><b>Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC, Directive 2013/30/EU and Regulation (EU) 2019/1010</b></p>	<p>Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage.</p>	<ul style="list-style-type: none"> <li>• Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent.</li> <li>• Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures.</li> <li>• Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7.</li> <li>• The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive.</li> <li>• The competent authority shall be entitled to initiate cost recovery proceedings against the operator.</li> <li>• The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met.</li> <li>• The Environmental Liability Directive has been amended through a number of Directives that are not of significant relevance to the SEA for the</li> <li>• Guidelines. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>EU (2018) Clean Air Policy Package</b>	Aims to substantially reduce air pollution across the EU.	The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>EU 2030 Framework for Climate and Energy</b>	<ul style="list-style-type: none"> <li>A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries.</li> </ul> <p>Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% eu actionshare of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario.</p>	<ul style="list-style-type: none"> <li>To meet the targets, the European Commission has proposed the following policies for 2030:</li> <li>A reformed EU emissions trading scheme (ETS).</li> <li>New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries.</li> </ul> <p>First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>EU Forestry Strategy for 2030</b></p>	<p>Sets out a vision and concrete actions to improve the quantity and quality of EU forests and strengthen their protection, restoration and resilience. It aims to adapt Europe’s forests to the new conditions, weather extremes and high uncertainty brought about by climate change. This is a precondition for forests to continue delivering their socio-economic functions, and to ensure vibrant rural areas with thriving populations.</p> <p>The commitments and actions proposed in the Strategy will contribute to achieving the EU’s greenhouse gas emission reduction target of at least 55% in 2030, as set out in the European Climate Law</p>	<p>The measures proposed in the strategy, to be reviewed in 2025, include:</p> <ul style="list-style-type: none"> <li>• Promoting sustainable forest management (SFM), including by encouraging the sustainable use of wood-based resources.</li> <li>• Providing financial incentives for forest owners and managers to adopt environmentally friendly practices, such as those linked to carbon storage and sequestration</li> <li>• Improving the size and biodiversity of forests, including by planting 3 billion new trees by 2030.</li> <li>• Promoting alternative forest industries, such as ecotourism, as well as non-wood products, such as cork, honey and medicinal plants.</li> <li>• Encouraging the take-up of financial support under the common agricultural policy (CAP), which can help forests and forest-based industries mitigate against climate change.</li> <li>• Providing education and training for people working in forest-based industries and making these industries more attractive to young people.</li> <li>• Establishing a legally binding instrument for ecosystem restoration, and a new legislative proposal on EU forest observation, reporting and collection.</li> </ul> <p>Protecting the EU's remaining primary and old-growth forests.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>European Wind Power Action Plan (COM/2023/669)</b>	The action plan will support the European wind manufacturing sector in overcoming the difficulties it faces and improve its competitiveness to ensure that this sector fully contributes to the ongoing energy transition. The action plan is an initiative established under the EU Wind Power Package in October 2023.	The Plan is based on six pillars, each of which have set actions: <ol style="list-style-type: none"> <li>1. Accelerating deployment through faster permitting and increased predictability.</li> <li>2. Improved auction design.</li> <li>3. Access to finance.</li> <li>4. Creating a fair and competitive international environment.</li> <li>5. Skills (investment in skills development).</li> </ol> Industry engagement and member state commitments.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>EU 2030 Framework for Climate and Energy</b>	<ul style="list-style-type: none"> <li>• A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries.</li> <li>• Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% share of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario.</li> </ul>	<ul style="list-style-type: none"> <li>• To meet the targets, the European Commission has proposed the following policies for 2030:</li> <li>• A reformed EU emissions trading scheme (ETS).</li> <li>• New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries.</li> <li>• First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>EU Action Plan: 'Towards Zero Pollution for Air, Water and Soil' 2050</b></p>	<p>The Action Plan sets the key 2030 targets for reducing pollution at source and outlines a number of flagship initiatives. In addition, as pollution does not stop at borders and as the EU acknowledges that it is both the victim and the source of pollution, the Action Plan foresees reinforced external action. The EU in fact is committed to leading the global fight against pollution</p>	<p>Guided by the 9 Flagship Initiatives, the key actions include:</p> <ul style="list-style-type: none"> <li>• align the air quality standards to the latest recommendations of the World Health Organisation,</li> <li>• review the standards for the quality of water, including in EU rivers and seas,</li> <li>• reduce soil pollution and enhance restoration,</li> <li>• review the majority of EU waste laws to adapt them to clean and circular economy principles,</li> <li>• foster zero pollution from production and consumption (through the revision of the Industrial Emissions Directive, EU Ecolabel and other measures),</li> <li>• minimize EU external pollution footprint through export restriction of harmful products and wastes,</li> <li>• present a Scoreboard of EU regions' green performance to promote zero pollution across regions,</li> <li>• showcase zero pollution solutions for buildings,</li> <li>• launch Living Labs for green digital solutions and smart zero pollution, including by targeting the building and farming sectors,</li> <li>• consolidate the EU's Knowledge Centres for Zero Pollution and bringing stakeholders together in the Zero Pollution Stakeholder Platform.</li> <li>• Stronger enforcement of zero pollution together with environmental and other authorities.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>EU Bathing Water Directive (revised) 2006 [2006/7/EC] (amended by 2013/64/EU)</b>	The purpose of this Directive is to preserve, protect and improve the quality of the environment and to protect human health by complementing Directive 2000/60/EC	This Directive lays down provisions for: <ul style="list-style-type: none"> <li>• the monitoring and classification of bathing water quality;</li> <li>• the management of bathing water quality; and</li> <li>• the provision of information to the public on bathing water quality</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>EU Climate Adaptation Strategy 2050</b>	The Strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050.	The Strategy has four principle objectives: to make adaptation smarter, swifter and more systemic, and to step up international action on adaptation to climate change.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>EU Common Agricultural Policy</b>	<ul style="list-style-type: none"> <li>To improve agricultural productivity, so that consumers have a stable supply of affordable food; and</li> <li>To ensure that EU farmers can make a reasonable living.</li> </ul>	<ul style="list-style-type: none"> <li>Ensuring viable food production that will contribute to feeding the world's population, which is expected to rise considerably in the future;</li> <li>Climate change and sustainable management of natural resources;</li> <li>Looking after the countryside across the EU and keeping the rural economy alive.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>EU Energy Efficiency Directive 2023/1791</b>	The new directive introduces a series of measures to help accelerate energy efficiency, including embracing the “energy efficiency first” principle in the energy and non-energy policies.	<ul style="list-style-type: none"> <li>• Establishing an EU legally-binding target to reduce the EU’s final energy consumption by 11.7% by 2030 (relative to the 2020 reference scenario). This includes for each Member State the requirement to set its indicative national contribution based on objective criteria reflecting national circumstances. If the national contributions do not add up to the EU target, an ambition gap mechanism is applied by the Commission.</li> <li>• Increasing annual energy savings from 0.8% (at present) to 1.3% (2024-2025), then 1.5% (2026-2027) and 1.9% from 2028 onwards. That’s an average of 1.49% of new annual savings for the period from 2024-2030.</li> <li>• Obliging Member States to prioritise vulnerable customers and social housing within the scope of their energy savings measures.</li> <li>• Introducing an annual energy consumption reduction target of 1.9% for the public sector as a whole.</li> <li>• Extending the annual 3% buildings renovation obligation to all the levels of public administration.</li> <li>• Introducing a different approach, based on energy consumption, for business to have an energy management system or to carry out an energy audit.</li> <li>• Bringing in a new obligation to monitor the energy performance of data centres, with an EU-level database collecting and publishing data.</li> <li>• Promoting local heating &amp; cooling plans in larger municipalities.</li> <li>• Progressively increasing the efficient energy consumption in heat or cold supply, also in district heating.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>EU Environment Action Programme to 2030</b>	<p>The long-term priority objective is that, by 2050 at the latest, Europeans should live well, within planetary boundaries, in a healthy economy where nothing is wasted, growth is regenerative, climate neutrality is a reality and inequalities are significantly reduced.</p> <p>Building on the European Green Deal, the environmental action programme aims to speed up the transition to a climate-neutral, resource-efficient economy, recognising that human well-being and prosperity depend on a healthy ecosystem.</p>	<p>Six priority objectives:</p> <ul style="list-style-type: none"> <li>• Attain the 2030 greenhouse gas emission reduction target and achieve climate neutrality by 2050.</li> <li>• Enhance the ability to adapt by strengthening resilience and reducing vulnerability to climate change.</li> <li>• Move towards a regenerative growth model, detaching economic growth from resource use and environmental degradation, while transitioning faster to a circular economy.</li> <li>• Aim for zero pollution of the air, water and soil and protect the health and well-being of Europeans.</li> <li>• Protect, preserve and restore biodiversity by improving the state of ecosystems and of the environment, as well as by combating desertification and soil degradation.</li> <li>• Reduce environmental and climate pressures from production and consumption, in particular energy, industrial development, buildings and infrastructure, mobility and food systems.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>EU Green Infrastructure Strategy</b>	<p>Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.</p>	<ul style="list-style-type: none"> <li>• Promoting GI in the main EU policy areas.</li> <li>• Supporting EU-level GI projects.</li> <li>• Improving access to finance for GI projects.</li> <li>• Improving information and promoting innovation.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>EU Integrated Pollution Prevention Control Directive (2008/1/EC)</b>	The purpose of this Directive is to achieve integrated prevention and control of pollution arising from the activities listed in Annex I. It lays down measures designed to prevent or, where that is not practicable, to reduce emissions in the air, water and land from the abovementioned activities, including measures concerning waste, in order to achieve a high level of protection of the environment taken as a whole, without prejudice to Directive 85/337/EEC and other relevant Community provisions.	The IPPC Directive is based on several principles: <ul style="list-style-type: none"> <li>• an integrated approach</li> <li>• best available techniques,</li> <li>• flexibility; and</li> <li>• public participation</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>EU Nitrates Directive (91/676/EC)</b>	Reducing water pollution caused or induced by nitrates from agricultural sources and - preventing further such pollution.	Ireland's Nitrates Action Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's third NAP came into operation in 2014. Each Member State's NAP must include: <ul style="list-style-type: none"> <li>• a limit on the amount of livestock manure applied to the land each year</li> <li>• set periods when land spreading is prohibited due to risk</li> <li>• set capacity levels for the storage of livestock manure</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>EU Plant Protection (Products) Directive 2009/127/EC</b>	The Directive aims at reducing the risks and impacts of pesticide use on human health and the environment by introducing different targets, tools and measures such as Integrated Pest Management (IPM) or National Action Plans (NAPs).	<ul style="list-style-type: none"> <li>• The Framework Directive applies to pesticides which are plant protection products.</li> <li>• Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>EU REACH Regulation (EC 1907/2006)(as amended)</b>	Aims to improve the protection of human health and the environment through the better and earlier identification of the intrinsic properties of chemical substances.	<p>The aims are achieved by applying REACH, namely:</p> <ul style="list-style-type: none"> <li>• Registration,</li> <li>• Evaluation,</li> <li>• Authorisation; and</li> <li>• Restriction of chemicals.</li> </ul> <p>REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>EU Renewable Energy Directives (RED II &amp; RED III)</b></p>	<p>The Renewable Energy Directive establishes an overall policy for the production and promotion of energy from renewable sources in the EU.</p> <p>The RED directive was first introduced in 2009 (2009/28/EC) and set an Eu-wide goal for 20% renewable energy use by 2020. This was replaced by RED II (2018/2001) which set a renewable energy target of 32% for the European Union for 2030. Following on from RED II, the EU adopted Red III (2023/2413) with the aim to further increase its renewable energy ambitions. sets a new binding target of c. 42.5% renewable energy in the EU's total energy consumption by 2030, with an aspirational target of 45%.</p> <p>The aim of RED III is to introduce sector-specific targets for transport, heating, cooling, and industry to ensure a balanced contribution from all parts of the economy and also included measures to streamline and accelerate the permitting process for renewable energy projects, addressing one of the major bottlenecks in the deployment of renewables.</p>	<ul style="list-style-type: none"> <li>• Building on the 2009 and 2018 directives, the RED III directive introduces stronger measures to ensure that all possibilities for the further development and uptake of renewables are fully utilised.</li> <li>• Strong policy framework to facilitate electrification in different sectors, with new increased sector-specific targets for renewables in heating and cooling, transport, industry, buildings and district heating/cooling, but also with a framework promoting electric vehicles and smart recharging.</li> <li>• Permitting procedures will also be easier and faster both for renewable energy projects (including through shorter approval periods and the creation of 'Renewables acceleration areas') and for the necessary infrastructure projects.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>EU Seveso Directive (2012/18/EU)</b>	This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.	<ul style="list-style-type: none"> <li>• The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas:</li> <li>• Classification, labelling and packaging of chemicals;</li> <li>• The Union's Civil Protection Mechanism;</li> <li>• The Security Union Agenda including CBRN-E and Protection of critical infrastructure;</li> <li>• Policy on environmental liability and on the protection of the environment through criminal law;</li> <li>• Safety of offshore oil and gas operations.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>European 2020 Strategy for Growth</b>	<p>Europe 2020 sets out a vision of Europe's social market economy for the 21st century and puts forward three mutually reinforcing priorities:</p> <ul style="list-style-type: none"> <li>• Smart growth: developing an economy based on knowledge and innovation;</li> <li>• Sustainable growth: promoting a more resource efficient, greener and more competitive economy;</li> </ul> <p>Inclusive growth: fostering a high-employment economy delivering social and territorial cohesion.</p>	<p>In order to reach these priorities, the Commission proposes five quantitative targets to fulfil by 2020:</p> <ol style="list-style-type: none"> <li>1. 75 % of the population aged 20-64 should be employed;</li> <li>2. 3% of the EU's GDP should be invested in R&amp;D;</li> <li>3. the "20/20/20" climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right);</li> <li>4. the share of early school leavers should be under 10% and at least 40% of the younger generation should have a tertiary degree;</li> <li>5. 20 million less people should be at risk of poverty.</li> </ol>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>European Convention on the Protection of the Archaeological Heritage (Valletta 1992)</b>	The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>European Landscape Convention 2000</b>	The developments in agriculture, forestry, industrial and mineral production techniques, together with the practices followed in town and country planning, transport, networks, tourism and recreation, and at a more general level, changes in the world economy, have in many cases accelerated the transformation of landscapes. The Convention expresses a concern to achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment. It aims to respond to the public's wish to enjoy high quality landscapes.	<ul style="list-style-type: none"> <li>Promote protection, management and planning of landscapes.</li> </ul> Organise European co-operation on landscape issues.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
<b>European Wind Power Action Plan (COM/2023/669)</b>	The action plan will support the European wind manufacturing sector in overcoming the difficulties it faces and improve its competitiveness to ensure that this sector fully contributes to the ongoing energy transition. The action plan is an initiative established under the EU Wind Power Package in October 2023.	The Plan is based on six pillars, each of which have set actions: <ul style="list-style-type: none"> <li>6. Accelerating deployment through faster permitting and increased predictability.</li> <li>7. Improved auction design.</li> <li>8. Access to finance.</li> <li>9. Creating a fair and competitive international environment.</li> <li>10. Skills (investment in skills development).</li> </ul> <ul style="list-style-type: none"> <li>• Industry engagement and member state commitments.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Floods Directive (2007/60/EC)</b>	<ul style="list-style-type: none"> <li>• Establishes a framework for the assessment and management of flood risks</li> </ul> <p>Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community</p>	<ul style="list-style-type: none"> <li>• Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment</li> <li>• Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3.</li> <li>• Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above.</li> <li>• Inform the public and allow the public to participate in planning process.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Groundwater Directive (2006/118/EC)</b>	<ul style="list-style-type: none"> <li>• Protect, control and conserve groundwater.</li> <li>• Prevent the deterioration of the status of all bodies of groundwater.</li> <li>• Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals.</li> </ul>	<ul style="list-style-type: none"> <li>• Meet minimum groundwater standards listed in Annex 1 of Directive.</li> <li>• Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Habitats Directive (92/43/EEC)</b>	<ul style="list-style-type: none"> <li>• Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora.</li> <li>• Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora.</li> <li>• Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest.</li> <li>• Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• Propose and protect sites of importance to habitats, plant and animal species.</li> <li>• Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range.</li> <li>• Carry out comprehensive assessment of habitat types and species present.</li> <li>• Establish a system of strict protection for the animal species and plant species listed in Annex IV.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')</b>	<ul style="list-style-type: none"> <li>It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World.</li> </ul>	<ol style="list-style-type: none"> <li>Document and understand industrial heritage structures, sites, areas and landscapes and their values;</li> <li>Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes;</li> <li>Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and</li> </ol> <ul style="list-style-type: none"> <li>Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Marine Strategy Framework Directive (2008/56/EC), as amended</b>	<p>European legislation which aims to achieve Good Environment Status (GES) for all marine waters in Europe and protect the resource base for marine related economic and social activities.</p>	<p>This was adopted on June 17th, 2008, establishing a framework for EU Community Action specifically regarding marine environmental policy.</p> <ol style="list-style-type: none"> <li>The MSFD is implemented in cycles of 6 years, with member state being obliged to report to the EU every 2 years. The third cycle of the Marine Strategy Framework Directive (2023 – 2028) for Ireland is underway. The MSFD is implemented through a national Marine Strategy.</li> </ol>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Nature Restoration Law (Regulation (EU) 2024/1991)</b>	The regulation sets binding targets to restore degraded ecosystems, particularly those with the most potential to capture and store carbon and to prevent and reduce the impact of natural disasters. It is also a key instrument to help the EU and its Member States meet international biodiversity commitments under the Kunming-Montreal Global Biodiversity Framework.	The law aims to restore ecosystems, habitats and species across the EU's land and sea areas in order to <ul style="list-style-type: none"> <li>• enable the long-term and sustained recovery of biodiverse and resilient nature</li> <li>• contribute to achieving the EU's climate mitigation and climate adaptation objectives</li> <li>• meet international commitments</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Noise Directive (2002/49/EC)</b>	The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.	The Directive requires competent authorities in Member States to: <ul style="list-style-type: none"> <li>• Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels;</li> <li>• Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and</li> <li>• Inform and consult the public about noise exposure, its effects, and the measures considered to address noise.</li> <li>• The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>OSPAR Convention</b>	The mission of OSPAR is to conserve marine ecosystems and safeguard human health in the North-East Atlantic by preventing and eliminating pollution; by protecting the marine environment from the adverse effects of human activities; and by contributing to the sustainable use of the seas.	<p>OSPAR's work is organised under six strategies:</p> <ul style="list-style-type: none"> <li>• Biodiversity and Ecosystem Strategy</li> <li>• Eutrophication Strategy</li> <li>• Hazardous Substances Strategy</li> <li>• Offshore Industry Strategy</li> <li>• Radioactive Substances Strategy</li> <li>• Strategy for the Joint Assessment and Monitoring Programme</li> </ul> <p>These six strategies fit together to underpin the ecosystem approach. For each strategy a programme of work is designed and implemented annually.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Public Participation Directive (2003/35/EC)</b>	<p>The objective of this Directive is to contribute to the implementation of the obligations arising under the Aarhus Convention, in particular by:</p> <p>(a) providing for public participation in respect of the drawing up of certain plans and programmes relating to the environment;</p> <p>(b) improving the public participation and providing for provisions on access to justice within Council Directives 85/337/EEC and 96/61/EC.</p>	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Ramsar Convention</b>	The Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".	Under the "three pillars" of the Convention, the Contracting Parties commit to: <ul style="list-style-type: none"> <li>• Work towards the wise use of all their wetlands;</li> <li>• Designate suitable wetlands for the list of Wetlands of International Importance (the "Ramsar List") and ensure their effective management;</li> </ul> Cooperate internationally on transboundary wetlands, shared wetland systems and shared species.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>RePower EU Plan (2022)</b>	This plan was launched as a response to global energy market disruption caused by Russia's invasion of Ukraine. The overarching aim of this plan is to reduce the reliance on Russian fossil fuels and enhance energy security within the EU. The plan specifies that Member States should speed up the green transition and spur massive investment in renewable energy.	The main measures introduced under this plan are concerned with the following: <ul style="list-style-type: none"> <li>• Save Energy</li> <li>• Diversify supplies</li> <li>• Quickly substitute fossil fuels by accelerating Europe's clean energy transition</li> <li>• Smartly combine investments and reforms.</li> <li>•</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>SEA Directive (2001/42/EC)</b>	<ul style="list-style-type: none"> <li>Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</li> </ul> <p>Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment.</p>	<ul style="list-style-type: none"> <li>Carry out an environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive.</li> <li>Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme.</li> <li>Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission.</li> <li>Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects.</li> <li>Inform relevant authorities and stakeholders on the decision to implement the plan or programme.</li> <li>Issue a statement to include requirements detailed in Article 9 of the Directive.</li> </ul> <p>Monitor and mitigate significant environmental effects identified by the assessment.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Soil monitoring law: EU on the pathway to healthy soils by 2050</b>	<ul style="list-style-type: none"> <li>According to the EU soil strategy, presented by the Commission in 2021, the lack of a dedicated EU legislation was singled out as a major cause for the alarming state of EU soils. To ensure the same level of protection to soil that exists for water, the marine environment and air in the EU, the Commission put forward the soil monitoring directive on 5 July 2023.</li> </ul>	<ul style="list-style-type: none"> <li>The general approach reached by the Council today aims to make soil health monitoring obligatory, provides guiding principles for sustainable soil management and addresses situations where soil contamination poses unacceptable health and environment risks.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Stockholm Convention</b>	The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants.	<ul style="list-style-type: none"> <li>• Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex A to the Convention</li> <li>• Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention</li> <li>• Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention</li> <li>• Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner</li> <li>• To target additional POPs</li> </ul> <p>Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>The Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive)</b></p> <p><b>Fourth Daughter Directive (2004/107/EC)</b></p>	<ul style="list-style-type: none"> <li>• The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive).</li> <li>• Sets new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives.</li> <li>• Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values.</li> <li>• Allows the possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission.</li> </ul> <p>The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.</p>	<ul style="list-style-type: none"> <li>• Sets objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole.</li> <li>• Aims to assess the ambient air quality in Member States on the basis of common methods and criteria.</li> <li>• Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures.</li> <li>• Ensures that such information on ambient air quality is made available to the public.</li> <li>• Aims to maintain air quality where it is good and improving it in other cases.</li> <li>• Aims to promote increased cooperation between the Member States in reducing air pollution.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>The EU LULUCF Regulation (Regulation (EU) 2018/841)</b>	The LULUCF (Land Use, Land Change and Forestry) Regulation addresses greenhouse gas emissions and carbon removals in the land use and forestry sector from the period of 2021-2030, establishing an emissions target for the sector. The regulation entered into force in 2018. It was recently updated in 2023 to	This regulation was revised in 2023 with a new set of rules introduced to address the carbon footprint of activities related to the conversion, use and management of land and forests for both human and environmental benefits. These activities can occur in areas such as grasslands, agricultural land and forests. Previous rules (the 'no debt' rule) required that EU member states ensure that emissions from land and forestry are compensated by an equivalent removal of CO2 within the sector for the period of 2021-2030. This has been replaced by a more ambitious new rule that sets the EU-wide net target of 310 million tonnes of CO2 equivalent carbon removals in the LULUCF sector by 2030. Each member state has a specific target under this regulation which they must meet to contribute towards the EU-wide net target. The national targets are based on the recent level of removals or emissions with the member state and on the potential to further increase removals, taking into account the principles of cost-effectiveness, fairness and environmental integrity. Ireland's binding target is to achieve a reduction of 0.6 Mt CO <sub>2</sub> equivalent LULUCF emissions by 2030, relative to average levels in 2016-2018.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>The European Green Deal (EGD) 2019</b>	<ul style="list-style-type: none"> <li>The deal sets out how to make Europe the first climate-neutral continent by 2050, boosting the economy, improving people's quality of life, caring for nature and leaving no one behind.</li> </ul>	<ul style="list-style-type: none"> <li>It sets out a roadmap with actions to boost the efficient use of resources by moving to a clean, circular economy, restore biodiversity and cut pollution.</li> <li>It outlines investments required, financing tools available and explains how to ensure a just and inclusive transition.</li> <li>In order to meet the goal to become climate neutral by 2050 as part of the European Green Deal, the European Union (EU) Commission proposed on 4th March 2020 to bring about the first European Climate Law and legally bind the target of net zero greenhouse gas emissions by 2050</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>UN (1992) Framework Convention on Climate Change</b>	It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.	<ul style="list-style-type: none"> <li>The Convention acknowledges the vulnerability of all countries to the effects of climate change and calls for special efforts to ease the consequences, especially in developing countries which lack the resources to do so on their own.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>UN (1992) The Convention on Biological Diversity</b>	An overall objective is to develop national strategies for the conservation and sustainable use of biological diversity.	<p>The Convention has three main goals:</p> <ul style="list-style-type: none"> <li>the conservation of biological diversity (or biodiversity);</li> <li>the sustainable use of its components; and</li> </ul> <p>the fair and equitable sharing of benefits arising from genetic resources.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)</b></p>	<p>The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions.</p> <p>The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.</p> <p>At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C.</p>	<ul style="list-style-type: none"> <li>• The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II).</li> <li>• EU member states implement measures to improve on or compliment the specified measures and policies arising from the ECCP.</li> <li>• Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage</b></p>	<ul style="list-style-type: none"> <li>• Links concepts of nature conservation and the preservation of cultural properties; and</li> </ul> <p>Recognizes the way in which people interact with nature, and the fundamental need to preserve the balance between the two.</p>	<ul style="list-style-type: none"> <li>• Sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them;</li> <li>• Each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage;</li> <li>• Encourages to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Urban Waste Water Treatment Directive (91/271/EEC)</b>	<ul style="list-style-type: none"> <li>This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.</li> <li>The objective of the Directive is to protect the environment from the adverse effects of waste water discharges.</li> </ul>	<ul style="list-style-type: none"> <li>Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment.</li> <li>Annex II requires the designation of areas sensitive to eutrophication which receive water discharges.</li> <li>Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Water Framework Directive (2000/60/EC)</b>	<ul style="list-style-type: none"> <li>Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats.</li> <li>Preserve and prevent the deterioration of water status and where necessary improve and maintain “good status” of water bodies.</li> <li>Promote sustainable water usage.</li> <li>The Water Framework Directive repealed the following Directives: <ul style="list-style-type: none"> <li>The Drinking Water Abstraction Directive</li> <li>Sampling Drinking Water Directive</li> <li>Exchange of Information on Quality of Surface Freshwater Directive</li> <li>Shellfish Directive</li> <li>Freshwater Fish Directive</li> <li>Groundwater Directive</li> <li>Dangerous Substances Directive</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive.</li> <li>Achieve “good status” for all waters.</li> <li>Manage water bodies based on identifying and establishing river basins districts.</li> <li>Involve the public and streamline legislation.</li> <li>Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas.</li> <li>Establish a programme of monitoring for surface water status, groundwater status and protected areas.</li> <li>Recover costs for water services.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>Maritime Spatial Planning Directive (2014/89/EU)</b></p>	<ul style="list-style-type: none"> <li>This Directive establishes a framework for maritime spatial planning aimed at promoting the sustainable growth of maritime economies, the sustainable development of marine areas and the sustainable use of marine resources.</li> </ul>	<ul style="list-style-type: none"> <li>Each Member State shall establish and implement maritime spatial planning.</li> <li>In doing so, Member States shall take into account land-sea interactions.</li> <li>The resulting plan or plans shall be developed and produced in accordance with the institutional and governance levels determined by Member States. This Directive shall not interfere with Member States' competence to design and determine the format and content of that plan or those plans.</li> <li>Maritime spatial planning shall aim to contribute to the objectives listed in Article 5 and fulfil the requirements laid down in Articles 6 and 8.</li> <li>When establishing maritime spatial planning, Member States shall have due regard to the particularities of the marine regions, relevant existing and future activities and uses and their impacts on the environment, as well as to natural resources, and shall also take into account land-sea interactions.</li> <li>Member States may include or build on existing national policies, regulations or mechanisms that have been or are being established before the entry into force of this Directive, provided they are in conformity with the requirements of this Directive.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Sewage Sludge Directive (86/278/EEC)</b>	<ul style="list-style-type: none"> <li>The purpose of this Directive is to regulate the use of sewage sludge in agriculture in such a way as to prevent harmful effects on soil, vegetation, animals and man, thereby encouraging the correct use of such sewage sludge.</li> </ul>	<ul style="list-style-type: none"> <li>The aim of this Directive is to regulate the use of sewage sludge in agriculture in such a way as to prevent harmful effects on soil, vegetation, animals and man, while encouraging its correct use.</li> <li></li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>All Island Grid Study 2008</b>	<ul style="list-style-type: none"> <li>The All Island Grid Study is the first comprehensive assessment of the ability of the electrical power system and, as part of that, the transmission network (“the grid”) on the island of Ireland to absorb large amounts of electricity produced from renewable energy sources.</li> <li>The objective of this five-part study is to assess the technical feasibility and the relative costs and benefits associated with various scenarios for increased shares of electricity sourced from renewable energy in the all island power system.</li> </ul>	<p>Key conclusions of the study:</p> <ul style="list-style-type: none"> <li>The presented results indicate that the differences in cost between the highest cost and the lowest cost portfolios are low (7%), given the assumptions made and costs included in the Study.</li> <li>All but the high coal-based portfolio lead to significant reductions of CO2 emissions compared to portfolio 1</li> <li>All but the high coal-based portfolio lead to reductions on the dependency of the all island system on fuel and electricity imports.</li> <li>The limitations of the study may overstate the technical feasibility of the portfolios analysed and could impact the costs and benefits resulting. Further work is required to understand the extent of such impact.</li> <li>Timely development of the transmission networks, requiring means to address the planning challenge, is a precondition for implementation of the portfolios considered.</li> <li>Market mechanisms must facilitate the installation of complementary, i.e. flexible, dispatchable plant, so as to maintain adequate levels of system security.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>All-Ireland Pollinator Plans: All-Ireland Pollinator Plan 2021-2025</b></p> <p><b>Prospective All-Ireland Pollinator Plan 2026-2030</b></p>	<p>The All-Ireland Pollinator Plan is a framework bringing together different sectors across the island of Ireland to create a landscape where pollinators can survive and thrive. Implementation is coordinated by the National Biodiversity Data Centre.</p>	<p>The All-Ireland Pollinator Plan for 2021-2025 is a five-year road map that aims to help bees, other pollinating insects and our wider biodiversity. The AIPP 2021-2025 has 186 actions spread across six objectives.</p> <p>Objective 1: Making farmland pollinator friendly  Objective 2: Making public land pollinator friendly  Objective 3: Making private land pollinator friendly  Objective 4: All-Ireland Honeybee Strategy  Objective 5: Conserving rare pollinators  Objective 6: Strategic coordination of the Plan</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>All-Island Strategic Rail Review</b>	The Review aims to inform policy and future strategy for the railways in both jurisdictions on the island of Ireland.	<p>The Review sets out six high-level goals which aim to use rail as effectively as possible to:</p> <ul style="list-style-type: none"> <li>• contribute to decarbonisation;</li> <li>• improve All Island connectivity between major cities;</li> <li>• enhance regional accessibility;</li> <li>• stimulate economic activity;</li> <li>• encourage sustainable mobility; and achieve economic and financial feasibility.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Bioeconomy Action Plan 2023-2025</b>	<p>The first national action plan for an Irish bioeconomy.</p> <p>The purpose of this plan is to further develop Ireland’s bioeconomy in delivering the vision of the 2018 National Policy Statement on the Bioeconomy; for Ireland “to be a global leader for the bioeconomy through a coordinated approach that harnesses Ireland’s natural resources and competitive advantage and that fully exploits the opportunities available while monitoring and avoiding unintended consequences”.</p>	<p>This action plan approaches the bioeconomy using seven pillars:</p> <ul style="list-style-type: none"> <li>• Governance &amp; Awareness</li> <li>• Research, Development &amp; Innovation</li> <li>• Nature, Climate, Energy &amp; Circular Economy</li> <li>• Agriculture, Food, Forestry, And The Marine</li> <li>• Communities, Regions &amp; Cities</li> <li>• Industry &amp; Enterprise</li> <li>• Knowledge &amp; Skills</li> </ul> <p>The Action Plan is aligned with the implementation of the National Policy Statement on the Bioeconomy.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Building Regulations</b>	The aim of the building regulations is to provide for the safety and welfare of people in and about buildings.	The building regulations apply to the design and construction of a new building (including a dwelling) or an extension to an existing building.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Clean Air Strategy for Ireland (2023)</b>	The Clean Air Strategy provides the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.	<ul style="list-style-type: none"> <li>• Through this document Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation.</li> <li>• The Strategy should also help tackle climate change.</li> <li>• The Strategy considers a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture.</li> <li>• In any discussion relating to clean air policy, the issue of people's health is paramount, this is a strong theme of the Strategy.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>Climate Action and Low Carbon Development Act 2015</b></p> <p><b>Climate Action and Low Carbon Development (Amendment) Act 2021</b></p>	<p>An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.</p>	<p>When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to:</p> <ul style="list-style-type: none"> <li>• The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective,</li> <li>• The policy of the Government on climate change,</li> <li>• Climate justice,</li> <li>• Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and</li> <li>• The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>Climate Action Plan 2025</b></p>	<p>The Climate Action Plan 2025 (CAP25) is the third annual update to Ireland’s Climate Action Plan.</p> <p>The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.</p>	<p>Climate Action Plan 2025 builds upon <a href="#">CAP24</a> by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024. The Plan provides a roadmap for taking decisive action to halve Ireland’s emissions by 2030 and achieve climate neutrality by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>Construction 2020, A Strategy for a Renewed Construction Sector</b></p>	<ul style="list-style-type: none"> <li>• Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry.</li> <li>• The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated.</li> </ul>	<p>This Strategy therefore addresses issues including:</p> <ul style="list-style-type: none"> <li>• A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong;</li> <li>• Continuing improvement of the planning process, striking the right balance between current and future requirements;</li> <li>• The availability of financing for viable and worthwhile projects;</li> <li>• Access to mortgage finance on reasonable and sustainable terms;</li> <li>• Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety;</li> <li>• Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and</li> <li>• Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>Electricity Storage Policy Framework (2024)</b></p>	<ul style="list-style-type: none"> <li>This Framework aims to clarify the role of electricity storage systems (ESS) in Ireland’s climate objectives and energy transition. This will support Ireland’s 2030 climate targets as grid scale electricity storage is vital in securing an electricity grid capable in supporting Ireland’s renewable generation programme and the future growth of industrial sectors. The Electricity Storage Policy Framework refers, in the main, to front of meter electricity storage, outlining its present roles, technical processes, market positions and regulatory structures in Ireland. The framework addresses the grids immediate and near-term needs by supporting the incorporation of electricity storage from the immediate up until 2040 and presents 10 government actions to support the role of electricity storage systems in Ireland’s energy transition, identifying the key stakeholders and timelines for these actions.</li> </ul>	<p>Under this framework there are ten government actions to support the role of electricity storage systems in Ireland’s energy transition:</p> <ol style="list-style-type: none"> <li>Maintain a technology neutral approach to all electricity storage systems.</li> <li>Creation of a ‘sandbox’ project to advance both System Operators’ technological knowledge of emerging electricity storage technologies.</li> <li>Convene an electricity storage and system services working group as part of the Accelerating Renewable Electricity Taskforce.</li> <li>Convene a forum for an expanded group of stakeholders including statutory bodies, leading industry representatives and academic or interest groups.</li> <li>Support access to the wholesale electricity markets, arbitrage and revenue stacking for electricity storage systems.</li> <li>Support the immediate procurement of Demand Flexibility products and of (long duration) electricity storage to meet specific network needs, on the Distribution and Transmission systems respectively.</li> <li>Initiate a ‘Quantity’ consultation to establish the optimal (long duration) electricity storage requirements to meet climate targets and electricity grid network expansion between 2030-2040.</li> <li>Initiate a ‘Financial’ consultation to establish if the expected market mechanisms due between 2025-2028 will provide sufficient service provider certainty to meet the optimum (long duration) electricity storage systems requirements of 2030-2040.</li> <li>If required and pending the outcome of the ‘Financial’ consultation, develop a market framework to further incentivise the incorporation of (long duration) electricity storage system technologies to the grid to meet projected 2030-2040 requirements.</li> </ol> <p>Ensure a route to market for the identified optimum (long duration) electricity storage requirements for 2030-2040 is in place before end of 2028.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Draft Revised Wind Energy Development Guidelines 2019</b>	These Guidelines offer advice to planning authorities on planning for wind energy through the development plan process and in determining applications for planning permission.	The guidelines are intended to ensure a consistency of approach throughout the country in the identification of suitable locations for wind energy development and the treatment of planning applications for wind energy developments.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Energy Security in Ireland to 2030</b>	Energy Security in Ireland to 2030 outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a sustainable transition to a carbon neutral energy system by 2050. This report is being published as part of an Energy Security Package, containing a range of supplementary analyses, consultations, and reviews, which have informed the recommendations and actions related to energy security.	<p>The Energy Security Package states that we must ensure energy security is prioritised, monitored, and reviewed regularly, and includes a range of measures to implement this approach in the short and medium term by prioritising:</p> <ul style="list-style-type: none"> <li>• Reduced and Responsive Demand</li> <li>• A Renewables-Led System</li> <li>• More Resilient Systems</li> <li>• Robust Risk Governance</li> </ul> <p>Under each of these four areas of actions, the report sets out a range of mitigation measures, including the need for additional capacity of indigenous renewable energy, but also energy imports, energy storage, fuel diversification, demand side response, and renewable gases. The governance structures supporting the energy system, including oversight and accountability reforms, were also examined.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)</b></p>	<p>These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds.</p>	<ul style="list-style-type: none"> <li>• They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites.</li> <li>• The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).</b></p>	<p>The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of statutory land use plan on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.</p>	<ul style="list-style-type: none"> <li>• The Regulations cover statutory land use plans, including Development Plans, Local Area Plans, Regional Planning Guidelines etc.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>European Communities (Environmental Noise) Regulations of 2003 (as amended)</b></p>	<p>The purpose of these Regulations is to transpose into Irish law EU Directive 2002/49/EC relating to the assessment and management of environmental noise. The Directive aims to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise.</p>	<ul style="list-style-type: none"> <li>• The Regulations set out a two-stage process for addressing environmental noise (preparation of strategic noise maps and preparation of noise action plans for each area concerned.</li> <li>• The Regulations designate noise-mapping bodies and action planning authorities for the making and reviewing of strategic noise maps and action plans.</li> <li>• The Regulations designate the Environmental Protection Agency as the National Authority for the purposes of the Regulations.</li> <li>• The Regulations provide for strategic noise maps and action plans and revised noise maps and action plans to be made available to the general public.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>European Communities (Water Policy) Regulations (as amended)</b> <b>European Communities Environmental Objectives (Surface waters) Regulations (as amended)</b></p>	<ul style="list-style-type: none"> <li>• Transpose the Water Framework Directive into legislation.</li> <li>• Outlines the general duty of public authorities in relation to water.</li> <li>• Identifies the competent authorities in charge of water policy (amended to Irish Water (now Uisce Eireann) in 2013) and gives EPA and the CER the authority to regulate and supervise their actions.</li> </ul>	<ul style="list-style-type: none"> <li>• Implements River basin districts and characterisation of RBDs and River Basin Management Plans.</li> <li>• Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs.</li> <li>• Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies.</li> <li>• Allows the competent authority to recover the cost of damage/destruction of status of water body.</li> <li>• Outlines environmental objectives and programme of measures and environmental quality standards for priority substances.</li> <li>• Outlines criteria for assessment of groundwater.</li> <li>• Outlines environmental objectives to be achieved for surface water bodies.</li> <li>• Outlines surface water quality standards.</li> <li>• Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme</b>	The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive.	CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Governments White Paper 'Ireland's Transition to a Low Carbon Energy Future' (2015 – 2030)</b>	The White Paper sets out a vision and a framework to guide Irish energy policy between now and 2030. A complete energy policy update informed by the vision to transform Ireland into a low carbon society and economy by 2050.	2030 will represent a significant milestone, meaning: <ul style="list-style-type: none"> <li>• Reduced GHG emissions from the energy sector by between 80% and 95%</li> <li>• Ensuring that secure supplies of competitive and affordable energy remain available to citizens and businesses.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>GRID25 Implementation Programme and associated Grid Implementation Plan 2023-2028 for the Electricity Transmission System in Ireland</b>	<p>Grid25 is a high-level strategy outlining how EirGrid intends to undertake the development of the electricity transmission grid in the short-, medium- and longer-terms, to support a long-term sustainable and reliable electricity supply.</p> <p>This Grid25 Implementation Programme (IP) is a practical strategic overview of how the early stages of Grid25 are intended to be implemented. The IP identifies the best current understanding of those parts of the transmission system that are envisaged as likely to be developed over the next five years. The IP identifies the issues, objectives and associated processes that will need to be adopted when making decisions about how and where developments will occur.</p> <p>This Grid Implementation Plan 2023-2028 supersedes the Grid Implementation Plan 2017-2022. It is focused on the Transmission Development Plan (TDP) 2023-2032.</p>	<p>Grid25, EirGrid’s roadmap to upgrade the electricity transmission grid by 2025, continues to be implemented so as to increase the capacity of the grid, to satisfy future demand, and to help Ireland meet its target of 40 per cent of electricity from renewable energy by 2020.</p> <ul style="list-style-type: none"> <li>• The EirGrid Shaping Our Electricity Future Version 1.1 (SOEF - published in June 2023) is a core context for grid development as part of this Plan. The SOEF addresses matters such as why EirGrid develops the electricity transmission network, Government policy context that underpins this, and the importance of an efficient and economical grid network.</li> <li>• The Transmission Development Plan (TDP) 2023 also forms a core context for this Plan. The TDP lists the committed projects and projects under development for the enhancement of the Irish transmission network over the coming ten years.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Healthy Ireland Implementation Plan 2023-2027</b>	<p>This plan sets out the direction for the HSE to deliver its national <i>Healthy Ireland Strategic Action Plan 2021-2025</i>. The HSE aims to support 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.</p>	<p>This Health Services Healthy Ireland Implementation Plan 2023-2027 has four main goals:</p> <ol style="list-style-type: none"> <li>1. Increase the proportion of people who are healthy at all stages of life.</li> <li>2. Reduce health inequalities.</li> <li>3. Protect the public from threats to health and wellbeing.</li> </ol> <p>Create an environment where every individual and sector of society can play their part in achieving a Healthy Ireland.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>Heritage related legislation and guidelines:</b></p> <ul style="list-style-type: none"> <li>• National Monuments Act 1930 as amended;</li> <li>• Natural Cultural Institutions Act 1997.</li> <li>• Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999.</li> <li>• Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999).</li> <li>• The Heritage Act 2018.</li> <li>• Architectural Heritage Protection Guidelines for Planning Authorities.</li> </ul>	<p>Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.</p>	<p>Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>Housing for All (2021)</b></p>	<p>Housing for All (2021) is the Government's housing plan to 2030. The overall aim of the housing plan for Ireland is that everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan's vision is to have a steady supply of housing in the correct locations with economic, social, and environmental sustainability built into the system.</p>	<p>Housing for All provides four pathways to achieving its overarching objectives:</p> <ul style="list-style-type: none"> <li>• Supporting Homeownership and Increasing Affordability.</li> <li>• Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion.</li> <li>• Increasing New Housing Supply.</li> <li>• Addressing Vacancy and Efficient Use of Existing Stock.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025</b>	The 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>	These four goals are interlinked, interdependent and mutually supportive: <ul style="list-style-type: none"> <li>• Goal 1: Increase the proportion of people who are healthy at all stages of life</li> <li>• Goal 2: Reduce health inequalities</li> <li>• Goal 3: Protect the public from threats to health and wellbeing</li> <li>• Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Ireland 2040: The National Development Plan (2021 - 2030)</b>	<ul style="list-style-type: none"> <li>• The National Development Plan 2021-2030 (NDP) sets out the Government’s over-arching investment strategy and budget for the period 2021-2030. It sets out the investment priorities that will underpin the successful implementation of the new National Planning Framework. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people.</li> </ul>	The key role of the NDP is to set out the updated configuration for public capital investment over the next 10 years in order to achieve the National Strategic Outcomes (NSO), as set out within the NPF. These ten National Strategic Outcomes are 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>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>National Planning Framework (First Revision) 2025</b>	<p>The revised National Planning Framework (NPF) published in April 2025 replaced the National Planning Framework (2018) and now informs the wider Government Policy agenda, the actions of a broad range of public and private bodies, including homebuilders, the renewable energy sector, infrastructure agencies and domestic and international investors.</p> <ul style="list-style-type: none"> <li>• The focus of the revised NPF have been the following key drivers of change in Ireland:</li> <li>• Population growth and associated housing requirements</li> <li>• Infrastructure delivery</li> <li>• Climate and Environment</li> <li>• The revised NPF now provides the basis of review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected jobs growth, renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes.</li> <li>• The implementation of the Planning and Development Act 2024 will also be closely aligned with the implementation of the revised NPF, with updated regional strategies and new 10-year development plans required to reflect the revised NPF as they are prepared.</li> </ul>	<p>The revised NPF's ambition is expressed in a set of goals, termed National Strategic Outcomes:</p> <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. High-Quality International Connectivity</li> <li>5. Sustainable Mobility</li> <li>6. A Strong Economy</li> <li>7. Enhanced Amenities and Heritage</li> <li>8. Transition to a Carbon Neutral and Climate Resilient Society</li> <li>9. Sustainable Management of Environmental Resources</li> </ol> <p>Access to Quality Childcare, Education and Health Services</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Ireland's 4th National Biodiversity Action Plan 2023 - 2030</b>	Ireland's 4th National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.	It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues: <ul style="list-style-type: none"> <li>• Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity.</li> <li>• Objective 2 - Meet Urgent Conservation and Restoration Needs.</li> <li>• Objective 3 - Secure Nature's Contribution to People.</li> <li>• Objective 4 - Enhance the Evidence Base for Action on Biodiversity.</li> <li>• Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Ireland's Long-term Strategy on Greenhouse Gas Emissions Reduction 2024</b>	This long-term strategy aims to build on the targets, policies, measures and actions that Ireland has committed to in the period to 2030 (as set out in success annual national Climate Action Plans and the EU National Energy and Climate Plans.	The Strategy sets out Ireland's 2050 climate action targets and describes sector-specific pathways to reaching those targets. These sectors include: <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Industry</li> <li>• Built Environment</li> <li>• Transport</li> <li>• Agriculture,</li> <li>• Forestry and Land-Use</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Ireland's Second National Implementation Plan for the Sustainable Development Goals (2022 - 2024)</b>	<ul style="list-style-type: none"> <li>National Implementation Plan 2022 - 2024 is in direct response to the 2030 Agenda for Sustainable Development and provides a whole-of-government approach to implement the 17 Sustainable Development Goals (SDGs).</li> <li>The first version of the Plan (2018 – 2020) provided a 'SDG Matrix' which identifies the responsible Government Departments for each of the</li> <li>169 targets. It also included a 'SDG Policy Map' indicating the relevant national policies for each of the targets.</li> </ul>	<p>The Plan identifies five strategic objectives to guide implementation:</p> <ul style="list-style-type: none"> <li>To embed the SDG framework into the work of Government Departments to achieve greater Policy Coherence for Sustainable Development;</li> <li>To integrate the SDGs into Local Authority work to better support the localisation of the SDGs;</li> <li>Greater partnerships for the Goals;</li> <li>To further incorporate the principle of Leave No One Behind into Ireland's Agenda 2030 implementation and reporting mechanisms; and</li> <li>Strong reporting mechanisms</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Maritime Area Planning Act 2021 (as amended)</b>	<p>This act is designed to regulate the maritime area within Ireland. This regulation will be achieved by means of the National Marine Planning Framework.</p> <p>The Act provides the legislative framework for a new streamlined development consent process for activities in the maritime area including offshore renewable energy projects. The Bill will also establish a new body, the Maritime Area Regulatory Authority to undertake certain consenting and enforcement functions in the new regime. Enactment and implementation of the Bill will help Ireland to reach its climate action and renewable energy targets.</p>	<p>The key features of the plan are as follows:</p> <ul style="list-style-type: none"> <li>Provision of Maritime Area Consents (MACs) for permission to occupy a maritime area over undefined or relatively long periods of time.</li> <li>It is required that projects obtain a MAC as a pre-requisite before seeking planning permission for developments which fall under the Planning and Development Act 2000.</li> <li>Provision of licenses for certain maritime usages which do not require planning permission or an EIA.</li> <li>Establishment of a Maritime Area Regulatory Authority (MARA) which will grant MACs, licence specified maritime usages, ensure compliance with MACs, licences and offshore planning permissions.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines</b></p>	<p>The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, childcare facilities, landscape, quarries and residential density.</p>	<p>The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>National Adaptation Framework: Planning for a Climate Resilient Ireland 2024, and Sectoral Adaptation Plans</b></p>	<p>This framework specifies the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of Ireland to the negative effects of climate change and to avail of any positive effects that may occur. It sets out an extended suite of guiding principles that underscore the need for smarter, faster and transformative adaptation actions, which demand a pathway planning approach to account for a range of future warming and impact scenarios. It acts as a roadmap for governments, organisations, and communities to plan and implement adaptation strategies. The Framework helps coordinate efforts, allocate resources, and prioritise actions that reduce vulnerability and enhance resilience. A robust framework not only enables more effective responses to immediate climate related challenges but also fosters long-term sustainability by ensuring that adaptation measures are integrated into policymaking, infrastructure development, and local planning.</p>	<p>Key actions under the framework:</p> <ul style="list-style-type: none"> <li>• Putting in place revised governance and reporting arrangements</li> <li>• Formalising the status of existing guidelines</li> <li>• Formalising long term operational support for key sectors</li> <li>• Facilitating the establishment of regional local authority climate action offices</li> <li>• Increasing awareness around climate adaptation and resilience</li> <li>• Integrating climate adaptation into key national plans and policies</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>National Air Pollution Control Programme (NAPCP)</b>	<p>The National Air Pollution Control Programme (NAPCP) is a technical document which outlines the pathway Ireland will follow to achieve compliance with its commitments under the National Emission Ceilings Directive (NEC Directive).</p> <p>The National Emissions Ceilings Directive (NEC Directive) establishes emission ceilings for 2020 and 2030 for five specified pollutants: nitrogen oxides (NOx), non-methane volatile organic compounds (NMVOCs), sulphur dioxide (SO2), ammonia (NH3) and fine particulate matter (PM2.5).</p> <p>It also mandates the development of a National Air Pollution Control Programme (NAPCP) for each Member State.</p>	<p>The programme includes:</p> <ul style="list-style-type: none"> <li>• An overview of sectors and national policy frameworks in Ireland that impact on emissions of the five NEC pollutants</li> <li>• An overview of the current outlook for compliance with NEC targets for each pollutant</li> <li>• Projections of relevant pollutant emissions to 2030</li> <li>• Policy options, measures and actions across sectors but in particular in the residential, transport agricultural and energy sectors aimed at reducing emissions of the five specified air pollutants</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>National Broadband Plan (2019)</b>	<p>The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> <li>• A clear statement of Government policy on the delivery of High Speed Broadband.</li> <li>• Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered.</li> <li>• The strategy and interventions that will underpin the successful implementation of these targets.</li> <li>• A series of specific complementary measures to promote implementation of Government policy in this area.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>National Aviation Policy 2015</b>	<p>Specifically, the principal goals of this National Aviation Policy are:</p> <ul style="list-style-type: none"> <li>To enhance Ireland's connectivity by ensuring safe, secure and competitive access responsive to the needs of business, tourism and consumers;</li> <li>To foster the growth of aviation enterprise in Ireland to support job creation and position Ireland as a recognised global leader in aviation; and</li> <li>To maximise the contribution of the aviation sector to</li> <li>Ireland's economic growth and development.</li> </ul>	<p>The National Aviation Policy commits to:</p> <ul style="list-style-type: none"> <li>Maintaining safety as the number one priority in Irish aviation and ensuring that safety regulation is robust, effective and efficient;</li> <li>Creating conditions to encourage the development of new routes and services, particularly to new and emerging markets;</li> <li>Ensuring a high level of competition among airlines operating in the Irish market;</li> <li>Optimising the operation of the Irish airport network to ensure maximum connectivity to the rest of the world;</li> <li>Ensuring that the regulatory framework for aviation reflects best international practice and that economic regulation facilitates continued investment in aviation infrastructure at Irish airports to support traffic growth;</li> <li>Supporting the aircraft leasing and aviation finance sectors to maintain Ireland's leading global position in these spheres; and</li> <li>Maintaining a safe and innovative general aviation sector to support Ireland's broader aviation industry</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>National Broadband Plan (2019)</b>	<p>The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> <li>A clear statement of Government policy on the delivery of High Speed Broadband.</li> <li>Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered.</li> <li>The strategy and interventions that will underpin the successful implementation of these targets.</li> <li>A series of specific complementary measures to promote implementation of Government policy in this area.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>National Demand Management Strategy - Moving Together: A Strategic Approach to Improving the Efficiency of Ireland's Transport System</b></p>	<p>The Strategy encourages an urban first approach to rolling out measures, where other travel options exist, and aims to improve journey times for car drivers, public transport users, business and freight, leading to improvements in local air quality and reduced stress with associated health benefits for drivers and non-drivers alike.</p>	<p>The Strategy does not contain a prescriptive series of actions. Instead, it provides a firm policy direction and suite of options - such as road space reallocation, progressive taxation, freight efficiency, or behavioural incentives - that can be taken at national, regional and local levels to bring about the systems changed needed.</p> <p>It is also intended that the Strategy will provide guidance needed for local authorities and local council representatives to develop plans for their own areas that suit their own communities' needs best.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>National Energy and Climate Plan 2021-2030</b></p>	<p>The NECP outlines Ireland's energy and climate policies in detail for the period from 2021 to 2030 and looks onwards to 2050. The NECP is a consolidated plan which brings together energy and climate planning into a single process for the first time.</p>	<p>The NECP facilitates the ongoing analysis at EU level. It will be revised to bring it in line with the 7% trajectory and to include policies and measures currently being developed to achieve the 7% trajectory.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>National Energy Security Framework</b>	<p>The Framework outlines the structures which are in place within Government to monitor and manage our energy supplies. It sets out the plans which are in place to deal with energy security emergencies should they arise, and outlines out how these plans will be tested in light of the war in Ukraine.</p> <p>The Framework also sets out how Government can support households and businesses, with a particular focus on protecting those most at risk of fuel poverty, how it is already ensuring Ireland’s energy security, how it will speed up the country’s shift to increased energy efficiency and indigenous renewable energy systems. It also sets out how consumers and businesses can be supported to save energy and save money.</p>	<p>The Framework sets out the government’s action in response to these issues across three key themes:</p> <ul style="list-style-type: none"> <li>• managing the impact on consumers and businesses, with a specific focus on financially vulnerable residential consumers in the short-term</li> <li>• ensuring security of energy supply in the near term, with a focus on the period up to and including winter 2022/23</li> <li>• reducing our dependency on imported fossil fuels, in the context of the phasing out of Russian energy imports across the EU</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>National Forestry Programme 2023 – 2027</b>	<p>The national Forestry Programme 2023-2027 came into force in 2023, as soon as State Aid approval by the European Commission has been received. The new Programme sets out increased support for a number of schemes.</p>	<p>The Forestry Programme 2023-2027 contains a series of eight different interventions:</p> <ul style="list-style-type: none"> <li>• Forest creation;</li> <li>• Agroforestry;</li> <li>• Infrastructure and technology investments;</li> <li>• Sustainable forest management;</li> <li>• Developing skills and empowering the forest sector for sustainable forest management;</li> <li>• Open forests - social, cultural and heritage forests;</li> <li>• Climate resilient reforestation;</li> <li>• Reconstruction.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>National Hazardous Waste Management Plan (EPA) 2021 - 2027</b></p>	<p>This Plan sets out the priorities to be pursued over the next six years and beyond to improve the management of hazardous waste, taking into account the progress made since the previous plan and the waste policy and legislative changes that have occurred since the previous plan was published.</p> <p>Section 26 of the Waste Management Act 1996, as amended, sets out the overarching objectives for the National Hazardous Waste Management Plan. In this context, the following objectives are included as priorities for the revised Plan period:</p> <ul style="list-style-type: none"> <li>• To prevent and reduce the generation of hazardous waste by industry and society generally;</li> <li>• To maximise the collection of hazardous waste with a</li> <li>• view to reducing the environmental and health impacts of any unregulated waste;</li> <li>• To strive for increased self-sufficiency in the management of hazardous waste and to minimise hazardous waste export;</li> <li>• To minimise the environmental, health, social and economic impacts of hazardous waste generation and management.</li> </ul>	<p>The revised Plan makes 20 recommendations under the following topics:</p> <ul style="list-style-type: none"> <li>• Policy and Regulation</li> <li>• Prevention</li> <li>• Collection and Treatment</li> <li>• Implementation</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>National Inspection Plan - Domestic Waste Water Treatment Systems 2022 - 2026</b>	<p>The Water Services Act 2007 (as amended) requires the Environmental Protection Agency (EPA) to produce a national inspection plan for domestic waste water treatment systems (DWWTSs).</p> <p>The purpose of the plan is to protect human health and water quality from the risks posed by DWWTSs.</p> <p>This document is the fourth plan and covers the period 2022 to 2026.</p>	<p>The plan sets out the background, minimum inspection numbers, risk based allocation of inspections, requirements for enforcement of advisory notices and for engagement to promote broader compliance.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>National Investment Framework for Transport in Ireland (NIFTI) 2021</b>	<ul style="list-style-type: none"> <li>• NIFTI is the Department of Transport's framework for prioritising future investment in the land transport network to support the delivery of the National Strategic Outcomes.</li> <li>• The NIFTI will guide transport investment in the years ahead to enable the National Planning Framework, support the Climate Action Plan, and promote social, environmental and economic outcomes throughout Ireland.</li> </ul>	<p>The four investment priorities stated in NIFTI are:</p> <ul style="list-style-type: none"> <li>• Mobility of people and goods in urban areas.</li> <li>• Protection and renewal.</li> <li>• Enhanced regional and rural connectivity.</li> <li>• Decarbonisation.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>National Landscape Strategy for Ireland 2015-2025 and National Landscape Character</b></p>	<ul style="list-style-type: none"> <li>• The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions.</li> <li>• Landscape Strategy Vision: “Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning.”</li> </ul>	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> <li>• Implement the European Landscape Convention by integrating landscape into the approach to sustainable development;</li> <li>• Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape;</li> <li>• Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape;</li> <li>• Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

<p><b>National legislation transposing the Industrial Emissions Directive, including:</b></p> <ul style="list-style-type: none"> <li>• Environmental Protection Agency Act 1992, amended by the Protection of the Environment Act 2003; and</li> <li>• Environmental Protection Agency (Integrated Pollution Control) (Licensing) Regulations 2013.</li> <li>• European Union (Environmental Impact Assessment) (Environmental Protection Agency Act 1992)(Amendment) Regulations 2020</li> <li>• Environmental Protection Agency (Industrial Emissions)(Licensing) (Amendment) Regulations 2020.</li> <li>• European Union (Industrial Emissions) Regulations 2013</li> <li>• Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations 2013.</li> <li>• Environmental Protection Agency (Licensing Fees) Regulations 2013</li> </ul>	<p>The purpose of this Directive is to lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection. This legislation transposes the provisions of the Directive.</p>	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> <li>• energy;</li> <li>• metal production and processing;</li> <li>• minerals;</li> <li>• chemicals;</li> <li>• waste management;</li> <li>• and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs.</li> </ul> <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs) and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
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<b>National Marine Planning Framework 2021</b>	The NMPF is a key consideration for decision makers on all marine authorisations. The NMPF creates the overarching framework for decision making that is consistent, evidence based, and secures a sustainable future for the maritime area.	<p>The National Marine Planning Framework is a succinct strategic document that will deal with, inter alia, the following environmental, social and economic issues:</p> <ul style="list-style-type: none"> <li>• Key marine activities such as fisheries, tourism, transport, offshore renewable energy generation, oil and gas exploration and production, aquaculture, and how they interact;</li> <li>• Climate change and related impacts;</li> <li>• Communities and health;</li> <li>• Cultural heritage;</li> <li>• Marine environment and biodiversity;</li> <li>• Transboundary interactions with other jurisdictions.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>National Mitigation Plan 2017</b>	The National Mitigation Plan represents an initial step in transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. This whole-of-government Plan draws on the perspectives and responsibilities of a range of government departments, and reflects the central roles of key ministers responsible for electricity generation, the built environment, transport and agriculture.	<p>The Plan includes over 100 individual actions for ministers and public bodies to implement and began the process of developing medium to long term mitigation choices for the next and future decades.</p> <p>The Plan is structured across several key themes:</p> <ul style="list-style-type: none"> <li>• Climate Action Policy Framework</li> <li>• Decarbonising Electricity Generation</li> <li>• Decarbonising the Built Environment</li> <li>• Decarbonising Transport</li> <li>• An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

**National Level**

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<b>National Peatlands Strategy (2015-2025)</b>	This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.	<p>Objectives of the Strategy:</p> <ul style="list-style-type: none"> <li>• To give direction to Ireland’s approach to peatland management.</li> <li>• To apply to all peatlands, including peat soils.</li> <li>• To ensure that the relevant State authorities and state owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions.</li> <li>• To ensure that Ireland’s peatlands are sustainably managed so that their benefits can be enjoyed responsibly.</li> <li>• To inform appropriate regulatory systems to facilitate good decision making in support of responsible use.</li> <li>• To inform the provision of appropriate incentives, financial supports and disincentives where required.</li> <li>• To provide a framework for determining and ensuring the most appropriate future use of cutover and cutaway bogs.</li> <li>• To ensure that specific actions necessary for the achievement of its objectives are clearly identified and delivered by those involved in or responsible for peatlands management or for decisions affecting their management.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030</b></p>	<ul style="list-style-type: none"> <li>• This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable.</li> <li>• By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors.</li> <li>• This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non- infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework.</li> </ul>	<p>This policy set out to achieve five key goals in transport:</p> <ul style="list-style-type: none"> <li>• Reduce overall travel demand</li> <li>• Maximise the efficiency of the transport network</li> <li>• Reduce reliance on fossil fuels</li> <li>• Reduce transport emissions</li> <li>• Improve accessibility to transport</li> </ul> <p>These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework.</p> <p>Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> <li>• AFV forecasts</li> <li>• Electricity targets</li> <li>• Natural gas (CNG, LNG) targets</li> <li>• Hydrogen targets</li> <li>• Biofuels targets</li> <li>• LPG targets</li> <li>• Synthetic and paraffinic fuels targets</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>National Ports Policy 2013</b>	The core objective of National Ports Policy is to facilitate a competitive and effective market for maritime transport services.	National Ports Policy introduces clear categorisation of the ports sector into Ports of National Significance (Tier 1), Ports of National Significance (Tier 2) and Ports of Regional Significance.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>National Retrofit Plan</b>	The National Retrofit Plan sets out how the Government will deliver on the Climate Action Plan targets of retrofitting the equivalent of 500,000 homes to a BER of B2/cost-optimal and installing 400,000 heat pumps in existing homes to replace older, less efficient heating systems by the end of 2030.	The Plan is designed to address barriers to retrofit across four key pillars: driving demand and activity; financing and funding; supply chain, skills and standards; and governance. For each pillar, barriers were identified and time-bound policies, measures and actions were put in place to address them. The initiatives in the Plan were guided by a number of key principles.	
<b>National Roads 2040</b>	NR2040 sets out TII's long-term strategy for the maintenance, development, and management of Ireland's National Roads network. NR2040 is fully aligned with NIFTI and Project Ireland 2040 and focuses on strategic issues for National Roads identified by TII.	The following objectives have been defined. <ul style="list-style-type: none"> <li>• Safe and efficient transport network for people and goods</li> <li>• Environmentally, socially, and economically sustainable</li> <li>• Tailored for different customers in different places</li> <li>• Managed and improved as a key public asset</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>National Strategic Plan for Sustainable Aquaculture Development 2030</b>	Article 34 of Regulation (EU) No 1380/2013 of the European Parliament and of the Council on the Common Fisheries Policy ('the CFP'), on the promotion of sustainable aquaculture, calls for the establishment of multiannual national strategic aquaculture plans. The NSPSA 2030 is the second such plan under the current CFP.	<p>This Plan proposes 58 actions to be implemented over the period up to 2030. The purpose is as follows:</p> <ul style="list-style-type: none"> <li>• To align and mainstream the recently updated but non-binding guidance for the sustainable development of EU aquaculture (2021 – 2030) with national aquaculture sector planning.</li> <li>• To help inform the investment priorities for aquaculture in Ireland's new Seafood Development Programme 2021-2027 (EMFAF).</li> <li>• To provide a framework so that strategic planning for the aquaculture sector in Ireland responds to the latest thinking in terms of the strengths, weaknesses, opportunities and threats for Irish aquaculture in order to promote the development of a sustainable and forward-looking sector.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>National Sustainable Mobility Policy and the Sustainable Mobility Policy Action Plan 2022 - 2025</b>	The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.	The policy aims to deliver at least 500,000 additional daily active travel and public transport journeys by 2030 and a 10% reduction in the number of kilometres driven by fossil fuelled cars. It will make it easier for people to choose walking, cycling and use public transport daily instead of having to use a petrol or diesel car.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>National Transport Authority's Integrated Implementation Plan 2019-2024</b></p>	<p>Section 13(1) of the Dublin Transport Authority Act 2008 (the DTA Act) requires the NTA to prepare an integrated implementation plan covering a six year period.</p>	<p>In accordance with the DTA Act, the Plan comprises the following:</p> <ul style="list-style-type: none"> <li>• An infrastructure investment programme, identifying the key objectives and outputs to be pursued by the Authority over the period of the Plan;</li> <li>• The actions to be taken by the Authority to ensure the effective integration of public transport infrastructure over the period of the Plan;</li> <li>• An integrated service plan, identifying the key objectives and outputs to be pursued by the Authority in relation to the procurement of public passenger transport services over the period of the Plan;</li> <li>• The actions to be taken by the Authority in relation to small public service vehicles;</li> <li>• The actions to be taken by the Authority to ensure the effective integration of public passenger transport services over the period of the Plan; and</li> <li>• Such other matters as the Authority considers appropriate or as may be prescribed by the Minister for Transport, Tourism and Sport.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p><b>National Waste Management Plan for a Circular Economy 2024-2030</b></p>	<p>The National Waste Management Plan for a Circular Economy 2024-2030 has been published and replaces the Regional Waste Management Plans.</p> <p>The Plan sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030.</p>	<p>The ambition of this Plan is 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector. This ambition is underpinned with a comprehensive series of targets, policies, actions and a suite of key deliverables.</p> <p>The Plan is presented in 5 Volumes.</p> <ul style="list-style-type: none"> <li>• VOLUME I 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.</li> <li>• VOLUME II 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.</li> <li>• VOLUME III 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.</li> <li>• VOLUME IV Provides the supporting information for the Plan in a series of technical appendices.</li> <li>• VOLUME V Contains the Strategic Environmental Assessment Statement and Natura Impact Statement.</li> </ul> <p>Key challenges identified in the Plan include resources, organisational capability, policy requirements, specific material stream targets, the provision of infrastructure and waste generation.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025</b>	The Waste Action Plan for a Circular Economy is an action-focused plan that will place Ireland at the vanguard of EU efforts. It will act as a roadmap for Ireland to embrace the opportunities in becoming a circular economy in the upcoming decade.	<p>The overarching objectives of this action plan are to:</p> <ul style="list-style-type: none"> <li>• Shift the focus away from waste disposal and treatment to ensure that materials and products remain in productive use for longer thereby preventing waste and supporting reuse through a policy framework that discourages the wasting of resources and rewards circularity</li> <li>• Make producers who manufacture and sell disposable goods for profit environmentally accountable for the products they place on the market;</li> <li>• Ensure that measures support sustainable economic models (for example by supporting the use of recycled over virgin materials);</li> <li>• Harness the reach and influence of all sectors including the voluntary sector, R&amp;D, producers / manufacturers, regulatory bodies, civic society; and</li> <li>• Support clear and robust institutional arrangements for the waste sector, including through a strengthened role for Local Authorities (LAs).</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>National Water Resources Plan (2021)</b>	<ul style="list-style-type: none"> <li>• The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment.</li> <li>• The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment.</li> </ul>	<p>The key objectives of the plan are to:</p> <ul style="list-style-type: none"> <li>• Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions</li> <li>• Assess the current and future water demand from homes, businesses, farms, and industry</li> <li>• Consider the impacts of climate change on Ireland's water resources</li> <li>• Develop a drought plan advising measures to be taken before and during drought events</li> <li>• Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water</li> <li>• Identify, develop and assess options to help meet potential shortfalls in water supplies</li> <li>• Assess the water resources available at a national level including lakes, rivers and groundwater</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Our Sustainable Future: A framework for Sustainable Development for Ireland 2012</b>	A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.	Sets out the challenges facing us and how we might address them in making sure that quality of life and general wellbeing can be improved and sustained in the decades to come.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Planning and Development Acts</b>	The principal objectives of these are to provide a framework for land use planning and development control – with a view to promoting proper planning and sustainable development	<ul style="list-style-type: none"> <li>• Development, with certain exceptions, is subject to development control under the Planning and Development Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas.</li> <li>• There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission.</li> <li>• Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large scale projects.</li> <li>• Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Planning, Land Use and Transport Outlook 2040 (PLUTO)</b>	PLUTO's objective is to develop a transport investment framework which delivers a land transport network that meets the travel needs of the population in the coming decades and which supports the National Strategic Outcomes of Project Ireland 2040.	<p>The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will:</p> <ul style="list-style-type: none"> <li>• Quantify in broad terms the appropriate scale of financial investment in land transport over the long term;</li> <li>• Consider how fiscal, environmental and technological developments might impact on this investment; and,</li> <li>• Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Renewable Electricity Spatial Policy Framework (RESPF)</b>	<p>Under Action EL/23/2 of CAP23, the Renewable Electricity Spatial Policy Framework (RESPF) is currently being prepared. In effect, this will be the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore renewables in order to enable the delivery of Ireland's renewable electricity targets, as set out in CAP23.</p> <p>The RESPF will promote a plan-led and evidence-based approach to the allocation of renewable electricity spatial and generation targets across the three Regional Assemblies, to facilitate the achievement of the national target of 80% RES-E by 2030.</p>	The objective of this spatial policy framework is to effectively translate renewable electricity objectives, as those outlined in Climate Action Plan 2023, to the regional level and allocate regional spatial and renewable generation capacity targets.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<b>Renewable Energy Ireland Strategy (2023)</b>	The vision of the Strategy is to ensure by 2050 that Ireland will be energy independent through using indigenous, clean, carbon-free renewable energy supported by, and supporting, communities across the country.	<p>Priority actions for the Strategy include:</p> <ul style="list-style-type: none"> <li>• Use the Planning and Development Acts to instruct An Bord Pleanála to prioritise planning applications for renewable energy and associated grid infrastructure.</li> <li>• Delivery of grid is a necessary foundation for decarbonisation of the economy. Market designs must include system services, flexibility, and capacity markets and fully exploit demand side resources.</li> <li>• Simplify administrative &amp; regulatory requirements for renewable heat, energy efficiency, flexible demand, and storage technologies</li> <li>• Encourage EVs, enhanced public mobility and cycling infrastructure while harnessing Ireland’s strengths for the appropriate use of sustainable biofuels and green hydrogen.</li> </ul> <p>Bring together industry, Government and other key stakeholders to identify ways to cut the price of renewable energy in Ireland so that we can deliver clean energy at the lowest possible price for Irish consumers.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Rural Environmental Protection Scheme (REPS)</b>  <b>Agri-Environmental Options Scheme (AEOS)</b>  <b>Green, Low-Carbon, Agri-environment Scheme (GLAS)</b>	<ul style="list-style-type: none"> <li>• Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection.</li> <li>• GLAS is the new replacement for REPS and AEOS which are both expiring.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation.</li> <li>• Protect biodiversity, endangered species of flora and fauna and wildlife habitats.</li> <li>• Ensure food is produced with the highest regard to the environment.</li> <li>• Implement nutrient management plans and grassland management plans.</li> <li>• Protect and maintain water bodies, wetlands and cultural heritage.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p><b>S.I. 79 of 2008 - Bathing Water Quality Regulations 2008, as amended (latest S.I. No. 322/2024)</b></p>	<ul style="list-style-type: none"> <li>• These Regulations provide for transposition of the EU Bathing Water Directive 2006 (Directive 2006/7/EC of 15 February 2006) which aims:</li> <li>• To improve health protection for bathers</li> <li>• To establish a more pro-active approach to management of bathing waters, and</li> <li>• To promote increased public involvement and dissemination of information to the public.</li> </ul>	<ul style="list-style-type: none"> <li>• The Regulations establish a new classification system for bathing water quality based on four classifications “poor”, “sufficient”, “good” and “excellent” and generally require that a classification of at least “sufficient” be achieved by 2015 for all bathing waters.</li> <li>• Local authorities must take appropriate measures with a view to improving waters which are classified as “poor” and increasing the number of bathing waters classified as “good” or “excellent”.</li> <li>• A permanent advice against bathing must be issued in a case where a bathing water is classified as “poor” for five consecutive years.</li> <li>• Local authorities are required annually to identify bathing waters, establish a monitoring calendar, carry out the specified monitoring, report the results to the EPA, carry out appropriate management measures where necessary and provide information to the public.</li> <li>• There must be public participation in the identification of waters and the general implementation of the Regulations.</li> <li>• The EPA is required by the Regulations to classify bathing waters, generally on the basis of the monitoring results for the four preceding bathing seasons, and to publish an annual report in relation to bathing water quality.</li> <li>• Monitoring by local authorities is to commence not later than 2011 with a view to ensuring that a classification is assigned to bathing waters not later than 2015.</li> </ul> <p>Private controllers of access lands may be required to contribute towards the costs incurred by a local authority or the EPA.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>S.I. No. 113/2022 - European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended</b>	The purpose of the Regulations is to provide a basic set of measures to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis on the management of livestock manures and other fertilisers. The set of measures also provide some basic safeguards against possible harmful impacts on water quality arising from agricultural expansion. This basic set of measures has been strengthened over the last two reviews and this new programme provides a further strengthened set of measures to help reduce nitrogen and phosphorus losses from agriculture and contribute to improvements in water quality.	The Regulations include measures such as: <ul style="list-style-type: none"> <li>• Periods when land application of fertilisers is prohibited</li> <li>• Limits on the land application of fertilisers</li> <li>• Storage requirements for livestock manure; and</li> <li>• Monitoring of the effectiveness of the measures in terms of agricultural practice and impact on water quality.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>S.I. No. 254/2001 - Urban Waste Water Treatment Regulations, 2001, as amended (latest S.I. No. 48/2010)</b>	These regulations concern the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.	The objective of these regulations is to protect the environment from the adverse effects of the abovementioned waste water discharges.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

**National Level**

Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>S.I. No. 296/2009 - European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, as amended (latest S.I 355/2018)</b></p>	<p>The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels</p>	<p>Actions:</p> <ul style="list-style-type: none"> <li>• Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997).</li> <li>• Require the production of sub-basin management plans with programmes of measures to achieve these objectives.</li> <li>• Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>S.I. No. 9/2010 - European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended (latest S.I. No. 287/2022)</b></p>	<p>These Regulations are made to give effect to the measures needed to achieve the environmental objectives established for groundwater by Article 4(1)(b) of the Water Framework Directive (Directive 2000/60/EC) and to give effect to the requirements of the Groundwater Directive (Directive 2006/118/EC) on the protection of groundwater against pollution and deterioration.</p>	<p>The Regulations establish clear environmental objectives to be achieved in groundwater bodies within specified timeframes and introduce the legal basis for a more flexible, proportionate and risk-based approach to implementing the legal obligation to prevent or limit inputs of pollutants into groundwater, which already exists under Directive 80/68/EEC. Measures include:</p> <ul style="list-style-type: none"> <li>• measures to prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater</li> <li>• measures to protect, enhance and restore all bodies of groundwater and to ensure a balance between abstraction and recharge of groundwater, with the aim of achieving good groundwater within a particular timeframe</li> <li>• measures requiring the reversal of any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater</li> <li>• measures for determining groundwater quantitative and chemical status</li> <li>• measures establishing procedures for the identification of significant and sustained upward trends and the definition of the starting point for trend reversal</li> <li>• the laying down of rules for the presentation and reporting of groundwater monitoring results, trend assessments and the classification of quantitative status and chemical status of groundwater bodies</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Strategy for the Future Development of National and Regional Greenways (2018)</b>	<ul style="list-style-type: none"> <li>The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users.</li> <li>It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity.</li> </ul>	<ul style="list-style-type: none"> <li>A Strategic Greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure;</li> <li>Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism</li> <li>to Ireland and are regularly used by overseas visitors,</li> <li>domestic visitors and locals thereby contributing to a healthier society through increased physical activity;</li> <li>Greenways that provide a substantially segregated offroad experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do;</li> <li>Greenways that provide opportunities for the development of local businesses and economies, and</li> <li>Greenways that are developed with all relevant stakeholders in line with an agreed code of practice.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) as transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011 as amended)</b>	<p>The Directive sets air quality standards for European Union member states.</p>	<p>Limit values for air quality parameters are set in this Directive.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>The CAP Strategic Plan 2023-2027, as amended</b></p>	<p>Ireland's CAP Strategic Plan provides a framework for the application of the Common Agricultural Policy in Ireland. It aims to promote the agricultural sector and the provision of safe and sustainable food in the country.</p> <p>Ireland as an EU member state is responsible for the running of our own CAP Strategic Plan, in close co-operation with the European Commission, and the EU Court of Auditors as the guardian of EU finances.</p> <p>he CAP is divided into two pillars. Pillar 1 covers direct support and market supports, and rural development is in Pillar 2.</p>	<p>The Irish CAP Strategic Plan aims to:</p> <ol style="list-style-type: none"> <li>1. Protect farm family incomes</li> <li>2. Recognise the hard work of our farm families as food producers regardless of where they are in the country</li> <li>3. Play a meaningful role in supporting our climate ambitions.</li> </ol> <p>It provides for the following:</p> <ul style="list-style-type: none"> <li>• Pillar 1 agri-environment schemes, including direct support consisting of payments granted directly to farmers and provides baseline income support and operates as a safety net in cases of market disturbances, and market measures to manage and control the agricultural economy.</li> <li>• Pillar 2 direct payments supporting rural development.</li> </ul> <p>Ireland's CAP Strategic Plan has a strong emphasis on achievement of a higher level of climate and environment ambition that will be achieved through the CAP's new green architecture.</p> <p>It contains measures that will help to achieve significant improvements in the areas of biodiversity and water quality, as well as contributing to national and EU climate and environmental targets, including through increased sequestration and carbon removal.</p> <p>There are three key areas in the new green architecture:</p> <ol style="list-style-type: none"> <li>1. Conditionality</li> <li>2. Pillar 1 Eco-schemes</li> <li>3. Pillar 2 climate and environment-related interventions</li> </ol>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)</b></p>	<ul style="list-style-type: none"> <li>• Sets out comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.</li> <li>• Ensures flood risk is a key consideration in preparing land use plans and in the assessment of planning applications.</li> <li>• Implementation of the Guidelines is through actions at national, regional, local authority and site-specific levels.</li> <li>• Planning authorities and An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts.</li> </ul>	<ul style="list-style-type: none"> <li>• Avoid inappropriate development in areas at risk of flooding.</li> <li>• Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off.</li> <li>• Ensure effective management of residual risks for development permitted in floodplains.</li> <li>• Avoid unnecessary restriction of national, regional or local economic and social growth.</li> <li>• Improve the understanding of flood risk among relevant stakeholders.</li> <li>• Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.</li> </ul> <p>The 2009 Flood Risk Management Guidelines were amended by Circular PL 2/2014 (Department of the Environment, Community and Local Government) that provides advice on the use of OPW flood mapping in assessing planning applications and clarifies some advice from the 2009 Guidelines.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p><b>Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025</b></p>	<p>The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.</p>	<p>The Tourism Policy Statement sets three headline targets to be achieved by 2025:</p> <ul style="list-style-type: none"> <li>• Overseas tourism revenue of €5 billion per year net of inflation excluding carrier receipts;</li> <li>• 250,000 people employed in tourism; and</li> <li>• 10 million overseas visitors to Ireland per year.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<b>Uisce Éireann Water Services Strategic Plan 2015, Water Services Strategic Plan 2050, and associated Proposed Capital Investment Plan (2020 - 2024)</b>	The Water Services Strategic Plan (WSSP) presents Uisce Éireann's objectives for the next 25 years and the means by which we will achieve them. It aligns to requirements set out in the Water Services (No. 2) Act 2013. The first Water Services Strategic Plan was published in 2015 and are the draft Water Services Strategic Plan 2050 (WSSP 2050) is in the process of consultation which will replace the current plan.	The new Water Services Strategic Plan 2050 will be an important strategic document that will focus on the provision of safe drinking water and ensure that the environment is protected from the impacts of wastewater discharges.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Waste Management Act 1996, as amended</b>	To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters.	The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Water Action Plan 2024 - A River Basin Management Plan for Ireland</b>	<p>The Water Action Plan 2024 is Ireland's third River Basin Management Plan and it outlines the measures the Government and other sectors are taking to improve water quality in Ireland's groundwater, rivers, lakes, estuarine and coastal waters, and provide sustainable management of our water resources (as specified under SDG 6).</p> <p>This Water Action Plan enhances and builds upon the work of the first and second cycle plans. Where necessary, this plan addresses the shortcomings experienced during the implementation of previous plans.</p>	<p>The objectives of the Water Framework Directive are</p> <ul style="list-style-type: none"> <li>(i) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and</li> <li>(ii) to achieve compliance with the water standards and objectives for designated protected areas.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Water Pollution Acts 1977 to 1990</b>	<p>The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division.</p>	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> <li>• Prosecute for water pollution offences.</li> <li>• Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters.</li> <li>• Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution.</li> <li>• Issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices;</li> <li>• Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects.</li> <li>• Prepare water quality management plans for any waters in or adjoining their functional areas.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>Water Services Act 2007, and amendments in 2012, 2013, 2014, 2015, 2016, 2017 and 2022</b></p>	<ul style="list-style-type: none"> <li>• Provides the water services infrastructure.</li> <li>• Outlines the responsibilities involved in delivering and managing water services.</li> <li>• Identifies the authority in charge of provision of water and wastewater supply.</li> <li>• Irish Water was given the responsibility of the provision of water and wastewater services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland.</li> </ul>	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> <li>• Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector.</li> <li>• Ensuring the provision of adequate water and sewerage services.</li> <li>• Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards</li> <li>• Ensuring the provision of the remaining infrastructure needed to provide secondary wastewater treatment, for compliance with the requirements of the EU Urban Wastewater Treatment Directive.</li> <li>• Promoting water conservation through Irish Water’s Capital Investment Plan, the Rural Water Programme and other measures.</li> <li>• Monitoring the on-going implementation of septic tanks inspection regime and the National Inspection Plan for Domestic Waste Water Treatment Systems.</li> <li>• Ensuring a fair funding model to deliver water services.</li> <li>• Overseeing the establishment of an economic regulation function under the CER.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>Wildlife Act of 1976</b></p> <p><b>Wildlife (Amendment) Act, 2000</b></p> <p><b>Wildlife (Amendment) Act, 2023</b></p>	<p>The act provides protection and conservation of wild flora and fauna.</p>	<ul style="list-style-type: none"> <li>• Provides protection for certain species, their habitats and important ecosystems</li> <li>• Give statutory protection to NHAs</li> <li>• Enhances wildlife species and their habitats</li> <li>• Includes more species for protection</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>Development Plans, Local Area Plans and other land use plans in other areas and adjacent counties in Ireland – Galway, Clare, Limerick, Cork, Waterford, Kilkenny, Laois and Offaly.</b></p>	<ul style="list-style-type: none"> <li>• These statutory land use plans outline planning objectives for land use development (e.g. housing, economic, community, transport objectives).</li> <li>• These plans provide strategic frameworks for planning and sustainable development in areas. In alignment with the higher-order National Planning Framework and Regional Economic and Spatial Strategies.</li> <li>• These plans set out the policies and proposals to guide development in other areas in the functional area and adjacent counties</li> </ul>	<ul style="list-style-type: none"> <li>• Identify future infrastructure, development and zoning required.</li> <li>• Protect and enhance amenities and environment.</li> <li>• Guides planning authorities in assessing proposals.</li> <li>• Aim to guide development in areas</li> <li>• Aim to promote sustainable development in neighbouring and connected areas.</li> <li>• Provide for economic development and protect natural environmental, heritage.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>County Tipperary Biodiversity Action Plan 2025-2030</b>	The overall aim of the County Tipperary Biodiversity Action Plan (BAP) 2025-2030 is protecting and restoring biodiversity in the local authority functional area.	The Tipperary BAP provides a structured approach to biodiversity conservation at the county level, with the following aims: <ul style="list-style-type: none"> <li>• Increase awareness of biodiversity and implications of its loss</li> <li>• Embed biodiversity into all Local Authority Policies and Plans</li> <li>• Identify locally important habitats and species</li> <li>• Develop plans to restore habitats</li> <li>• Support communities with biodiversity conservation projects</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Tipperary Climate Action Plan 2024-2029</b>	Ireland's Climate Action and Low Carbon Development (Amendment) Act (2021) required each local authority to prepare a Local Authority Climate Action Plan to meet national climate targets and develop resilience to the impacts of climate change. The plans are consistent with the most recently approved National Climate Action Plan and National Adaptation Framework.  Tipperary County Council has prepared their Climate Action Plan for the period 2024 to 2029 to deliver and enable climate action for a just transition to a low carbon and climate resilient future within County Tipperary which results in sustainable growth, a high quality of life, inclusivity, and service accessibility.	The plan demonstrates the ambition, focus and commitment of each local authority to reduce carbon emissions and improve the quality of life for people living, working and studying in each county.  The plan is built on a strong evidence base. To help inform the plans, Tipperary County Council developed a Climate Change Risk Assessment which sets out the likely risks in terms of climate change, such as increased rainfall or flooding. They also did a Baseline Emissions Inventory which calculates the emissions within the local authority area and sets out emission by sector such as transport, the built environment and agriculture.  As part of its local authority climate action plan, Tipperary County Council is responsible for establishing a decarbonising zone within their local authority area. Decarbonising zones (DZs) are intended to be the focus for a range of climate mitigation, adaptation and biodiversity measures and will help local authorities to identify projects which will contribute to the delivery of the national climate objective.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Tipperary County Council Corporate Plan 2024-2029</b>	<p>Provides a roadmap for the next phase of development within the local area.</p> <p>‘Provision of civic leadership and the delivery of Local Authority services in Tipperary that maximises the social, economic, cultural, physical, and sustainable development of County Tipperary to the benefit of all communities and individuals throughout the county.’</p>	<p>Adopts five Strategic High Level Themes:</p> <ol style="list-style-type: none"> <li>1. Communities &amp; Culture - To be a thriving community with a strong sense of belonging.</li> <li>2. Urban &amp; Rural Places - To protect and develop vibrant and accessible places.</li> <li>3. Organisation &amp; People- To be an employer of choice delivering quality public services.</li> <li>4. Environment &amp; Climate Action- To champion a sustainable and resilient future for Tipperary.</li> <li>5. Economic &amp; Enterprise- To be a driver of innovation, growth, and opportunity.</li> </ol>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Draft Tipperary County Heritage Plan 2024-2030</b>	<p>The Plan sets out a framework for heritage activity across the community, volunteer and NGO sectors and for state agencies with a role in Tipperary heritage.</p>	N/A	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>Tipperary Local Economic and Community Plan (LECP) 2024-2029</b></p>	<p>Sets out the objectives and actions needed to promote the community and economic development of County Tipperary neighbourhoods and communities.</p>	<p>Adopts six Strategic High Level Goals:</p> <ol style="list-style-type: none"> <li>1. That Tipperary would be a proactively socially inclusive county and that all communities in Tipperary would improve in terms of their resilience and their capacity to contribute to the health and wellbeing of their members.</li> <li>2. That Tipperary would be characterised by a diverse, innovative, and environmentally aware economy in which enriching employment opportunities are available for all its citizens and the necessary education and training opportunities are easily accessible by all.</li> <li>3. That Tipperary would be rich in biodiversity and, at a minimum, contribute its fair share to national targets for reductions in greenhouse gas emissions, that its households, communities, and businesses would be active in adapting to climate change, and that environmental impact considerations would inform all decisions in the county. Climate adaptation and mitigation are important in underpinning quality of life, environmental health, and sustainable and positive economic development.</li> <li>4. That the people of Tipperary would have the knowledge and skills necessary to be productive, supportive, and innovative members of society.</li> <li>5. That a positive culture would develop within the county, which values and links the achievements of the past to the creativity and innovation of today.</li> </ol>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p><b>County Tipperary Tourism Roadmap 2025- 2030</b></p>	<p>County wide participation in a Tipperary Tourism network that inspires sustained tourism collaboration and promotion of the authentic Tipperary experience we are so proud of. Our approach to marketing inspires domestic and international visitors to select Tipperary as the destination to experience the outdoors and heritage stories delivered through authentic community experiences. Year on year growth in the value of tourism in Tipperary by extending the length of the season and providing visitors with reasons to stay longer as our guests.</p>	<p>Priority actions include:</p> <ol style="list-style-type: none"> <li>1. Developing the Tipperary Tourism industry network <ul style="list-style-type: none"> <li>• Grow the number of businesses engaged in Tipperary Tourism activity.</li> <li>• Strengthen our governance approach to maximise the role of Tipperary Tourism and our impact on tourism marketing and development.</li> <li>• Ensure Tipperary Tourism is the voice for the tourism sector in the county.</li> <li>• Grow community awareness of the importance of tourism as an economic sector in Tipperary.</li> </ul> </li> <li>2. Growing the profile of Tipperary as a tourism destination <ul style="list-style-type: none"> <li>• Deliver innovative marketing and communications programmes that motivate visitors to consider Tipperary in peak and off peak season.</li> <li>• Develop a county wide approach to marketing the destination delivering a core destination message supported by the supporting experiences in the county.</li> <li>• Extend the tourism season in the county and grow the value of our core season.</li> <li>• Raise the profile of Tipperary as a sustainable tourism destination.</li> </ul> </li> <li>3. Influencing product and experience development <ul style="list-style-type: none"> <li>• Influence tourism destination development by supporting and advocating for future product development across the county.</li> <li>• Inspire and influence organisations and businesses to scale their product and experience development strategies and actions.</li> <li>• Communicate project information among all agencies, stakeholders and the Tipperary Tourism network.</li> </ul> </li> </ol>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Freshwater Pearl Mussel Sub- Basin Management Plans</b>	<ul style="list-style-type: none"> <li>Identifies the current status of the species and the reason for loss or decline.</li> <li>Identifies measure required to improve or restore current status.</li> </ul>	<ul style="list-style-type: none"> <li>Identifies pressures on Freshwater Pearl Mussels for each of the designated populations in Ireland.</li> <li>Outlines restoration measures required to ensure favourable conservation status.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Tipperary County Noise Action Plan 2024-2028</b>	This Noise Action Plan (NAP), and its subsequent implementation, is critical to ensuring that the local authority achieves the aims and objectives of the Environmental Noise Directive, compliance with national policy and to address local environmental noise issues.	<p>The Tipperary NAP outlines local authority policy for managing noise emissions from the following sources:</p> <ul style="list-style-type: none"> <li>agglomerations with more than 100 000 inhabitants</li> <li>major roads (more than 3 million vehicles a year)</li> <li>major railways (more than 30 000 trains a year)</li> <li>major airports (more than 50 000 take-offs or landings a year, including small aircrafts and helicopters)</li> </ul> <p>The main source of noise in Tipperary are roads that carry in excess of 3,000,000 vehicles per year, and the NAP seeks to address these sources of noise.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Tipperary Cycle Network Plan</b>	<ul style="list-style-type: none"> <li>Plan to increase regions cycle network dramatically.</li> <li>The Plan refers to the EuroVelo International Cycle Route Network of the European Cyclists Federation is a network of 15 long distance cycle routes connecting and uniting the whole European continent. Two of these routes are in Ireland including EV2 from Galway through Dublin to London, Berlin, Warsaw and Moscow.</li> </ul>	<p>Aims to identify and determine:</p> <ul style="list-style-type: none"> <li>The Urban Cycle Network at the Primary, Secondary and Feeder level</li> <li>The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the urban cycle network for Clonmel, Nenagh, Thurles, Carrick-on-Suir, Tipperary Town and Roscrea, with interurban connectors between the towns of Cashel, Birr, Cahir, Borrisokane, Ballina etc. These then extend into adjoining counties forming a comprehensive and connecting cycle network nationally.</li> </ul> <p>The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Groundwater Protection Schemes</b>	<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>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Local Catchment Flood Risk Management Plans</b>	<ul style="list-style-type: none"> <li>Produced by Local Authorities.</li> <li>Outlines areas local flood risk.</li> <li>Sets out measures to manage and prevent flood risk at a local level.</li> </ul>	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
<b>Local Transport Plans and Strategies</b>	Local Transport Plans and Strategies relevant to a particular local authority functional area provide a more granular framework for the delivery of sustainable transport systems in accordance with higher-level plans.	<ul style="list-style-type: none"> <li>To promote sustainable transport.</li> <li>To promote integrated and proper transport planning.</li> <li>To promote safe travel.</li> <li>To promote active travel infrastructural development.</li> <li>To encourage modal shift.</li> </ul>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs</b>	<p>Management planning for nature conservation sites has a number of aims. These include:</p> <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>	<ul style="list-style-type: none"> <li>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.</li> <li>These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<b>Regional Economic and Spatial Strategy – Southern Region</b>	<p>The Regional Spatial and Economic Strategies provide a long-term regional level strategic planning and economic framework in support of the implementation of the National Planning Framework.</p>	<p>The Southern Regional Economic and Spatial Strategy includes provisions for its nine constituent local authorities: Waterford City and County Council, Cork City Council, Cork County Council, <b>Tipperary County Council</b>, Wexford County Council, Kerry County Council, Clare County Council, Limerick City and County Council, Kilkenny County Council and Carlow County Council.</p> <p>The Eastern and Midland Regional Economic and Spatial Strategy includes provisions for its 12 constituent local authorities: Fingal County Council; Dublin City Council; South Dublin County Council; Dún Laoghaire-Rathdown County Council; Louth County Council; Kildare County Council; Meath County Council; Wicklow County Council; Longford County Council; Laois County Council; Offaly County Council; and Westmeath County Council.</p> <p>The Northern and Western Regional Spatial and Economic Strategy includes provisions for its eight constituent local authorities: Donegal County Council, Leitrim County Council, Sligo County Council, Cavan County Council, Monaghan County Council, Mayo County Council, Roscommon County Council, and Galway County Council.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

**Regional / County / Local Level**

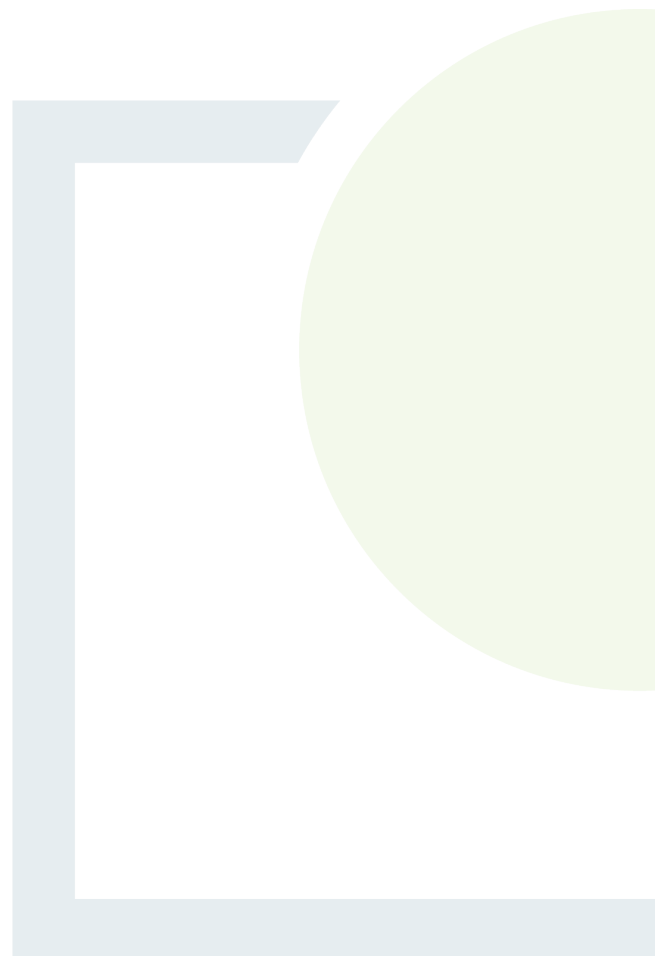
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<b>Water Quality Management Plans</b>	<ul style="list-style-type: none"> <li>• Ensure that the quality of waters covered by the plan is maintained.</li> <li>• Maintain and improve the quantity and quality of water included in the Plan scope.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitoring of water bodies against quality standards.</li> <li>• Outlines management programmes for water catchments.</li> <li>• Purpose is to maintain and improve the quantity and quality of groundwater.</li> </ul>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>



DESIGNING AND DELIVERING  
A SUSTAINABLE FUTURE

## APPENDIX 2

SEA Scoping Consultation  
Submissions





Headquarters, PO Box 3000  
Johnstown Castle Estate  
County Wexford, Ireland

Ceanncheathrú, Bosca Poist 3000  
Eastát Chaisleán Chaile Sheáin  
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E: [info@epa.ie](mailto:info@epa.ie)

W: [www.epa.ie](http://www.epa.ie)

LoCall: 1890 33 55 99

Email: [planningpolicy@tipperarycoco.ie](mailto:planningpolicy@tipperarycoco.ie)

Ms Teresa Kiely  
Administrative Officer  
Planning Section  
Tipperary County Council  
Civic Offices  
Clonmel  
Co Tipperary

10/03/2026

Our Ref: SCP260204.1

**Re. SEA Scoping for Variation No. 1 to the Tipperary County Development Plan 2022-2028**

Dear Ms Kiely,

We acknowledge your notice, dated 11<sup>th</sup> February 2026, in relation to Variation No. 1 to the Tipperary County Development Plan 2022-2028 (the 'Variation').

In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.

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 the 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. We recommend that you take this guidance document into account in preparing the Variation and SEA.



In preparing the Variation, Tipperary County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.

Tipperary County Council should consider the potential for significant negative effects on population and human health, water quality (see Water Action Plan<sup>1</sup>) and flood risk, biodiversity, flora and fauna, landscape and soil. In addition, climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the proposed housing target being accommodated.

You're also referred to the Environmental Monitoring set out in Table 7.1 of the Revised National Planning Framework's SEA Statement<sup>2</sup>. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised County Development Plan implementation.

The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan/Programme/Variation at the next stage of the SEA process.

#### **Available Guidance & Resources**

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists;
- Inventory of spatial datasets relevant to SEA;
- Topic and sector specific SEA guidance (including [SEA and Integration Guidance](#) (EPA, 2025), [Good practice note on Cumulative Effects Assessment](#) (EPA, 2020), [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/>

#### **EPA SEA GIS Search and Reporting Webtool**

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

#### **Catchments.ie**

Our <https://gis.epa.ie/EPAMaps/Water> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

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<sup>1</sup> DHLGH, 2024. [River Basin Management Plan 2022 - 2027](#)

<sup>2</sup> DHLGH, 2025. [First Revision of the National Planning Framework SEA Statement](#)



### ***EPA AA GeoTool***

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

### ***Ireland's State of the Environment Report 2024***

In 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report/>.

### **Transition to a low carbon climate resilient economy and society**

You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.

### **Environmental Authorities**

Under the SEA Regulations, you should consult with:

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

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).

Yours Sincerely,

A handwritten signature in black ink that reads 'Deirdre French'.

Deirdre French

*SEA Section*

*Office of Radiation Protection and Environmental Monitoring  
Environmental Protection Agency*



Planning Ref: **Variation No. 1 to the Tipperary County Development Plan 2022-2028**  
Our Ref: **FP2026-017**

11 March 2026

Director of Services – Planning  
Tipperary County Council  
Civic Offices  
Nenagh  
Co Tipperary  
E45 TE81

Via upload: [planningpolicy@tipperarycoco.ie](mailto:planningpolicy@tipperarycoco.ie) ;

**Tipperary County Council: SEA Scoping for preparation of Variation No. 1 to the Tipperary County Development Plan 2022-2028**

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings

**Built Heritage**

The Department notes the SEA Screening Report states that architectural heritage does have the potential to be impacted upon and therefore will be scoped as part of the SEA. To this end the Department has the following high level observations;

**1. Ministerial Guidelines**

The SEA shall have regard to Ministerial Guidelines ‘*Architectural Heritage Protection: Guidelines for Planning Authorities*’ issued under Sections 28 and 52 of the Planning and Development Act 2000 (as amended) are available here<sup>1</sup> for consultation. The Ministerial Guidelines are a practical guide for planning authorities and **all others** who must comply with Part IV (Architectural Heritage) of the Planning and Development Act 2000 (as amended).

**2. Tipperary County Development Plan 2022-2028**

Tipperary County Development Plan 2022-2028 sets out the policy and development management objectives for built heritage, which are relevant in the Strategic Environmental Assessment process. The following sections relate to built heritage:

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<sup>1</sup> <https://www.gov.ie/en/publication/0937a-architectural-heritage-protection-guidelines-for-planning-authorities/>



- Architectural Heritage, Protected Structure & Architectural Conservation Areas: Policy 13-1 – 13.3
- Artistic, Cultural & Built Heritage– SO-8 (Chapter 2)
- Town Centre First Approach: Objective 7-A
- Tourism/Heritage Tourism: Objective 9-E
- Visual Amenity, Landscape Quality & Character: Policy 11-17
- Development Management Standards: Section 5.2 & Section 5.6.
- Appendix 3 Landscape Character Assessment and Schedule of Views and Vistas
- Volume 4 Built Heritage Record of Protected Structures and Architectural Conservation Areas.

### **3. New Zonings:**

When assessing new zonings, the proximity to architectural conservation areas and protected structures, their curtilage/s and/or associated historic demesne/s will need to be taken into consideration. Where the extent of curtilages and/or demesnes associated with protected structures are not identified on current mapping systems, it will be necessary to consult with the local authority Architectural Conservation Officer in this regard should the need arise.

When considering new land using zonings that relate to and/or may impact on architectural heritage it is important to ensure that the land use zonings align with architectural heritage policies and objectives in the County Development Plan, as well as Ministerial Guidelines for architectural heritage. This will ensure efficient delivery of necessary projects.

### **4. Inter-relationships**

There is a direct relationship between architectural heritage and landscape, in particular, but not restricted to designed demesnes landscapes, urban parks and squares or public places, coastal and town defenses, civic and institutional spaces and gardens. Many of these landscapes can form part of the curtilage of a protected structure and/or be located within an Architectural Conservation Area. The potential impact on these landscapes will need to be considered under both cultural heritage and landscape and visual as part of the SEA process. Chapter 13 of Architectural Heritage Protection-Guidelines for Planning Authorities sets out particulars and considerations relating to curtilage and attendant grounds.

### **5. Architectural Heritage Definitions**

#### **Protected Structure.**

A protected structure is a structure that is included in the Record of Protected Structures in a Local Authority Development Plan. A structure can be included for reasons of an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of



view. A protected structure has **statutory protection** under the Planning and Development Act 2000 (as amended), Part VI.

A structure is defined by the Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'. In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include;

- a) the interior of the structure;
- b) the land lying within the curtilage of the structure;
- c) any other structures lying within that curtilage and their interiors, and
- d) all fixtures and features which form part of the interior or exterior of the above structures.

#### **Architectural Conservation Areas.**

An architectural conservation area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve. Map and supporting text of the architectural conservation areas will be included in a local authority development plan. Architectural Conservation Areas can include historic demesnes and landscapes.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [referrals@npws.gov.ie](mailto:referrals@npws.gov.ie), where used, or to the following address:

The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90

Is mise le meas,

**Diarmuid Buttimer**  
**Development Applications Unit**  
**Administration**

**Comhairle Chontae Chill Chainnigh  
Kilkenny County Council**



**Our Ref: IR693 Tipperary County Council**

**Date Received: 11/2/'26**

**Re: SEA Report for the Proposed Variation no. 1 of the Tipperary  
County Development Plan 2022 - 2028**

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Kilkenny County Council, Planning Section wish to acknowledge the recent correspondence from Tipperary County Council with regards the SEA Scoping Report in relation to proposed Variation no. 1 of the Tipperary County Development Plan 2022 – 2028.

The content of this document received is duly noted and Kilkenny County Council have no comments to make on this SEA Scoping Report.

Arlene O' Connor  
Senior Executive Planner  
13/3/'26

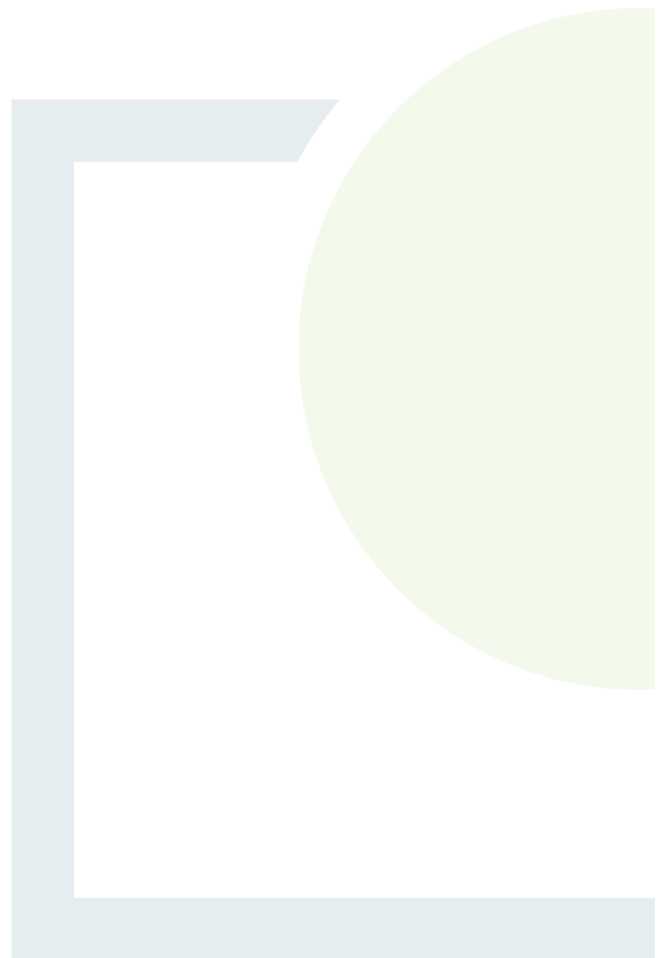


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## **APPENDIX 3**

Detailed Evaluation of  
Environmental Effects



### ***Approach and Methodology for the Detailed Evaluation of Environmental Effects of Implementation of the Proposed Variation***

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment has been carried out in accordance with best practice guidelines. This evaluation has considered the Proposed Variation in the absence of environmental mitigation. An evaluation matrix template has been developed to facilitate the evaluation of the Proposed Variation on Strategic Environmental Objectives (SEOs) relevant to each Environmental Component.

A dedicated evaluation matrix has been prepared for the Proposed Variation. The potential environmental effects of the Proposed Variation measure/objectives and zoning changes are then described. An evaluation of the environmental effects of objectives on Environmental Components, having regard to the SEOs relevant to each Environment Component, was then carried out in accordance with the requirements of the SEA Directive and best practice guidelines. Potential effects of the Proposed Variation on Environmental Components/SEOs have been categorised as follows:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').<sup>67</sup>
- Potential Negative Environmental Impact (indicated in the matrix by a '-').<sup>68</sup>
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact ((indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').

The evaluation considers all potential direct, indirect/secondary, cumulative,<sup>69</sup> synergistic,<sup>70</sup> short, medium and long-term, permanent and temporary, positive and negative environmental effects.

The following Environmental Components were considered

- Biodiversity, Flora and Fauna
- Population and Human Health
- Soils, inclusive of Geology
- Water, inclusive of surface waters, groundwaters, bathing waters etc.
- Material Assets, inclusive of Transport, Water Supply, Wastewater, Waste, Renewable Energy and Natural Resources
- Air Quality and Noise
- Climate Change, inclusive of Renewable Energy
- Cultural Heritage, inclusive of Archaeology and Architectural Heritage
- Landscape, inclusive of Landscape Character and Visual Amenity

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<sup>67</sup> Potential Positive Environmental Impacts are defined as having the potential to support the achievement of SEOs.

<sup>68</sup> Potential Negative Environmental Impacts are defined as having the potential to hinder the achievement of SEOs.

<sup>69</sup> The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

<sup>70</sup> The addition of effects to create a total effect greater than the sum of the individual effects so that the nature of the final impact is different to the nature of the individual impact

Completed Evaluation Matrices for components of the Proposed Variation that have the potential to give rise to environmental impacts are presented below.



Ref No.	Amendment	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)									
			BFF	PHH	S	W	MA	AQN	C	CH	L	
	The NPF Implementation Road Map (DHPLG, 2018) <sup>1</sup> projects a strong population growth of approximately 15% for Tipperary to 2031, in conjunction with the growth and revitalisation of our towns and villages, ensuring that they are vibrant centres and communities. Following the publication of the NPF First Revision (2025) and the NPF Implementation Guidelines (2025), a revised housing growth rate of 1,008 residential units per annum from 2025 to 2034 and 756 residential units per annum from 2035 to 2040 is now set for County Tipperary. These revised growth levels have informed the Core Strategy of this Plan.											
4.	<p><i>Section 2.5.2 Developing a Settlement Hierarchy has been amended as follows:</i></p> <p>Table 2.1 illustrates the population trends across these towns over the <del>last</del> 2011 - 2016 census period, which shows in particular, the strong growth of Cashel, and towns within the influence of Limerick</p>	The amendment relates to modified text to specify the census period for the population figures and trends contained within Table 2.1. There is no environmental impact associated with this amendment.	0	0	0	0	0	0	0	0	0	0
5.	<p><i>Section 2.5.3 Population Growth and Distribution has been amended in line with the population targets outlined in the revised NPF and updated Section 28 guidelines. The section contains updated figures for annual housing growth requirements and a hierarchy of Tipperary settlements typified according to their size, role and capacity. The increased housing targets have been distributed proportionally across 24 no. settlements, based on their positions in the settlement hierarchy.</i></p> <p><i>The Core Strategy (inclusive of Table 2.4 Core Strategy Table and Table 2.5 Population Growth and Zoning Targets for the Service Centres &gt;400 persons) has been updated to consider the population projections contained in the revised NPF, and a review of existing 'new residential' zoned lands was undertaken to inform the Core Strategy.</i></p> <p><i>The Core Strategy will seek to deliver 66% of new population and housing provision to the urban centres and 34% to the rural settlements and the wider rural areas. This split has also been presented across settlements.</i></p> <p><i>Zoning maps for the selected settlements have been updated to account for sufficient New Residential zoned land, and these maps will</i></p>	<p>These changes to Section 2.5.3 expand on the purpose of the Proposed Variation and detail how it has modified the Core Strategy of the TCDP to account for the population projections and housing targets outlined in the revised NPF and Section 28 guidelines.</p> <p>Overall and cumulatively, these zoning changes proposed under this variation have the potential to generate a range of environmental effects over their construction and operational phases, including:</p> <ul style="list-style-type: none"> <li>Increased pressure on material assets, such as wastewater treatment capacity and grid capacity</li> <li>Cumulative adverse effects on a range of environmental receptors, including water, soils, landscape, biodiversity, European Sites and other designated sites, from other planned and permitted development</li> <li>Cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths</li> </ul>	+/-	+/-	-	-	+/-	-	+/-	-	+/-	

Ref No.	Amendment	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	AQN	C	CH	L
	<p>replace the current zoning maps contained in the lower order plans (Local area Plans, Town Development Plans, etc.). A single zoning matrix has been introduced to replace all individual zoning matrices contained within these lower-order plans for consistency, clarity and alignment with the overall strategic planning framework for County Tipperary.</p> <p>Remaining policies and objectives within the lower-order plans will continue to apply to the relevant settlement, and plans may be replaced in due course upon expiry.</p> <p>A detail capacity analysis and Serviced Land Assessment (SLA) was carried to inform the zoning proposals in the Proposed Variation. These proposals are consistent with sequential development patterns, town-centre first principles, proximity to services and facilities and the need to reduce carbon emissions. Residential zoning in the settlements has sought to provide a degree of choice to avoid restricting development to individual sites.</p>	<ul style="list-style-type: none"> <li>Positive effects on population and human health through the provision of housing and supporting infrastructure</li> </ul> <p>The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate and environmental protection and enhancement-related Development plan objectives in the current CDP to generate positive cumulative environmental effects.</p>									
6.	<p>Section 4.2.1 Towns has been amended as follows:</p> <p>The settlement strategy has identified 12 towns in Tipperary. Town Development Plans are currently in place for <del>seven</del> <b>three</b> of these towns, with <del>two</del> <b>six</b> towns subject to LAPs. <del>As stated in the Core Strategy, the current Town Development Plans and LAPs will remain applicable until they are replaced with LAPs, in accordance with the framework and timeline as set out in Table 4.2.</del></p> <p><b>As stated in the Core Strategy, the zoning maps and zoning matrix for these 12 towns are contained in Volume 2 of this Plan (Settlement Guide and Settlement Plans). The remaining policies and objectives contained in the Local Area Plans / Town Development Plans will continue to apply to the Key Towns and District Towns. The Town Development Plans for Cashel, Tipperary Town and Templemore will be replaced in due course, in accordance with the framework set out in Table 4.2.</b></p> <p><i>Table 4.2 Framework of Town Plans and Local Area Plans has been replaced with an updated table with revised dates for commencement of plan preparation.</i></p>	<p>These changes to Section 4.2.1 expand on the purpose of the Proposed Variation. They have updated the number of settlements that are subject to Town Development Plans and Local Area Plans, and set out the zoning objectives now applicable to certain lands within these settlements.</p> <p>Overall and cumulatively, these zoning changes proposed under this variation have the potential to generate a range of environmental effects over their construction and operational phases, including:</p> <ul style="list-style-type: none"> <li>Increased pressure on material assets, such as wastewater treatment capacity and grid capacity</li> <li>Cumulative adverse effects on a range of environmental receptors, including water, soils, landscape, biodiversity, European Sites and other designated sites, from other planned and permitted development</li> <li>Cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths</li> </ul>	+/-	+/-	-	-	+/-	-	+/-	-	+/-

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			BFF	PHH	S	W	MA	AQN	C	CH
	<p>Sections 4.3 Key Towns, and Section 4.4 District Towns identifies the character, potential and vision for growth for each of these towns, to be read in conjunction with existing town plans and LAPs as the case may be, and to inform the preparation of new LAPs in due course.</p> <p><del>The Council will prepare new LAPs in accordance with the Core Strategy, and Sections 4.3 and 4.4. New LAPs will, in collaboration with the local community and stakeholders, identify strategic objectives for each town consistent with the RSES and relevant Section 28 Guidelines, including land zoning, compact growth area, key sustainable mobility priorities, core retail area, settlement consolidation sites, strategic employment sites, architectural heritage, constraints such as flooding and any further relevant key future priorities.</del></p>	<ul style="list-style-type: none"> <li>Positive effects on population and human health through the provision of housing and supporting infrastructure</li> </ul> <p>The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate and environmental protection and enhancement-related Development plan objectives in the current CDP to generate positive cumulative environmental effects.</p>								
7.	<p><i>Policy 4-1, bullet (a) in Section 4.7 Planning Policy has been amended as follows:</i></p> <p>It is the policy of the Council to:</p> <p>4-1. Support and facilitate the sustainable growth of the county's towns and villages as outlined in the Settlement Strategy Chapter 4, thereby promoting balanced development and competitiveness, and a network of viable and vibrant settlements to support the needs of local communities. New development will be considered in line with the following:</p> <p>(a) <b>The relevant Land Use Zoning Map as outlined in Volume 2 will apply to the Key Towns and District Towns.</b> The remaining provisions of the relevant Town Development Plan and LAPs as set out in Table 4.2: Framework of current Town Plans and Local Area Plans shall apply to new development in each of the towns and support the provisions of this Plan as set out in Section 4.3 Key Towns and 4.4 District Towns, until replaced. <del>by LAPs</del></p>	<p>The amendment relates to a cross-reference to the zoning changes as proposed within this variation. These zoning proposals, as included in the Variation, have been subject to SEA and AA assessment as part of the environmental assessment for this Proposed Variation. It clarifies that apart from the zoning changes, remaining provisions of the relevant land use framework for an area or settlement will continue to apply.</p> <p>The amendment is operational / administrative in nature and in isolation, does not introduce a source of negative impact on the receiving environment, beyond what has been assessed and mitigated (as appropriate) for the zoning proposals across the county .</p>	0	0	0	0	0	0	0	0
8.	<p><i>Section 5.3.1 Urban Residential Development has been amended as follows:</i></p> <p>Tipperary's towns are the key focus of new residential growth of a sustainable density and quality, including for a mix of unit types, connectivity and individual character. The settlement strategy has established a framework<sup>2</sup> for the growth of urban towns, and will</p>	<p>The amendment relates to a cross-reference to the zoning changes as proposed within this variation. These zoning proposals, as included in the Variation, have been subject to SEA and AA assessment as part of the environmental assessment for this Proposed Variation.</p>	0	0	0	0	0	0	0	0

<sup>2</sup> Noting that LAPs will be prepared in due course for towns with existing Town Plans.

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	underpin this focus, supported by objectives for residential development, including regeneration sites and land zoning. New residential development in the towns will be <b>guided by the Land Use Zoning Maps contained in Volume 2</b> and supported by the policies and objectives of Volume 1, the relevant Town Plans (and any review thereof), the relevant LAPs (and any review thereof) and the Village Statements for Ballina, Fethard and Newport as set out in Volume 2.	The amendment is administrative in nature and in isolation, does not introduce a source of negative impact on the receiving environment, beyond what has been assessed and mitigated (as appropriate) for the zoning proposals across the county .										
9.	<p><i>A new Section 5.3.1.A Strategic Reserve has been inserted as follows:</i></p> <p><b>Section 5.3.1.A Strategic Reserve</b>  <b>In light of the updated policy objectives and population growth projections set out in the Revised NPF (2025) and associated NPF Implementation Guidelines (2025) and acknowledging the constrained delivery of housing in recent years, the Development Plan seeks to facilitate appropriate development proposals on lands zoned Strategic Reserve (SR) under certain limited circumstances. The primary purpose of the ‘Strategic Reserve’ zoning is to preserve land for housing for future Development Plan periods and it is not the intention that SR land would be available for immediate development under the current Development Plan. Rather, activation of these lands will be subject to compliance with certain criteria, in instances where a substantial portion of ‘New Residential’ zoned land has been developed / committed for development, or in instances where ‘New Residential’ zoned land is not forthcoming for development, through inactivity or other reasons. This will ensure that the delivery of housing, to comply with housing targets set at national level, is not delayed or restricted. Any proposed development of SR zoned land will be required to be serviced and meet the principles of sequential development and compact growth, as well as having regard to other planning and environmental considerations.</b></p>	<p>This amendment relates to updated policy for Strategic Reserves, where lands zoned as such may be ‘activated’ for residential development under a strict set of criteria or in cases where lands zoned for residential development are unable to undertake such development.</p> <p>The amendment will potentially drive residential development, which has the potential to generate a range of environmental effects over their construction and operational phases, including:</p> <ul style="list-style-type: none"> <li>Increased pressure on material assets, such as wastewater treatment capacity and grid capacity</li> <li>Cumulative adverse effects on a range of environmental receptors, including water, soils, landscape, biodiversity, European Sites and other designated sites, from other planned and permitted development</li> <li>Cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths</li> <li>Positive effects on population and human health through the provision of housing and supporting infrastructure</li> </ul> <p>The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate and environmental protection and enhancement-related Development plan objectives in the current CDP to generate positive cumulative environmental effects.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-	

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			BFF	PHH	S	W	MA	AQN	C	CH	L
10.	<p><i>Section 5.5.1 Rural Area Designations has been amended with the following additional text:</i></p> <p>Lands zoned 'Town Environs' are considered to be under urban pressure and have an important role in the long-term growth of the Key Towns and District Towns. Whilst they are not required for town growth and expansion at present, in due course the town may grow and additional lands may be required, and haphazard development of one-off housing will impact negatively on future use of lands. The primary use of these lands shall be agriculture in line with the land use zoning matrix contained in Volume 2. With consideration on a case by case basis, a single house may be permitted in the limited circumstances subject to Policy 5.17.</p>	The amendment sets out contextual detail on the zoning objective 'Town Environs'. The amendment is administrative and intends to inform. In isolation, this amendment will not generate a source of negative environmental impact.	0	0	0	0	0	0	0	0	0
11.	<p><i>A new policy 5-17 has been added in Section 5.6 Planning Policy:</i></p> <p>It is the policy of the Council to:  5 - 17 Permit new dwellings on lands zoned for 'Town Environs'<sup>3</sup> where the applicant meets (i) an 'Economic Need' (see TCDP Table 5.3 and Planning Policy 5 – 11), and there is no availability of alternative sites, or (ii) a 'Social Need' (See TCDP Table 5.3 and Planning Policy 5-11), where the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites. An existing and/or shared domestic dwelling entrance of the applicant's family dwelling should be used, where practicable, and it will meet sightline requirements set out in TCDP Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.</p>	<p>The amendment has introduced a new policy into the TCDP pertaining to permitting residential development on lands zoned 'Town Environs' where need is suitably demonstrated.</p> <p>This policy makes an exception for allowing residential development on lands that normally seeks to protect residential amenity and character of the rural environment. The amendment will potentially drive residential development and has the potential to generate a range of environmental effects over construction and operational phases, including the following:</p> <ul style="list-style-type: none"> <li>Increased pressure on material assets, such as wastewater treatment capacity and grid capacity</li> <li>Cumulative adverse effects on a range of environmental receptors, including water, soils, landscape, biodiversity, European Sites and other designated sites, from other planned and permitted development</li> <li>Cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths</li> <li>Positive effects on population and human health through the provision of housing and supporting infrastructure</li> </ul>	+/-	+/-	-	-	+/-	-	+/-	-	+/-

<sup>3</sup> Town Environs' are a 'rural area' for the purposes of Policy 5.17 and in the context of Table 5.3 and Policy 5-11 of the TCDP.

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			BFF	PHH	S	W	MA	AQN	C	CH	L	
		The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate and environmental protection and enhancement-related Development plan objectives in the current CDP to generate positive cumulative environmental effects.										
12.	<p><i>A new policy 5-18 has been added in Section 5.6 Planning Policy:</i></p> <p>It is the policy of the Council to:</p> <p>Facilitate multi-unit residential development on lands zoned Strategic Reserve (SR) subject to compliance with the following criteria:</p> <p>A. Development on SR lands will normally only be considered where 50% of the New Residential (R1) zoned lands<sup>4</sup> in the settlement are developed or committed to development with planning permission in place; <u>OR</u></p> <p>Where it can be demonstrated through a robust evidence-based assessment that the remaining uncommitted / undeveloped R1 lands are either unavailable or have significant infrastructural constraints which are unlikely to be overcome during the life of the Development Plan</p> <p>B. The proposed development complies with the principles of sequential development and compact growth, with connectivity and linkages provided to the existing settlement.</p> <p>The proposed development is serviced or serviceable and that the provision of the required service infrastructure is viable and achievable as part of the proposed development.</p>	<p>The amendment has introduced a new policy into the TCDP pertaining to permitting residential development on lands zoned 'Strategic Reserve' where need is suitably demonstrated and where the development is able to comply with a set of criteria .</p> <p>The amendment will potentially drive residential development and has the potential to generate a range of environmental effects over construction and operational phases, including the following:</p> <ul style="list-style-type: none"> <li>Increased pressure on material assets, such as wastewater treatment capacity and grid capacity</li> <li>Cumulative adverse effects on a range of environmental receptors, including water, soils, landscape, biodiversity, European Sites and other designated sites, from other planned and permitted development</li> <li>Cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths</li> <li>Positive effects on population and human health through the provision of housing and supporting infrastructure</li> </ul> <p>The effects of the Proposed Variation have the potential to combine with existing sustainable land use, climate and environmental protection and enhancement-related Development plan objectives in the current CDP to generate positive cumulative environmental effects.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-	

<sup>4</sup> 50% of the overall quantum of New Residential zoned lands.





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			BFF	PHH	S	W	MA	AQN	C	CH
20.	<p><i>Section 1.0 Introduction of the Settlement Guide and Settlement Plans has been amended as follows:</i></p> <p>This is the Settlement Plan Guide <b>containing the Zoning Maps for the Key Towns and District Towns</b> and schedule of Settlement Plans for the Local Towns, Service Centres, Local Service Centres and Settlement Nodes, prepared to support the written statement as set out in Volume 1 of the Tipperary County Development Plan 2022 – 2028 (the Plan)<sup>5</sup>.</p> <p><b>Zoning Maps are set out as follows:</b></p> <ul style="list-style-type: none"> <li>• ‘Key Towns’; Clonmel, Nenagh and Thurles</li> <li>• ‘District Towns’; Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore</li> </ul> <p>These zoning maps replace the zoning maps contained in the Local Area Plans / Town Development Plans for these Key Towns and District Towns. Zoning Maps should be read in conjunction with the related Local Area Plan / Town Development Plan for the settlement.</p> <p>A single zoning matrix for all settlements in the County is also contained in this ‘Settlement Guide and Settlement Plans’, which replaces the individual zoning matrices contained in the Local Area Plans / Town Development Plans for Clonmel, Nenagh, Thurles, Roscrea, Carrick-on-Suir and Cahir, Cashel, Tipperary Town and Templemore.</p> <p>This approach ensures a single integrated zoning framework for the County in the interest of consistency, clarity and alignment with the overall strategic planning framework for County Tipperary.</p>	<p>The amendment adds and consolidates contextual information relating to the Settlement Guide and Settlement Plans contained within the TCDP, and the zoning maps updated by the Proposed Variation. The amendment expands on the zoning maps prepared for settlements within the Proposed Variation and provides additional background information to inform the reader.</p> <p>There is no environmental impact associated with this amendment.</p>	0	0	0	0	0	0	0	0
21.	<p><i>Section 3.0 Land Use Zoning Framework has replaced its former Table 1.2 Land Use Objectives with a new Table 1.2 Land Use Objectives.</i></p>	<p>This amendment has replaced the current Table 1.2 Land Use Objectives with a new table that encompasses and consolidates all land use objectives contained within the TCDP and the lower-order plans and frameworks. This has been done to ensure a single integrated zoning framework for the County and will ensure consistency, clarity and</p>	0	0	0	0	0	0	0	0

<sup>5</sup> As set out in Volume 1, Chapter 2 Core Strategy, the Key Towns and District Towns each have a separate dedicated Town Development Plan/Local Area Plan (as the case may be).























Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
A_1	Ardfinnan	Existing Residential	New Residential	2.34	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located towards the northern end of the settlement of Ardfinnan. The site, while greenfield, is heavily disturbed and largely cleared of vegetation. The landcover at this site is classified 'Bare Soil and Disturbed Ground'. 'Other Artificial Surfaces' can be found along the north/north-western boundaries where the site adjoins the existing housing estate. A small section to the south-west is classified wet grassland. Hedgerows are present along the southern boundary, and a small section of the site to the north-east overlaps with an area of Broadleaved Forest and Woodland.</p> <p>The site is in proximity of the Lower River Suir, which is located c.15 m to the east (separated by the Regional Road R665). The River Suir, flowing in a south-easterly direction, is located c. 87 to the north-east.</p> <p>A 38 kV overhead line intersects with the site to the south-west corner.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
A_2	Ardfinnan	Agriculture	Strategic Reserve	0.95	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located towards the centre of the settlement of Ardfinnan, north/north-west of the Local Road L7517. The site is greenfield; improved grassland comprises the majority of the site, with the western and southern boundaries partially comprising of broadleaved woodland.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_1	Ballina	Amenity	New Residential	2.34	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located to the northern end of the settlement of Ballina. It is a greenfield site that is comprised of dense treelines and hedgerow. The site is adjacent to a residential road to the east and further greenfield areas to the west of the site.</p> <p>The site is in proximity of Lough Derg pNHA, which is located c.85 m to the west (separated by further greenfield area.)</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_6	Ballina	Amenity	New Residential	1.17	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located to the western edge of the settlement of Ballina. It is predominantly a greenfield site with existing treelines and hedgerow surrounding the site. There is an existing carpark on the southwest of the site. The site is in proximity to the Lough Derg pNHA, which is located to the southwest of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_3	Ballina	Agriculture	Strategic Reserve	1.52	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located to the centre of the settlement of Ballina. The site is comprised of two parcels of greenfield land. There are treelines and hedgerows separating the two greenfield while also surrounding the edge of the site. There are residential properties scattered around the site boundary.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_5	Ballina	Agriculture	New Residential	1.21	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the northern end of the settlement of Ballina. It is a greenfield site with treelines and hedgerows surrounding the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_2	Ballina	Amenity	New Residential	0.62	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located to the northeastern end of the settlement of Ballina. It is a greenfield site with existing trees and hedgerows bordering the northern part of the site. There is a housing estate to the north of the site with additional residential properties to the east of the site. The site is in proximity to the Shannon (Lower)_040 NSA as well as the Heritage Centre Killaloe to the north of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_7	Ballina	Amenity	Existing Residential	0.30	It is proposed to amend zoning at this site from Amenity to Existing Residential. The site is located towards the northeastern end of the settlement of Ballina. An existing property is situated on the southern end of the site. The northern end of the site is bordered by an existing treeline and hedgerows. The site is in proximity to the Shannon (Lower)_040 NSA to the north of the site. This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity. The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
B_4	Ballina	Amenity	New Residential	0.17	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located to the northern end of the settlement of Ballina. It is a narrow greenfield site populated with densely packed treelines and hedgerows. There is a residential road to the east of the east.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BC_3	Ballyclerihan	Agriculture	Strategic Reserve	1.79	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located in northern Ballyclerihan. It is a greenfield site that comprises cultivated land across its majority. The site is enclosed by hedgerows. The site has a housing estate to the south, and is surrounded by agricultural fields in the general, wider landscape. The site fronts the Regional Road R688 to the east.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BC_2	Ballyclerihan	Agriculture	New Residential	1.48	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located in northern Ballyclerihan. It is a greenfield site that comprises cultivated land across its majority. The site is enclosed by hedgerows along its western, northern and eastern boundaries. The site has a housing estate to the east and south, and agricultural fields to the west and in the general landscape to the north. There are no identified existing access tracks leading to the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BC_1	Ballyclerihan	Amenity	New Residential	1.09	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located to the centre of the settlement of Ballyclerihan. It is a greenfield site that is comprised of amenity grassland with hedgerows enclosing the site to the west and treelines to the south. The site is surrounded by residential estates to the west, south and east.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BO_2	Borrisokane	Agriculture	New Residential	2.37	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located towards the northern end of Borrisokane. The site is largely improved grassland and has hedgerows along its southern and northern boundaries. The site is located just north of the National Road N52. An existing medium voltage overhead line runs across the site. A Ringfort - rath (TN00398) is located approximately 60 m to the north of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BO_1	Borrisokane	Employment and Enterprise	New Residential	0.39	<p>It is proposed to amend zoning at this site from Enterprise to New Residential.</p> <p>The site is located towards the northern end of Borrisokane. The site is largely improved grassland and has hedgerows along its southern and northern boundaries. The site is located just north of the National Road N52.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BO_3	Borrisokane	Amenity	Existing Residential	0.10	<p>It is proposed to amend zoning at this site from Amenity to Existing Residential.</p> <p>The site is located towards the northern end of Borrisokane, east of the National Road N65. The site hosts existing buildings and curtilage comprising amenity grassland.</p> <p>This zoning change will not result in significant environmental effects as the site already hosts existing structures and the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BL_2	Borrisoleigh	Social and Public	New Residential	1.24	It is proposed to amend zoning at this site from Social and Public to New Residential. The site is located at the southern end of the Borrisoleigh, north of St. Joseph's College. The landcover comprising the majority of the site is classified 'wet grassland', with treelines to the north and the east and vegetated/scrub areas throughout the site. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g.,	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BL_1	Borrisoleigh	Existing Residential	New Residential	0.18	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located at the southern end of the Borrisoleigh, north-east of St. Joseph's College. The landcover comprising the majority of the site is classified as 'scrub', with existing treelines to the west and north-west. The site is bisected by an existing access track that opens up to the L3602 to the east. The site is adjacent to an existing SMR Zone for a Ringfort - rath (TN034-050), located approximately 30 m from its centre point and approximately 60 m north of the Convent of Mercy (NIAH Site).</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
BL_4	Borrisoleigh	Employment	New Residential	0.39	<p>It is proposed to amend zoning at this site from Employment to New Residential.</p> <p>The site is located towards the northwest of the Borrisoleigh. The site is predominantly greenfield and the landcover comprising the majority of the site is classified as 'grassland, saltmarsh and swamp'. The Borrisoleigh Stream_101 flows through the site. There is an industrial facility to the northeast of the site and a residential property to the north west of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_5	Cahir	Agricultural	Strategic Reserve	7.94	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located to the southwest of Cahir. The site is greenfield with existing hedgerows, the landcover classified as 'cultivated land'. There is a row of residential properties to the north of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_6	Cahir	Agricultural	Strategic Reserve	6.47	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located to the southwest of Cahir. The site is greenfield with existing hedgerows, the landcover classified as 'cultivated land'. There is a housing estate to the northeast of the site. The R668 road runs adjacent to the east of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_7	Cahir	Agricultural	New Residential	5.61	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the southwest of Cahir and adjoins the Lower River Suir SAC to the East. The site is greenfield with existing treelines and hedgerows. The landcover comprising the majority of the site is classified as 'improved grassland'. There is SMR Zone for a Ringfort - rath (TS081-078----) present on the south of the site. The Raheen Stream (Caher) is located approximately 20m to the south of site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_1	Cahir	Agricultural	New Residential	6.26	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the West of Cahir. The site is comprised of three parcels of greenfield land. There are existing hedgerows and treelines separating the land parcels, with the landcover classified as 'cultivated land'. The site is adjacent to an SMR site (Castle Ruin - TS075-047----), to the west of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_2	Cahir	Agricultural	Strategic Reserve	5.48	It is proposed to amend zoning at this site from Agriculture to Strategic Reserve. The site is located to the West of Cahir. The site is comprised of two parcels of greenfield land. The landcover comprising the majority of the site is classified as 'cultivated land' and there are existing hedgerows separating the land parcels. The site contains an SMR site(Castle Ruin TS075-047----), on the east of the site, and an SMR site(Ringfort- rath - TS075-046----), on the north of the site. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_4	Cahir	Agricultural	New Residential	5.25	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the East of Cahir. The site is comprised of two parcels of greenfield land with existing hedgerows and treelines. The landcover comprising the majority of the site is classified as 'improved grassland'. There is a housing estate to the west of the site. The R640 road runs along the south of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_3	Cahir	Agricultural	Strategic Reserve	3.54	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located to the East of Cahir. The site is comprised of two parcels of greenfield land with existing hedgerows and treelines. The landcover comprising the majority of the site is classified as 'improved grassland'. There is an agricultural building present in the northwest corner of the site and there a number of residential properties to the northeast of the site. The R640 runs along the north of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_8	Cahir	Existing Residential	New Residential	2.01	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the East of Cahir. The site is comprised of four predominantly greenfield land parcels with dense areas of hedgerow/treelines. There are existing residential properties to the south of the site. The southern boundary of the site also borders the R640 road. The landcover comprising the majority of the site is classified as 'improved grassland'.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_9	Cahir	New Residential	Existing Residential	1.32	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located towards the Northeast of Cahir. The site is greenfield in nature with existing treelines on the northern boundary. The landcover comprising the majority of the site is classified as 'cultivated land'. There is a housing estate to the west of the site.</p> <p>This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CH_10	Cahir	Social and public	Existing Residential	0.32	<p>It is proposed to amend zoning at this site from Social and Public to Existing Residential.</p> <p>The site is located towards the Northeast of Cahir. The site contains existing residential buildings present along the site. There is a small amount of greenfield land to the southern end of the site. There are recreational facilities to the west of the site. The landcover comprising the majority of the site is classified as 'artificial surfaces'.</p> <p>This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
COS_3	Carrick on Suir	Town Environs	Strategic Reserve	3.07	<p>It is proposed to amend zoning at this site from Town Environs to Strategic Reserve.</p> <p>The site is located at the north-western fringe of the town, west of Regional Road R696. The landcover comprising the majority of the site is classified as 'improved grassland', with hedgerows to the west and the north. There are identified treelines to the south-western corner of the site. The site, being in proximity to the Deerpark 38kV substation, has multiple overhead lines crossing it. The site does not have any identifiable access tracks connecting it to an established road. A (Nutrient Sensitive Area) watercourse (Fire Station Carrick on S, Code: IE_SE_16G040200) is located c.95 m to the west.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
COS_4	Carrick on Suir	Town Environs	New Residential	1.91	<p>It is proposed to amend zoning at this site from Town Environs to New Residential.</p> <p>The site is located at the north-western fringe of the town, and fronts the Regional Road R696 to the east. The landcover comprising the majority of the site is classified as 'improved grassland', with hedgerows to the north and at the south-eastern corner. The site, being in proximity to the Deerpark 38kV substation, has multiple overhead lines crossing it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
COS_1	Carrick on Suir	Town Environs	New Residential	1.51	It is proposed to amend zoning at this site from Town Environs to New Residential. The site is located at the northern fringe of the town, and fronts the Regional Road R696 to the east. The landcover comprising the majority of the site is classified as 'improved grassland', with hedgerows to the north/north-west and east. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g.,	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
COS_2	Carrick on Suir	Amenity	New Residential	0.85	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located at the northern fringe of the town, and fronts the Regional Road R696 to the east. The landcover comprising the majority of the site is classified as 'improved grassland', with hedgerows to the north/north-west and east. An overhead line intersects the site at its south-eastern corner. There are no identifiable access tracks to the site. The site is flanked by railway tracks (Waterford and Limerick Railways) to the south.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+	+	-	-	+	-	+	-	+





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_4	Cashel	Existing Residential	New Residential	0.55	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located at the west of the town, south of the R932. The site is brownfield and the land cover is characterised as predominately artificial surfaces with a small area of amenity grassland and treeline in the northeast. There are existing buildings in the north of the site. The site is bounded by residential properties to the east, west and south, and the R932 to the north.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_5	Cashel	Existing Residential	New Residential	0.65	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the northeast of the town, along Limetree Grove. The site is greenfield and the land cover is characterised as improved grassland and wet grassland. A hedgerow runs along the eastern boundary. The site is bounded by residential properties to the north and south, Limetree Grove to the west, and agricultural lands to the east.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_6	Cashel	Existing Residential	New Residential	1.02	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the northeast of the town, along Limetree Grove. The site is greenfield and the land cover is characterised as improved grassland and wet grassland. A hedgerow runs along the western and southern boundaries. An overhead line enters the southern portion of the site. The site is bounded by a residential property to the north, industrial/agricultural properties to the south, Limetree Grove to the east, and agricultural lands to the west.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_7	Cashel	Existing Residential	New Residential	0.24	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the northeast of the town, along Limetree Grove. The site is greenfield and the land cover is characterised as improved grassland. A hedgerow runs along the northern, eastern and southern site boundaries. The site is bounded by residential properties to the north, east and south, and Limetree Grove to the west.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_8	Cashel	Existing Residential	New Residential	0.45	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the south of the town, along the R692. The site is greenfield and the land cover is characterised as wet grassland. The site is bounded by residential properties to the west, a veterinary hospital to the north and Castle Green Avenue to the east and south.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., species disturbance - due to habitat loss or construction noise and dust, adverse</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_9	Cashel	Existing Residential	New Residential	2.27	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential. The site is located to the south of the town, along the R692. The site is greenfield and the land cover is characterised as improved grassland. Overhead power lines run across the south of the site. A hedgerow dissects the centre of the site and much of the southern, eastern and western boundaries are defined by hedgerows. The site is bounded by residential properties to the west, agricultural lands to the south, commercial and residential properties to the east and the R692 to the north. A restored labourers cottage (recorded on the National Inventory of Architectural Heritage) is located immediately north of the site. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).									
CS_15	Cashel	New Residential Phase 2	New Residential	8.26	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental	0	+	0	0	+	0	+	0	0



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_1	Cashel	Agriculture	New Residential	3.80	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the west of the town, adjacent to Rockview estate. The site is greenfield and the land cover is characterised as improved grassland. A hedgerow dissects the centre of the site and much of the southern, eastern and northern boundaries are defined by hedgerows. The site is bounded by residential properties to the east and agricultural lands to the south, west and north.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_16	Cashel	New Residential Phase 2	New Residential	4.70	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
CS_17	Cashel	New Residential Phase 2	Existing Residential	1.38	It is proposed to amend zoning at this site from New Residential Phase 2 to Existing Residential.  This zoning change will not result in significant environmental effects as the site already hosts existing structures and the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.  The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_13	Cashel	New Residential	Existing Residential	3.27	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>This zoning change will not result in significant environmental effects as the site already hosts existing structures and the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0
CS_18	Cashel	New Residential Phase 2	New Residential	2.03	<p>It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_2	Cashel	Agriculture	New Residential	1.25	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the east of the town, off the Dualla Road. The site is part brownfield, part greenfield: occupied by a derelict residential property, overgrown areas, agricultural outbuildings and agricultural land. The land cover is characterised as wet grassland, amenity grassland, broadleaved forest and woodland, scrub, buildings and hedgerows. The site is bounded by residential properties to the west and north and agricultural lands to the south and east. Access is via a private track.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_19	Cashel	New Residential Phase 2	New Residential	2.00	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
CS_11	Cashel	Existing Residential	Town Environs	0.46	It is proposed that the zoning of this site be amended from Existing Residential to Town Environs, the objective of which is to ' <i>provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.</i> '  This zoning change will not introduce any adverse impacts as it seeks to protect existing amenity and character of the rural environment. This has positive effects on the receiving landscape and population and human health.	0	+	0	0	0	0	0	0	+

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_12	Cashel	Existing Residential	Town Environs	0.59	<p>It is proposed that the zoning of this site be amended from Existing Residential to Town Environs, the objective of which is to '<i>provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.</i>'</p> <p>This zoning change will not introduce any adverse impacts as it seeks to protect existing amenity and character of the rural environment. This has positive effects on the receiving landscape and population and human health.</p>	0	+	0	0	0	0	0	0	+

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_3	Cashel	Amenity	New Residential	1.20	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The site is located to the east of the town, along the Dualla Road. The landcover comprising the majority of the site is classified as 'improved grassland', with hedgerows and treelines. An overhead power line encroaches onto the southern portion of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CS_14	Cashel	New Residential	Existing Residential	0.61	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0
CS_20	Cashel	New Residential Phase 2	Existing Residential	0.33	<p>It is proposed to amend zoning at this site from New Residential Phase 2 to Existing Residential.</p> <p>This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CG_2	Clogheen	Agriculture	Strategic Reserve	4.47	It is proposed to amend zoning at this site from Agriculture to Strategic Reserve. The site is on the outskirts of the settlement, south of Cockpit Lane. The landcover comprising the majority of the site is classified as 'improved grassland', with some treelines and hedgerows along the southern boundary. The site is in proximity of the Lower River Suir SAC (located c.74 m to the north-east between the nearest points). The site has multiple existing overhead lines intersecting the site. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CG_1	Clogheen	Agriculture	New Residential	0.70	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is at the centre of the settlement, south of Cockpit Lane. The landcover comprising the majority of the site is classified as 'improved grassland'. The site has existing buildings on site. The site is in proximity of the Lower River Suir SAC (located c.67 m to the north-east between the nearest points). The site has an existing overhead line intersecting the site to the south-west.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CG_3	Clogheen	Existing Residential	New Residential	0.47	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located at the north of the settlement, east of R665. The site is enclosed by existing treelines to the north, west, east, and partially along the south. The site has split into improved grassland to the west, and artificial surfaces to the east. The site is in proximity of the Lower River Suir SAC (located c.80 m to the south between the nearest points).</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CG_5	Clogheen	New Residential	Existing Residential	0.34	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located at the south of the settlement, east of R668. The site has existing residential dwellings and curtilage comprising hedgerows and grassland.</p> <p>This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CG_4	Clogheen	Existing Residential	New Residential	0.14	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located at the north of the settlement, west of R665. The site is enclosed by existing hedgerows to the north, east, and the south and comprises improved grassland. The site is in proximity of the Lower River Suir SAC (located c.66 m to the south-east between the nearest points).</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_9	Clonmel	Community Services and Infrastructure	Strategic Reserve	16.63	<p>It is proposed to amend zoning at this site from Community Services and Infrastructure to Strategic Reserve.</p> <p>The site is located at the north of Clonmel, north of the N24. The majority of the site is Cultivated Land, with hedgerows bisecting the site along the middle. Hedgerows are additionally present to the west and the east. A treeline exists along the southern boundary. A small patch of improved grassland is present to the south of the site. The southern boundary is enclosed by broadleaved forest and woodland.</p> <p>The site is located at an elevation that may increase the visibility of any development taking place on it.</p> <p>A watercourse (CLONMEL 16) flows in an easterly direction across part of the south of the site, which drains into the Suir (River). The Suir River is a designated Nutrient Sensitive Area. The site also has overhead lines running through it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_13	Clonmel	Community Services and Infrastructure	Amenity	0.22	<p>It is proposed to amend zoning at this site from Community Services and Infrastructure to Amenity.</p> <p>The site is located at the north of Clonmel, north of the N24. The site is comprised of Waterbodies to the west of the site and Cultivated Land to the east of the site. Broadleaved forest and woodland are present throughout the site.</p> <p>A watercourse (CLONMEL 16) flows in an easterly direction across part of the south of the site, which drains into the Suir (River). The Suir River is a designated Nutrient Sensitive Area. This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by preserving the existing use at the site.</p>	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_5	Clonmel	Town Environs	Strategic Reserve	9.52	<p>It is proposed to amend zoning at this site from Town Environs to Strategic Reserve.</p> <p>The site is located at the north of the settlement, east of the R689. The majority of the site is Improved Grassland, with hedgerows running along field boundaries. A small section of treelines is present to the north/north-west. The site also has overhead lines running through it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_7	Clonmel	Employment	Strategic Reserve	7.78	It is proposed to amend zoning at this site from Employment to Strategic Reserve. The site is located at the north of the settlement, approximately 280 m north of the N24. The majority of the site is Cultivated Land, with hedgerows and treelines lining the boundaries. The site has an overhead line running through it. There are no identifiable access tracks to the site. The site is located at an elevation that may increase the visibility of any development taking place on it. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_10	Clonmel	Community Services and Infrastructure	Existing Residential	4.96	<p>It is proposed to amend zoning at this site from Community Services and Infrastructure to Existing Residential.</p> <p>The greenfield site is located at the north of the settlement, approximately 220 m north of the N24. The majority of the site is Cultivated Land, with an area of scrub to the north and a thin strip of hedgerow along the eastern boundary. The site potentially has existing underground lines.</p> <p>The site is located at an elevation that may increase the visibility of any development taking place on it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)												
						BFF	PHH	S	W	MA	AQN	C	CH	L				
					The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).													
C_4	Clonmel	Strategic Reserve	New Residential	4.66	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and	0	+	0	0	+	0	+	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.									
C_3	Clonmel	Strategic Reserve	New Residential	4.33	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_6	Clonmel	New Residential	Community Services and Infrastructure	4.29	<p>It is proposed to amend zoning at this site from New Residential to Community Services and Infrastructure.</p> <p>The greenfield site is located towards the west of the settlement, north of the R707. The site is predominantly grassland, saltmarsh and swamp. There is an area of broadleaf forest, woodland and scrub to the south west of the site, with hedgerows to the west and north-west.</p> <p>This amendment will drive future development of community and social infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of community facilities. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).									
C_2	Clonmel	Strategic Reserve	New Residential	3.80	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and	0	+	0	0	+	0	+	0	0



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_11	Clonmel	Community Services and Infrastructure	New Residential	3.00	<p>It is proposed to amend zoning at this site from Community Services and Infrastructure to New Residential.</p> <p>The greenfield site is located towards the west of the settlement, approximately 315 m north of the N24. The site opens up to Heywood Road to the east. The site is largely cultivated land, with hedgerows to the west. The site also has improved grassland and scrub to the southwest, and improved grassland and other artificial surfaces to the north-east and a strip of amenity grassland along the eastern boundary.</p> <p>The site is located at an elevation that may increase the visibility of any development taking place on it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_1	Clonmel	Town Environs	New Residential	2.83	<p>It is proposed to amend zoning at this site from Town Environs to New Residential.</p> <p>The greenfield site is located towards the west of the settlement, approximately 376 m north of the N24. The site is classified as cultivated land, with hedgerows lining it along its southern/south-eastern boundaries. The site opens up to Marfield Road to the south. An overhead line bisects the site to the east.</p> <p>The site is located at an elevation that may increase the visibility of any development taking place on it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_8	Clonmel	Community Services and Infrastructure	Strategic Reserve	0.49	<p>It is proposed to amend zoning at this site from Community Services and Infrastructure to New Residential.</p> <p>The greenfield site is located towards the west of the settlement, approximately 376 m north of the N24. The site largely comprises improved grassland and is bound by hedgerows along its western, northern and southern boundaries. There are no identifiable access tracks leading to the site from an established road.</p> <p>The site is located at an elevation that may increase the visibility of any development taking place on it.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
C_12	Clonmel	Existing Residential	Employment	0.45	It is proposed to amend zoning at this site from Existing Residential to Employment. The greenfield site is located towards the centre of the settlement. The site is largely comprised of forest, woodland and scrub. There is a recreational facility bordering the north of the site. This amendment will drive future development of commercial building and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of employment and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CL_2	Cloughjordan	Agriculture	New Residential	1.18	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located to the southeast of the town, along the R490. The site is greenfield and the land cover is characterised as improved grassland. A hedgerow dissects the centre of the site and much of the southern, eastern and western boundaries are defined by hedgerows. The site is bounded by agricultural lands to the south, west and east. Residential properties are located to the northwest. A residential property listed in the NIAH is located immediately northeast.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
CL_3	Cloughjordan	Agriculture	Existing Residential	0.12	<p>It is proposed to amend zoning at this site from Agriculture to Existing Residential.</p> <p>The site is occupied by a residential property listed on the National Inventory of Architectural Heritage (NIAH).</p> <p>This zoning change will not result in significant environmental effects as the site already hosts existing structures and the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p>	0	0	0	0	0	0	0	0	0
CL_1	Cloughjordan	New Residential	Existing Residential	0.05	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site currently comprises a portion of the garden of a residential property.</p> <p>This zoning change will not result in adverse environmental effects as the site already hosts existing structures and the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by</p>	0	+	0	0	+	0	+	0	0



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
F_4	Fethard	Agriculture	New Residential	3.01	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is to the south of the settlement, along the R706. The landcover comprising the majority of the site is classified as 'wet grassland'. Hedgerows form the west and east boundaries. The site has existing overhead lines intersecting the site from north-south and east-west. Residential properties and agricultural lands bound the site to east and west, the R706 defines the northern boundary and to the south there is a laneway, beyond which is a watercourse (EPA name: Madamsland) which is a tributary of the Clashawley River. Two heritage features from the Sites and Monuments Records are located within the site (TS070-112, ring barrow and TS070-130, architectural fragment).</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
F_1	Fethard	Agriculture	New Residential	2.73	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is to the east of the settlement. The landcover comprising the majority of the site is classified as 'improved grassland'. Hedgerows define much of the site boundary. The site has an existing overhead line intersecting the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
F_2	Fethard	Agriculture	Strategic Reserve	1.31	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is to the northwest of the settlement. The landcover comprising the majority of the site is classified as 'improved grassland'. Hedgerows are present across the site. The site has an existing overhead line encroaching to the south.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
F_3	Fethard	Existing Residential	Strategic Reserve	0.39	<p>It is proposed to amend zoning at this site from Existing Residential to Strategic Reserve.</p> <p>The site is located to the northwest of the settlement. Landcover at the site is predominately 'Improved Grassland' with an area of 'Artificial Surfaces' in the southeast (a car park). Hedgerows are present in the north and south of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
HC_1	Holycross	Agriculture	Strategic Reserve	2.48	It is proposed to amend zoning at this site from Agriculture to Strategic Reserve. The site is to the southeast of Holycross. The landcover comprising the majority of the site is classified as 'cultivated land'. A hedgerow runs along the south-western boundary. The site is bisected by existing overhead power lines. An enclosure recorded on the Sites and Monuments Record (ref. TS047-127) is located in the southwestern portion of the site. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
HC_2	Holycross	Agriculture	Strategic Reserve	1.43	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is to the southeast of Holycross. The landcover comprising the majority of the site is classified as 'cultivated land'. The site is bisected by existing overhead power lines. The R659 runs along the northern boundary of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
HC_3	Holycross	Agriculture	Amenity	0.12	<p>It is proposed to amend zoning at this site from Agriculture to Amenity.</p> <p>The site is to the southeast of Holycross. The landcover comprising the majority of the site is classified as 'cultivated land'. The site is bisected by existing overhead power lines.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by preserving the existing use at the site.</p>	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KN_3	Killenaule	Agriculture	Strategic Reserve	1.48	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is to the southeast of the settlement. The landcover comprising the majority of the site is classified as 'improved grassland'. Hedgerow and treelines are present along the eastern and southern boundaries. Killenaule Stream is located to the west of the site. The site is bisected by existing overhead lines.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KN_1	Killenaule	Existing Residential	New Residential	1.17	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the southeast of the settlement. The land cover at the site comprises amenity grassland, wet grassland, scrub and artificial surfaces. Treelines are mapped in the south of the site. An existing overhead line encroaches on the south of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KN_2	Killenaule	Existing Residential	New Residential	0.19	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The site is located to the southeast of the settlement. The land cover at the site comprises amenity grassland.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for ecology, invasive species spread); effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_1	Kilsheelan	New Residential	Strategic Reserve	2.21	It is proposed that the zoning of this site be amended from New Residential to Strategic Reserve. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially deliver residential development in the future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing in the future.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_7	Kilsheelan	Amenity	New Residential	1.87	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The greenfield site is located to the southeast of the settlement, approximately 90 m south of the N24 National Primary Road.</p> <p>The site is classified as cultivated land. The site is bound by hedgerow along its western boundary and a commercial premises. The site adjoins agricultural land to the north, east and south. The Graigue Stream runs adjacent to the western boundary before discharging into the River Suir. The site is approximately 90m north of the Lower River Suir SAC.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_6	Kilsheelan	Amenity	Employment	1.48	It is proposed to amend zoning at this site from Amenity to Employment. The greenfield site is located to the southeast of the settlement, approximately 90 m south of the N24 National Primary Road. The site is classified as cultivated land. The site is bound by hedgerow along its eastern boundary. The site adjoins agricultural land to the north, south east and west. The site is approximately 200m north of the Lower River Suir SAC. This amendment will drive future development of commercial building and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of employment and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_3	Kilsheelan	Agriculture	Strategic Reserve	1.41	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The greenfield site is classified as improved grassland. The site is located north of the settlement. The site is approximately 100m north of the Limerick–Rosslare railway line and is approximately 350m north of the N24 National Primary Road.</p> <p>The site includes areas of hedgerow/treelines to the South, East and West, and adjoins improved grassland to the North. The Lower River Suir SAC is located approximately 370m south of the site. Kilsheelan House (NIAH site) is located adjacent to the site, south of the site boundary.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					<p>site development and the proximity to Kilsheelan House has the potential to undermine the conservation value of this heritage asset.</p> <p>The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).</p>									
KL_4	Kilsheelan	New Residential	Strategic Reserve	1.29	It is proposed that the zoning of this site be amended from New Residential to Strategic Reserve. This zoning change will not introduce environmental impacts beyond what	0	+	0	0	+	0	+	0	0



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_8	Kilsheelan	Employment and Enterprise	New Residential	0.96	<p>It is proposed to amend zoning at this site from Employment and Enterprise to New Residential.</p> <p>The greenfield site is located to the southeast of the settlement, immediately south of the N24 National Primary Road.</p> <p>The site is classified as cultivated land. The site is bound by hedgerow/treeline along its northern boundary and a hedgerow and commercial premises to the west. The site adjoins agricultural land to the east and south. The Graigue Stream is located approximately 30m west of the site boundary. The site is approximately 250m north of the Lower River Suir SAC.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_2	Kilsheelan	Amenity	New Residential	0.73	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The greenfield site is classified as Other Artificial Surfaces and comprises a field/amenity grassland. The site is located to the north of the settlement. The site is immediately south of the Limerick–Rosslare railway line and is approximately 200m north of the N24 National Primary Road.</p> <p>The site includes areas of hedgerow/treeline to the North, and trees along the southern boundary, and adjoins existing residential development to the east and playing pitches to the west. The Lower River Suir SAC is located approximately 280m south of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
KL_5	Kilsheelan	New Residential	Existing Residential	0.18	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located at the northwest of the settlement, adjacent to the Limerick–Rosslare railway line and 150m north of the N24 national road. The site adjoins existing residential dwellings and comprises hedgerows and grassland.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
M_2	Mullinahone	Employment and Enterprise	Strategic Reserve	1.54	<p>It is proposed to amend zoning at this site from Employment and Enterprise to Strategic Reserve.</p> <p>The site is located at the east of the settlement and is classified as improved grassland. The site is bound by hedgerow along its northern and southern boundaries, residential development to the West and adjoins agricultural lands to the East. The site adjoins the Ballylanigan Farm Pond Cluster wetland to the southeast.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
M_1	Mullinahone	Agriculture	New Residential	1.41	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The greenfield site is located to the north of the settlement and is classified as improved grassland. The site is approximately 60m west of the Mullinahone Branch River.</p> <p>The site includes areas of hedgerow/treeline to the west, south and east of the site, and adjoins existing residential development to the south and agricultural lands to the North and West. The Lower River Suir SAC is located approximately 3km south of the site and the River Barrow and River Nore SAC is located approximately 2.7km northeast of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
M_3	Mullinahone	New Residential	Existing Residential	0.26	It is proposed to amend zoning at this site from New Residential to Existing Residential. The site is located at the northwest of the settlement. The site adjoins existing residential dwellings and comprises hedgerows, scrub and grassland. This zoning change will not result in significant environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity. This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity. The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
N_3	Nenagh	Town Environs	Strategic Reserve	5.66	<p>It is proposed to amend zoning at this site from Town Environs to Strategic Reserve.</p> <p>The greenfield site is located to the southeast of the settlement and is classified as cultivated land. The site is located immediately west of the Nenagh River and adjoins the CFRAM Floodmap Current Scenario Low Probability layer.</p> <p>The site includes areas of hedgerow/treeline to the east, south and centre of the site, and adjoins existing residential development to the southwest and agricultural lands to the West. The Slievefelim to Silvermines Mountains SPA is located approximately 8km south of the site and the Lough Derg (Shannon) SPA is located approximately 7.5 km northwest of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
N_2	Nenagh	Strategic Reserve	New Residential	4.67	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
N_1	Nenagh	Strategic Reserve	New Residential	3.31	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
N_5	Nenagh	Strategic Reserve	New Residential	3.05	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce	0	+	0	0	+	0	+	0	0



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
N_4	Nenagh	Amenity	Strategic Reserve	1.92	<p>It is proposed to amend zoning at this site from Amenity to Strategic Reserve.</p> <p>The greenfield site is located to the southeast of the settlement and is classified as improved grassland. The site is located approximately 50 m west of the Nenagh River and adjoins the CFRAM Floodmap Current Scenario Low Probability layer. The Site contains two SMR sites (Sede - TN03303 and Ringfort - rath - TN04027).</p> <p>The site includes areas of hedgerow to the north and southeast of the site, and adjoins agricultural lands to the East and West, with a graveyard (Tyrone Abbey &amp; Graveyard- TN01208 &amp; TN03461) to the southeast of site. The Slievefelim to Silvermines Mountains SPA is located approximately 7.5 km south of the site and the Lough Derg (Shannon) SPA is located approximately 8 km northwest of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
NEW_1	Newport	Agriculture	Strategic Reserve	2.27	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The site is located to the east of the settlement and is classified as improved grassland and wet grassland. From aerial photography it appears the site contains bare ground with areas of scrub.</p> <p>The site includes areas of hedgerow to the east and west of the site. The site adjoins existing residential development to the north, east and west of site, and adjoins agricultural lands to South. The Lower River Shannon SAC is located approximately 500 m west of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
NEW_3	Newport	Agriculture	New Residential	1.92	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The site is located west of the settlement and is classified as Improved Grassland and Broadleaved Forest and Woodland. The site is an agricultural field delineated by hedgerow and treelines. The site adjoins existing residential development to the east, grassland to South and woodland/scrub to the West and North. The Lower River Shannon SAC is located approximately 150 m east of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
NEW_4	Newport	Agriculture	Strategic Reserve	1.64	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The greenfield site is located to the east of the settlement and is classified as improved grassland. The site includes areas of hedgerow/treeline along the northern boundary and adjoins existing residential development to the east and west of site, The Lower River Shannon SAC is located approximately 450 m west of the site. The Small [Tipperary] River is located approximately 30 m northwest of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
NEW_5	Newport	Employment and Enterprise	New Residential	0.96	<p>It is proposed to amend zoning at this site from Employment and Enterprise to New Residential.</p> <p>The greenfield site is located to the north of the settlement adjacent to existing residential development and is classified as Improved Grassland and Broadleaved Forest and Woodland. The site includes areas of dense mature hedgerow/treeline to the northeast and southwest of site and adjoins agricultural lands to the North. The Lower River Shannon SAC is located approximately 170 m west of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
NEW_2	Newport	Amenity	New Residential	0.87	It is proposed to amend zoning at this site from Amenity to New Residential. The greenfield site is located to the west of the settlement adjacent to existing residential development and is classified as Improved Grassland. The site adjoins residential development to the North and agricultural lands to the West. The Lower River Shannon SAC is located approximately 110 m east of the site. This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance - due to habitat loss or construction noise and dust, adverse effects on environmental vectors important for	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
PR_1	Portroe	Unzoned	Additional lands to be zoned New Residential outside boundary	1.86	<p>It is proposed to amend zoning at this site from Unzoned to New Residential.</p> <p>The greenfield site is located to the south of the settlement. The site is classified as Improved Grassland and Broadleaved Forest and Woodland. The site includes areas of trees/hedgerow. Lough Derg (Shannon) SPA is located approximately 2km north of the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).									
R_2	Roscrea	Strategic Reserve	New Residential	3.55	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.									
R_1	Roscrea	Strategic Reserve	New Residential	2.01	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TM_12	Templemore	Existing Residential	New Residential	2.85	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The greenfield site is located towards the south-west of the settlement and can be accessed off the R501. The site is largely improved grassland, and is bounded by hedgerows to the west and treelines to the north/north-east and east. The site has an overhead line crossed it to the north-east.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TM_7	Templemore	Existing Residential	New Residential	2.02	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The greenfield site is located towards the north-east of the settlement and is approximately 90 m north of the 433, and 360 m east of the N62. The site is largely improved grassland, and is bounded by hedgerows. The site can be accessed through Kiltillane Court road.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TM_5	Templemore	Existing Residential	New Residential	1.03	<p>It is proposed to amend zoning at this site from Existing Residential to New Residential.</p> <p>The greenfield site is located towards the north-east of the settlement and is approximately 115 m east of the N62. The site is largely improved grassland, and has hedgerows to the south/south-west and north/north-west. The site is bound by residential dwellings to the north, east and south, and can be accessed through Oakdale Park Road. The site has underground lines.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					(e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).									
TM_1	Templemore	New Residential	Town Environs	0.75	It is proposed that the zoning of this site be amended from Existing Residential to Town Environs, the objective of which is to <i>'provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.'</i>	0	+	0	0	0	0	0	0	+

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					<p>This zoning change will not introduce any adverse impacts as it seeks to protect existing amenity and character of the rural environment. This has positive effects on the receiving landscape and population and human health.</p>									
TM_9	Templemore	Social and Public	New Residential	0.55	<p>It is proposed to amend zoning at this site from Social and Public to New Residential.</p> <p>The greenfield site is located towards the south-eastern end of the settlement and can be accessed via New Row road to the north of it. The site is largely improved grassland, and has hedgerows and treelines along its northern, western and eastern boundaries. The site opens up to a larger field to the south. St. Joseph's Cemetery is located to the west of the site. Two overhead lines run across the site.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TM_6	Templemore	Existing Residential	Employment	0.38	<p>It is proposed to amend zoning at this site from Existing Residential to Employment.</p> <p>The site is located to the south/south-west of the settlement and can be accessed via the R501. The site contains a commercial establishment (Clarks Hardware Limited).</p> <p>The zoning change will not result in significant adverse environmental effects as the site already is already developed and its existing use will be consistent with the zoning objective ('To provide, improve and encourage enterprise and employment activity, including start up enterprises').</p>	0	0	0	0	0	0	0	0	0
TM_8	Templemore	Business	Existing Residential	0.20	<p>It is proposed to amend zoning at this site from Business to Existing Residential.</p> <p>The site is located to the north of the settlement and contains a mixed-use building and a mixture of amenity grassland and hedgerows within its curtilage. The site fronts the N62.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					population and human health, material assets and climate by strengthening and preserving the existing use at the site.									
TM_10	Templemore	Social and Public	Existing Residential	0.16	It is proposed to amend zoning at this site from Social and Public to Existing Residential. The site is located to the south-east of the settlement and multiple residential dwellings. Landcover at this site is predominantly 'Other Artificial Surfaces' corresponding to the built footprint of the houses, with a strip of amenity grassland to the west and hedgerows to the east and south-east. The site can be accessed via Rosemount Road. This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity. The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TM_11	Templemore	New Residential	Existing Residential	0.15	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located to the south-west of the settlement and contains a residential dwelling. Landcover at this site is predominantly amenity grassland (within the curtilage of the dwelling) and hedgerows along the site's western, southern and eastern boundaries. The site can be accessed via the R501 to the north.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
T_3	Thurles	Town Environs	Strategic Reserve	15.17	<p>It is proposed to amend zoning at this site from Strategic Reserve to New Residential.</p> <p>The greenfield site is located towards the east of the settlement and is approximately 240 m south of the N75. The site is accessible through Mill Road, west of the site.</p> <p>The site is largely improved grassland, with hedgerows and treelines along internal field boundaries. The site contains a small pond at the centre of the site, enclosed by scrub and treelines. The site contains an Enclosure (TN041-044----) to the west.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
T_1	Thurles	Town Environs	Strategic Reserve	10.55	<p>It is proposed to amend zoning at this site from Town Environs to Strategic Reserve.</p> <p>The greenfield site is located towards the south-east of the settlement, approximately 430 m south of the N75 and 250 m east of the N62. The site largely comprises improved grassland and hedgerows along internal field boundaries. A small section at the south-east of the site contains wet grassland. The Suir river (flowing easterly) is located c. 35 m to the west.</p> <p>The site contains an Enclosure (TN041-043----) to the north/north-west. An overhead line runs across the site to the northern end. There are no identifiable access tracks to the site connecting it to an established road.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)									
						BFF	PHH	S	W	MA	AQN	C	CH	L	
					The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).										
T_4	Thurles	Strategic Reserve	New Residential	5.91	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the	0	+	0	0	+	0	+	0	0	

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.									
T_2	Thurles	Strategic Reserve	New Residential	3.53	It is proposed that the zoning of this site be amended from Strategic Reserve to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the existing land use plans in the County. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
TT_4	Tipperary Town	New Residential Phase 2	New Residential	8.42	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.									
TT_2	Tipperary Town	Agriculture	Strategic Reserve	6.53	<p>It is proposed to amend zoning at this site from Agriculture to Strategic Reserve.</p> <p>The greenfield site is located towards the north-east of the settlement, west of the R661. The site largely comprises improved grassland and has hedgerows and treelines along its field boundaries. The site has a watercourse (Spital-Land) flowing northerly across it. There is an overhead line running across the site that ultimately connects into the Garranacanty 38 kV Substation. The site overlaps with the designated SMR Zone for an Enclosure (TS067-003----), which is located c. 30 m from the site boundary to the north-west. Existing access (via Carrownraddy Road) to the site is poor.</p> <p>The site is located c. 50 m south of the Carrownreedy Turlough Wetland.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-



Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					<p>visually impactful development). Relocation of the overhead line, if required, may result in temporary disruptions to utilities. In addition to the identified Enclosure, the site's greenfield nature has the potential to contain undiscovered archaeological heritage that may be impacted upon site development.</p> <p>The operational phase of development has the potential to generate a range of effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on the surrounding traffic network), effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.), or population and human health (e.g., if the development is improperly designed or not provided with appropriate supporting infrastructure or community facilities).</p>									
TT_9	Tipperary Town	New Residential Phase 2	New Residential	2.99	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP.	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.									
TT_3	Tipperary Town	New Residential Phase 2	New Residential	2.91	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
TT_6	Tipperary Town	New Residential Phase 2	New Residential	2.58	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on	0	+	0	0	+	0	+	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					population and human health, material assets, and climate through sustainable development and delivery of housing.									
TT_1	Tipperary Town	New Residential Phase 2	Existing Residential	2.40	It is proposed that the zoning of this site be amended from New Residential Phase 2 to New Residential. This zoning change will not introduce environmental impacts beyond what has been identified within the environmental assessments (SEA and AA) of the CDP. The zoning change will essentially prioritise and deliver residential development in the near future. This will have positive effects on population and human health, material assets, and climate through sustainable development and delivery of housing.	0	+	0	0	+	0	+	0	0
TT_7	Tipperary Town	New Residential Phase 2	Amenity	2.18	It is proposed to amend zoning at this site from New Residential Phase 2 to Amenity.  The greenfield site is located at the south-west of the settlement, east of the R662. The site comprises largely of improved grassland with hedgerows and treelines bounding the site to the south and east. The site contains a small section of the Ara 16 watercourse to the north/north-east.  The site is neighboured by an existing dwelling house to the south and is surrounded by agricultural fields	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					<p>within the wider landscape.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by providing amenity areas.</p>									
TT_11	Tipperary Town	New Residential Phase 2	Employment	1.70	<p>It is proposed to amend zoning at this site from New Residential Phase 2 to Employment. The site is located to the south of the settlement, west of Station Road (R664), and hosts a building for a commercial entity. The majority of the site is classified 'Other Artificial Surfaces', with patches of amenity and improved grassland to the north and hedgerows to the south and the east fronting the road.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for</p>	0	+	0	0	+	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					population and human health and material assets through the provision of employment.									
TT_5	Tipperary Town	New Residential Phase 2	Amenity	0.62	<p>It is proposed to amend zoning at this site from New Residential Phase 2 to Amenity.</p> <p>The greenfield site is located at the south-west of the settlement, east of the R662. The site comprises largely of improved grassland with hedgerows and treelines bounding the site to the west and south. The site is neighboured by an existing dwelling house to the south and is surrounded by agricultural fields within the wider landscape. An overhead line runs through the site.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by providing amenity areas.</p>	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TT_10	Tipperary Town	New Residential Phase 2	Existing Residential	0.49	<p>It is proposed to amend zoning at this site from New Residential Phase 2 to Existing Residential. The site is located to the south of the settlement, west of Station Road (R664). The site contains amenity grassland and hedgerows to the north and east, and an existing building.</p> <p>This zoning change will not result in significant environmental effects as the site already hosts existing structures and the primary objective of the proposed zoning is to preserve and enhance existing residential development and amenity.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	0	+	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TT_8	Tipperary Town	New Residential	Existing Residential	0.28	<p>It is proposed to amend zoning at this site from New Residential Phase 2 to Existing Residential. The site is located to the south-east of the settlement, c. 180 m east of the N24. It is surrounded by existing housing estates and the Gaelscoil Thiobraid Árann to the north.</p> <p>The site is classified 'Other Artificial Surfaces' for land cover, and has an existing building and ancillary infrastructure for a non-profit organisation.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	0	+	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TT_12	Tipperary Town	New Residential Phase 2	Amenity	0.15	It is proposed to amend zoning at this site from New Residential Phase 2 to Amenity. The greenfield site is located towards the south-west of the settlement. The site largely comprises amenity grassland and hedgerows bounding the site to the north and west. The Limerick-Waterford Railway line is located c. 25 m to the north. The site has overhead lines running through it to the south. The site is located adjacent to the Ara 16 watercourse, which flows in a northerly direction. This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site. The zoning change has the potential to generate positive effects for population and human health by providing amenity areas.	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_2	Two-Mile-Borris	Agriculture	New Residential	2.09	It is proposed to amend zoning at this site from Agriculture to New Residential. The greenfield site is located towards the east of the settlement, south of the L4202. The site largely comprises cultivated land to the west and improved grassland to the east. A section of the site to the north/north-east (fronting the L4202) is classified 'Bare Soil and Disturbed Ground'. The site has hedgerows along its field boundaries. The entire site is underlain by the Source Protection Area (Two-Mile Borris PWS). This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed. The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially important hedgerow or treeline present on-site, species disturbance -	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_6	Two-Mile-Borris	New Residential	Existing Residential	0.65	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located at the east of the settlement, north of the L4202. The site has existing residential dwellings and curtilage comprising hedgerows and grassland. The majority of the site is partially underlain by the Two-Mile Borris PWS.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	0	+	0
TMB_5	Two-Mile-Borris	New Residential	Existing Residential	0.39	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located at the centre of the settlement, c. 115 m north of the L4202. The site has existing residential dwellings and curtilage comprising hedgerows and grassland. The site is partially underlain by the Two-Mile Borris PWS to the south.</p>	0	+	0	0	+	0	0	+	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					<p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>									
TMB_7	Two-Mile-Borris	New Residential	Existing Residential	0.30	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located at the east of the settlement, c. 25 m north of the L4202. The site has existing residential dwellings and curtilage comprising hedgerows and grassland. The entirety of the site is partially underlain by the Two-Mile Borris PWS.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>	0	+	0	0	+	0	0	+	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_1	Two-Mile-Borris	Agriculture	New Residential	0.21	<p>It is proposed to amend zoning at this site from Agriculture to New Residential.</p> <p>The greenfield site is located towards the east of the settlement, approximately 80 m north of the L4202. The site largely comprises improved grassland and is bound by hedgerows along its boundaries. The site also contains artificial surfaces that correspond with the footprint of built structures to the south. The site is partially underlain by a Source Protection Area (Two-Mile Borris PWS) to the south/south-west. The site has an overhead line running along its eastern boundary.</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_4	Two-Mile-Borris	New Residential	Amenity	0.10	<p>It is proposed to amend zoning at this site from New Residential to Amenity.</p> <p>The greenfield site is located at the centre of the settlement, c. 120 m north of the L4202. The site comprises largely of improved grassland. The site is surrounded by recently-constructed housing at New Hayes Park, and is partially underlain (to the south-east) by the Two-Mile Borris PWS.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by providing amenity areas.</p>	0	+	0	0	0	0	0	0	0
TMB_3	Two-Mile-Borris	New Residential	Existing Residential	0.10	<p>It is proposed to amend zoning at this site from New Residential to Existing Residential.</p> <p>The site is located at the centre of the settlement, c. 120 m north of the L4202. The site has existing residential dwellings and curtilage comprising hedgerows and grassland.</p> <p>This zoning change will not result in adverse environmental effects as the site already has the primary objective</p>	0	+	0	0	+	0	0	+	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
					<p>to preserve and enhance existing residential development and amenity.</p> <p>The zoning change has the potential to generate positive effects for population and human health, material assets and climate by strengthening and preserving the existing use at the site.</p>									
TMB_10	Two-Mile-Borris	New Residential	Amenity	0.09	<p>It is proposed to amend zoning at this site from New Residential to Amenity.</p> <p>The greenfield site is located at the east of the settlement, north of the L4202. The site comprises largely of improved grassland. The site is surrounded by recently-constructed housing at Leighton Manor Estate, and is underlain by the Two-Mile Borris PWS.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by providing amenity areas. +F142</p>	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_11	Two-Mile-Borris	Amenity	New Residential	0.08	<p>It is proposed to amend zoning at this site from Amenity to New Residential.</p> <p>The greenfield site is located towards the centre of the settlement, south of the L4202. The site largely comprises grassland and is bound by hedgerows along its boundaries to the North and the East. The site adjoins existing residential development to the east and west of the site and is partially underlain by a Source Protection Area (Two-Mile Borris PWS).</p> <p>This amendment will drive future development of housing and supporting infrastructure at the site. This has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss - such as loss of potentially</p>	+/-	+/-	-	-	+/-	-	+/-	-	+/-





Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_9	Two-Mile-Borris	New Residential	Amenity	0.08	<p>It is proposed to amend zoning at this site from New Residential to Amenity.</p> <p>The greenfield site is located at the east of the settlement, c. 25 m north of the L4202. The site comprises largely of improved grassland. The site is surrounded by recently-constructed housing at Leighton Manor Estate, and is underlain by the Two-Mile Borris PWS.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by preserving the existing use at the site. Any enhancement measures undertaken at the site has the potential to generate positive effects on biodiversity or visual amenity, if development proposals include biodiversity enhancement measures or are sensitively designed.</p>	0	+	0	0	0	0	0	0	0

Site ID	Settlement	Existing Zoning	Proposed Zoning	Area (hectares)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
						BFF	PHH	S	W	MA	AQN	C	CH	L
TMB_8	Two-Mile-Borris	New Residential	Amenity	0.05	<p>It is proposed to amend zoning at this site from New Residential to Amenity.</p> <p>The greenfield site is located at the east of the settlement, c. 25 m north of the L4202. The site comprises largely of improved grassland. The site is surrounded by recently-constructed housing at Leighton Manor Estate, and is underlain by the Two-Mile-Borris PWS.</p> <p>This zoning change will not result in adverse environmental effects as the zoning objective ('To provide, preserve and enhance open space and amenity uses') are consistent with the current land-use at the site.</p> <p>The zoning change has the potential to generate positive effects for population and human health by preserving the existing use at the site. Any enhancement measures undertaken at the site has the potential to generate positive effects on biodiversity or visual amenity, if development proposals include biodiversity enhancement measures or are sensitively designed.</p>	0	+	0	0	0	0	0	0	0



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