

CARRICK-ON-SUIR LOCAL AREA PLAN 2025 - 2031

Strategic Environmental Assessment Statement

Prepared for:

Tipperary County Council



Comhairle Contae Thiobraid Árann
Tipperary County Council

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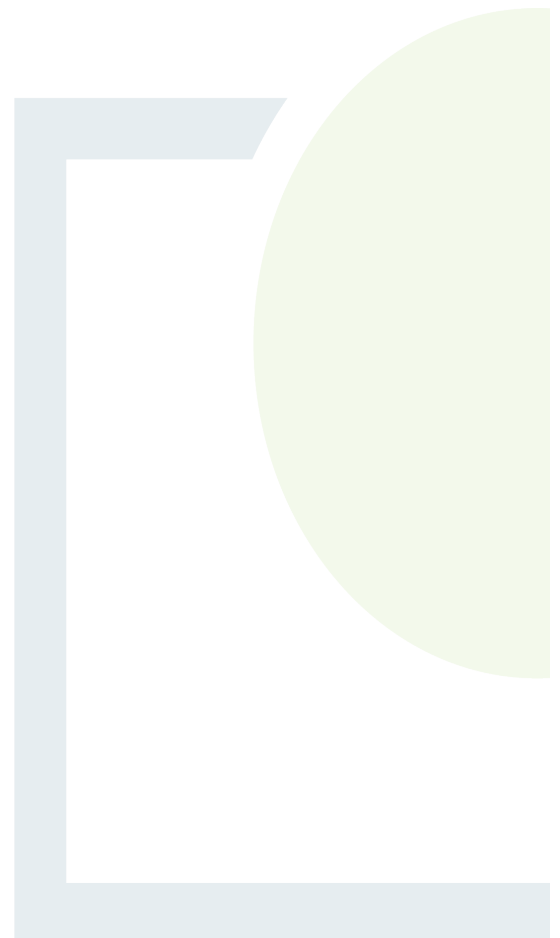
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Abstract: Fehily Timoney and Company is pleased to submit this SEA Statement to Tipperary County Council for the Carrick-On-Suir Local Area Plan 2025-2031.

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1. INTRODUCTION

1.1 Background

Tipperary County Council (TCC) have adopted the Carrick-On-Suir Local Area Plan (Plan) 2025 - 2031. This is the Strategic Environmental Assessment (SEA) Statement for the Plan. This SEA Statement provides information on the following:

1. How Environmental Considerations were integrated into the Plan.
2. How the SEA Environmental Report and consultation submissions and observations on it have been taken into account during the preparation of the Plan.
3. The reasons for choosing the Plan as adopted, in the light of the other reasonable alternatives considered.
4. The measures decided concerning monitoring the significant environmental effects of implementation of the Plan.

The EPA in their Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring (2023) succinctly summarize the role SEA Statement have under the SEA process, as follows: *'SEA Statements have the potential to play a central role in summarising the effectiveness of the SEA process. They can capture how environmental considerations have shaped the plan/programme (e.g., through policy wordings, revisited zonings and other measures) and how the process has contributed to making the plan or programme more sustainable'*.

1.2 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)¹. 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'*².

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 Transposing Irish Regulations: S.I. No. 435 of 2004 (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011). 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).

² 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 (Department of the Environment, Community and Local Government, 2004).



Article 14I of 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), requires that a competent authority provide information on the decision to approve a Local Area Plan that has been subject to SEA. Article 14I (1) requires that a statement is produced summarized, inter alia, how environmental considerations have been integrated into the plan or programme subject to SEA.



2. HOW ENVIRONMENTAL CONSIDERATIONS WERE INTEGRATED INTO THE LOCAL AREA PLAN 2025 - 2031

2.1 SEA Scoping

The first stage of the SEA process was to carry out SEA Screening to determine the requirement for SEA of the Plan. SEA Screening of the emerging Draft LAP was carried out and it was determined that the LAP should be subject to mandatory SEA under the 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) given the LAP is being prepared for a town and environs area with a population of greater than 5,000 persons. Generally, potential for the implementation of the land use framework defined in the LAP to result in likely, significant environmental effects exists - having regard to development aspirations for the Plan area and the baseline environment.

The second stage of the SEA process was 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 of the Plan. An SEA Scoping Report was produced to document the scoping process. The SEA Scoping Report outlined information on the emerging Plan, including the need for the Plan, 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.

A copy of this report was made available to the statutory Environmental Authorities. Environmental Authorities made scoping submissions on the SEA Scoping Report. The SEA Scoping Report was finalized in light of these submissions. The SEA Scoping Report, along with SEA scoping consultation submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues which are to be dealt with by the SEA, the methods which will be used to address these issues, and the level of detail required to address these issues, as per the SEA Guidelines³. Summary detail on the scoping consultation submissions received from Environmental Authorities and how these were taken into account during the SEA process is presented in Table 2-1.

³ 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."



Table 2-1: Summary Detail on Scoping Submissions Received from Environmental Authorities

Environmental Authority	Summary on the Scoping Consultation Submission	How was this submission taken into account during the SEA?
Environmental Protection Agency (EPA)	The EPA provided advice on guidance documents and interrelated plans or programmes that should be revised during the Plan-making process. Commentary was also provided on the need for the Plan to align with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	<p>The recommendation to ensure alignment between the Plan and national commitments on climate change, as well as applicable sectoral, regional and local adaptation plans underpinned the SEA process and the defined mitigation measures. Where relevant, mitigation measures ultimately defined serve to holistically maximise environmental benefits.</p> <p>Appropriate regard was had to the need to consider the climate change targets and national commitments within the scope of the Plan.</p> <p>The nature, focus and level of mitigation measures defined in the SEA Environmental Report were informed by the EPA's commentary. All mitigation measures defined were integrated into the Plan itself. The wording of climate action defined in the Plan was shaped having regard to relevant environmental considerations.</p>
Department of the Environment, Climate and Communications (DECC)	<p>The Department advised on what plans, programmes, policies and associated environmental assessments should be considered in the Plan and its accompanying environmental reports.</p> <p>DECC also recommended that the following EU legislation should be considered and included:</p> <ul style="list-style-type: none"> • Directive (EU) 2023/2413 (the latest recast Renewable Energy Directive). • Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy). • EIA Directive 2014/52/EU (assessment of the effects of certain public and private projects on the environment). • The Public Participation Directive 2003/35/EC (public participation in the process of drawing up certain plans and programs related to the environment). • Directive (EU) 2023/0232 (Soil Monitoring Law). • Regulation (EU) 2024/1991 (Nature Restoration Law). 	<p>Appropriate regard was had to relevant plans, programmes, policies and associated environmental assessments during the preparation of the SEA Environmental Report for the Plan.</p> <p>Relevant EU legislation was considered during the preparation of the SEA Environmental Report for the Plan.</p>



Environmental Authority	Summary on the Scoping Consultation Submission	How was this submission taken into account during the SEA?
Department of Housing, Local Government and Heritage (DHLGH)	<p>The Department provided specific advice on visual amenity and heritage considerations that are to be taken into account during the SEA and Plan-making process, specifically:</p> <ul style="list-style-type: none"> • The potential impact on built heritage particularly in relation to protected structures and their curtilage, and architectural conservation areas. • Besides principal demesnes such as historic gardens and designed landscapes, garden cemeteries and urban parks should also be considered in the assessment of landscape and visual amenity. • Considerations under Landscape and Visual Amenity should also include reference to historic and designed landscapes associated with protected structures, their curtilage and/or located within an Architectural Conservation Area. • Reference to council policy on Architectural Conservation Area (ACA) should be made and inclusion of 'Architectural Heritage Protection: Guidelines for Planning Authorities' as an information source. 	<p>Baseline information on visual amenity and heritage was reviewed carefully, clarified and updated as necessary during the finalisation of the SEA Environmental Report, having appropriate regard to the Department's commentary in relation to the potential impact on built heritage, landscape and visual amenity.</p> <p>All advice with respect to the potential impacts of the Plan was considered during the environmental assessment process. Appropriate mitigation measures were defined and incorporated into the Plan.</p>
Kilkenny County Council (KCC)	<p>KCC provided an overview of the context of proximate locations and zonings within or in close proximity to the Plan area.</p> <p>With regards to environmental impacts of the Plan, KCC suggested that the following observations should be considered by the SEA and Plan-making teams:</p> <ul style="list-style-type: none"> • Existing flooding issues pertaining to the River Lingaun. • Transport impacts in relation to the N24 improvement corridor and route selection including the Carrick-On-Suir bypass route, improvements to the Waterford to Limerick railway line, construction of the blueway routes across the River Suir from Carrick-On-Suir towards Piltown/Co. Kilkenny/Waterford City, and improvements to pedestrian and active travel. • The need to address any Zoning, Archaeological, Heritage, Visual Amenity, Residential Amenity, Tourism, and other impacts at pre-draft consultation stage and statutory consultation stage for the draft Plan. 	<p>The content of this submission served to inform the focus of the environmental assessment of archaeology, heritage, visual amenity and tourism.</p> <p>Appropriate regard was had to the need to consider existing flooding issues at the River Lingaun, transport impacts associated with the various infrastructure improvement projects, zoning and related potential impacts during the preparation of the SEA Environmental Report for the Plan.</p>



2.2 Environmental Assessment and Mitigation

Taking into account the scope detailed in the SEA Scoping Report which was produced for the initial draft version on the Plan, the environmental effects associated with the implementation of the Plan were identified, evaluated and described in a SEA Environmental Report.

This report defined mitigation measures to prevent adverse environmental effects due to the implementation of the Plan. The following forms of mitigation have been adopted to ameliorate the negative environments of the Plan and maximize potential positive effects of the plan:

- Mitigation through consideration of alternatives.
- Mitigation through integration of environmental considerations into the Plan.
- Mitigation through consideration of development management standards/environmental protection objectives contained in the CDP.

2.2.1 Mitigation through consideration of alternatives

A number of alternatives were considered at an early stage in the process. The environmental effects of these alternatives were evaluated during the SEA process. Detail on how Plan alternatives and their environmental effects were considered during plan-making is provided in Section 3.

2.2.2 Mitigation through integration of environmental considerations into the Plan

The Plan development process was carried out in parallel with the SEA, AA and SFRA processes. Regular communication and interaction took place between the environmental assessment team and the plan development team. Environmental considerations that came to light during the SEA, AA and SFRA processes, including consultation processes, were regularly communicated to the plan making team during the plan development process.

A strong level of embedded environmental mitigation was found to be present in early drafts of the Plan. Environmental mitigation measures were also already defined in the Tipperary County Development Plan (CDP) which mitigate significant negative environmental effects, and maximise potential environmental benefits and co-benefits of the Plan.

As necessary, additional environmental mitigation measures to ameliorate the potential negative environmental effects of implementing the Plan were developed and then integrated into the earlier iterations of the Plan. This process was carried out in an iterative manner to ensure optimal plan making and environmental outcomes. Environmental considerations were also integrated into the plan so as to facilitate maximising identified positive environmental effects of the Plan.

Environmental mitigation measures embedded in early iterations the Plan to prevent, reduce and fully offset potential significant negative environmental effects, and to maximise potential environmental benefits and co-benefits of the Plan, are presented in Table 2-2.

Environmental mitigation measures defined in the CDP that mitigate significant negative environmental effects associated with the Plan are presented in Table 2-3.



Additional Environmental Mitigation Measures (additional policies/objectives) recommended to augment environmental protection and enhancement in the Plan are presented in Table 2-4

Additional text clarifying environmental protection related obligations and environmental enhancement opportunities has been attached to various previously defined policies/objectives in the Plan is presented in Table 2-5. This text has been shaped to ensure that environmental considerations are appropriately taken into account during Plan implementation.

All recommendations have been fully integrated into the Plan.

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

Table 2-2: Embedded Environmental Mitigation

Objective/Policy Reference	Objective/Policy	Related Environmental Components
2.1	Require the retrofitting of existing structures on brownfield sites, unless it is demonstrated that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the re-design, construction and use stages of a new building, compared with retrofitting - having due regard to the need to conserve protected structures, historic fabric generally, and protected species of biodiversity value.	PHH, BFF, CH, LU, AQN, W, MA, CC
2.2	Support new development that will enable sustainable housing growth, employment, community development and prosperity for Carrick-on-Suir as a District Town in line with the Strategic Objectives of the TCDP.	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
2.3	Require new development to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives of the TCDP and this LAP and in accordance with the Tipperary County Council Climate Action Plan 2024-2029 (and any review thereof).	PHH, MA, CC
2.4	Support compact residential growth in Carrick-on-Suir through the sustainable intensification and consolidation of the town centre and established residential areas to meet identified housing targets and requirements in line with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH, 2024) and any review thereof.	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
3.1	Enhance the quality of the Town Centre by supporting the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area, in particular, to support the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration'.	PHH, BFF, CH, S, LU, AQN, W, MA, CC
3.2	Support new development proposals for regeneration sites which accord with the Key Planning Criteria for these sites set out in Appendix 3: Regeneration Sites.	PHH, BFF, CH, S, LU, AQN, W, MA, CC
3.5	Support new development proposals which accord with the Carrick-on-Suir Regeneration Plan and the policies and objectives set out in the Town Centre First Plan (when complete).	PHH, BFF, L, CH, S, LU, AQN, W, MA
3.6	Support new development which enhances the setting of Carrick-on-Suir town centre, including its architectural and historical heritage and character, and facilitates compact growth, high quality urban design, connectivity and active travel as opportunities arise.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR, CC
3B	Support landowners with potential sites for regeneration and development through the Council's planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc. as part of a Town Centre First programme.	PHH, BFF, CH, S, LU, AQN, W, MA, CC
3D	Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration	PHH, BFF, CH, S, LU, AQN, W, MA, CC



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.	
7.1	Protect and conserve the integrity, ecological and biodiversity value of the River Suir, the Glen River and the Lingaun River and the associated riparian zones as they run through the town. Ensure that any development proposals within or adjacent to the rivers are appropriately assessed to ensure the protection of water quality and river access.	PHH, BFF, L, S, W, TR
7.2	Support the extension of the Suir Blueway Tipperary along the River Suir, subject to planning and environmental and assessment - whilst protecting and enhancing the natural character and ecological value of the river and associated important habitat, including riparian zones.	PHH, BFF, S, AQN, W, MA, TR
7.3	<p>a) Support the retention of trees of significant amenity value and require public realm proposals to include for urban greening that is appropriate to the character of the area, provides for urban shading, supports biodiversity and provides an appropriate visual setting.</p> <p>b) Allow the removal of mature trees, or trees of significant amenity value, only where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.</p> <p>c) Require development proposals which affect trees of significant amenity value to identify trees to be retained, and methods for the protection of those trees to be retained during and post-construction to be set out within development proposals.</p> <p>d) Require new development proposals to incorporate the provision of trees, in accordance with the requirements of Section 3.7 of the Development Management standards of the TCDP.</p>	PHH, BFF, L, S, AQN, W, CC
7.5	Protect the designated natural heritage sites and sites of high ecological value within the plan area including the Alluvial Wet Woodland habitat on the Islands of the River Suir.	PHH, BFF, L, CH, S, LU, AQN, W, TR, CC
7.6	Require the introduction of appropriate species of new street trees in urban development proposals and other urban greening measures, where these can be practically implemented.	PHH, BFF, L, S, AQN, W, CC
7.7	Safeguard the setting and character of Ormond Castle, including the Castle Park, amenity lands and riverscape.	PHH, BFF, L, CH, S, W, MA, TR
7.8	Preserve and enhance the character of the designated Carrick-on-Suir ACA, in accordance with the Carrick-on-Suir ACA Statement of Character (Appendix 6) and the Architectural Heritage Protection, Guidelines for Planning Authorities (DEHLG, 2011).	PHH, L, CH, MA, TR
7.9	Require that the views and streetscapes as listed in Section 7.2.4 shall be given due consideration as part of the design process for new development to the satisfaction of the Council. A Heritage Impact Assessment (HIA) or Landscape Value and Impact Assessment (LVIA) may be required to demonstrate development proposals accord with this policy.	PHH, L, CH, MA, TR
7A	Support and work with the local community, and other stakeholders in the development of blue and green infrastructure in the town, including the enhancement of the biodiversity and conservation value of the River Suir, Glen River and Lingaun River.	PHH, BFF, L, S, AQN, W, MA, TR
7B	Work in partnership with stakeholders and the local community in the delivery of projects for Carrick-on-Suir in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and Trail Strategy and seek funding opportunities as they arise.	PHH, BFF, L, S, AQN, W, MA, TR
7D	Ensure that new development, extensions, renovation works and infill development within or adjacent to the ACA is sympathetic to the distinctive character of the area and enhances the special character and visual setting of the Carrick-on-Suir ACA.	L, CH



Objective/Policy Reference	Objective/Policy	Related Environmental Components
7E	Ensure that Carrick-on-Suir remains a member of the Irish Walled Towns Network. Protect the town walls, have regard to the Town Wall Conservation Management and Implementation Plan and secure funding for conservation work to the Walls.	PHH, L, CH, MA, TR
8.2	Support the sustainable and efficient use of existing capacity in water service; permit new connections to the Carrick-on-Suir public water and waste water supply; and safeguard the integrity of the water supply and waste water network. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Uisce Eireann Connections Charging Policy and Uisce Eireann's Connections and Developer Service process.	PHH, BFF, CH, S, AQN, W, MA
8.7	Require, as part of development proposals on or within the vicinity of the former municipal landfill site, the developer to implement mitigation measures as deemed necessary, to offset any potential risk which may result from the closed landfill.	PHH, L, S, AQN, W

Table 2-3: Environmental Mitigation defined in the CDP

Objective/Policy Reference	Objective/Policy	Related 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>	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
5-1	Have regard to the County Housing Strategy (or any amendment thereof), when implementing housing programmes, and when assessing proposals for both private and public residential development, to ensure that new housing is provided, and located in a manner that caters for the diverse housing needs of the community, suitable for households of a range of incomes and in tandem with the delivery of social and community infrastructure and amenity.	PHH, BFF, L, CH, S, LU, AQN, W, MA
5-2	Facilitate residential development, in accordance with the policy and objectives for residential development for towns and villages, as set out in Volume 2, in the relevant LAPs (and any review thereof) and as set out in the relevant Development Plan for each town (and any review thereof) and the Development Management Standards set out in Volume 3.	PHH, BFF, L, CH, S, LU, AQN, W, MA



Objective/Policy Reference	Objective/Policy	Related Environmental Components
5-3	Require that residential schemes proposed on lands zoned for residential use, or a mixture of residential and other uses, comply with Part V of the Planning Act (or any amendment thereof).	PHH, BFF, L, CH, S, LU, AQN, W, MA
5-5	Support and facilitate the delivery of new residential development in towns and villages and where the applicant has demonstrated compliance with the following: a) New residential development shall meet the relevant Development Management Standards as set out in Volume 3. b) New residential developments of 10 or more units shall be accompanied by a 'Sustainability Statement', and a 'Statement of Housing Mix'. 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. 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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
5-7	Ensure that new residential development accommodates housing for a range of specialised needs, including those of the elderly, and contain appropriate mix of housing types and sizes. New housing shall incorporate the principles of Lifetime Adaptable Homes and Universal Design to cater for groups with specific needs in the county, as informed by a 'Statement of Housing Mix' as part of a 'Sustainability Statement' where applicable.	PHH, BFF, L, CH, S, LU, AQN, W, MA
5-8	Support the provision of specialised residential accommodation facilities for the elderly, such as age appropriate homes, independent and assisted living units, day-care facilities, nursing homes and specialised care units (e.g. dementia specific units) in towns and villages, where they can readily connect with the services and amenities of the local community.	PHH, BFF, L, CH, S, LU, AQN, W, MA
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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
6-4	Apply the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (DHLGH, 2009), which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.	PHH, BFF, L, CH, S, LU, AQN, W, MA
6-5	Facilitate new childcare facilities in settlements, to the requirements of the County Childcare Committee, and the Childcare Facilities, Guidelines for Planning Authorities (DEHLG 2001) or any amendments thereof. New residential development will be required to consider demand for childcare likely to be generated by the development and the existing childcare facilities in the area, and to submit proposals to accommodate any identified increase in demand which may arise.	PHH, BFF, L, CH, S, LU, AQN, W, MA
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, BFF, L, CH, S, LU, AQN, W, MA
9-1	Encourage and support tourism development, including accommodation and related facilities, to locate within existing settlements, subject to normal planning and environmental considerations, where they can support compact growth and regeneration, provision of services and the general economic vitality of settlements. New development	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	will be required to relate sympathetically to the scale, capacity and level of development and facilities in the settlement.	
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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, 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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
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, L, CH, S, LU, AQN, W, MA, CC
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.	PHH, BFF, L, S, LU, AQN, W
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.	PHH, BFF, L, S, LU, AQN, W
11-4	(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. (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. (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. (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.	PHH, BFF, L, S, LU, AQN, W



Objective/Policy Reference	Objective/Policy	Related Environmental Components
11-5	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.	PHH, BFF, S, LU, AQN, W, MA
11-6	Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).	PHH, BFF, L, S, LU, AQN, W, MA
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>	PHH, BFF, S, LU, AQN, W, MA
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 & 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) SFRAs 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>	PHH, BFF, L, S, LU, AQN, W, MA
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>	PHH, BFF, S, LU, AQN, W, MA
11-11	(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.	PHH, BFF, L, S, LU, AQN, W, MA



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	<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>	
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, AQN, W
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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
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>	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
11-18	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.	PHH, BFF, AQN, MA
11-19	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.	PHH, BFF, AQN, MA
11-D	<p>(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.</p> <p>(b) Prepare a 'Pollinator Action Plan' for Tipperary over the lifetime of the Plan, having consideration to the All-Ireland Pollinator Plan, 2021 - 2025.</p>	PHH, BFF, S, AQN, W, MA, CC
11-F	<p>(a) To support and facilitate the CFRAM Programme, and to support the OPW in the development and implementation of sustainable flood risk management plans and actions.</p> <p>(b) To consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAM Programme Flood Risk Management Plans.</p>	PHH, BFF, L, CH, S, LU, AQN, W, MA
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.	PHH, BFF, AQN, MA
12-1	(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	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	<p>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,</p>	
12-4	Maintain and protect the safety, capacity and efficiency of Tipperary’s roads network and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities, (DECLG, 2012) and the Trans-European Networks Regulations and to avoid the creation of additional access points to national roads to which speed limits greater than 60kmh apply.	PHH, BFF, CH, S, LU, AQN, W, MA, TR
12-7	Support and encourage new developments, and in particular, new domestic homes, to install or enable the installation of an EV charging point in line with the Development Management Standards set out in Volume 3, Appendix 6.	PHH, BFF, L, S, LU, AQN, W, MA, CC
12-8	Ensure that in assessing new development, the capacity and efficiency of the national road network drainage regimes in county Tipperary will be safeguarded for national road drainage purposes.	PHH, BFF, L, S, LU, AQN, W, MA
12-B	<p>Work in partnership with TII, and regional stakeholders to achieve enhanced regional accessibility, sustainable mobility and quality international connectivity. In particular, to actively seek;</p> <p>(a) The strengthening of multi-modal connectivity between Limerick to Waterford along the ‘Limerick – Waterford Transport and Economic Network’.</p> <p>(b) The upgrade of the N24 National Route linking Limerick and Waterford (Major Roads Project).</p>	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
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 thereof, 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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
13-2	<p>Encourage and support new development that contributes to the enhancement of ACAs with regard to;</p> <p>a) Impact on the character, appearance and integrity of the ACA in terms of compatibility in design, colour, finishes and massing of form;</p> <p>b) Impact on the existing amenities, character and heritage of the ACA;</p> <p>c) The importance of retaining important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, plasterwork etc as appropriate.</p>	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
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.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
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	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	<p>exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.</p> <p>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.</p>	
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>	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
15-1	Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.	PHH, BFF, LU, W, MA
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.	PHH, BFF, S, LU, AQN, W, MA
15-3	Protect the Irish Water Eastern and Midlands Water Supply Project pipeline corridor from inappropriate development that would prejudice the delivery of the project and to refer any planning applications within the development corridor to Irish Water for comment.	PHH, BFF, S, LU, AQN, W, MA
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.	PHH, S, LU, AQN, W, MA
15-5	<p>In line with the provisions of Section 5.3.1 of the Draft Water Services Guidelines for Planning Authorities (or any review thereof) new development will connect to existing water infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection network.</p> <p>In settlement centres where, municipal treatment plants do not have the capacity to cater for additional development, the Council will facilitate development, where the developer has agreed proposals for the up-grade of the treatment plant and/or network, as may be necessary, with Irish Water in accordance with the Draft Water Services Guidelines for Planning Authorities, and any amendment thereof, and the Irish Water Connection</p>	PHH, BFF, S, LU, AQN, W, MA



Objective/Policy Reference	Objective/Policy	Related Environmental Components
	<p>Charges Policy. The Council will require that such infrastructure is in place, prior to the commencement of the development.</p> <p>The Council may consider, on a site-specific basis, on-site waste water treatment proposals in cases where a connection to a municipal treatment plant has been demonstrated to be unfeasible or in settlements which are not served by treatment plants. Developments shall be subject to the criteria set out below:</p> <p>(a) Small Business, Community and Public Developments: the development shall be served by an on-site treatment system which demonstrates compliance with the Waste Water Treatment Manual: Treatment System for Small Communities, Business, Leisure Centres and Hotels, (EPA, 1999) (or any amendment thereof).</p> <p>or</p> <p>(b) Private Residential Developments: the development shall be served by individual treatment plants in compliance with the Code of Practice: Waste Water Treatment Systems for Single Houses, (EPA, 2021) (or any amendment thereof).</p> <p>In both cases as above</p> <p>i. the development shall connect to the municipal treatment plant, where and when such facilities become available .</p> <p>ii. the development will not have an adverse human health, environmental or ecological impact on the receiving environment, including groundwater or surface water courses.</p> <p>iii. the development shall demonstrate compliance with the Development Management Standards set out in Volume 3.</p>	
15-6	Require development proposals to connect to the public water supply, where such facilities are available.	PHH, LU, W, MA
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> <p>(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,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p>	PHH, BFF, S, LU, AQN, W, MA
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.	PHH, S, LU, AQN, W, MA
15-B	Co-operate with Irish Water in the delivery of the Eastern and Midlands Water Supply Project and to ensure the maximum benefit from this project to County Tipperary, in particular with respect to economic development potential and security of supply.	PHH, S, LU, AQN, W, MA

Table 2-4: Additional Environmental Mitigation Measures



Objective/Policy Reference	Objective/Policy	Related Environmental Components
7.10	Protect and where possible enhance biodiversity and ecological connectivity, including habitat that form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive. Appropriate mitigation and/or compensation to conserve biodiversity and green infrastructure networks will be required where important habitats are at risk or lost as part of a development.	BFF
7.11	Require new development proposals to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' (2010) and the Irish Standard IS EN 16883:2017 'Conservation of cultural heritage - guidelines for improving the energy performance of historic buildings' (2017) and any future advisory documents in assessing proposed works on Protected Structures.	CH, MA
7.12	Require new amenity and active travel infrastructure proposals to be designed in consideration of the EPA Research Report, 'Connecting with Nature for Health and Wellbeing' (2020).	PHH, MA

Table 2-5: Amendments to Pre-existing Plan Policies/Objectives

Policy / Objective Reference	Policies/Objectives	Amendment	Related Environmental Components
2.1	Require the retrofitting of existing structures on brownfield sites, unless it is demonstrated that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the re-design, construction and use stages of a new building, compared with retrofitting.	Require the retrofitting of existing structures on brownfield sites, unless it is demonstrated that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the re-design, construction and use stages of a new building, compared with retrofitting - having due regard to the need to conserve protected structures, historic fabric generally, and protected species of biodiversity value.	PHH, BFF, CH, LU, AQN, W, MA, CC
3E	Support the development of a Site Development Brief for the 'Goldcrop Site' in consultation with the community and relevant stakeholders.	Support the development of a Site Development Brief for the 'Goldcrop Site' in consultation with the community and relevant stakeholders; whilst ensuring the development brief has due regard to site specific biodiversity protection requirements and enhancement opportunities.	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC
3G	To identify suitable locations for coach parking within the town and examine the possibility of adapting existing car parks to provide for coach parking bays.	To identify suitable locations for coach parking within the town and examine the possibility of adapting existing car parks to provide for coach parking bays - having due regard to the Sustainable Transport Plan and safety.	PHH, MA, CC
4G	Engage with the local community and other relevant stakeholders to develop tourism projects, activity-based tourism and water-based activities.	Engage with the local community and other relevant stakeholders to develop tourism projects, activity-based tourism and water-based activities - whilst appropriately conserving biodiversity through good visitor and recreation management.	PHH, BFF, L, CH, S, LU, AQN, W, MA, TR
5.2	Require the preparation of a masterplan for the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road. A masterplan must provide 1) for a coordinated and phased approach to delivery and	Require the preparation of a masterplan for the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road. A masterplan must provide 1) for a coordinated and phased approach to delivery and sequencing of residential development, public open space, playground / play spaces, road access, active travel and permeability; 2)	PHH, BFF, L, CH, S, LU, AQN, W, MA, CC



Policy / Objective Reference	Policies/Objectives	Amendment	Related Environmental Components
	sequencing of residential development, public open space, playground / play spaces, road access, active travel and permeability; and 2) an evidence-based assessment to demonstrate that there is adequate capacity in the existing road network to accommodate transport impact from further proposed development OR the phased delivery of required transport infrastructure delivery. Any identified transport upgrade requirements are to be provided as part of the proposed development, in accordance with the phasing plan for the lands.	an evidence-based assessment to demonstrate that there is adequate capacity in the existing road network to accommodate transport impact from further proposed development OR the phased delivery of required transport infrastructure delivery. Any identified transport upgrade requirements are to be provided as part of the proposed development, in accordance with the phasing plan for the lands. The masterplan must be informed and guided by all relevant environmental considerations, including the need to manage and mitigate (where necessary) the potential effects development in this area may have on the Lower River Suir SAC.	
5H	Seek the development of additional recreational and amenity spaces in Carrickbeg.	Seek the development of additional recreational and amenity spaces in Carrickbeg having due regard to environmental constraints and sensitivities in this area.	PHH, BFF, CH, LU, AQN, W, TR
5I	Support access to public open space along the Glen River, at the Duck Pond and along the River Suir.	Support access to public open space along the Glen River, at the Duck Pond and along the River Suir, and promote passive recreational activities (subject to the sensitivity of riverside habitat), whilst protecting and enhancing the natural character and ecological value of the river and stream corridors.	PHH, BFF, CH, LU, AQN, W, TR
6.4	Support the sequential development of lands zoned for development, and to ensure that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands.	Support the sequential development of lands zoned for development, and to ensure that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands, having due regard to the need to protect sensitive aspects of the receiving environment, such as water bodies, biodiversity, flora and fauna, European sites and local population, from potential negative effects of development.	PHH, BFF, L, CH, S, LU, AQN, W, MA
6.5	Preserve and safeguard the Route Corridor for the proposed N24 Waterford to Cahir Scheme (Major National Road Project) and support and prioritise the implementation of the scheme.	Preserve and safeguard the Route Corridor for the proposed N24 Waterford to Cahir Scheme (Major National Road Project) and support and prioritise the implementation of the scheme - having due regard to the need to protect sensitive aspects of the receiving environment, such as water bodies, biodiversity, flora and fauna, European sites and local population, from potential negative effects of this strategic infrastructural development.	PHH, BFF, L, CH, S, LU, AQN, W, MA
6.6	Support, in consultation with all relevant stakeholders, the development of a third river crossing to the west of town, subject to the identification of a need for such transport-related infrastructure.	Support, in consultation with all relevant stakeholders, the development of a third river crossing to the west of town, subject to the identification of a need for such transport-related infrastructure; whilst ensuring 1) environmental considerations are integrated into the design, planning and development of such a crossing (at the earliest stages possible); and 2) Robust environmental	PHH, BFF, L, CH, S, LU, AQN, W, MA



Policy / Objective Reference	Policies/Objectives	Amendment	Related Environmental Components
		assessment processes guide and inform the development.	
6B	Work in partnership with TII and regional stakeholders to deliver the proposed N24 Waterford to Cahir Scheme as part of the upgrade of the N24 National Route linking Limerick and Waterford.	Work in partnership with TII and regional stakeholders to deliver the proposed N24 Waterford to Cahir Scheme as part of the upgrade of the N24 National Route linking Limerick and Waterford - having due regard to the need to protect sensitive aspects of the receiving environment, such as water bodies, biodiversity, flora and fauna, European sites and local population, from potential negative effects of this strategic infrastructural development.	PHH, BFF, L, CH, S, LU, AQN, W, MA
7.2	Support the extension of the Suir Blueway Tipperary along the River Suir, subject to planning and environmental and assessment.	Support the extension of the Suir Blueway Tipperary along the River Suir, subject to planning and environmental and assessment - whilst protecting and enhancing the natural character and ecological value of the river and associated important habitat, including riparian zones.	PHH, BFF, S, AQN, W, MA, TR
8C	Integrate a Nature Based Approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development in the town.	Integrate a Nature Based Approach to SUDS, with a focus on biodiversity and climate adaptation , as part of new public realm and public sector development in the town.	PHH, BFF, L, S, LU, W, MA

2.3 Appropriate Assessment

The environmental assessment for the Plan 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 Appropriate Assessment (AA) processes relating to biodiversity impact assessment to ensure the effective and streamlined assessment of biodiversity impacts. The plan-making, 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.

2.4 Consultation on the SEA Environmental Report

A draft version of the SEA Environmental Report accompanied a draft version of the Plan on public display as part of the statutory public consultation required for the Plan. A draft version of the Natura Impact Report (NIR) produced under the AA process for the Draft Plan also accompanied the Draft Plan on public display. Environmental Authorities, relevant interested stakeholder and members of the public were notified of the Draft Plan being placed on display and the opportunity to make consultation submissions in relation to the Draft Plan. Members of public were made aware of the Draft Plan and associated environmental reports through a notification published by the local authority on its website. Environmental Authorities and interested stakeholders were notified through notification correspondence.



Various parties made consultation submissions and observations on the Draft Plan and associated environmental reports. Detail on submissions received relevant to SEA and AA issues and documentation, responses to these submissions, and any changes made to SEA Environmental Report (ER) and NIR documents on foot of these submissions, is provided in Table 2-6.

TCC made Material Alterations to the Draft Plan on foot of the consultation undertaken. A further period of prescribed consultation was then undertaken. Detail on submissions received during this further consultation relevant to SEA and AA issues and documentation, responses to these submissions, and any changes made to SEA Environmental Report (ER) and NIR documents on foot of these submissions, is provided in Table 2-7.

Updates were made to the SEA and AA documentation where relevant following on from receipt and consideration of the consultation submissions.



Table 2-6: Responses to Submissions received during Consultation on Material Alterations

Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
Environmental Protection Agency (EPA)	With respect to land use plans at county and local levels EPA refer to their guidance document, 'SEA of Local Authority Land Use Plans - EPA Recommendations and Resources' and advise that the document is taken into account and relevant recommendations are incorporated.	Noted. The EPA were one of four statutory environmental authorities included as part of the statutory scoping consultation process for the Carrick-on-Suir Local Area Plan 2025-2031. In their response they made reference to and provided a copy of the aforementioned guidance document (refer to Appendix 2 of the SEA Environmental Report). The EPA's response and guidance document were considered when preparing the SEA for the LAP.	None.	None.
	TCC should ensure that the plan aligns with key relevant higher-level plans and programmes and is consistent with relevant objectives and policy commitments of the National Planning Framework and Southern Regional and Economic Strategy.	Appendix 1 of the Draft SEA Environmental Report and Appendix 2 of the Draft NIR provides a summary of the relationship of the LAP and other relevant plans and programmes. It shall be ensured that the LAP aligns with other relevant plans and programmes.	None	None
	Regarding the Environmental Report, the EPA refer to the SEA Regulations and the information to be contained with the Environmental Report, particularly with regard to Assessment of Alternatives, Assessment of Environmental Effects, Mitigation Measures and Monitoring	The Environmental Assessment Approach and Methodology applied was described in Section 3.4.1 of the SEA Environmental Report. The SEA Environmental Report was prepared in accordance with relevant SEA regulations. Assessment of Alternatives, Assessment of Environmental Effects, Mitigation Measures and Monitoring are discussed in Section 6, 7, 8 and 10 of the SEA Environmental Report respectively.	None	None
	Refers to the EPA's 'Ireland's State of the Environment 2024' report and advise that it should be considered and integrated as appropriate.	Appendix 1 of the Draft LAP provides a summary of the relationship of the LAP and other relevant plans and programmes. Appendix 1 refers to the EPA's 'Ireland's State of the Environment 2024' report as a relevant source of information and states that the LAP shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters referred to in the report.	None	None



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	Future amendments of the plan should be screened for likely significant effects via the same method applied in the 'environmental assessment' of the Plan.	Noted. As stated in Section 9 of the SEA Environmental Report TCC ensure that any future amendments of the plan will be screened for SEA and AA and subject to full SEA and AA as necessary via the same method applied in the environmental assessment of the Plan.	None	None
	TCC should prepare a SEA Statement once the plan is adopted and address: How the environmental consideration have been integrated. How the Environmental report, submissions, observations and consultation have been taken into account in the plan The reasons for choosing the Plan adopted compared to reasonable alternatives Measures applied to monitoring the significant environmental effects of the plan.	As stated in Section 3.5 and Section 9 of the SEA Environmental Report, following finalisation of the Plan TCC has prepared a SEA Statement and has included elements referred to by the EPA.	None	None
	Advised TCC on conducting statutory consultation in accordance with the SEA regulations.	Statutory consultation has been conducted in accordance with the SEA Regulations as part of the preparation of the Plan and supporting assessments.	None	None
Maritime Area Regulatory Authority (MARA)	The LAP should be cognisant of the Maritime Area Planning Act and obligations of TCC as a coastal planning authority.	Noted. It was recommended the local authority consider this commentary.	Appendix 2 of the NIR was updated to refer to the Maritime Area Planning Act.	Appendix 1 of the SEA Environmental Report will be updated to refer to the Maritime Area Planning Act.
	The objectives of the National Marine Planning Framework (NMPF) should be considered in the preparation of both the plan itself and the associated environmental assessments.	Noted. It was recommended the local authority consider this commentary.	Appendix 2 of the NIR was updated to refer to the National Marine Planning Framework (NMPF).	Appendix 1 of the SEA Environmental Report was updated to refer to the National Marine Planning Framework (NMPF).



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	Should have regards to Marine Strategy Framework Directive (MSFD) Emphasis on good environmental status. LAP should take account of relevant good environmental status targets and objectives.	Noted. It was recommended the local authority consider this commentary.	Appendix 2 of the NIR was updated to refer to the Marine Strategy Framework Directive (MSFD).	Appendix 1 of the SEA Environmental Report was updated to refer to the Marine Strategy Framework Directive (MSFD).
	Advises early consultation with MARA with respect to blue ways, river crossing and river related projects or activities which may require licensing from MARA.	Noted. It was recommended the local authority consider this commentary.	None.	None.
	Reminds TCC that MARA is a prescribed body with respect to consultation on relevant planning applications and welcomes the opportunity to have input on relevant planning applications.	Noted. It was recommended the local authority consider this commentary.	None.	None.
	Refers to the requirement for Maritime Area Consent (MAC) for relevant proposed developments and general requirements for their provision. Also refers to the requirement for maritime area rehabilitation following the expiry of any MAC.	Noted. It was recommended the local authority consider this commentary.	None.	None.
Office of the Planning Regulator (OPR)	OPR acknowledges strength of the Draft LAP with respect to climate action mitigation and adaptation and TCC highlighting the objectives that relate to climate action.	Noted.	None.	None.
	OPR recognises efforts made in the preparation of the Sustainable Travel Plan to the inform the LAP and particularly regarding sustainable development, sustainable transport and integration of the Climate Action Plan 2024.	Noted.	None.	None.
	Acknowledges the proposed Monitoring and Evaluation Framework of the LAP and commitment to undertake monitoring of the LAP's implementation.	Noted.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	Environment and Built Heritage Notes the inclusion of mitigation measures in the Natura Impact Report (NIR) and their integration into the LAP, in the interest of protecting designated sites European sties.	Noted.	None.	None.
	Notes there are trees within the LAP considered to be significant landscape features and lists the trees within the both the urban area and environ but this hasn't been reflected in a specific objective.	Noted. Policy 7.3 of the Draft LAP recognises the importance of trees as significant landscape features, and the policy serves to support the preservation of existing trees within LAP. The potential environmental effects of this policy was assessed as part of the SEA.	None.	None.
Department of Environment, Climate and Communications (DECC)	Requests TCC to consider their submission when finalising the LAP and align it with DECC Statement of Strategy for the 2024-2025 period, Le Chéile 25.	Noted.	Reference was made to the DECC Statement of Strategy 2024 – 2025, Le Chéile 25 in Appendix 2 Relationship with Other Plans and Programmes, of the Draft NIR, where appropriate.	Reference was made to the DECC Statement of Strategy 2024 – 2025, Le Chéile 25 in Appendix 1 Relationship with Other Plans and Programmes, of the Draft SEA Environmental Report, where appropriate.
	Asks to take into consideration the framework of Agenda 2030, the Sustainable Development Goals (SDGs) and their targets.	Noted. Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, make reference to Agenda 2030 as a relevant plan, specifically referring to the Ireland's Second National Implementation Plan for Sustainable Development Goals (2022 – 2024). This plan represents Ireland's strategy for the implementation of Agenda 2030. The LAP is in harmony with this implementation plan.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	Objectives at County level for climate action, renewable energy infrastructure, communications infrastructure inter alia should be reflected by objectives and actions of the LAP, as relevant for the plan area, to support implementation of national, regional and county level policy on these themes.	Noted. Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, refer to all relevant county level plans and strategies, summarising the relevant objectives and targets pertaining to climate action, renewable energy infrastructure, communications infrastructure inter alia and stating that the LAP is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters.	None.	None.
	Climate Action The Draft LAP makes no reference to Climate Action Plan 2024 (CAP24). The LAP should include a reference to CAP24, supports its implementation and is consistent with CAP24 in accordance with Climate Action and Low Carbon Development Act, 2015 (as amended). Recommends an objective and/or policy is included in the LAP to support CAP24's implementation (an annual revisions thereof).	Noted. Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, refer to CAP24 as a relevant plan and it was considered when assessing the LAP. The LAP is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, including CAP24. The higher-order Tipperary County Development Plan 2022 – 2028 (CDP), which applies to the Carrick On Suir area, defines a variety of policies and objectives supportive of the Climate Action and Low Carbon Development (Amendment) Act 2021 and the national Climate Action Plan.	None.	None.
	The DECC notes the new National Adaptation Framework (NAF) was approved by Government on the 5th of June 2024. The DECC recommend that an objective and/or policy is included in the LAP to support its implementation.	Noted. Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, refer to the National Adaptation Framework: Planning for Climate Resilient Ireland 2024 (NAF) as a relevant plan and it was considered when assessing the LAP. The LAP is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, including the NAF. The higher-order CDP, which applies to the Carrick On Suir area, defines a variety of policies and objectives supportive of Climate Adaptation. A variety of measures have been defined in the LAP in support of climate adaptation and the National Adaptation Framework (e.g., Objectives 2A, 5A and Policy 8.4)	None.	None.



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	<p>Local Authority Climate Action Plan</p> <p>The DECC recommend that the LAP include objectives and/or policies to ensure the implementation of the Tipperary LACAP and related actions to ensure consistency and alignment between both Plans.</p>	Noted. Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, refer to the Tipperary Local Authority Climate Action Plan (LACAP) as a relevant plan and it was considered when assessing the LAP. The LAP is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, including the LACAP. Climate action measures defined the LAP are consistent and synergistic with the climate objectives and actions defined in the LACAP.	None.	None.
	<p>Circular Economy and Waste</p> <p>The DECC welcomes the objective of the LAP which supports 'the sustainable management of waste and enable a significant reduction in the production of waste in Carrick-on-Suir, in line with the principles of the Waste Action Plan for a Circular Economy 2024-2030 (and any review thereof)'.</p> <p>DECC recommends the LAP includes a reference to the EPA's 'Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects' (2021).</p>	Noted. SEO MA4 refers to the EPA's 'Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects' as an essential tool to be applied to all new developments requiring construction.	None.	None.
	<p>Advises to TCC to consult with their respective Regional Waste Management Planning Office. Particularly regarding policies that relate to the continued use of existing waste management infrastructure and development of new infrastructure.</p>	Noted. It was recommended the local authority consider this commentary.	None.	None.
	<p>The DECC asks TCC to have regard to the targets set out in SDGs in particular SDG12 – Responsible Consumption and Production.</p>	Noted. It was recommended the local authority consider this commentary.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	<p>Air Quality</p> <p>Encourages TCC to have regard to the Clean Air Strategy for Ireland bearing in mind the impacts of the measures adopted in the draft CDP on current and future air quality.</p>	Noted. Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, refer to the Clean Air Strategy for Ireland as a relevant plan and it was considered in developing the LAP. The LAP is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, including the Clean Air Strategy.	None.	None.
Transport Infrastructure Ireland (TII)	<p>Safeguarding national road drainage regimes</p> <p>TII would welcome consideration of a new Objective included in the Local Area Plan outlining that 'The capacity and efficiency of the national road network drainage regimes in Tipperary will be safeguarded for national road drainage purposes'.</p>	Noted. Policy 12-8 of the higher order CDP includes this measure. The CDP applies to the Carrick On Suir area.	None.	None.
	<p>Noise</p> <p>Development proposals identify and implement noise mitigation measures when introducing noise sensitive uses in the environs of existing and planned national roads, where such mitigation is warranted.</p> <p>TII requests TCC refer to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations in the Draft Local Area Plan.</p>	Noted. The Tipperary Noise Action Plan and Policy 11-18 of the higher-order CDP provide for the development of mitigation measures to prevent road noise impacts on existing and future noise sensitive locations.	None.	None.
Waterford City and County Council	<p>Blue Green Infrastructure</p> <p>WCCC welcomes the proposals throughout the Draft LAP to support the development of sustainable transport, in particular the delivery of the connection from the Suir Blueway to the Waterford Greenway. This aligns with the WCCC's policy BGI 06.</p>	Noted.	None	None



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
Cllr David Dunne and Cllr Kieran Bourke	Regarding Objective 3E – unclear why biodiversity protection requirements are mentioned in this objective. Should be omitted.	Noted. Objective 3E supports the carrying out development at the 'Goldcrop' site in close proximity to the Lower River Suir Special Area of Conservation (SAC). Text clarifying the need to ensure biodiversity protection during development at this site has been added to the objective in order to ensure a good degree of protection for the SAC within the LAP.	None.	None.
Department of Housing, Local Government and Heritage (DHLGH)	<p>Archaeology</p> <p>The DHLGH advises that the text of Policy 2.1 regarding retrofitting of existing structures should include reference to 'archaeological monuments'.</p> <p>Can refer to the Department's 'Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage' (2019) and the Department's 'Improving Energy Efficiency in Traditional Buildings Guidance for Specifiers and Installers' (2023).</p>	<p>Noted. It was suggested the local authority consider amending Policy 2.1 to clarify the scope of the policy, if necessary. It was understood that archaeological monuments would fall under the scope of Policy 2.1.</p> <p>Appendix 2 and Appendix 1 of the Draft NIR and Draft SEA Environmental Report respectively, refer to the 'Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage' (2019) as a relevant plan and it was considered in developing the LAP. The LAP is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, including the Clean Air Strategy.</p>	None.	None.
	<p>Archaeology</p> <p>Advises that with respect to Policy 3.6 and enhancing the setting of the town centre, the policy includes reference to 'archaeological heritage'.</p>	Noted. It was suggested the local authority consider amending Policy 3.6 to clarify the scope of the policy, if necessary. It was understood that archaeological heritage would fall under the scope of Policy 2.1.	None.	None.
	<p>Archaeology</p> <p>Advise that a robust statement around the definition of archaeology and its presence in the town be included in the draft LAP. The DHLGH have provided some text, by way of advice, for TCC to consider including.</p>	Noted. Policy 13-4 of the higher order CDP – which applies to the Carrick On Suir area - provides a robust framework for archaeological protection. This policy was identified as mitigation in the SEA ER prepared for the LAP. An SEO supporting the conservation of Archaeological Heritage has also been defined for the LAP – C1.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to NIR	Changes to SEA ER
	Recommend that there be an overarching objective and further supporting objectives and policies for the protection of archaeological heritage and provide supporting text to consider and include.	Noted. Policy 13-4 of the higher order CDP – which applies to the Carrick On Suir area - provides a robust framework for archaeological protection. This policy was identified as mitigation in the SEA ER prepared for the LAP. An SEO supporting the conservation of Archaeological Heritage has also been defined for the LAP – C1.	None.	None.
	Provide recommended development control objectives and policies.	Noted. Appropriate development control objectives and policies promoting the protection of archaeological heritage have been defined in the higher order CDP – which applies to the Carrick On Suir area (e.g., Policy 13-4, 13-6, 13-7).	None.	None.
	With respect to climate change impact on archaeological resources the DHLGH provides additional climate change policy objectives to consider and include in the draft LAP. Refer to DHLGH submission for specific recommended text.	Noted. Climate actions 3, 22, 27 and 96 of the Tipperary LACAP support the protection of heritage assets, including archaeological resources, from the impacts of climate change or maladaptation. The LACAP applies to Carrick On Suir area.	None.	None.

Table 2-7: Responses to Submissions received during Consultation on Further Amendments to Material Alterations

Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
Environmental Protection Agency	<p>We acknowledge your notice, dated 28th February 2025, in relation to the proposed Material Alterations ('the Alterations') to the Draft Carrick on Suir Local Area Plan 2025-2031 (the Plan').</p> <p>The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.</p>	Noted.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>Proposed SEA Determination</p> <p>We note your proposed determination regarding the need for SEA of the Alterations, that SEA is not required.</p> <p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land-use plans at county and local level, we provide a 'self-service approach' via 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. These should be considered, as appropriate and relevant to the Alterations.</p>	Noted, with thanks.	None.	None.
	<p>Sustainable Development</p> <p>In proposing the Alterations, Tipperary County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.</p> <p>In considering the Alterations, Tipperary County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.</p> <p>Tipperary County Council should also ensure that the Alterations are consistent with key relevant higher level plans and programmes.</p>	<p>Noted, with thanks.</p> <p>Appendix 1 of the SEA Environmental Report and Appendix 2 of the Natura Impact Report for the Plan provides a summary of the relationship of the Plan with other relevant plans, programmes and strategies. The Plan is in harmony with the listed plans and programmes and their corresponding commitments on climate change mitigation and adaptation.</p> <p>Separate to the Plan, Tipperary County Council published their Local Authority Climate Action Plan 2024-2029 which outlines defined climate action for the functional area of Tipperary County Council.</p>		



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	Future Modifications to the Draft Plan Where further changes to the Draft Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the “environmental assessment” of the Draft Plan.	Noted, with thanks.	None.	None.
	SEA Statement – “Information on the Decision” Once the Plan is adopted, you should prepare an SEA Statement that summarises the following: How environmental considerations have been integrated into the Plan; How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and, The measures decided upon to monitor the significant environmental effects of implementation of the Plan. A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process. Guidance on preparing SEA Statements is available on the EPA website at the following link: https://www.epa.ie/publications/monitoring--assessment/assessment/EPA_Guidance_web.pdf	Noted, with thanks. As stated in Section 3.5 and Section 9 of the SEA Environmental Report, following the finalisation of the Plan, TCC has prepared an SEA Statement with the inclusion of the considerations as outlined by the EPA.	None.	None.
	Environmental Authorities Under the SEA Regulations, you should consult with: <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Environment, Climate and Communications; 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. 	Noted. Statutory consultations have been conducted in accordance with the SEA Regulations and as part of the preparation of the Plan and supporting assessments.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
Department of Housing, Local Government and Heritage	<p>I refer to correspondence received in connection with the above. Outlined below are heritage related observations/recommendations coordinated by the Development Applications Unit under the stated headings.</p> <p>Archaeology</p> <p>The Department notes that its comments on the Draft Carrick-on-Suir Local Area Plan 2025-2031 have largely been accepted.</p> <p>The Department notes that several Material Alterations have been put forward by the Local Authority. The Department proposes that additional text be included with the following Material Alterations:</p>	Noted.	None.	None.
	<p>‘Amend Objective 3G in Section 3.7 as follows: Objective 3G</p> <p>Identify suitable locations for car, campervan and coach parking to support businesses and grow tourism, including for tourism purposes, within the town, including on lands close to the Primary Care Centre and Ormond Castle with access off the existing road network.</p> <p>Also, to examine the possibility of adapting existing car parks to provide for coach parking bays - having due regard to the Sustainable Transport Plan and safety, along with the needs of businesses and traders in the town’.</p> <p>The Department advises that the following text be added to this Material Alteration:</p> <p>Any works in proximity to Ormond Castle may be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).</p>	<p>Noted.</p> <p>It was recommended that this text be added to Objective 3G to emphasize the legal requirement to seek consent under Section 14 of said Act for works in proximity to Ormond Castle. This provides more express policy support for the protection of the built heritage at Ormond Castle.</p>	None.	None.
	<p>‘Amend Objective 5H as follows:</p> <p>Seek the development of additional recreational and amenity spaces and associated car parking in Carrickbeg and on lands between Ormond Castle and adjacent to the River Suir, having due regard to environmental constraints and sensitivities in this area’.</p> <p>The Department advises that the following text be added to this Material Alteration:</p> <p>Any works in proximity to Ormond Castle may be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).</p>	<p>Noted.</p> <p>It was recommended that this text be added to Objective 3G to emphasize the legal requirement to seek consent under Section 14 of said Act for works in proximity to Ormond Castle. This provides more express policy support for the protection of the built heritage at Ormond Castle.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>‘Amend Section 6.6 to add Objective 6K:</p> <p>Objective 6K: Investigate the feasibility of delivery a new vehicular street to the south of the Ormond Castle linking the Pill Road to the Town Centre’.</p> <p>The Department advises that the following test be added to this Material Alteration:</p> <p>Any works in proximity to Ormond Castle may be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).</p>	<p>Noted.</p> <p>It was recommended that this text be added to Objective 3G to emphasize the legal requirement to seek consent under Section 14 of said Act for works in proximity to Ormond Castle. This provides more express policy support for the protection of the built heritage at Ormond Castle.</p>	None.	None.
	<p>‘Amend Section 4.4 as follows:</p> <p>Objective 4F Work with project partners, including the Minister for Housing, Local Government & Heritage, Fáilte Ireland and the OPW to develop the Ormond Castle Quarter, cultural activities and events to support the tourism industry in the town. Any works to Ormond Castle shall be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments)’.</p> <p>The Department advises that the following test be added to this Material Alteration:</p> <p>Any works in proximity to Ormond Castle may be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).</p>	<p>Noted.</p> <p>It is recommended that this text be added to Objective 3G to emphasize the legal requirement to seek consent under Section 14 of said Act for works in proximity to Ormond Castle. This provides more express policy support for the protection of the built heritage at Ormond Castle.</p>	None.	None.
	<p>Nature Conservation</p> <p>The Department has observations in relation to the following material alterations to the draft Carrick-on-Suir Local Area Plan 2025 - 2031:</p> <p>The proposed amendment to Objective 4H (original text in regular font with proposed amendment underlined in italics):</p> <p>4H “Support and facilitate the development of a greenway connection between the Suir Blueway Tipperary and the Waterford Greenway, including improved or additional cycle and pedestrian links over the River Suir.”</p>	<p>Noted.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>The proposed amendment to Objective 5H (original text in regular font with proposed amendment underlined in italics):</p> <p>5H “Seek the development of additional recreational and amenity spaces and associated car parking in Carrickbeg and on lands between Ormond Castle and adjacent to the River Suir, having due regard to environmental constraints and sensitivities in this area.”</p> <p>In relation to the proposed amendment to Objective 5H, the Department considers that the amendment refers to a particular project and therefore adds a more specific element to the original objective.</p> <p>The inclusion of the proposed amendment would require a project-specific AA, and is not covered under the existing AA for the proposed amendments, which, for the assessment, cross-refers to the previous assessment of related (but not specific to this project) policies contained in the Plan.</p> <p>In relation to the proposed amendment to Objective 5H, the amended wording would change the original objective significantly. Carrickbeg is a townland to the south of the River Suir, while “lands between Ormond Castle and adjacent to the River Suir” is a clearly defined location on the northern bank of the river. The development of car parking at this particular location (along with the development of recreational and amenity spaces, at this location) is a specific project.</p> <p>Therefore, it is not covered under the existing AA for the proposed amendments, which, for the assessment, cross-refers to the previous assessment of related (but not project-specific) policies contained in the Plan, including Policy 7.5: “Protect the designated natural heritage sites and sites of high ecological value within the plan area including the Alluvial Wet Woodland habitat on the Islands of the River Suir.”</p> <p>The Department notes that the site specified in the proposed amendment to Objective 5H is in close proximity to an island containing the Qualifying Interest priority habitat Alluvial Forests, and the inclusion of this project as an amendment would require a project- and site-specific assessment addressing in particular (but not limited to) its potential impacts on this habitat.</p>	<p>Noted.</p> <p>This amendment should be read in the context of the overall Plan and various other inter-related policies and objectives supporting recreation and amenity development in the vicinity of Carrick-On-Suir, such as Objective 5L, Policy 7.1 and Policy 7A. The carrying out of these forms of development at various locations in proximity to the river has been envisaged, considered and assessed in the AA.</p> <p>A suitable and an appropriately robust and scaled framework of policies/objectives protective of the River Suir SAC has been defined in the Plan.</p> <p>All individual projects being progressed in proximity to the River Suir will be subject to project-level AA and appropriate project- level mitigation will be defined for these projects where necessary.</p>	None	None
National Transport Authority	<p>The National Transport Authority (‘the NTA’) has reviewed the Chief Executive Report (CE Report) and the proposed Material Alterations to the Carrick on Suir Local Area Plan 2025-2031 (Plan) and submits the following observations and recommendations for the consideration of the planning authority. The NTA acknowledges the consideration given to its recommendations on the Draft Plan as set out in the CE Report and welcomes the amendments proposed on foot of these recommendations.</p>	Noted.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>Material Alteration 9 (EM2)</p> <p>The subject Material Alteration (MA) proposes to add a new Objective 3H to Section 3.7 regarding dereliction and regeneration. The NTA is supportive of the intention to facilitate the reuse and regeneration of derelict buildings for retail, commercial, residential and other mixed uses. Such uses would accord with the Town Centre First policy, would support compact growth of the town, and would facilitate the use of sustainable transport modes for a range of trip purposes.</p> <p>However, the NTA notes the further proposed amendment (green text) which would include 'other strategic purposes, including car parking' within the range of acceptable uses of derelict buildings. The NTA does not support this proposed amendment, given its potential to undermine the objectives of the Sustainable Transport Plan and the Town Centre First policy, and recommends that the additional amendments should be omitted from the final Objective 3H, if approved.</p> <p>Recommendation:</p> <p>The NTA recommends that Objective 3H, if approved, should omit reference to car parking as an acceptable use for derelict buildings in the town centre.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission, whether the amendment conflicts with the objectives of the Sustainable Transport Plan and alter the amendment, as necessary.</p>	None.	None.
	<p>Material Alteration 10 (EM3)</p> <p>MA10 proposes to amend Objective 3G, which relates to coach parking, by the inclusion of a reference to tourism purposes. Proposed MA EM3 provides additional detail in this regard, by expanding the range of parking addressed by Objective 3G, identifying potential locations for additional parking and including not just tourism purposes but also the needs of businesses and traders.</p> <p>No rationale has been provided in support of the EM3 proposals, which would extend the scope of Objective 3G beyond tourism considerations, and the NTA submits that such proposals should be examined in the context of the Sustainable Transport Plan and, potentially, a Parking Plan for the whole town. The NTA is therefore not supportive of the EM3 element of MA10, but would support the original MA10 without the additional EM3 proposals.</p> <p>Recommendation:</p> <p>The NTA recommends that MA10, if approved, should revert to the original proposed text and should omit the additional EM3 proposals.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission, whether the amendment conflicts with the objectives of the Sustainable Transport Plan and alter the amendment, as necessary.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>Material Alteration 12 (EM4)</p> <p>MA12 proposes to amend Section 4.2.2 of the Draft Plan by the inclusion of principles to guide the development of lands zoned for Employment use. A further suggested amendment (EM4) proposes to remove the requirement to provide active travel infrastructure and connections, and to replace it with an intention to consider active travel infrastructure 'where possible'. In light of the national and regional policy context, including the Modal Hierarchy outlined in the National Investment Framework for Transport in Ireland, and the Mode Share targets contained in the Sustainable Transport Plan, the NTA is supportive of the original wording of MA12 including the requirement to provide active travel infrastructure, and is not supportive of the EM4 revision to the proposed MA.</p> <p>Recommendation:</p> <p>The NTA recommends that MA12, if approved, should omit the caveat 'wherever possible' and should include the provision of active travel infrastructure as a requirement, as initially proposed in MA12.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission and determine whether the amendment conflicts with the Sustainable Transport Plan and alter the amendment, as necessary.</p>	None	None
	<p>Material Alteration 24 (EM10)</p> <p>MA24 proposes to amend Objective 5H regarding the development of additional recreational and amenity spaces in the town. While the NTA has no issue with the identification of specific locations, the proposal that associated car parking should be developed in tandem represents a departure from the focus of the Objective and, as with MA10/EM3 above, appears to have been proposed without reference to the Sustainable Transport Plan. The NTA is therefore not supportive of the inclusion of the phrase 'and associated car parking' but is otherwise supportive of this proposed amendment.</p> <p>Recommendation:</p> <p>The NTA recommends that MA24, if approved, should omit the reference to car parking.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission and determine whether the amendment conflicts with the Sustainable Transport Plan and alter the amendment, as necessary.</p>	None.	None.
	<p>Material Alteration EM13</p> <p>MA EM13 proposes to amend Section 6.6 by the inclusion of a new Objective 6K, which would 'Investigate the feasibility of delivery a new vehicular street to the south of the Ormond Castle linking the Pill Road to the Town Centre.' In its work with other local authorities on the preparation of Local Transport Plans, the NTA has had a consistent position on proposals for new roads. Where such roads only provide access to development lands, the NTA is generally supportive in principle. Where new roads increase the overall capacity of the road network at a local or a strategic level, the NTA does not support such proposals.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission and determine whether the amendment conflicts with the sustainable transportation policy and alter the amendment, as necessary.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>The subject MA EM13 would appear to fall into this latter category, i.e. to be intended to relieve traffic congestion within the town and to increase overall road network capacity. This does not accord with the Modal Hierarchy and Intervention Hierarchy set out in NIFTI. Furthermore, the NTA submits that new road proposals would be best considered in the context of a multi-modal Local Transport Plan or Sustainable Transport Plan, rather than as standalone proposals in an Plan. The NTA therefore does not support proposed MA EM13 and submits that it should not be included in the Plan as adopted.</p> <p>Recommendation:</p> <p>The NTA recommends that MA EM13 should be omitted in its entirety from the final adopted Plan.</p>			
House Conservation UK & Ireland	<p>Amendment 3 to Section 2.5 is welcome to highlight protected species of biodiversity value – please also add at the end of the sentence, ‘including building-dependent species’ as species such as house martins and swifts are significantly affected by retrofit works due to loss of nest sites.</p>	<p>Noted, with thanks.</p> <p>This amendment served to clarify that certain building dependent species would be protected by retrofit works. The protection of these species during retrofitting were foreseen in the Plan and SEA (see Objective 2.1).</p> <p>It was recommended that the Local Authority include the text ‘including building-dependent species’ for clarity.</p>	None.	None.
Office of the Planning Regulator	<p>Thank you for your authority’s work in preparing the proposed Material Alterations (the material alterations) to the draft Carrick-on-Suir Local Area Plan 2025-2031 (the Local Area Plan).</p> <p>As Tipperary County Council (the Planning Authority) is aware, a core function of the Office of the Planning Regulator (the Office) is the strategic evaluation and assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. This includes a requirement to make submissions on statutory plans, including any observations or recommendations the Office considers necessary to ensure the effective co-ordination of national, regional and local planning requirements.</p> <p>The Office has evaluated and assessed the proposed material alterations under the provisions of sections 31A0(1) and 31A0(2) of the Planning and Development Act 2000, as amended (the Act), and within the context of the Office’s earlier recommendations and observations.</p>	Noted.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	The Office's evaluation and assessment of the proposed material alterations has regard to the Tipperary County Development Plan 2022-2028 (the County Development Plan), the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly area, and relevant section 28 guidelines.			
	<p>Overview</p> <p>The Office acknowledges the very extensive work undertaken by the Planning Authority in responding to the issues raised by the Office in its recommendations and observations, which were undertaken in a very positive and constructive manner.</p> <p>As outlined in the Office's submission to the draft Local Area Plan, the Office's recommendations and observations largely focused on supporting the delivery of the vision for Carrick-on-Suir and building on the ambition of the RSES and the County Development Plan. The Office subsequently made six (6) recommendations and two (2) observations on the draft Local Area Plan to enhance its alignment with the County Development Plan, the objectives of the RSES and section 28 guidelines in relation to compact growth, regeneration, sustainable travel, employment lands and flood risk management.</p>	Noted, with thanks.	None.	None.
	There are a number of material alterations that the Office has noted and welcomes including MA 2 (Strategic Reserve Lands relating to OPR Recommendation 1n), MA 93, MA 54, MA 55 and MA 57 (Compact Settlements Guidelines —relating to OPR Recommendation 2) and MA 52 (Regeneration - relating to OPR Recommendation 2).	Noted.	None.	None.
	The Office also notes and welcomes MA 7 in relation to the proactive engagement by the Planning Authority with owners of derelict buildings in Carrick-on-Suir, particularly in relation to the joint working between the Vacant Homes Officer, the Town Regeneration Officer and the Town Centre First Town Team. In this regard, the Town Centre First Plan (MA 58) is a positive, complementary addition to the draft Local Area Plan as is the Carrick-on-Suir Regeneration Plan, both of which have clearly been embedded into the draft Local Area Plan's policies and objectives.	Noted.	None.	None.
	The Planning Authority may wish, however, to strengthen MA 12 (Active Travel) as it relates to OPR Recommendation 6 to better reflect national guidance and the Sustainable Transport Plan. Also, in a number of instances, particularly in relation to MA 9, MA 10 and MA 24, the Office notes that private modes of transport are encouraged over more sustainable modes. This does not reflect or align with national policy or the Sustainable Transport Plan (appendix 2 of the draft Local Area Plan) and the Planning Authority may wish to review and amend same when it comes to considering these material alterations.	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission and determine whether the amendments appropriately support or conflict with the sustainable transportation policy and alter the amendments, as necessary.</p>	None	None



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>While the Office accepts, and indeed welcomes many of the proposed material alterations, a number of concerns are raised in the recommendations below in relation to certain material alterations that would not support active travel, particularly walking and cycling in the town and, to the contrary, would increase car trips.</p> <p>Additional concerns are raised in relation to the protection of the archaeological and cultural heritage in the vicinity of Ormond Castle. Finally, the Office makes a recommendation with respect to flooding, in order to ensure that the Planning Authority's flood risk management policies are sufficiently robust in order to protect people and property from flooding.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission and determine whether the amendments appropriately support or conflict with the sustainable transportation policy and alter the amendments, as necessary.</p>	None.	None.
	<p>In addition to the above, the Office also advises that the Planning Authority gives further consideration to both MA 6 and MA 52 which relate to the Goldcrop site. The Planning Authority may wish to consider that the community and all relevant stakeholders (including the elected members) are involved in the preparation of the proposed site development brief for these lands.</p> <p>The Planning Authority may also wish to consider that the delivery of upgrade works to the water network prior to regeneration works taking place may not be feasible in all instances and so regard may be had to same when considering MA 38.</p>	<p>Noted.</p> <p>It was noted that Objective 3E supports the development of the Goldcrop site 'in consultation with the community and relevant stakeholders.'</p> <p>It was noted that Policy 8.2 of the Plan provides for engagement with Uisce Éireann, to ensure that capacity is provided to individual sites in accordance with the Uisce Éireann Connections Charging Policy and Uisce Éireann's Connections and Developer Service process. This was done in support of the sustainable and efficient use of existing capacity in water service and potential new connections to the Carrick-on-Suir public water and wastewater supply networks.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR									
		It was recommended that Tipperary County Council encourage developers engaging with Uisce Éireann at the early stages of a development project to confirm the feasibility of a connection or upgrade works before finalising the design of proposed development.											
	Finally, the Planning Authority may also wish to strengthen MA 34 in relation to the protection of trees which greatly enhance biodiversity, improve air quality and naturally enhance a landscape.	Noted. Policy 7.3 provides for the appropriate protection of trees under the Plan.	None.	None.									
	It is within the above context that the submission below sets out four (4) recommendations and two (2) observations under the following themes: <table border="1"><thead><tr><th>Key theme</th><th>Recommendation</th><th>Observation</th></tr></thead><tbody><tr><td>Sustainable mobility and connectivity</td><td>MA Recommendation 1, 2 and 3</td><td>MA Observation 1 and 2</td></tr><tr><td>Flood risk management</td><td>MA Recommendation 4</td><td>-</td></tr></tbody></table>	Key theme	Recommendation	Observation	Sustainable mobility and connectivity	MA Recommendation 1, 2 and 3	MA Observation 1 and 2	Flood risk management	MA Recommendation 4	-	Noted.	None.	None.
	Key theme	Recommendation	Observation										
Sustainable mobility and connectivity	MA Recommendation 1, 2 and 3	MA Observation 1 and 2											
Flood risk management	MA Recommendation 4	-											
Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial guidelines under section 28. As such, it is recommended that planning authorities implement, or address recommendations made by the Office in order to ensure consistency with the relevant policy and legislative provisions. Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. Planning authorities are advised by the Office to action an observation. A submission can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are advised by the Office to give full consideration to the advice contained in a submission.	Noted. It was recommended Tipperary County Council consider these recommendations and observations when finalising the Plan.	None.	None.										



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>Sustainable mobility and connectivity</p> <p>The Sustainable Transport Plan of the draft Local Area Plan (appendix 2) sets out targets for modal shift change in Carrick-on-Suir over the life of the plan with a reduction on the reliance of the private car to reduce greenhouse gas emissions and congestion. Table 11 of the draft Local Area Plan is noted and welcomed where a number of sustainable travel and public realm projects for pedestrians, cyclists and public transport users are proposed over the short, medium and long term.</p> <p>These objectives would, however, be undermined by the introduction of a number of material alterations relating to increased car parking, poor connectivity with existing and potential active travel infrastructure and an additional new through road that is not informed by the accompanying Sustainable Transport Plan.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council consider this submission and determine whether the amendments appropriately support or conflict with the sustainable transportation policy and alter the amendments, as necessary.</p>	None.	None.
	<p>1.1 Active Travel</p> <p>In relation to active travel, MA 12, MA 21 and MA 23 have all been considered. MA 12 would result in the deletion of text that would require new development proposals to provide active travel infrastructure to link into existing active travel routes. Having regard to the presence of dedicated cycle lanes in both directions along the N24 that runs immediately adjacent and to the north of the employment lands to the east of the town, and the national and local investment into the provision of such cycle lanes to date, the Office considers it appropriate that any proposed active travel infrastructure would link into the existing active travel network.</p>	Noted.	None.	None.
	<p>The Office notes the inter-relationship between MA 21 and MA 23, where MA 23 makes direct reference to MA 21, and so both material alterations are considered together in this context. These material alterations relate to a Masterplan for a significant, strategic New Residential landbank to the west of Carrick-on-Suir at Carrickbeg that totals 6.71ha. A total of four parts relate to MA 21. Having regard to other policies and proposed material alterations relating to the draft Local Area Plan, the Office is satisfied-with MA 21 except for two elements, namely the active travel route and community amenities. In relation to the former, the lands at Carrickbeg are in close proximity to schools, community facilities and retail services, a number of which are located on the northern bank of the River Suir. It is important to maximise connections between the subject lands and the aforementioned services and facilities and through doing so, to promote walking and cycling from Carrickbeg along safe, less trafficked routes. Measures therefore should be incorporated into a Masterplan for these lands to promote excellent connectivity with the town through permeability measures.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council have regard to these comments when developing this Masterplan.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	In this regard, the Planning Authority should consider connecting into and upgrading Rack Hill to the northeast of the site. This would provide a safe, pedestrian and cycle friendly route away from the regional road to the south. Noting that it is proposed to omit a proposed active travel bridge in MA 21, a new pedestrian/cycling route along Rack Hill, to particularly benefit those more vulnerable road users attending local schools, may be a more realistic and feasible solution that could be delivered in the shorter term.			
	Also, given the prime riverside location of the Carrickbeg lands, it is considered appropriate to include reference to the possible location of water-based activities as part of the overall development strategy at Carrickbeg, subject to this being feasible/appropriate.	Noted. It was recommended that Tipperary County Council have regard to these comments when developing this Masterplan.	None.	None.
	<p>MA Recommendation 1 - Sustainable mobility and connectivity</p> <p>Having regard to the need to promote sustainable modes of transport and in particular to: RPO 152 of the RSES to deliver a high level of permeability for walking and cycling; SO-9 of the Tipperary County Development Plan 2022-2028 which promotes sustainable transport and prioritises walking and cycling; and Policies 6.1 and 6.3 and Objectives 6E and 6G of the draft Carrick-on-Suir Local Area Plan 2025-2031 (the draft Local Area Plan) in relation to accessibility, modal shift and permeability,</p> <p>The Office recommends that the Planning Authority makes the Local Area Plan with:</p> <p>A modification to MA 12 to ensuring that active travel infrastructure associated with new development proposals connects into existing active travel routes; and</p> <p>A modification to MA 23 to incorporate active travel measures into the development of lands at Carrickbeg to provide safe and sustainable connectivity to the town centre, schools and amenities, particularly to the northeast of the site at Rack Hill.</p> <p>In the event that the Local Area Plan is not made with MA 23 as above, the Office recommends that the Planning Authority makes the Local Area Plan without either MA 21 or MA 23 given the relationship between both.</p>	Noted. It was recommended that Tipperary County Council have regard to these comments when finalising the Plan.	None.	None.
	<p>MA Observation 1 – Access to community amenities</p> <p>Given the potential of the prime riverside location of the Carrickbeg lands, the Planning Authority is advised to make the Carrick-on-Suir Local Area Plan 2025-2031 with appropriate modifications to MA 23 to ensure that access to possible community amenities along the River Suir can be provided for in the future.</p>	Noted. It was recommended that Tipperary County Council have regard to these comments when finalising the Plan.	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>1.2 New Road</p> <p>In relation to proposed new road infrastructure, an additional objective would be added through MA EM13 to investigate the feasibility of a new vehicular street to the south of Ormond Castle linking the Pill Road to the Town Centre. This objective would not align with the proposed measure identified in the Sustainable Transport Plan where pedestrian improvements are proposed at the same location in the short term through the resurfacing of a 'spine' footpath and an increase in the width of same to 3m. This 'spine' footpath runs along the southern boundary of Ormond Castle, a recorded monument (TS-085-004001 & 002) in a northeast direction where it meets with Pill Road and promotes the movement of both pedestrians and cyclists in a safe, traffic-free environment.</p> <p>Given the limited distance between the Castle and the River Suir, the creation of a new road at this location (together with the provision of adequate space for pedestrians and cyclists) is likely to negatively impact the character of the Castle and its surrounds. It is therefore not considered appropriate to support MA EM 13 and to retain the current use of these lands for the safe movement of pedestrians and cyclists only.</p>	<p>Noted.</p> <p>It was recommended Tipperary County Council have regard to these comments when finalising the Plan.</p> <p>It was noted that this objective only provides for investigating the feasibility of developing a road at this location. Such a study will not have any environmental implications, in and of itself. This study should consider – in a more in-depth manner – the potential impacts such a development may have on the built heritage of the Castle and its surrounds.</p> <p>A comprehensive suite of policies and objectives have been defined in the Plan that will serve to promote the appropriate protection of Ormond Castle in accordance with statutory requirements (e.g., Policy 7.7). This objective and any future development proposals would be required to accord with these protective policies and objectives.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
		<p>Any projects being progressed in proximity to the castle will be subject to project-level archaeological, architectural and cultural heritage impact assessment. Works in proximity to Ormond Castle will also require Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).'</p> <p>DHLGH – the competent authority for the protection of archaeological heritage - advised attaching the following text to this objective:</p> <p>'Any works in proximity to Ormond Castle may be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).'</p>		
	<p>MA Recommendation 2 – Road Infrastructure</p> <p>Having regard to the protection of archaeological and cultural heritage and the promotion of sustainable modes of transport, and in particular to:</p> <p>Policy 13-4 of the Tipperary County Development Plan 2022-2028 (the County Development Plan) where the Planning Authority will safeguard sites of archaeological interest, including recorded monuments;</p> <p>RPO 152 of the RSES to deliver a high level of permeability for walking and cycling and public transport mode;</p> <p>Strategic Objective SO-9 of the County Development Plan which promotes sustainable transport and prioritises walking and cycling; and</p> <p>Policies 6.1 and 6.3 and Objectives 6E and 6G of the Draft Carrick-on-Suir Local Area Plan 2025-2031 (the Local Area Plan) in relation to accessibility, modal shift and permeability.</p> <p>The Office recommends that the Planning Authority makes the Local Area Plan without MA EM13.</p>	<p>Noted.</p> <p>As above.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	<p>1.3 Car Parking</p> <p>In relation to car parking, MA 9, MA 10 and MA 24 have been particularly noted. The reuse and regeneration of derelict buildings in the town centre is noted and commended. MA 9 recommends the inclusion of text relating to the provision of car parking as part of such regeneration projects. In order to maximise the vitality and viability of derelict buildings within the town centre it may not be appropriate to 'encourage and facilitate' buildings for 'strategic purposes, including car parking' though car parking may be considered suitable as part of the development and re- development of any town centre site. On this basis, the Office advises that reference to 'including car parking' should be omitted from MA 9.</p> <p>Also, it is a proposed objective of the Planning Authority, through MA 10, to identify suitable locations for car and campervan parking in specific areas of the town including on lands close to the primary care centre and Ormond Castle. This particular area is located within a flood plain. It is within a Zone of Archaeological Potential and lies adjacent to the River Suir Special Area of Conservation. Therefore, a limited number of less vulnerable uses may be considered in this area which may include some parking, subject to the necessary environmental assessments. Within MA 10 it is also noted that the possibility of Furthermore, the Sustainable Transport Plan has informed the draft Local Area Plan and Objective 6E of the draft Local Area Plan states that it is an objective of the Planning Authority to achieve a modal shift in transport modes as set out in the Sustainable Transport Plan through collaboration with the community and transport sectors over the lifetime of the plan. There are eight existing car parks in the town, one of which is at the primary care centre. It is noted that as part of Carrick-on-Suir's Regeneration Plan which focuses on the town's central area, that existing car parks will be improved, and new car parking spaces will be provided.</p> <p>The Office is of the view, therefore, that it would be more appropriate and reflective of the town's Regeneration Plan and Sustainable Transport Plan, which have both been embedded into the draft Local Area Plan, that the Local Area Plan be made without MA 10.</p> <p>In its current form MA 24 proposes the addition of text relating to the provision of additional car parking in Carrickbeg and on lands between Ormond Castle and the River Suir. In order to better reflect appendix 2 (Sustainable Transport Plan) and more particularly tables 4.1 and 4.2, which set out the modal shift targets for Carrick- on-Suir, the Office considers it more appropriate to modify MA 24 by omitting reference to 'car parking' in order to place more emphasis on sustainable modes of transport over the private car.</p>	<p>Noted.</p> <p>It was recommended that Tipperary County Council have regard to these comments when finalising the Plan.</p>	None.	None.



Consultee	Submission Text	Detailed Response	Changes to ER	Changes to NIR
	MA Recommendation 3 – Car Parking Having regard to the need to promote sustainable modes of transport and in particular to: RPO 152 of the RSES to deliver a high level of permeability for walking and cycling and public transport mode; SO-9 of the Tipperary County Development Plan 2022-2028 which promotes sustainable transport and prioritises public transport, walking and cycling; and Policies 6.1 and 6.3 and Objectives 6E and 6G of the draft Carrick-on-Suir Local Area Plan 2025-2031 (the Local Area Plan) in relation to accessibility, modal shift and permeability, The Office recommends that the Planning Authority makes the Local Area Plan without MA 10.	Noted. It was recommended that Tipperary County Council have regard to these comments when finalising the Plan.	None.	None.
	MA Observation 2 – Car Parking The planning authority is advised to: make the Carrick-on-Suir Local Area Plan 2025-2031 (the Local Area Plan) with MA 9 with a minor modification to omit the reference to car parking; and make the Local Area Plan with MA 24 with a minor modification to omit the reference to car parking.	Noted. It was recommended that Tipperary County Council have regard to these comments when finalising the Plan.	None.	None.
Tipperary County Council	The submission pertains to an updated version of the Carrick-on-Suir Town Centre First (TCF) Masterplan which is to be inserted into the Carrick-on-Suir Local Area Plan at the Material Alterations (Appendix 7). The TCF Masterplan will deliver infrastructure and enhancement projects in conjunction with various elements of the Carrick-on-Suir Regeneration Plan.	This submission was noted. It was recommended that further amendments to the Plan that relate to the TCF masterplan be subject to further SEA and AA Screening and full SEA and AA as required.	None.	None.



2.5 SEA and Plan Amendments

A draft version of the plan and the associated environmental reports were published for prescribed consultation during the Plan-making process. TCC prepared a Chief Executive (CE) Report on the Draft Plan responding to consultation submissions from Environmental Authorities, interested stakeholders and members of the public, as necessary. This report recommended Material Alterations to the Draft Plan. Further prescribed consultation on the Material Alterations was undertaken. A further CE Report was produced for this consultation, which responded to submissions relating to the Material Alterations. This further CE Report recommended Further Amendments to the Material Alterations.

The SEA process undertaken considered Material Alterations to the Plan and Further Amendments to Material Alterations made during the Plan-making process.

The Plan amendments arising from consultation and the post consultation Plan-making processes were subject to further environmental assessment. It was concluded that the amendments will not introduce any new likely, significant effects, not previously considered and mitigated against under the SEA, and therefore further SEA of the amendments was not required.

A consolidated SEA Environmental Report was produced on foot of the environmental assessment of the Plan Amendments made during the Plan-making process.

The CE Reports on consultation submissions received on the Plan and associated environmental reports accompany the adopted Plan and this SEA Statement. The CE Reports provide exact detail on how consultation submissions were considered by the local authority during the plan-making process.



3. CONSIDERATION OF ALTERNATIVES

3.1 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 Plan (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 alternative must be realistic and capable of implementation.

Reasonable alternatives to the Plan 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 Plan, as defined in the County Development Plan. This process facilitated the accurate identification of reasonable alternatives to the Plan and also suitably informed the plan-making process, ensuring optimal environmental outcomes.

Reasonable alternatives were assessed against the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which are likely to be significantly affected by the Plan.

3.2 Approach to Developing Reasonable Alternatives

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

1. Iterative communication was held between the Plan-development and environmental assessment teams to identify the various alternative approaches and options being considered to achieve the Strategic Aim and Objectives of the Plan.
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 Plan.
 - The geographic scope of the Plan.
 - The actual powers and functions of the Local Authority.
 - The genuine ability of the alternative to achieve the Plan aims and objectives.
 - The technical feasibility of the alternative.
 - The availability of resources, including financial resources to deliver the Plan within the required timeframe.
 - The policy hierarchy and the parameters placed around the Plan by higher-level policy.
 - The legislative context and the parameters placed around the Plan 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 3-1.

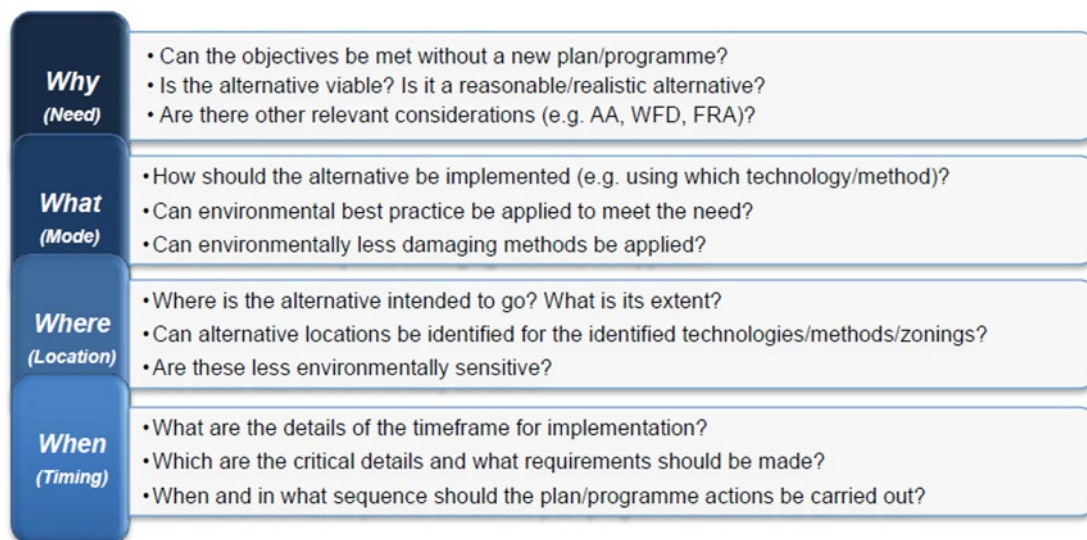


Figure 3-1: 'Why? What? Where? When?' Model for framing alternatives - Adapted from Figure 4.3 Developing and Assessing Alternatives in the Strategic Environmental Assessment Process (EPA, 2015).

3.3 Identification and Description 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 description of these reasonable alternatives and the reasons for selecting these reasonable alternatives are presented in Tables 3-1, 3-2 and 3-3.

A 'Do Nothing' or 'Do Minimum' alternative was not a reasonable alternative in this instance as the preparation the Local Area Plan is a statutory requirement in this instance under Section 18 of the Planning and Development Act 2000 (as amended).



Table 3-1: Reasonable Alternatives to the LAP

Theme	Description of Reasonable Alternatives
Planning for development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road.	Alternative 1: Using the Local Area Plan land use planning framework to provide for and control planning and development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road.
	Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the LAP, to provide for and control planning and development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road.
Approach to the protection of the Lower River Suir Special Area of Conservation.	Alternative 1: Rely on environmental protection related policies and objectives for European sites defined in the Tipperary County Development Plan 2022 - 2028 to avoid, prevent and minimize effects on the Lower River Suir SAC due to the carrying out of development supported by the LAP.
	Alternative 2: Rely on both 1) Environmental protection related policies and objectives for European sites defined in the Tipperary County Development Plan 2022 – 2028, and; 2) Focused, and more specific environmental protection related policies and objectives defined in the Local Area Plan for the Lower River Suir SAC specifically, to avoid, prevent and minimize effects on the Lower River Suir SAC due to the carrying out of development supported by the LAP.
Consolidation of Open Space Amenity in Established Residential Areas.	Alternative 1: Retain the 'Existing Residential' zoning for open space amenity areas present in established residential areas in the Plan area.
	Alternative 2: Change the 'Existing Residential' zoning for open space amenity areas present in established residential areas in the Plan area to 'Amenity' zoning.



3.4 Evaluation of Reasonable Alternatives and Reasons for Choosing the Preferred Plan

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. This evaluation is documented in the SEA Environmental Report for the Plan. A summary of this evaluation and the reason for choosing the preferred Plan is presented in Table 3-2



Table 3-2: Evaluation of Reasonable Alternatives

Theme	Reasonable Alternatives	Evaluation of Reasonable Alternatives	Preferred Alternative
Planning for development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road.	<p>Alternative 1: Using the Local Area Plan land use planning framework to provide for and control planning and development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road.</p> <p>Alternative 2: Preparing and utilising a focused Masterplan and Development Framework, which would sit under the LAP, to provide for and control planning and development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road.</p>	The landbank of 'New Residential' zoned land on the northern side of Coolnamuck Road is of strategic importance in the context of the Plan. It is predicted significant levels of development will be carried out in this area over the lifetime of the Plan. Preparing and utilising a focused Masterplan and Development Framework to provide for and control planning and development at the landbank of 'New Residential' zoned land on the northern side of the Coolnamuck Road has greater potential to ensure positive environmental outcomes across a number of environmental components including population and human health, biodiversity, landscape and visual amenity, land use, air quality and noise, water, and material assets.	Alternative 2
Approach to the protection of the Lower River Suir Special Area of Conservation.	<p>Alternative 1: Rely on environmental protection related policies and objectives for European sites defined in the Tipperary County Development Plan 2022 - 2028 to avoid, prevent and minimize effects on the Lower River Suir SAC due to the carrying out of development supported by the LAP.</p> <p>Alternative 2: Rely on both 1) Environmental protection related policies and objectives for European sites defined in the Tipperary County Development Plan 2022 - 2028, and; 2) Focused, and more specific environmental protection related policies and objectives defined in the Local Area Plan for the Lower River Suir SAC specifically, to avoid, prevent and minimize effects on the Lower River Suir SAC due to the carrying out of development supported by the LAP.</p>	<p>Focused mitigation measures would ensure a stronger, more robust level of protection for the SAC in the context of the Plan and would better safeguard the conservation objectives and qualifying interests of the SAC. This had greater potential to ensure positive environmental outcomes across a number of environmental components, including biodiversity, land use, water, climate change and material assets.</p> <p>It was determined that it would be more beneficial to integrate more focused environmental mitigation for the protection of this SAC into the Plan as the Plan supports more specific development proposals and measures that have the potential to result in direct, adverse effects on the Lower River Suir SAC specifically.</p>	Alternative 2



Theme	Reasonable Alternatives	Evaluation of Reasonable Alternatives	Preferred Alternative
Consolidation of Open Space Amenity in Established Residential Areas.	<p>Alternative 1: Retain the 'Existing Residential' zoning for open space amenity areas present in established residential areas in the Plan area.</p> <p>Alternative 2: Change the 'Existing Residential' zoning for open space amenity areas present in established residential areas in the Plan area to 'Amenity' zoning.</p>	<p>It was decided that retaining the 'Existing Residential' zoning in open spaces would reduce the level of clear support provided under the Plan for the preservation of these spaces. Such open spaces contribute for the livability of urban settlements and housing and contribute positively to community building and public health. The loss of such spaces can result in a range of negative environmental effects, including effects on residential amenity, visual amenity, and biodiversity.</p> <p>This alternative provided clear, express, and unambiguous support for the preservation of these open space amenity areas in existing neighbourhoods. This had greater potential to ensure positive environmental outcomes across a number of environmental components, including population and human health, biodiversity, landscape and visual amenity, land use, material assets, and tourism and recreation.</p>	Alternative 2



4. SEA CONCLUSION

The reasonable alternatives evaluation presented in the preceding section has resulted in the development of a Plan that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

Environmental protection related policies/objectives defined in the CDP, which apply to the Plan area, will mitigate a wide range of potential negative effects associated with the Plan.

The adoption of the environmental mitigation measures integrated into the Plan will prevent, reduce and fully offset potential negative environmental effects due to the implementation of the Plan.

No further mitigation measures are required for the Plan.



5. SEA MONITORING

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

A series of indicators and targets were established for identified SEOs to enable ongoing monitoring and measurement of Plan implementation performance, the environmental effects of the implementation of the Plan and the efficacy of environmental mitigation measures. Such monitoring will be carried out periodically to support plan implementation.

SEO indicators are simple and effective quantifiable indicators used to measure the environmental effects of implementing the Plan and the progress of SEO objectives and targets. SEO targets set focussed, measurable aims and thresholds that the Plan can support the achievement of.

TCC are responsible for implementation of the SEA monitoring programme. Given the position of the Local Area Plan in the land use planning hierarchy beneath the Tipperary County Development Plan 2022- 2028, the measures identified in that County Development Plan SEA have been used as they are or having been slightly modified – in most instances. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring. A monitoring report will be prepared to document monitoring outcomes. This report shall be made available for public inspection.

Where monitoring identifies that the implementation of the Plan is having a significant negative environmental effect, an in-depth review of the Plan should take place and the Plan 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 Plan implementation are not being adequately realized, the Plan should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the overall vision and high-level objectives of the plan.

The SEA Monitoring Programme established for the Plan is contained in Table 5 1. This monitoring programme has been developed in accordance with EPA guidelines entitled 'Guidance on SEA Statements and Monitoring' (2020). The monitoring programme includes detail on the indicators, targets and data sources used to monitor and measure progress.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report), the publication of these reports and, if necessary, the carrying out of remedial action.



Table 5-1: SEA Monitoring Programme

Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
Population & Human Health	PHH1	Avoid or minimise impacts to population and human health.	<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan. 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan. 	<ul style="list-style-type: none"> Consultation with the Health Service Executive (HSE)/Health Atlas Ireland and the EPA.
	PHH2	Promote economic activity and growth	<ul style="list-style-type: none"> Implementation of policies/objectives protective and supportive of economic development. Compliance of projects with policies/objectives protective and supportive of economic development. 	<ul style="list-style-type: none"> Full implementation of policies/objectives protective and supportive of economic development. No contravention of policies/objectives protective and supportive of economic development. 	<ul style="list-style-type: none"> Internal monitoring of Plan implementation. Internal monitoring of project compliance with Plan policies/objectives protective and supportive of economic development. Internal monitoring of likely significant environmental effects of grants of permission.
	PHH3	Ensure supporting infrastructure and services in the area are developed in a manner commensurate with population growth.	<ul style="list-style-type: none"> Implementation of policies/objectives supportive of infrastructural development. Compliance of projects with policies/objectives supportive of infrastructural development. 	<ul style="list-style-type: none"> Full implementation of policies/objectives supportive of infrastructural development. No contravention of policies/objectives supportive of infrastructural development. 	<ul style="list-style-type: none"> Internal monitoring of Plan implementation. Internal monitoring of project compliance with Plan policies/objectives supportive of infrastructural development. Internal monitoring of likely significant environmental effects of grants of permission.
Biodiversity, Flora & Fauna	B1	Ensure supported development is in alignment with biodiversity protection, restoration, and rehabilitation goals.	<ul style="list-style-type: none"> Compliance of development supported by the plan with actions providing for the protection and enhancement of biodiversity and flora and fauna defined in the County's Biodiversity Action Plan. 	<ul style="list-style-type: none"> No contravention of actions providing for the protection and enhancement of Biodiversity and flora and fauna defined in the County's Biodiversity Action Plan. 	<ul style="list-style-type: none"> Internal monitoring of compliance with the County's Biodiversity Action Plans aims and actions.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
				<ul style="list-style-type: none"> Planning consent for development proposals supported by the plan only to be granted where development complies with relevant policy and actions supporting biodiversity protection and enhancement. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	B2	Ensure compliance with Habitats and Birds Directives with regard to protection of European Sites and Annexed habitats and species.	<ul style="list-style-type: none"> Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive. 	<ul style="list-style-type: none"> Maintenance of favourable conservation status for all habitats and species protected under National and International legislation to be unaffected by implementation of the Plan⁴. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Department of Housing, Local Government and Heritage report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). Department of Housing, Local Government and Heritage National Monitoring Report for the Birds Directive under Article 12 (every 3 years). Consultation with the NPWS.

⁴ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:

- (a) no alternative solution available;
- (b) imperative reasons of overriding public interest for the plan to proceed; and
- (c) adequate compensatory measures in place.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
					<ul style="list-style-type: none"> Review of NPWS publications regarding the status of designated sites.
	B3	Support Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal, and genetic exchange of wild species.	<ul style="list-style-type: none"> Number of development that result in loss of functional ecological connectivity. 	<ul style="list-style-type: none"> No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for by the Plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	B4	Avoid or minimise significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, and sites proposed for designation; and to comply with the Wildlife Acts 1976-2012 with regard to listed species.	<ul style="list-style-type: none"> Number of significant impacts on semi-natural habitats, species, environmental features, or other sustaining resources in designated national sites, non-designated locally important sites, sites proposed for designation, resulting from development provided for by the Plan. Number of non-compliances of the Wildlife Act (as amended) with regard to listed species. 	<ul style="list-style-type: none"> Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including resulting from development provided for by the Plan. No non-compliances with the Wildlife Act (as amended) with regard to listed species. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Review of NPWS publications regarding the status of designated sites.
	B5	Aim for no net contribution to biodiversity losses or deterioration in response to the biodiversity emergency.	<ul style="list-style-type: none"> Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the County Biodiversity Action Plan. 	<ul style="list-style-type: none"> No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the County Biodiversity Action Plan. 	<ul style="list-style-type: none"> Internal monitoring of compliance with County Biodiversity Action Plans aims and actions



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
			<ul style="list-style-type: none"> No. of developments consented that have significant biodiversity protection/enhancement proposals. 	<ul style="list-style-type: none"> Consent for development proposals supported by the Plan only to be granted where development complies with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the County Biodiversity Action Plans. Increase number of developments consented that have significant Biodiversity protection/enhancement proposals. Increase quantum of improved biodiversity areas. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
Landscape & Visual Amenity	L1	Avoid or minimise impacts on statutory landscape designations defined in the Tipperary County Development Plan 2022 - 2028 (and any review thereof).	<ul style="list-style-type: none"> Statutory landscape designations defined in the Tipperary County Development Plan 2022 - 2028 (and any review thereof). Number of developments consented that result in avoidable adverse impacts on statutory landscape designations. 	<ul style="list-style-type: none"> All action and development proposals supported by the plan must comply with policies/objectives relating to the protection of statutory landscape designations defined in the CDP. No development supported by the plan should have an adverse impact on statutory landscape designations. 	<ul style="list-style-type: none"> Internal monitoring of compliance with CDP Policy Objectives. Internal monitoring of likely significant environmental effects of grants of permission. Review of future iterations of the Landscape Character Assessment.
	L2	Avoid or minimise adverse visual effects on residential receptors or other sensitive visual receptors.	<ul style="list-style-type: none"> Number of consented developments that result in significant adverse visual effects. Accordance with CDP Development Management Standards, including visual, scale, massing and height criteria, as appropriate. 	<ul style="list-style-type: none"> No consented development to result in significant adverse visual effects. All development to accord with CDP Development Management Standards, including visual, scale, 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
				massing and height criteria, as appropriate.	
	L3	Protect and enhance landscape character.	<ul style="list-style-type: none"> Statutory landscape designations defined in the Tipperary County Development Plan 2022 - 2028 (and any review thereof). Number of developments consented that result in avoidable adverse impacts on statutory landscape designations 	<ul style="list-style-type: none"> All action and development proposals supported by the plan must comply with policies/objectives relating to the protection of statutory landscape designations defined in the CDP. No development supported by the plan should have an adverse impact on statutory landscape designations 	<ul style="list-style-type: none"> Internal monitoring of compliance with CDP Policy Objectives. Internal monitoring of likely significant environmental effects of grants of permission. Review of future iterations of the Landscape Character Assessment.
	L4	Protect, as appropriate, create and improve streetscape character.	<ul style="list-style-type: none"> Compliance with streetscape, visual amenity and heritage related policies/objectives defined in the CDP and the Tipperary Heritage Plan. Compliance with law governing protected structures set out in the Planning and Development Act 2000 (as amendment and the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023. 	<ul style="list-style-type: none"> No non-compliance with streetscape, visual amenity and heritage related policies/objectives defined in the CDP and the Tipperary Heritage Plan. No non-compliances with law governing protected structures set out in the Planning and Development Act 2000 (as amendment and the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023. 	<ul style="list-style-type: none"> Internal monitoring of compliance with CDP Policy Objectives. Internal monitoring of likely significant environmental effects of grants of permission.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
Cultural Heritage - Archaeological & Architectural	CH1	Avoid impacts upon archaeological heritage (including entries to the Record of Monuments and Places (RMP)), architectural heritage (including entries to the Record of Protected Structures (RPS) and National Inventory of Architectural Heritage (NIAHs)), industrial heritage and ACAs.	<ul style="list-style-type: none"> Percentage of features contained in the RMP, RPS, or NIAH or ACAs protected from adverse effects due to action and development occurring as a result of the implementation of this plan. 	<ul style="list-style-type: none"> No features contained in the RMP, the RMP, RPS, or NIAH, or ACAs to be significantly adversely affected as a result of the implementation of this plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Consultation with DHLGH. Consultation with the National Monuments Service.
Soils	S1	Avoid or minimise effects on mineral resources or soils.	<ul style="list-style-type: none"> Number of instances of significant adverse impacts on mineral resources or soils occurring, including the pollution, loss or degradation of mineral resources or soils, as a result of action and development supported by the plan. 	<ul style="list-style-type: none"> No instances of significant adverse impacts on mineral resources or soils occurring as a result of action and development supported by the plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	S2	Ensure appropriate management of all soil and excavation material. Promote sustainable material reuse wherever appropriate.	<ul style="list-style-type: none"> Number of developments consented that have sustainable excavation material reuse proposals. Number of instances contaminated soil is inappropriately managed or disposed of. 	<ul style="list-style-type: none"> All new developments consented to have written statement for management of all soil and excavation material, where necessary. Increase number of developments consented that have sustainable excavation material reuse proposals. No instances of contaminated soil being inappropriately managed or disposed of. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	S3	Re-use of brownfield lands, where appropriate, together with the appropriate and sustainable development of greenfield lands.	<ul style="list-style-type: none"> Quantum of brownfield lands re-used in the plan area. 	<ul style="list-style-type: none"> All brownfield sites (suitable for re-use in accordance with proper planning and sustainable development principles) in the Plan area re-used. 	<ul style="list-style-type: none"> Internal monitoring of brownfield site re-use.
Land Use	LU1	Avoid or minimise effects on existing land use.	<ul style="list-style-type: none"> Number of instances of significant adverse impacts on existing land use as a result of the implementation of this plan. 	<ul style="list-style-type: none"> No instances of significant adverse impacts on existing land use as a result of the implementation of this plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	LU2	Compliance with existing land use policy in the CDP	<ul style="list-style-type: none"> Number of instances of significant adverse impacts on existing land use as a result of the implementation of this plan. 	<ul style="list-style-type: none"> No instances of significant adverse impacts on existing land use as a result of the implementation of this plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
Air Quality & Noise	AQN1	Increase the number of people travelling to work or school via sustainable modes of travel, including public transport, walking and cycling.	<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels. 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels 	<ul style="list-style-type: none"> CSO Population data - Commuting in Ireland.
	AQN2	Avoid or minimise effects on local air quality.	<ul style="list-style-type: none"> Number of developments consented that result in avoidable adverse air quality impacts on sensitive receptors. NOx, SOx, PM10 and PM2.5 as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> No development supported by the plan should have a significant adverse air quality impact on sensitive receptors. Improvement in Air Quality trends, particularly in relation to transport related emissions of NOx and particulate matter 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Consultation with the EPA. Review of EPA Air Quality Monitoring undertaken in the plan area. Review of EPA annual 'Air Quality in Ireland' Report. Consultations with Department of Transport and Department of Environment, Climate and Communications



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	AQN3	Avoid or minimise adverse noise impacts on existing or proposed sensitive receptors.	<ul style="list-style-type: none"> Number of sensitive receptors exposed to noise nuisance. 	<ul style="list-style-type: none"> No sensitive receptors exposed to nuisance noise in the plan area. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Monitoring of internal noise complaint investigations undertaken. Consultation with the EPA.
Water	W1	Maintain and/or improve, the quality and status of surface water bodies.	<ul style="list-style-type: none"> Classification of Overall Status of surface water bodies as reported by the EPA Water Monitoring Programme for the Water Framework Directive (WFD). Programme for the WFD. 	<ul style="list-style-type: none"> Not to cause deterioration in the status of any water or affect the ability of any water to achieve 'good' status. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Data issued under the WFD Monitoring Programme for Ireland.
	W2	Maintain and/or improve, the chemical and quantitative status of groundwaters.	<ul style="list-style-type: none"> Status of groundwater bodies as reported by the EPA National Groundwater Monitoring Programme for the WFD. Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC. 	<ul style="list-style-type: none"> No deterioration in the status of groundwater quality, having appropriate regard to Groundwater Quality Standards and Threshold Values defined under Directive 2006/118/EC. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Data issued under the WFD Monitoring Programme
	W3	Prevent impact upon the WFD status of surface waters and groundwater in line with the requirements of the WFD.	<ul style="list-style-type: none"> Number of instances of significant adverse impact on surface water or groundwater bodies resulting in a reduction in water quality or the ability of a water body to achieve 'good' water quality status. 	<ul style="list-style-type: none"> No instances of significant adverse impact on surface water or groundwater bodies resulting in a reduction in water quality or the ability of a water body to achieve 'good' water quality status. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Consultation with the EPA.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	W4	Comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG and OPW, 2009)	<ul style="list-style-type: none"> Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk. 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk in compliance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	W5	Promote sustainable drainage practices to improve water quality and flow.	<ul style="list-style-type: none"> Number of developments consented that have sustainable drainage proposals, including NBS proposals. 	<ul style="list-style-type: none"> Increase number of developments consented that have sustainable drainage proposals, including NBS proposals. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	W6	Prevent impact upon drinking water quality.	<ul style="list-style-type: none"> Number of non-compliances with Drinking Water Quality Standards defined in the European Union (Drinking Water) Regulations 2023. 	<ul style="list-style-type: none"> No non-compliances with Drinking Water Quality Standards defined in the European Union (Drinking Water) Regulations 2023. 	<ul style="list-style-type: none"> EPA Drinking Water Quality Reports. Review of environmental quality data detailed in the EPA Maps Application. Review of EPA Remedial Action List.
Material Assets	MA1	Avoid or minimise effects on built/amenity assets and infrastructure.	<ul style="list-style-type: none"> Number of incompatible developments (supported by the plan) adversely affecting built/amenity assets and infrastructure. 	<ul style="list-style-type: none"> No incompatible development (supported by the plan) adversely affecting built/amenity assets and infrastructure. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	MA2	Avoid or minimise effects upon existing and (where known) planned infrastructure.	<ul style="list-style-type: none"> Number of incompatible developments (supported by the plan) adversely affecting existing or planned infrastructure, including water supply, wastewater management, energy and transport infrastructure. 	<ul style="list-style-type: none"> No incompatible development (supported by the plan) adversely affecting existing or planned material assets infrastructure. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Consultation with Irish Water, Gas Networks Ireland, ESB Networks and Transport Infrastructure Ireland.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	MA3	Promote sustainable transportation and deliver enhanced traffic and transport conditions, where possible.	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels. 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels 	<ul style="list-style-type: none"> CSO Population data - Commuting in Ireland.
	MA4	Promote sustainable waste/material management and the circular economy.	<ul style="list-style-type: none"> Number of developments consented that have sustainable material reuse proposals. 	<ul style="list-style-type: none"> All new developments requiring construction to have Resource and Waste Management Plans prepared for them in accordance with EPA's Best Practice Guidelines for the preparation of resource & waste management plans for construction & demolition projects. Increase number of developments consented that have sustainable reuse proposals for material generated during construction. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	MA5	Promote sustainable water use and drainage management.	<ul style="list-style-type: none"> Compliance with Sustainable Urban Drainage System (SuDS) related development management standards defined in the CDP. Number of new developments consented connected to appropriate wastewater management and treatment networks. Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure. 	<ul style="list-style-type: none"> All development (supported by the plan) must comply with SuDS related development management standards defined in the CDP. All new developments consented connected to appropriate wastewater management and treatment networks. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission. Consultation with Uisce Éireann



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
Tourism & Recreation	TR1	Avoid or minimise effects upon tourism and recreation amenities, and enhance tourism and recreation, where possible.	<ul style="list-style-type: none"> Number of developments consented that have likely significant adverse impacts on tourism and recreation amenity. 	<ul style="list-style-type: none"> No developments consented that have likely significant adverse impacts on tourism and recreation amenity. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
Climate Change	CC1	Support in the achievement of the 2030 target of a 51% reduction in carbon emissions.	<ul style="list-style-type: none"> Delivery of climate action related policies and objectives. 	<ul style="list-style-type: none"> Successful delivery of climate action related policies and objectives 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission Monitoring of the effects of the Local Authority Climate Action Plan, including level of GHG emissions. Consultation with DECC and CARO.
	CC2	Actively support the delivery of all national climate policy with the prioritisation and acceleration of evidence-based measures.	<ul style="list-style-type: none"> Delivery of climate action related policies and objectives. 	<ul style="list-style-type: none"> Successful delivery of climate action related policies and objectives 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission Monitoring of the effects of the Local Authority Climate Action Plan, including level of GHG emissions. Consultation with DECC and CARO.
	CC3	Assist in the delivery of the climate neutrality objective at local level.	<ul style="list-style-type: none"> Delivery of climate action related policies and objectives. 	<ul style="list-style-type: none"> Successful delivery of climate action related policies and objectives 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission Monitoring of the effects of the Local Authority Climate Action Plan, including level of GHG emissions. Consultation with DECC and CARO.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
	CC4	Promote the carrying out of climate resilient development.	<ul style="list-style-type: none"> Number of developments consented that are subject to unacceptable climate risks. Number of developments consented that have included climate change allowances in drainage proposals. 	<ul style="list-style-type: none"> No developments consented that are subject to unacceptable climate risks All developments with drainage proposals to include climate change allowances in drainage proposals. 	Internal monitoring of likely significant environmental effects of grants of permission.
	CC5	Promote low carbon and net zero development.	<ul style="list-style-type: none"> Adherence to the Near Zero Building Standards. 	<ul style="list-style-type: none"> All new buildings shall be developed in accordance with the Near Zero Building Standards. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	CC6	Promote the carrying out of development that incorporates nature-based solutions.	<ul style="list-style-type: none"> Adherence to NBS related policies/objectives defined in the Plan and higher-order CDP. 	<ul style="list-style-type: none"> Successful adherence to NBS related policies/objectives defined in the Plan and higher-order CDP. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission.
	CC7	Promote active travel and reduce reliance on the use of private vehicles for transport.	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels. 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels 	<ul style="list-style-type: none"> CSO Population data - Commuting in Ireland.
	CC8	Support the transition to zero or low carbon Electric Vehicles.	<ul style="list-style-type: none"> Share of renewable energy in transport 	<ul style="list-style-type: none"> 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 Plan 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission Monitoring of the effects of the Local Authority Climate Action Plan, including level of GHG emissions. Consultation with DECC and CARO.



Environmental Component	SEO Code	Strategic Environmental Objective	Indicators	Targets	Data Source
Inter-relationships	IR1	Maintain and improve the health of people, ecosystems and natural processes. Actively seek to integrate opportunities for environmental enhancement during adaptation to climate change.	<ul style="list-style-type: none"> Delivery of green infrastructure in accordance with GI related policies and objectives defined in the Plan and higher order Plan. 	<ul style="list-style-type: none"> Successful delivery of green infrastructure in accordance with GI related policies and objectives defined in the Plan and higher order Plan. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission



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