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Screening for Strategic Environmental Assessment (SEA) Environmental Report



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**SCREENING
FOR
STRATEGIC ENVIRONMENTAL ASSESSMENT
REPORT**

**FOR
PROPOSED MATERIAL ALTERATIONS
TO THE
DRAFT CARRICK-ON-SHANNON JOINT LOCAL AREA PLAN
2025-2031**

for: Leitrim and Roscommon County Councils



**Comhairle Chontae Liatroma
Leitrim County Council**



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by: CAAS Ltd.



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Table of Contents

List of Tables	i
Section 1 Introduction and Background	1
1.1 Introduction	1
1.2 Process so far.....	1
1.3 SEA Environmental Report (August 2024)	2
Section 2 SEA Screening.....	3
2.1 Introduction	3
2.2 Strategic Flood Risk Assessment	3
2.3 Appropriate Assessment.....	3
2.4 Screening Analysis of Proposed Material Alterations.....	3
2.5 Schedule 2A.....	29
Section 3 Conclusion	32

List of Tables

Table 1.1 Information contained within the SEA Environmental Report that accompanies the Draft Plan ..	2
Table 2.1 Strategic Environmental Objectives.....	4
Table 2.2 SEA Screening Analysis of Proposed Material Alterations.....	6
Table 2.3 Detail of effects, if unmitigated, mitigation measures for potential effects and residual adverse effects.....	8

Section 1 Introduction and Background

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031, hereafter referred to as the "Draft Plan".

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or amendment to a plan or programme, before a decision is made to adopt it. The SEA Directive¹ requires, inter alia, that SEA is undertaken for certain plans, programmes or amendments to these. Screening is the process for deciding whether a particular plan - or amendment to a plan -, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

The purpose of this report is to inform whether or not to undertake SEA on the Proposed Material Alterations to the Draft Plan and associated documents. Requirements in relation to the screening of Proposed Material Alterations are provided under Section 20 (3) of the Planning and Development Act 2000, as amended, and Article 8 of the Planning and Development (SEA) Regulations 2004, as amended.

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

- Proposed Material Alterations to the Draft Plan and associated documents;
- Screening for Appropriate Assessment (AA) Report for Proposed Material Alterations to the Draft Plan;
- SEA Environmental Report for the Draft Plan; and
- Screening for Appropriate Assessment (AA) Report for the Draft Plan.

1.2 Process so far

The Draft Plan has been progressed to date in compliance with Sections 19 and 20 of the Planning and Development Act 2000, as amended.

SEA² is being undertaken on and has informed the Draft Plan in order to comply with the SEA Directive and transposing Regulations – the SEA Environmental Report that accompanied the Draft Plan on public display contains the findings of the assessment.

AA³ is also being undertaken on the Draft Plan (informing both the Draft Plan and the SEA) in order to comply with the Habitats Directive and transposing Regulations. A Screening for AA Report was prepared that contains the findings of this assessment and accompanied the Draft Plan on public display.

The Draft Plan associated SEA and AA documents were placed on public display and submissions were invited. Submissions were responded to in a Chief Executive's Report and Elected Members decided upon Proposed Material Alterations to the Draft Plan and these are the subject of this report.

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

² Strategic Environmental Assessment is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or alteration to a plan or programme, before a decision is made to adopt it.

³ Appropriate Assessment is an impact assessment process concerning European Sites designated on foot of habitats and species.

1.3 SEA Environmental Report (August 2024)

The SEA Environmental Report for the Draft Plan contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) as amended. The relevant sections of the SEA Environmental Report that address these information requirements are detailed on Table 1.1 below.

The assessment undertaken on relevant Proposed Material Alterations (the findings of which are presented later in this document) has used the information contained in the SEA Environmental Report.

Table 1.1 Information contained within the SEA Environmental Report that accompanies the Draft Plan

Information Required to be included in the Environmental Report	Corresponding Section of this Report
(A) Outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes	Sections 2, 5 and 8
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the plan or programme	Section 4
(C) Description of the environmental characteristics of areas likely to be significantly affected	Sections 4, 7 and 8
(D) Identification of any existing environmental problems which are relevant to the plan or programme, particularly those relating to European protected sites	Section 4
(E) List of environmental protection objectives, established at international, EU or National level, which are relevant to the plan or programme and describe how those objectives and any environmental considerations have been taken into account when preparing the Plan	Sections 5, 7, 8, 9 and Appendix I
(F) Describe the likely significant effects on the environment	Sections 7 and 8
(G) Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the plan or programme	Section 9
(H) Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken (including any difficulties)	Sections 3, 6, 7 and 8
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix II Non-Technical Summary
(K) Interrelationships between each environmental topic	Addressed as it arises within each Section

Section 2 SEA Screening

2.1 Introduction

This section examines whether each Proposed Material Alteration to the Draft Plan and associated documents would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

This examination takes account of relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the Planning and Development (SEA) Regulations, as amended, (see Section 2.5).

2.2 Strategic Flood Risk Assessment

Strategic Flood Risk Assessment (SFRA) is being undertaken to inform the preparation of the Draft Plan and has informed this SEA Screening. Furthermore, a number Proposed Material Alterations to the SFRA report have been agreed, following the consideration of submissions made on the Draft Plan and associated documents. The resultant changes are described in the Proposed Material Alterations documents.

2.3 Appropriate Assessment

Appropriate Assessment (AA) is an impact assessment process concerning *Natura 2000*, or *European*, sites - these sites have been designated or proposed for designation by virtue of their ecological importance. The Habitats Directive⁴, its transposing Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended) provide the requirement to screen for likely significant effects on European Sites. If the effects are deemed to be *significant, potentially significant or uncertain*, then Stage 2 AA must be undertaken.

A Screening for AA Report was prepared that contains the findings of this assessment and accompanied the Draft Plan on public display. At adoption of the Plan, the Screening for AA Report will be finalised and a final Screening for AA determination made by the Councils.

An AA screening process has been undertaken on the Proposed Material Alterations. This process has demonstrated that Stage 2 AA for the Proposed Material Alterations is not necessary - a Screening for AA Report contains this information, has informed this Screening for SEA Report and accompanies the Proposed Material Alterations.

2.4 Screening Analysis of Proposed Material Alterations

The analysis of Proposed Material Alterations is undertaken considering interactions Strategic Environmental Objectives (see Table 2.1). Table 2.2 examines whether each part of the Proposed Material Alterations would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

Table 2.2 is supplemented by Table 2.3 which provides details on:

- Likely significant effects of implementing the Draft Plan, if unmitigated;
- Key mitigation measure(s) that are already contained within the Draft Plan; and
- Likely residual non-significant adverse effects arising from the Draft Plan.

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

Effects encompass the full range of effects⁵, including those arising cumulatively – such as those potentially arising as a result of interactions with other plans and programmes.

The examination of Proposed Material Alterations also takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the SEA Regulations, as amended, (see Section 2.5).

Table 2.1 Strategic Environmental Objectives

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

⁵ These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

Screening for SEA Report for Proposed Material Alterations

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health — Air Quality Directive • Significantly decrease noise pollution and move closer to WHO recommended levels.
Climatic Factors	C	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> • To minimise emissions of greenhouse gasses • Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure). • Contribute towards the reduction of greenhouse gas emissions in line with national targets. • Promote development resilient to the effects of climate change • Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	CH	Safeguard cultural heritage features and their settings through responsible design and positioning of development	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	Protect and enhance the landscape character	<ul style="list-style-type: none"> • To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention

Table 2.2 SEA Screening Analysis of Proposed Material Alterations⁶

Ref	SEA Screening Consideration
1	This alteration would further contribute towards provisions related to this sector/topic that are already contained within the Draft Plan. Considering the measures that have been already integrated into the Draft Plan and the existing Development Plans that provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Material Alteration: either are present already (beneficial) and will be further contributed towards; and/or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to Table 2.3 and Section 2.5.
2	The update to terminology/language/wording/mapping would not change the effects arising from the Plan. As such, this alteration would not be considered as being likely to result in significant environmental effects. Consequently, SEA is not required.
3	This alteration relates to Plan text that sets the context for, summarises and/or provides clarification to Plan provisions. It does not interact with existing Plan provisions to an extent that it would have additional significant environmental effects. Consequently, SEA is not required.
4	This alteration adds more detail but would not have the potential to result in significant environmental effects. Consequently, SEA is not required.
5	This alteration provides consistency with other parts of the Plan and/or with the wider planning and policy framework. It would not interact with Plan provisions to the extent that it would have environmental effects. Consequently, SEA is not required.
6	Removal of this provision/text would remove the potential for any environmental effects; however, removal of the provision/text would not be likely to result in any environmental effects. Consequently, SEA is not required.

Proposed Material Alteration No.	SEA Screening Consideration Reference
MA1	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA2	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA3	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA4	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA5	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA6	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA7	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA8	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA9	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA10	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA11	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA12	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA13	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA14	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA15	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA16	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA17	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA18	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA19	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA20	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA21	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA22	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA23	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA24	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA25	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA26	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA27	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA28	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA29	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA30	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA31	Selection of Considerations from Ref. 1 to 6 above - SEA not required

⁶ For detail on Proposed Material Alterations please refer to Proposed Material Alterations document.

Screening for SEA Report for Proposed Material Alterations

Proposed Material Alteration No.	SEA Screening Consideration Reference
MA32	Selection of Considerations from Ref. 1 to 6 above - SEA not required ⁷
MA33	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA34	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA35	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA36	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA37	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA38	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA39	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA40	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA41	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA42	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA43	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA44	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA45	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA46	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA47	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA48	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA49	Selection of Considerations from Ref. 1 to 6 above - SEA not required
MA50	Selection of Considerations from Ref. 1 to 6 above - SEA not required

⁷ MA32 lands are adjacent to the Knockadalteen Stream. Flood Zone A is confined to the channel, but part of the MA32 lands are within Flood Zone B. The uses proposed are Industrial and Enterprise. Section 9.3 "Constrained Land Use" of the Draft Plan ensures that uses are limited to water compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B and that this limitation shall take primacy over any other provision relating to the land use zoning objective. Following adoption of the Plan with or without amendments and/or modifications, the Flood Zone Map will be finalised and included in the Final SFRA Report to accompany the adopted Plan.

Table 2.3 Detail of effects, if unmitigated, mitigation measures for potential effects and residual adverse effects

Environmental Component	Environmental Effects, in combination with the wider planning framework			Mitigation Measures	
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	Draft Joint Local Area Plan measures, including:	Existing County Development Plan measures, including:
Various – see below	Various – see below	Various – see below	Various – see below	<p>Carrick-on-Shannon Local Transport Plan (LTP) Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.</p>	<p>Leitrim County Development Plan Development Management Standards from Chapter 13 of the Plan ILU POL 6 New transport infrastructure projects, including blueways and greenways, that are not already provided for by existing plans/programmes, which have been subject to environmental assessment, or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection. This Corridor and Route Selection Process will not be applicable to national roads schemes which are required to be progressed in accordance with statutory processes and TII Publications, including the Project Management Guidelines and Project Appraisal Guidelines.</p> <p>Leitrim County Development Plan Chapter 7 Where projects for new infrastructure, including green infrastructure, are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects should be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable mobility. A Corridor and Route Selection Process should be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection. Continued investment in improvements to the road network is vital to maintain the carrying capacity of the network. In order to ensure that the investment, as well as the function of the national road network is not undermined, all development proposals involving access onto National Primary and National Secondary roads will be assessed having regard to the provisions of Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p>
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the town's core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). 	<p>BNH 5 Protect and conserve the ecological and biodiversity value of the River Shannon, and associated tributaries, and ensure that all development proposals, individually or cumulatively, do not negatively impact on the status of waterbodies, subject to Water Framework Directive exemptions, and river access.</p> <p>BNH 6 Encourage and enhance, where appropriate, the provision of biodiversity features in urban areas through the development management process and in Local Authority own developments.</p> <p>BNH 7 Support and work with all relevant bodies/stakeholders/local communities in the development of and protection of Green Infrastructure in the town.</p> <p>BNH 8 Ensure that any proposals for the lighting/flood lighting of waterways infrastructure, buildings or pedestrian/cycling routes along waterways within the Plan area incorporate bat friendly lighting schemes as set out in <i>Bats and Lighting, Guidance Notes for: Planners, engineers, architects, and developers</i> (Bat Conservation Ireland, December 2010).</p> <p>BNH 9 Highlight in the course of pre-planning discussions, where appropriate, the need to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs, etc.).</p> <p>BNH 10 Explore the potential for the development of a new wetland ecology park off the Leitrim Road, Carrick-on-Shannon.</p> <p>BNH 11 Require, where the presence of invasive species is identified on any proposed development site, that robust treatment measures are detailed to demonstrate how these species will be appropriately managed and controlled.</p>	<p>Leitrim County Development Plan BG OBJ 4 To deliver a Blueway linking Carrick-on-Shannon to Leitrim Village and onwards to Battlebridge subject to obtaining the necessary planning consent and only where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EU Directives.</p> <p>WI POL 5 To ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment. Water abstractions should ensure appropriate levels of environmental management and protection, including ensuring compliance with the Water Framework Directive and Habitats Directive.</p> <p>PL POL 1 To control lighting in urban and rural areas and in particular in sensitive locations, in order to minimise impacts on residential amenity, habitats and species of importance.</p> <p>TOUR POL 6 To seek to sustainably manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as blueways and greenways, are a suitable distance from ecological sensitivities, such as riparian zones.</p> <p>TOUR POL 7 Where relevant, the Council and those receiving consent for development shall seek to sustainably manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects to sensitive habitats, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate.</p> <p>ADV TOUR OBJ 4 To prepare Habitat and Visitor Management Plans for the protection of areas which are particularly sensitive to visitors subject to the availability of funding. The first such plan will be developed for Sheemore.</p> <p>RUR ECON POL 5 The Council will provide for the sustainable development of fisheries, where this is in compliance with the Habitats and Birds Directives and other ecological protection objectives. Where new infrastructure is being provided, it should be positioned at already modified locations where feasible and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat</p>

Screening for SEA Report for Proposed Material Alterations

	<p>habitats.</p> <ul style="list-style-type: none"> • Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. 				<p>Management Plan that includes requirements in relation to sustainable fishing practices that would not affect the ecological site integrity and invasive species.</p> <p>AGR OBJ 1 To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.</p> <p><i>Natural Heritage Policies</i></p> <p>NH POL 1 To protect and conserve Special Areas of Conservation and Special Protection Areas.</p> <p>NH POL 2 To implement Article 6(3) and where necessary Article 6(4) of the Habitats Directive, including to ensure that Appropriate Assessment is carried out in relation to works, plans and projects with the potential to impact European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and the Planning and Development Act, as relevant.</p> <p>NH POL 3 To protect designated Natural Heritage Area (NHA) sites, including proposed Natural Heritage Area sites (pNHA) and seek to develop linkages between designated sites and other non-designated sites of ecological importance, where feasible and as resources permit.</p> <p>NH POL 4 To consult with relevant prescribed bodies, such as the National Parks and Wildlife Service (DoHLGH), and take account of any licensing requirements when undertaking, approving and authorising development which is likely to affect plant, animal or bird species or habitats protected by law.</p> <p>NH POL 5 To ensure that development does not have a significant adverse impact on plant, animal or bird species or habitats protected by law, subject to satisfactory mitigation measures.</p> <p>NH POL 6 To protect and where possible enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites.</p> <p>NH POL 8 To protect ecological networks linking protected and designated important sites within the County, in accordance with Article 10 of the Habitats Directive.</p> <p>NH POL 9 To ensure that appropriate mitigation and/or compensation measures to conserve biodiversity, landscape character and green infrastructure networks are required in developments where habitats are at risk or lost as part of a development.</p> <p>NH POL 10 To ensure the protection, conservation and enhancement of the biodiversity of the county.</p> <p><i>Natural Heritage Objectives</i></p> <p>NH OBJ 1 To ensure that no project or programme giving rise to significant adverse, direct, indirect, secondary or cumulative impacts on the integrity of any Natura 2000 site(s), having regard to their qualifying interests and conservation objectives, arising from their size, scale, area or 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 alone or in combination with other plans or projects).</p> <p>NH OBJ 2 To protect and conserve those sites designated as Special Areas of Conservation (SACs) during the lifetime of this plan. The list of current SACs is contained in Table 1 of this chapter.</p> <p>NH OBJ 3 To protect and conserve those sites designated as Special Protection Areas during the lifetime of this plan. There is current one SPA in Co. Leitrim which is contained in Table 2 of this chapter.</p> <p>NH OBJ 4 To protect and conserve Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) that become designated and notified to the Local Authority during the lifetime of this plan. The list of current NHAs and proposed NHAs are contained in Table 3 and 4 of this chapter.</p> <p>NH OBJ 5 To protect the character, appearance and quality of the habitats and semi-natural features in County Leitrim such as woodlands, hedgerows, peatlands, wetlands and artificial waterways of historic or ecological importance.</p> <p>NH OBJ 6 To promote, in partnership with the relevant agencies, the development and implementation of codes of best practice through initiatives such as the Local Floral Pride initiatives, Community Environmental Action and the Green Schools projects.</p> <p>NH OBJ 7 To encourage appropriate management of landscape features, particularly through the development management process and using planning agreements with landowners and developers, where appropriate.</p> <p>NH OBJ 8 To identify and map over the lifetime of the Plan habitats and green infrastructure / sites of local biodiversity value of county importance and to raise awareness and understanding of the county's natural heritage and biodiversity.</p> <p>NH OBJ 9 To support the implementation of the relevant recommendations contained in the National Biodiversity Action Plan and the All Ireland Pollinator Plan.</p> <p>NH OBJ 10 To support the implementation of the actions contained in the Biodiversity Action Plan 2021-2025 when finalised, or any successor plan, in partnership with all relevant stakeholders and subject to the availability of the necessary funding sources.</p> <p><i>Peatlands Policies</i></p> <p>PEAT POL 1 To conserve peatlands and protect peatland landscapes within the County.</p> <p>PEAT POL 2 To seek hydrological reports for significant developments within and close to peatlands, to assess potential impacts on the integrity of the peatland ecosystems.</p>
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Where their removal is necessary, to seek their replacement with new hedgerow material native to the area (See Table 5 in this regard).</p> <p>TWH POL 5 To retain distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development. Where the loss of the existing boundary is unavoidable as part of development, to ensure that the wall is re-built using local stone and local vernacular design.</p> <p><i>Objectives</i></p> <p>TWH OBJ 1 To use Tree Preservation Orders to protect important trees, groups of trees or woodlands, as appropriate which may be at risk or have an amenity, biodiversity or historic value during the lifetime of this plan.</p> <p><i>Pollinators Objective</i></p> <p>POLL OBJ 1 To manage and restore semi-natural habitats and their native plants on Council land in as far as is practicable and affordable.</p> <p><i>Invasive Species Policy</i></p> <p>IS POL 1 To require relevant development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015 and the EU Regulation on Invasive Alien Species 1143/2014.</p> <p><i>Nature-Based Approaches and Green Infrastructure – Policies</i></p> <p>NBGI POL 1 To actively promote and encourage nature-based approaches and green infrastructure solutions as viable mitigation and adaptation measures to reduce GHG emissions, increase the adaptive capacity of ecosystems and optimise the multifaceted benefits through:</p> <ul style="list-style-type: none"> • Conservation, promotion, and restoration of the natural environment; • Integrating an ecosystem services approach and promote healthy living environments through enhanced connection with nature and recreation/amenity; • Enhancing biodiversity in urban and rural settings; • Assist with water and flood risk management; and • Carbon storage or sequestration. <p>Roscommon County Development Plan</p> <p><i>Overarching Planning Principles - Assessments</i></p> <p>Specific assessments may be required to enable the Planning Authority to make a decision on a planning proposal having regard to legislative requirements and/or to ensure compliance with the Development Plan. Assessments that may be required as part of planning proposals, in certain instances, include but are not limited to the following:</p> <ul style="list-style-type: none"> • Natura Impact Statement (in order to inform the Appropriate Assessment (AA) process) • Environmental Impact Assessment Report (EIAR) • Flood Risk Assessment • Traffic and Transport Assessment • Architectural Assessment • Archaeological Assessment • Landscape Appraisal and Visual Impact Assessment • Ecological Assessment • Design Statement <p>Proposals for development will be assessed in terms of potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures should be included in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level. Proposals shall also ensure that investigations are carried out in relation to the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. The EPA's publication Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (2007) shall be taken into account as relevant.</p> <p><i>Natural Heritage</i></p> <p>NH 10.1 Ensure the protection, conservation and enhancement of the biodiversity of the county.</p> <p>NH 10.2 Support the implementation of the relevant recommendations contained in the National Biodiversity Action Plan, including no net loss in biodiversity, and the All Ireland Pollinator Plan.</p> <p>NH 10.3 Implement the County Roscommon Heritage Plan and the Biodiversity Action Plan, or any</p>
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Screening for SEA Report for Proposed Material Alterations

					<p>subsequent plans, in partnership with all relevant stakeholders.</p> <p>NH 10.4 Proposals where woodland, tree or hedgerow removal is proposed will be required to demonstrate a sufficient level of protection to Annex IV species, such as Bats and Otter, in accordance with the Habitats Directive.</p> <p>NH 10.5 Ecological Impact Assessment (EiA) will be required for proposed developments likely to significantly impact on natural habitats and/or species, and which are not subject to Environmental Impact Assessment</p> <p>NH 10.6 Require all new developments in the early pre-planning stage of the planning process to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs, etc.) having regard to the recommendations outlined in the Habitat Mapping in Co. Roscommon, 2011 and the County Roscommon Swift Survey, 2020.</p> <p>NH 10.7 Implement Article 6(3) and where necessary Article 6(4) of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011.</p> <p>NH 10.8 Ensure that no plans, programmes, etc. or projects are permitted that give rise to significant cumulative, direct, indirect or secondary impacts on the integrity of 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, (either individually or in combination with other plans, programmes, etc. or projects)⁸.</p> <p>NH 10.9 Ensure that any plan or project that could have a significant adverse impact (either alone or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 Site or would result in the deterioration of any habitat or any species reliant on that habitat will not be permitted unless in exceptional circumstances.</p> <p>NH 10.10 Actively promote the conservation and protection of areas designated as an NHA (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have a significant adverse effect on the NHA or pNHA.</p> <p>NH 10.11 Preserve and protect sites of county geological importance from inappropriate development where they comprise designated sites or national heritage areas;</p> <p>NH 10.12 Promote and facilitate the development of geo-tourism in County Roscommon where it does not have a detrimental impact on designated sites or features of geological interest.</p> <p>NH 10.13 Encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.</p> <p>NH 10.14 Promote and encourage planting of native hedgerow species in new developments.</p> <p>NH 10.15 Ensure that hedgerows that are required to be removed in the interests of traffic safety or where breaches to hedgerows occur in compliance with relevant legislation, are replaced by the applicant/developer with suitable native species to the satisfaction of the Council.</p> <p>NH 10.18 Manage, enhance and protect the wetlands of the county having regard to the County Roscommon Wetland Survey (2017) and ensure that there is an appropriate level of assessment in relation to proposals which would involve draining, reclaiming or infilling of wetland habitats. The Council shall be available to engage with the NPWS with the objective of facilitating the monitoring and surveying of wetland sites in Roscommon.</p> <p>NH 10.19 Ensure that the county's watercourses are retained for their biodiversity and flood protection values and to conserve and enhance where possible, the wildlife habitats of the County's rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide a network of habitats and biodiversity corridors throughout the county. The Council shall be available to engage with the NPWS with the objective of facilitating the monitoring and surveying of wetland sites in Roscommon.</p> <p>NH 10.20 Protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. To this effect, consideration should be given to Inland Fisheries Ireland's guidance document Planning for Watercourses in the Urban Environment (2020).</p> <p>NH 10.21 Support the sustainable development of the fisheries and aquaculture industry in cooperation with the Department of Agriculture, Food and the Marine and the Inland Fisheries Ireland.</p> <p>NH 10.22 Encourage and enhance, where appropriate, the provision of biodiversity features in urban areas through the preparation of local area plans/settlement plans, green infrastructure strategies and through the development management process.</p> <p>NH 10.23 Require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Union (Birds and Natural Habitats) Regulations 2011 to 2015.</p>
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⁸ 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 project to proceed; and c) Adequate compensatory measures in place.

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					<p>NH 10.24 Ensure, where the presence of invasive species is identified on any proposed development site, that robust treatment measures are detailed to demonstrate how these species will be appropriately managed and controlled.</p> <p>NH 10.25 Minimise visual impacts on areas categorised within the County Roscommon Landscape Character Assessment including “moderate value”, “high value”, “very high value” and with special emphasis on areas classified as “exceptional value” and where deemed necessary, require the use of Visual Impact Assessment where proposed development may have significant effect on such designated areas.</p> <p>NH 10.26 Protect important views and prospects in the rural landscape and visual linkage between established landmarks, landscape features and views in urban areas.</p> <p>NH 10.27 To co-ordinate with all adjoining Local Authorities in reviewing Landscape Character Assessments (LCAs) to ensure consistency in classification and policy in adjoining areas of similar character. A targeted review of the LCA shall be undertaken following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines as well as the Regional Landscape Character Assessment to be completed by the Regional Assembly.</p> <p>NH 10.28 Create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide sustainable water management and a green setting for urban areas.</p> <p>NH 10.29 Facilitate the on-going development and improvement of green infrastructure in the Plan area, including green networks, green amenities and linked green corridors which ensure the provision of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike.</p> <p>NH 10.30 Prepare and implement a Green Infrastructure Strategy for the county in partnership with key stakeholders and the public.</p> <p>NH 10.31 Support the development of strategic greenways, blueways and peatways in the county in accordance with the Strategy for the Future Development of National and Regional Greenways (2018).</p> <p><i>Sustainable design</i> Sustainable design elements are essential and should be considered at the initial design stage of the development process. These elements will influence and help determine the layout, siting and the orientation of building(s), height, form, materials, density and overall functionality as well as the aesthetics of the proposed development. Lighting fixtures should be designed so as to avoid creating glare and should have minimum environmental impact.</p> <p><i>Section 12.18 (Tourism and Recreation Facilities):</i> Proposed developments should seek to manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Proposals should also ensure that new projects and activities are a suitable distance from ecological sensitivities. Visitor/habitat management plans may be required. Considerations should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.</p>
<p>Population and Human Health</p>	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the town’s core areas) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond Contribution towards the protection of human 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below. 	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>ED 1 Support and enhance the sustainable economic growth of Carrick-on-Shannon, consistent with its role as a Key Town through the provision of designated areas for high quality employment, through the expansion and protection of its tourism product and through the enhancement and expansion of its role as a retail destination.</p> <p>ED 2 Promote and facilitate Carrick-on-Shannon town as a destination for enterprise and new economic growth opportunities in the town core and on appropriately zoned land and to cooperate with all relevant stakeholders, land-owners, and relevant agencies to attract investment.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Leitrim County Development Plan</p> <p><i>Major Accident Directive Policies</i></p> <p>SEV POL 1 To comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents.</p> <p>SEV POL 2 To have regard to the advice of the Health & Safety Authority when considering proposals for new SEVESO sites.</p> <p>SEV POL 3 To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development.</p> <p><i>Air Quality Policies</i></p> <p>AQ POL 1 To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/5/0/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 201) (or any updated/superseding documents).</p> <p>AQ POL 2 To promote air quality improvements, where practicable, through a shift to more sustainable modes of transport, reduced use of fossil fuels and a resulting reduction in carbon dioxide emissions.</p> <p><i>Noise Pollution Policies</i></p> <p>NP POL 1 To support the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.</p> <p>NP POL 2 To require individual development proposals to be assessed against the Noise Assessment Criteria contained in Section ** of Chapter 12, Development Management Standards.</p> <p>NP POL 3 To have regard to acoustical planning in the planning process to ensure that future developments include provisions to protect the population from the effects of environmental noise in the interests of residential amenity and public health.</p> <p>NP POL 4 Development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.</p>

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	<p>health by facilitating development of lands (including those within and adjacent to the town's core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond.</p> <ul style="list-style-type: none"> Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, including air and water. 				<p><i>Noise Pollution Objective</i> NP OBJ 1 To implement the actions contained in the Leitrim Noise Plan 2018-2023 (or any replacement Plan) which seeks to address environmental noise from major roads in the county and which endeavours to maintain satisfactory noise environments where they exist.</p> <p>Roscommon County Development Plan <i>Major Accidents Directive Policy Objectives</i> ITC 7.67 Liaise with the Health and Safety Authority, notified site operators and other statutory bodies with regard to safety regulations and safety zones when assessing proposals for a new Seveso establishment or modifications to an establishment, and when assessing proposals for development in the vicinity of existing Seveso establishments and implement the provision of land use planning advice and/ or detailed advice as outlined by the H.S.A.</p> <p><i>Overarching Planning Principles - Assessments</i> Proposals for development will be assessed in terms of potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures should be included in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.</p>
<p>Soil</p>	<ul style="list-style-type: none"> Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to the town's core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contribution towards the protection of the environment from contamination to the highest standards of remediation. 	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<ul style="list-style-type: none"> Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	<p>Also refer to measures under other environmental components including Water.</p> <p>TC 3 Reinforce the role of the town centre as a primary location for commercial, civic, social, and cultural development through the promotion of new high-quality infill and backland development that consolidates the existing urban core.</p> <p>TC 6 Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration 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.</p> <p>TC 7 Support and facilitate the role of regeneration schemes in delivering the refurbishment of vacant properties in Carrick-on-Shannon for residential use and as a means of encouraging town centre living in the joint urban area, and subject to compliance with proper planning and environmental considerations.</p> <p>TC 8 Facilitate and promote the appropriate development of the Opportunity Sites identified in Carrick-on-Shannon for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.</p> <p>HC 4 Require that an appropriate mix of housing type, tenure, density and size is provided to ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Carrick-on-Shannon, in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).</p> <p>HC 5 Implement the land use zoning objectives, and standards in a manner which takes account of and is consistent with the Core Strategies in the Leitrim County Development Plan 2023-2029 and Roscommon County Development Plan 2022- 2028, in order to deliver compact growth and sustainable development.</p> <p>HC 6 Require all residential development proposals to demonstrate compliance with Chapter 13 (Development Management Standards) of the Leitrim County Development Plan 2023- 2029 and Chapter 12 (Development Management Standards) of the Roscommon County Development Plan 2022- 2028.</p> <p>HC 7 Implement active land management measures in the redevelopment of buildings and land in Carrick-on-Shannon</p>	<p>Also refer to measures under other environmental components including Water.</p> <p>Leitrim County Development Plan WQ POL 10 To assess proposals for development in terms of their impact on human health to include, inter alia, the potential impact on existing adjacent developments, on existing land uses and / or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be introduced in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.</p> <p>WQ POL 11 Where brownfield redevelopment is proposed, adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work.</p> <p>WE POL 2 To ensure that the assessment of wind energy development proposals will have regard to the following:</p> <ul style="list-style-type: none"> sensitivities of the county's landscapes; visual impact on protected views, prospects, designated landscapes, as well as local visual impacts; impacts on nature conservation designations, archaeological areas, county geological sites, historic structures, public rights of way and walking routes; local environmental impacts, including those on residential properties, such as noise and shadow flicker; visual and environmental impacts of associated development, such as access roads, plant and grid connections from the proposed wind farm to the electricity transmission network; scale, size and layout of the project and any cumulative effects due to other projects; the impact of the proposed development on protected bird and mammal species. <p><i>Areas of Geological Interest Policies</i> AGI POL 1 To recognise the need to identify sites of geological interest in the County and to protect these sites in the interest of protecting our geological heritage. AGI POL 2 To protect County Geological Sites from inappropriate development, as outlined in Appendix ** of this Plan.</p> <p><i>Aggregate Resources</i> AGG RES POL 8: To ensure that the extraction of minerals and aggregates protects to the maximum practicable extent the visual quality of the receiving landscape and do not adversely affect the environment or adjoining existing land uses. AGG RES POL 9: The use of the following chemicals as a processing agent shall not be permitted as part of any proposed processing operation located above or adjacent to surface or ground waters, or which could potentially impact such waters regardless of their location - mercury, cyanide or cyanide compounds, breakdown products of cyanide, or sulfuric acid. These present an unreasonable risk of environmental harm due to the toxicity of such chemicals and their demonstrated potential to cause damage to the environment.</p> <p>Roscommon County Development Plan NH 10.11 Preserve and protect sites of county geological importance from inappropriate development where they comprise designated sites or national heritage areas; NH 10.12 Promote and facilitate the development of geo-tourism in County Roscommon where it does</p>

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				<p>identified as in need of regeneration, including the use of statutory powers available through the Derelicts Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the role of the Town Centre First Policy, Town Regeneration Officers, Croi Cónaithe (Towns), and Vacant Homes Officers.</p> <p>HC 8 Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.</p> <p>HC 9 Facilitate additional residential development in established residential areas, in keeping with the existing residential character of the area and adequately protecting the amenity of existing residential properties in the area.</p> <p>HC 10 Encourage and facilitate the restoration and reoccupation of dilapidated and vacant dwellings and other suitable properties in this area, to deliver new housing and regeneration into the area.</p>	<p>not have a detrimental impact on designated sites or features of geological interest.</p> <p><i>Overarching Planning Principles - Assessments</i></p> <p>Proposals shall also ensure that investigations are carried out in relation to the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.</p>
<p>Water</p>	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to the town's core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Plan. 	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Section 5.3 "Flood Risk Management":</p> <p>"The Development Framework of the Plan informed by the SFRA ensures a precautionary approach to flood risk management and greenfield lands at risk of flooding is zoned only for agricultural or open space & amenity purposes. The Councils will require all developments within areas identified to be at flood risk to comply with the requirements of The Planning System and Flood Risk Assessment Guidelines (2009). Proposals for development where there is an identified or potential flood risk will be required to carry out a site-specific Flood Risk Assessment, and Justification Test in accordance with these guidelines and the standards of the respective County Development Plans. Such assessments shall apply the precautionary approach and shall consider climate change impacts and adaptation measures, including details of structural and non-structural flood risk management measures. The SFRA datasets and the most up to date CFRAM Programme climate scenario mapping, together with the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein, should be consulted by prospective applicants for developments in this regard.</p> <p>Applications for minor developments such as small-scale infill, small extensions to houses or the rebuilding of houses, and most changes of use of existing uses to existing buildings (residential, commercial or industrial) within flood risk areas will be supported, provided they do not:</p> <ul style="list-style-type: none"> obstruct important flow paths; introduce a significant number of people into flood risk areas; entail the storage of hazardous substances; increase the risk of flooding elsewhere or have adverse impacts or impede access to a water- course, floodplain or flood protection and management facilities. <p>Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with The Planning Systems Flood Risk Management Guidelines 2009 and any future amendments.</p> <p>A Constrained Land Use Strategy is also being used to facilitate the appropriate management and sustainable use of flood risk areas while recognising that existing development uses within these zones may require modifications and/or extensions (Refer to Section 9.3 Constrained Land Use)."</p> <p>CA 11 Protect the flood zones identified in Map 3 of this Local Area Plan from inappropriate development and direct developments/ land uses accordance with <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i> (2009) and any revisions thereof.</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Leitrim County Development Plan</p> <p><i>Water Quality Policies</i></p> <p>WQ POL 1 To protect existing groundwater sources and aquifers in the county and to manage development in a manner consistent with the protection of these resources.</p> <p>WQ POL 2 To support the preparation of Drinking Water Protection Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive and the current and future cycles of River Basin Management Plans. In this regard, the Council supports mitigation and protection measures for all protected areas, including Drinking Water Protected Areas.</p> <p>WQ POL 3 In conjunction with Irish Water, to have regard to the EPA 2019 publication "Drinking Water Report for Public Water Supplies 2018" (and any subsequent update) in the establishment and maintenance of water sources in the County.</p> <p>WQ POL 4 To ensure that the delivery and phasing of water services are subject to the required appraisal, planning and environmental assessment processes and avoid impacts on the integrity of the Natura 2000 network.</p> <p>WQ POL 5 To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and to comply with the objectives of the River Basin Management Plan.</p> <p>WQ POL 6 To discourage the over-concentration of individual septic tanks and treatment plants in any given area to minimise the risk of groundwater pollution.</p> <p>WQ POL 7 To seek to protect water quality in areas of high groundwater vulnerability in the consideration of development proposals which rely on individual wastewater treatment systems and which would increase effluent loading from such systems within a concentrated area.</p> <p>WQ POL 8 To provide guidance and advice regarding the protection of water supply to private wells with the overall responsibility remaining with the householder.</p> <p>WQ POL 9 To permit new development only in instances where it has been demonstrated to the satisfaction of Irish Water that there is sufficient capacity (in compliance with the Water Framework Directive and River Basin Management Plan) for appropriate collection, treatment and disposal of waste water to cater for the anticipated loading arising from the proposed development.</p> <p>WQ POL 10 To assess proposals for development in terms of their impact on human health to include, inter alia, the potential impact on existing adjacent developments, on existing land uses and / or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be introduced in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.</p> <p>WQ POL 11 Where brownfield redevelopment is proposed, adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work.</p> <p><i>Water Quality Objectives</i></p> <p>WQ OBJ 1 To promote public awareness of water quality issues and the measures required to protect surface water, coastal and transitional waters and groundwater bodies from inappropriate and damaging development.</p> <p>WQ OBJ 2 To achieve our targets of attaining and maintaining a minimum of 'good status' in all water bodies in compliance with the Water Framework Directive and to co-operate with the implementation of the National River Basin Management Plan 2018-2021, and subsequent replacement plans. This includes contributing towards the protection of blue dot catchments and drinking water resources whilst having cognisance of the EU's Common Implementation Strategy Guidance Documents No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>WQ OBJ 3 To implement the measures of the River Basin Management Plan, including continuing to work with communities through the Local Authority Waters Programme to restore and improve water quality in the identified areas of action.</p>

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			<p>CA 12 Manage flood risk in Carrick-on-Shannon in conjunction with the OPW and in accordance with the requirements of <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i> (2009) document and any revisions thereof.</p> <p>CA 13 Minimise flood risk arising from surface water flooding in Carrick-on-Shannon by promoting the use of natural flood risk management measures including sustainable drainage systems (SuDS), minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure. (Refer also to Section 3.5 of the accompanying SFRA “Sustainable Drainage Systems and Surface Water Guidance and Strategy”)</p> <p>CA 14 Require a site-specific Flood Risk Assessment (FRA) for all planning applications in areas at risk of flooding, including developments that may be appropriate to the particular Flood Zone in accordance with the requirements of <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i> (2009) document and any revisions thereof.</p>	<p>WQ OBJ 4 To ensure that development will not have an unacceptable adverse impact on water quality including surface water, ground water, designated source protection areas, river corridors and associated wetlands.</p> <p>WQ OBJ 5 To request the Geological Survey of Ireland to complete a Groundwater Protection Scheme for County Leitrim to assist in decision making by the Local Authority on the location, nature and control of developments and activities in order to protect groundwater.</p> <p>WQ OBJ 6 To promote the sustainable use of water and water conservation measures in existing and new development within the County and encourage demand management measures among all water users.</p> <p><i>Flood Risk Management Policies</i></p> <p>FRM POL 1 To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities, the avoidance of development in areas where flood risk has been identified shall be the primary response.</p> <p>FRM POL 2 To ensure that a flood risk assessment is carried out for any development proposal, in accordance with the Planning System and Flood Risk Management (DoEHLG/OPW 2009) and Circular PL2/2014. This assessment shall be appropriate to the scale and nature of risk to the potential development.</p> <p>FRM POL 3 To consult with the OPW in relation to proposed developments in the vicinity of 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. In addition, to promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.</p> <p>FRM POL 4 To protect and enhance the County’s floodplains and wetlands as ‘green infrastructure’ which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future, subject to normal planning and environmental criteria.</p> <p>FRM POL 5 To protect the integrity of any formal flood risk management infrastructure, thereby ensuring that any new development does not negatively impact any existing defense infrastructure or compromise any proposed new defense infrastructure.</p> <p>FRM POL 6 To ensure that where flood risk management works take place that the natural, cultural and built heritage, rivers, streams and watercourses are protected and enhanced to the maximum extent possible.</p> <p>FRM POL 7 To 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 Flood Risk Management applicable at the time.</p> <p>FRM POL 8 To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the County.</p> <p>FRM POL 9 To ensure that in assessing applications for developments, that consideration is had to the impact on the quality of surface waters having regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.</p> <p>FRM POL 10 Development proposals will need to be accompanied by a Development Management Justification Test when required by the Guidelines. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development such as ‘Open Space’ would be permitted for the lands which are identified as being at risk of flooding within that site.</p> <p>FRM POL 11 To require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines including providing detailed design specifications as may be required to facilitate the impact of development.</p> <p>a) Extensions of existing uses or minor development within flood risk areas shall not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>b) Applications for development within Flood Zones A or B, and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works, shall be subject to site specific flood risk assessment. Such assessments shall consider climate change impacts and adaptation measures and shall provide details of structural and non-structural flood risk management measures, to include, but not be limited to specifications of the following: Floor Levels In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms. When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations. Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons,</p>
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					<p>the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.</p> <p>Internal Layout Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.</p> <p>With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.</p> <p>Flood-Resistant Construction Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric. The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric. The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.</p> <p>Flood-Resilient Construction Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery. This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.</p> <p>Emergency Response Planning In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development. Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:</p> <ul style="list-style-type: none"> • Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work; • Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and • Awareness of risks and evacuation procedures and the need for family flood plans. <p>Access and Egress During Flood Events Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:</p> <ul style="list-style-type: none"> • flood escape routes have been kept to publicly accessible land; • such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; • this information will be provided in a welcome pack to new occupants. <p>Further Information Further and more detailed guidance and advice can be found at http://www.flooding.ie and in the Building Regulations.</p> <p>c) In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Development Plan SFRA datasets and the most up to date information on flood risk, including that relating to climate scenarios, should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.</p> <p>FRM POL 12 To require that Strategic Flood Risk Assessments 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>FRM POL 13 To 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 Office of Public Works. 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</p>
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					<p>flood events.</p> <p>FRM POL 14 To require the undertaking of site-specific flood risk assessments for applications for development on land identified as benefitting land which may be prone to flooding</p> <p>FRM POL 15 To ensure that new developments proposed in Arterial Drainage Schemes and Drainage Districts do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>FRM POL 16 Any potential future variations to and review of the Plan shall consider, as appropriate any new and/or emerging data relating to flood risk.</p> <p>Objectives</p> <p>FRM OBJ 1 To implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the Leitrim County Development Plan 2023-2029.</p> <p>FRM OBJ 2 To implement in conjunction with the Office of Public Works the recommendations contained in the Flood Risk Management Plans (FRMP's), including planned investment measures for managing and reducing flood risk, subject to obtaining the necessary planning consent and undertaking the required environmental assessments.</p> <p><i>Storm Water Management Policies</i></p> <p>SWM POL 1 To implement Sustainable Urban Drainage Systems (SuDS) in developments to encourage a more sustainable approach to storm water management.</p> <p>SWM POL 2 To resist the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDs) and solutions to maximise the capacity of towns with combined drainage systems, where practicable.</p> <p>SWM POL 3 To require that new developments are adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans.</p> <p>SWM POL 4 To limit the rate of surface water run off to pre development levels for all green-field developments.</p> <p><i>Storm Water Management Objectives</i></p> <p>SWM OBJ 1 To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.</p> <p>SWM OBJ 2 To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.</p> <p>Roscommon County Development Plan</p> <p>ITC 7.34 Support Irish Water in the implementation of their capital investment programme to ensure the timely delivery of water and waste-water infrastructure for the county.</p> <p>ITC 7.35 Collaborate with Irish Water in relation to the preparation of their Investment Plans in order to accommodate the target population and employment potential of the county in accordance with the statutory obligations set out in EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan.</p> <p>ITC 7.36 Protect both ground and surface water resources including taking account of the impacts of climate change, support the implementation of the Rural Water Programme and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan</p> <p>ITC 7.37 Ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.</p> <p>ITC 7.38 Work with all stakeholders to promote water conservation and sustainable water usage.</p> <p>ITC 7.39 Ensure that new development proposals connect into the existing public water mains, where available. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.40 Ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.41 Support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p> <p>ITC 7.42 Ensure that adequate storm water infrastructure is provided in order to accommodate planned levels of growth in the county and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>ITC 7.43 Require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>ITC 7.44 Prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>ITC 7.46 Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (2009), as may be amended.</p> <p>ITC 7.47 Support the improvement of storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in urban environments.</p>
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					<p>ITC 7.48 Ensure new development is adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans. Furthermore, the Council will undertake its obligations under the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.</p> <p>ITC 7.49 Ensure that developments in urban areas, both within developments and within the public realm, seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding Risks.</p> <p>ITC 7.50 Require the provision of separate foul and surface water drainage systems.</p> <p>ITC 7.51 Have regard to the EU Flood Risk Directive, the Flood Risk Regulations (S.I. No. 122 of 2010) and the Guidelines for Planning Authorities on the Planning System and Flood Risk Management and Circular PL2/2014, through the use of the sequential approach and application of the Justification Tests in Development Management.</p> <p>ITC 7.52 Ensure that a flood risk assessment is carried out for development proposals impacting on flood risk areas, in accordance with the Guidelines for Planning Authorities on the Planning System and Flood Risk Management. This assessment shall be appropriate to the scale and nature of risk to the potential development.</p> <p>ITC 7.53 Protect and enhance the county's turloughs, lake/river floodplains and wetlands as strategically important green infrastructure which provides space for storage and conveyance of floodwater and enables flood risk to be more effectively managed, subject to normal planning and environmental criteria.</p> <p>ITC 7.54 Ensure that where flood risk management works take place that the natural and cultural heritage, rivers, streams and watercourses are protected and enhanced.</p> <p>ITC 7.55 Support the implementation of recommendations in the CFRAM Programme to ensure that flood risk management policies and infrastructure are progressively implemented.</p> <p>ITC 7.56 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>Material Assets</p>	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the town's core areas) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>CA 1 Support the designated Decarbonising Zone in Carrick-on-Shannon through the compact growth advocated and the recommendations outlined in the Local Transport Plan, to reduce Greenhouse Gas emissions and improve general environmental conditions in this area.</p> <p>CA 2 Encourage, support and promote the wetlands surrounding Carrick-on-Shannon as a hub for nature-based tourism whilst ensuring that the biodiversity of the wetlands is both maintained and protected.</p> <p>CA 3 Harness and protect the existing Blue Infrastructure in the town and the surrounding area and attract water-based recreation.</p> <p>CA 4 Protect both existing natural and developed Green and Blue Infrastructure from inappropriate development which could negatively impact upon the quality of these areas.</p> <p>CA 5 Encourage and promote the integration of energy efficient systems and renewable technologies in all new development proposals, as well as the retrofitting of existing developments (to include social housing units and commercial and public buildings), in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.</p> <p>CA 6 Encourage and promote the use of Blue and Green Infrastructure as a mechanism for surface water management and improving public realm.</p> <p>CA 7 Facilitate and encourage the use of and provision of the necessary facilities to encourage public transport, cycling and walking in and around the town to encourage a healthier community.</p> <p>CA 8 Facilitate the provision of additional Electric Vehicle charging stations in the town.</p> <p>CA 9 Require new developments to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives in the current Leitrim and Roscommon County Development Plans and this JLAP, and in accordance with both the Leitrim and Roscommon Climate Action Plans.</p> <p>CA 10 Support and encourage sustainable compact growth</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>Leitrim County Development Plan</p> <p><i>Water Infrastructure Policies</i></p> <p>WI POL 1 To collaborate with Irish Water in the preparation and prioritisation of their Investment Plans to ensure that the required piped water services capacity and infrastructure in the County is provided in a timely manner to facilitate future growth in accordance with the Core Strategy.</p> <p>WI POL 2 To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>WI POL 3 To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on wastewater treatment works.</p> <p>WI POL 4 To ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer subject to obtaining a connection agreement with Irish Water.</p> <p>WI POL 5 To ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment. Water abstractions should ensure appropriate levels of environmental management and protection, including ensuring compliance with the Water Framework Directive and Habitats Directive.</p> <p>WI POL 6 To ensure that adequate water services will be available to service development and that existing water services are not negatively impacted upon prior to making a decision to grant planning permission.</p> <p>WI POL 7 To require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>WI POL 8 To require developments to connect to public water supplies where available.</p> <p><i>Water Infrastructure Objectives</i></p> <p>WI OBJ 1 To work closely with Irish Water to identify and facilitate the timely delivery of the water services infrastructure required to realize the development objectives of this plan.</p> <p>WI OBJ 2 To pursue and support Irish Water in the upgrade of the Carrick-on-Shannon Water Treatment Plant as a project necessary to deliver the growth model outlined in the Core Strategy of the new County Development Plan.</p> <p>WI OBJ 3 To protect both ground and surface water resources including taking account of the impacts of climate change, and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan.</p> <p>WI OBJ 4 To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements.</p> <p>WI OBJ 5 To ensure that adequate storm water infrastructure is provided in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management</p>

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	<p>reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency.</p>			<p>and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.</p>	<p>measures are implemented to protect property and infrastructure. WI OBJ 7 To facilitate the provision of appropriate sites for required water services infrastructure. <i>Wastewater Treatment and Disposal Policies</i> WWT POL 1 To ensure that private wastewater treatment plants, where permitted, are operated in compliance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) (March 2021), as may be amended. WWT POL 2 To promote the discontinuation of use of septic tanks / individual wastewater treatment systems and the connection of houses to piped foul sewers in all cases where this is feasible (subject to connection agreements with Irish Water) and require that all new developments utilise and connect to the piped wastewater infrastructure where available. WWT POL 3 The Planning Authority will consider where appropriate proposals for private communal sewerage schemes, subject to the protection of the receiving environment, in the following cases: 1. In areas where Irish Water do not propose to carry out a piped wastewater collection and treatment scheme. 2. In areas where Irish Water intend at a later stage to provide a piped wastewater collection and treatment scheme. In the latter case, schemes should be so designed as to be capable of being connected to the Irish Water scheme in due course. Such schemes shall be purpose designed, appropriate in scale, specification and capacity, designed to the needs of users and shall be subject to legally binding maintenance and bonding arrangements agreed with the County Council. Such proposals shall adhere to the EPA Code of Practice for Small Communities. <i>Wastewater Treatment and Disposal Objective</i> WWT OBJ 1 To continue to research and trial options in conjunction with academic partners and other stakeholders to provide an acceptable waste water treatment system solution to the poor percolation characteristics of sub soils which affect the majority of the county that would be suitable, affordable and not represent a risk of pollution to ground or surface waters or to public health. <i>Storm Water Management Objectives</i> SWM OBJ 1 To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks. SWM OBJ 2 To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings. <i>Waste Management Policies</i> WM POL 1 To support the implementation of the Connacht Ulster Regional Waste Management Plan 2015-2021(as amended) or any replacement plan with particular emphasis on encouraging reuse, recycling and disposal of residual waste. WM POL 2 To encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste. WM POL 3 To facilitate the transition from a waste management economy to a green circular economy to increase the value recovery and recirculation of resources. WM POL 4 To encourage and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011 and other relevant legislation. WM POL 5 To promote and facilitate communities to become involved in environmental awareness activities and community based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices. WM POL 6 To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the Connacht Ulster Regional Waste Management Plan 2015-2021(as amended) or any replacement plan. WM POL 7 To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended commercial, employment, educational, recreational facilities and managed residential developments (in excess of 20 no. residential units). WM POL 8 To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects. WM POL 9 To facilitate high quality sustainable waste recovery and disposal infrastructure / technology including composting (anaerobic digester) plants for managing organic solid waste, at appropriate locations, within the County subject to the protection of the amenities of the surrounding environment including European Sites, and in keeping with the EU waste hierarchy. <i>Waste Management Objectives</i> WM OBJ 1 To continue to maintain the level of provision of existing civic amenity sites in the County in accordance with Waste Management Plan 2015 – 2021. WM OBJ 2 To ensure that the Council fulfils its duties under the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills. WM OBJ 3 To identify suitable sites for additional recycling centres and bring bank facilities subject to the availability of appropriate funding and infrastructure, through the public or private sector, as appropriate.</p>
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					<p>WM OBJ 4 To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the appropriate Waste Management Plan applicable from time to time made in accordance with the Waste Management Act 1996 (as amended).</p> <p>WM OBJ 5 To continue to reduce incidents of littering through the continued implementation and updating of the Council's Litter Management Plan.</p> <p>WM OBJ 6 To continue to support and work with local Tidy Towns groups in the maintenance and conservation of our towns and villages throughout the county.</p> <p><i>Energy Networks Infrastructure Policies</i></p> <p>ENI POL 1 To support the development of a safe, secure and reliable electricity network which assists EirGrid in their grid development programme, as set out in the Grid Development Strategy – Your Grid, Your Tomorrow, 2017 and Tomorrow's Energy Scenarios 2017: Planning our Energy Future, 2017.</p> <p>ENI POL 2 To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure that the energy needs of future population and economic expansion within designated growth areas and across the wider region can be delivered in a sustainable and timely manner, which minimizes impacts on environmental sensitive and high visual quality areas and that capacity is available at local and regional scale to meet future needs.</p> <p>ENI POL 3 To require comprehensive studies to be undertaken for all technical and environmental considerations, to inform the assessment of proposed transmission routes brought forward for planning consent.</p> <p>ENI POL 3 To support the renewal, reinforcement and strengthening of the electricity transmission network with particular reference to the regionally important projects such as Renewable Integration Development Project.</p> <p>ENI POL 4 To support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner.</p> <p>ENI POL 6 To support the build-out of the gas supply network into Co. Leitrim.</p> <p><i>Energy Networks Infrastructure Objective</i></p> <p>ENI OBJ 1 To safeguard existing strategic energy corridors from encroachment by other developments that could compromise the delivery of energy networks.</p> <p><i>Information Communications and Technology Policy</i></p> <p>DS POL 1 To support the implementation and roll out of action contained in the Digital Strategy for Leitrim 2021-2023 or any replacement Strategy.</p> <p><i>Broadband Policies</i></p> <p>BR POL 1 To support and facilitate the Department of Communications, Climate Action and Environment and public and private agencies as appropriate, in improving high quality broadband infrastructure throughout the county and supporting the roll out of the National Broadband Plan.</p> <p>BR POL 2 To support and facilitate the delivery of the National Broadband Plan and Leitrim County Councils Digital Strategy as a means of developing further opportunities for enterprise, employment, education, innovation and skills development, for those who live and work in rural areas throughout Leitrim, where appropriate.</p> <p>BR POL 3 To promote the potential of the Metropolitan Area Network fibre optic cable managed by eNET.</p> <p><i>Telecommunications Policies</i></p> <p>TEL POL 1 To promote and facilitate the provision of a high quality telecommunications infrastructure network throughout the county having regard to the requirements of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities".</p> <p>TEL POL 2 To support service providers in the development of key telecommunications infrastructure.</p> <p>TEL POL 3 To support the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the county, in order to ensure economic competitiveness and in enabling more flexible work practices.</p> <p>TEL POL 4 To encourage co-location of antennae on existing telecommunications structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.</p> <p>TEL POL 5 To ensure that telecommunications structures are located to minimise and /or mitigate any adverse impacts on communities, residential properties, schools and the built or natural environment.</p> <p><i>Telecommunications Objectives</i></p> <p>TEL OBJ 1 To ensure that all areas of the county have adequate mobile communication coverage and in particular to require service providers to provide services in areas where existing coverage is poor.</p> <p>Roscommon County Development Plan</p> <p>ITC 7.34 Support Irish Water in the implementation of their capital investment programme to ensure the timely delivery of water and waste-water infrastructure for the county.</p> <p>ITC 7.35 Collaborate with Irish Water in relation to the preparation of their Investment Plans in order to accommodate the target population and employment potential of the county in accordance with the statutory obligations set out in EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan.</p>
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Screening for SEA Report for Proposed Material Alterations

					<p>ITC 7.36 Protect both ground and surface water resources including taking account of the impacts of climate change, support the implementation of the Rural Water Programme and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan</p> <p>ITC 7.37 Ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.</p> <p>ITC 7.38 Work with all stakeholders to promote water conservation and sustainable water usage.</p> <p>ITC 7.39 Ensure that new development proposals connect into the existing public water mains, where available. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.40 Ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.41 Support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p> <p>ITC 7.42 Ensure that adequate storm water infrastructure is provided in order to accommodate planned levels of growth in the county and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>ITC 7.43 Require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>ITC 7.44 Prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>ITC 7.46 Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (2009), as may be amended.</p> <p>ITC 7.47 Support the improvement of storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in urban environments.</p> <p>ITC 7.48 Ensure new development is adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans. Furthermore, the Council will undertake its obligations under the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.</p> <p>ITC 7.49 Ensure that developments in urban areas, both within developments and within the public realm, seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding Risks.</p> <p>ITC 7.50 Require the provision of separate foul and surface water drainage systems.</p> <p>NH 10.28 Create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide sustainable water management and a green setting for urban areas.</p> <p>NH 10.29 Facilitate the on-going development and improvement of green infrastructure in the Plan area, including green networks, green amenities and linked green corridors which ensure the provision of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike.</p> <p>NH 10.30 Prepare and implement a Green Infrastructure Strategy for the county in partnership with key stakeholders and the public.</p> <p>NH 10.31 Support the development of strategic greenways, blueways and peatways in the county in accordance with the Strategy for the Future Development of National and Regional Greenways (2018).</p> <p>ITC 7.57 Support the implementation of the Connacht Ulster Region Waste Management Plan 2015-2021 and any subsequent updates;</p> <p>ITC 7.58 Encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.</p> <p>ITC 7.59 Facilitate the transition from a waste management economy to a green circular economy to increase the value recovery and recirculation of resources.</p> <p>ITC 7.60 Promote the principles of the circular economy in minimising waste going to landfill and maximise waste as a resource, with prevention, preparation for reuse, recycling and recovery prioritised in that order, over the disposal of waste.</p> <p>ITC 7.61 Promote and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations 2011 and other relevant legislation.</p>
<p>Air and Climatic Factors</p>	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to the town's core areas) that are served (or can be 	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air 	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the 	<p>CA 1 Support the designated Decarbonising Zone in Carrick-on-Shannon through the compact growth advocated and the recommendations outlined in the Local Transport Plan, to reduce Greenhouse Gas emissions and improve general environmental conditions in this area.</p> <p>CA 2 Encourage, support and promote the wetlands surrounding Carrick-on-Shannon as a hub for nature-based tourism whilst ensuring that the biodiversity of the wetlands is both maintained and protected.</p>	<p>Leitrim County Development Plan <i>Air Quality Policies</i> AQ POL 1 To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 201) (or any updated/superseding documents). AQ POL 2 To promote air quality improvements, where practicable, through a shift to more sustainable modes of transport, reduced use of fossil fuels and a resulting reduction in carbon dioxide</p>

Screening for SEA Report for Proposed Material Alterations

	<p>more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond.</p> <ul style="list-style-type: none"> In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Drainage, flood risk management and resilience; Sectors including transport, energy, buildings and agriculture; Sustainable design, energy efficiency and green infrastructure. 	<p>quality⁹.</p> <ul style="list-style-type: none"> Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors¹⁰. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>Plan, including those relating to sustainable compact growth and sustainable mobility.</p> <ul style="list-style-type: none"> Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Plan to ensure that noise levels at sensitive receptors will be minimised. 	<p>CA 3 Harness and protect the existing Blue Infrastructure in the town and the surrounding area and attract water-based recreation.</p> <p>CA 4 Protect both existing natural and developed Green and Blue Infrastructure from inappropriate development which could negatively impact upon the quality of these areas.</p> <p>CA 5 Encourage and promote the integration of energy efficient systems and renewable technologies in all new development proposals, as well as the retrofitting of existing developments (to include social housing units and commercial and public buildings), in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.</p> <p>CA 6 Encourage and promote the use of Blue and Green Infrastructure as a mechanism for surface water management and improving public realm.</p> <p>CA 7 Facilitate and encourage the use of and provision of the necessary facilities to encourage public transport, cycling and walking in and around the town to encourage a healthier community.</p> <p>CA 8 Facilitate the provision of additional Electric Vehicle charging stations in the town.</p> <p>CA 9 Require new developments to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives in the current Leitrim and Roscommon County Development Plans and this JLAP, and in accordance with both the Leitrim and Roscommon Climate Action Plans.</p> <p>CA 10 Support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.</p> <p>TC 3 Reinforce the role of the town centre as a primary location for commercial, civic, social, and cultural development through the promotion of new high-quality infill and backland development that consolidates the existing urban core.</p> <p>TC 4 Provide high-quality public realm and urban spaces in Carrick-on-Shannon through support for and the promotion of good urban design and placemaking that reinforces a people centred approach to the creation of the built environment.</p> <p>TC 5 Ensure that all public and private development proposals make a positive contribution to the built environment of Carrick-on-Shannon, through adherence to the best practice principles for urban design and placemaking as outlined in Chapter 13 of the Leitrim County Development Plan 2023-2029 and in Chapter 12 of the Roscommon County Development Plan 2022-2028.</p> <p>TC 6 Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration 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.</p> <p>TC 7 Support and facilitate the role of regeneration schemes in delivering the refurbishment of vacant properties in Carrick-on-Shannon for residential use and as a means of encouraging town centre living in the joint urban area, and subject to compliance with proper planning and environmental considerations.</p> <p>TC 8 Facilitate and promote the appropriate development of</p>	<p>emissions.</p> <p><i>Noise Pollution Policies</i></p> <p>NP POL 1 To support the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.</p> <p>NP POL 2 To require individual development proposals to be assessed against the Noise Assessment Criteria contained in Section 13.12.2 of Chapter 13, Development Management Standards.</p> <p>NP POL 3 To have regard to acoustical planning in the planning process to ensure that future developments include provisions to protect the population from the effects of environmental noise in the interests of residential amenity and public health.</p> <p>NP POL 4 Development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.</p> <p><i>Noise Pollution Objective</i></p> <p>NP OBJ 1 To implement the actions contained in the Leitrim Noise Plan 2018-2023 (or any replacement Plan) which seeks to address environmental noise from major roads in the county and which endeavours to maintain satisfactory noise environments where they exist.</p> <p><i>Climate Action</i></p> <p>Climate Action Measures from the Plan, and in particular Chapter 12, encompass sectors including:</p> <ul style="list-style-type: none"> Sustainable Transport Renewable Heat Energy Storage Energy Efficiency and Conservation Agriculture and Forestry Climate Action – Adaptation Measures for Leitrim Integrated Land Use and Transport Urban and Rural Regeneration Nature-Based Approaches and Green Infrastructure <p><i>Overarching Policies</i></p> <p>CA POL 1 To support the implementation of the European, national, regional and local objectives for climate adaptation and mitigation detailed in the EU Green Deal, Programme for Government 2020, Climate Action Plan 2019, National Climate Change Adaptation Framework 2018, Climate Adaptation Strategy, any Regional Decarbonisation Plan, relevant sectoral adaptation plans prepared to comply with the requirements of the Climate Action and Low Carbon Development Act 2015, the Leitrim Climate Adaptation Strategy 2019-2024, or any replacement plans or strategies.</p> <p>CA POL 2 To support the transition of the County towards a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050 by providing for consolidated development forms which facilitate the reduction of energy demand and greenhouse gas (GHG) emissions, and which supports sustainable travel patterns in line with the Core Strategy.</p> <p>CA POL 3 To co-operate with and support the role of the Eastern and Midlands Climate Action Regional Office (CARO).</p> <p>CA POL 4 To provide for a reduction in energy demand and greenhouse gas emissions by providing for consolidated development forms in settlements in Co. Leitrim.</p> <p>CA POL 5 To promote and encourage positive community and / co-operative led climate action initiatives and projects that seek to reduce emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.</p> <p>CA POL 6 To encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaptation measures.</p> <p><i>Climate Action – Overarching Objectives</i></p> <p>CA OBJ 1 To work in collaboration with the Sustainable Energy Authority of Ireland (SEAI) and relevant stakeholders to deliver and support a number of Sustainable Energy Communities (SECs) throughout the county.</p> <p>CA OBJ 2 To develop a Decarbonisation Zone in Carrick on Shannon in accordance with Action 165 of the Climate Action Plan 2019. (see also CS OBJ 10 for further detail in this regard).</p> <p>CA OBJ 3 To review the outcomes of the forthcoming update to the Development Plan Guidelines when finalised and to consider reasonable steps to align with the approach to climate change advocated in the guidelines over the lifetime of the Plan.</p> <p>CA OBJ 4 To support the development of both climate mitigation and climate adaptation initiatives and seek funding for the implementation of these initiatives from available sources including the Climate Action Fund administered by the Department of the Environment, Climate and Communications (DECC).</p>
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⁹ Although road transport interventions would be likely to result in an overall reduction in traffic flows and associated interactions with air, noise and human health, there would be potential for displacement of traffic to lead to localised increases traffic flows and associated localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels, both within the Plan area and beyond.

¹⁰ Although road transport interventions would be likely to result in an overall reduction in traffic flows and associated interactions with air, noise and human health, there would be potential for displacement of traffic to lead to localised increases traffic flows and associated localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels, both within the Plan area and beyond.

Screening for SEA Report for Proposed Material Alterations

			<p>the Opportunity Sites identified in Carrick-on-Shannon for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.</p> <p>HC 4 Require that an appropriate mix of housing type, tenure, density and size is provided to ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Carrick-on-Shannon, in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).</p> <p>HC 5 Implement the land use zoning objectives, and standards in a manner which takes account of and is consistent with the Core Strategies in the Leitrim County Development Plan 2023-2029 and Roscommon County Development Plan 2022- 2028, in order to deliver compact growth and sustainable development.</p> <p>HC 6 Require all residential development proposals to demonstrate compliance with Chapter 13 (Development Management Standards) of the Leitrim County Development Plan 2023- 2029 and Chapter 12 (Development Management Standards) of the Roscommon County Development Plan 2022- 2028.</p> <p>HC 7 Implement active land management measures in the redevelopment of buildings and land in Carrick-on-Shannon identified as in need of regeneration, including the use of statutory powers available through the Derelicts Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the role of the Town Centre First Policy, Town Regeneration Officers, Croí Cónaithe (Towns), and Vacant Homes Officers.</p> <p>HC 8 Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.</p> <p>HC 9 Facilitate additional residential development in established residential areas, in keeping with the existing residential character of the area and adequately protecting the amenity of existing residential properties in the area.</p> <p>HC 10 Encourage and facilitate the restoration and reoccupation of dilapidated and vacant dwellings and other suitable properties in this area, to deliver new housing and regeneration into the area.</p> <p>MT 1 Facilitate the Councils' Active Travel Teams in the promotion and delivery of sustainable and active travel infrastructure and options in Carrick-on-Shannon, including the provision of new and enhanced walking and cycling routes, widened footpaths, and pedestrian crossings.</p> <p>MT 2 Identify the preferred means of providing access to lands zoned as Industrial and Enterprise to the east of Carrick-on-Shannon so as to develop a regionally scaled employment campus.</p> <p>MT 3 Support and facilitate the planning, design, and completion of the N4 Carrick-on-Shannon to Dromod Project including a new bridge crossing over the River Shannon.</p> <p>MT 4 Give priority to the reservation the N4 Carrick-on-Shannon to Dromod Project designed strategic road corridor and any associated land requirements over other land uses and objectives in the JLAP and prohibit developments within the designed strategic road corridor which could potentially prejudice the development of this strategic road and river crossing.¹¹</p> <p>MT 5 Progress the delivery of the appropriate measures and interventions as outlined in the Carrick-on-Shannon <i>Local Transport Plan</i> (LTP) on a phased basis and subject to the availability of funding, in order to support the shift towards sustainable travel and transport throughout the joint urban area and to accommodate anticipated transport demand due to planned population growth.</p>	<p>Roscommon County Development Plan</p> <p>Specific and detailed commitments for climate action are provided under headings including:</p> <ul style="list-style-type: none"> • Roscommon Renewable Energy Strategy (RES) Electricity Generation; • Built Environment and Green Spaces; • Transport; • Agriculture; • Nature Based Solutions; • Land Use; • Peatlands and Wetlands; • Forestry; and • Roscommon County Council Climate Action Initiatives. <p>ITC 7.1 Support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements within the hierarchy of settlements as identified within the Core Strategy and which are well served by public transport.</p> <p>ITC 7.2 Promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the county.</p> <p>ITC 7.3 Ensure primacy for transport options that provide for unit reductions in carbon emissions. This can most effectively be done by promoting public transport, walking and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.</p> <p>ITC 7.6 Support the continued integration of national, regional and local bus and rail services to ensure the delivery of a fully integrated public transport service.</p> <p>ITC 7.7 Support and encourage public transport providers and rural community transport initiatives to enhance the provision of public transportation services linking the rural villages to the main towns within Roscommon.</p> <p>ITC 7.8 Facilitate the expansion and development of existing and any future proposed rail facilities and supporting infrastructure within the county.</p> <p>ITC 7.9 Collaborate with the National Transport Authority in the preparation and implementation of the Connecting Ireland programme.</p> <p>ITC 7.10 Support the operation of existing bus services and facilitate the provision of improved facilities for bus users in towns and villages. Such provision is particularly required in towns and villages not served by national routes.</p> <p>ITC 7.11 Investigate the potential to develop integrated public transport hubs in the county during the lifetime of this Plan, in order to facilitate improved public transport connectivity and encourage increased usage.</p> <p>ITC 7.12 Provide a safe and modern road network throughout the county, having regard to national and regional policies and guidelines as well as liaising with national agencies.</p> <p>ITC 7.13 Support and provide for improvements to the national road network, including reserving corridors for proposed routes, free of development, so as not to compromise future road scheme.</p> <p>ITC 7.14 Maintain and protect the safety, capacity and efficiency of national roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p> <p>ITC 7.15 Protect the national road network from inappropriate new access points and the intensification of existing accesses onto or adjacent to National Roads in accordance with the requirements of Section 2.5 of Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG,2012) in order to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.</p> <p>ITC 7.16 Require all applications for significant development proposals to be accompanied by a Traffic and Transport Assessment (TTA) and Road Safety Audit (RSA), carried out by suitably competent persons, in accordance with the TII's Traffic and Transport Assessment Guidelines.</p> <p>ITC 7.17 Limited direct access onto national roads may be permitted in transitional zones approaching or exiting towns and villages i.e. between the 60kmh and 50kmh speed limits only, in order to facilitate orderly urban development. Any such proposal will be subject to a Road Safety Audit. A proliferation of such entrances will not be permitted.</p> <p>ITC 7.18 New accesses onto Regional roads will not be permitted where access to a lower category road is available.</p> <p>ITC 7.19 Seek to implement the Road Improvement Schemes indicated in Table 7.2.</p> <p>ITC 7.20 Encourage the development of service and link roads within towns and village areas to open up lands within settlements and reduce the necessity for ribbon development.</p> <p>ITC 7.21 To implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS) in relation to urban streets and roads within the 50/60 kph zone. ITC 7.22 Facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments, in accordance with car parking standards prescribed in Chapter 12 (Development Management Standards).</p> <p>ITC 7.23 Liaise and collaborate with relevant agencies to support the growth of EVs, with support facilities and infrastructure through a roll-out of additional electric charging infrastructure at appropriate</p>
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¹¹ This LAP is not providing for the N4 Scheme and is merely reflecting the plans for it as part of a separate process.

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			<p>MT 6 Undertake a route selection process within the life of the JLAP which would seek to provide a link road connecting the Leitrim Road (R280) to the Summerhill Road (L-3413) and onto the Castlegara Road (L-3408). Following the completion of this route selection process, to progress the design of the link road through the statutory planning consent process and associated environmental assessments and when this has been completed, to reserve this route free from development and to seek to deliver this link road.</p> <p>MT 7 Progress the delivery, in conjunction with the NTA and the Department of Transport, a Public Transportation Hub in Carrick-on-Shannon to accommodate national, regional and local bus services.</p> <p>MT 8 Seek the expansion and improvement of car parking, taxi and bus set down facilities at Carrick-on-Shannon train station.</p> <p>SC 1 Support and facilitate the provision of community, cultural, recreational, and social infrastructure facilities at a scale and range that meets the need of communities of all ages, cultures, and ethnic backgrounds in the town of Carrick-on-Shannon and its wider catchment.</p> <p>SC 2 Support and facilitate the provision of civic spaces, performance spaces, green amenity areas and quality public realm that provide an attractive setting for future residents and visitors.</p> <p>SC 3 Support the provision of recreational facilities (public and private) within the town, including active recreational facilities/areas such as playgrounds/outdoor gyms/ skateboard park/MUGA, which are universally designed, in appropriate locations in the town.</p> <p>SC 4 Promote optimum use of community and social infrastructure facilities and encourage shared/dual use of existing and future facilities.</p> <p>SC 5 Support the development of a community centre/town hall to serve the residents of the town of Carrick-on-Shannon.</p> <p>SC 6 Facilitate the continued provision and expansion/restructuring of schools in Carrick-on-Shannon as required to meet the educational needs of the residents of the town and the wider catchment.</p> <p>SC 7 Facilitate the development of a new primary school on the lands zoned for Social and Community uses at and adjacent to the St. Mary's Boys school site to meet the educational needs of the residents of the town and the wider catchment.</p> <p>SC 8 Facilitate the development, expansion and improvement of childcare services and childcare providers in delivering high quality, accessible and affordable childcare in appropriate locations in Carrick-on-Shannon.</p> <p>SC 9 Facilitate the development of an Atlantic Technological University (ATU) off campus building in Carrick-on-Shannon town to facilitate the delivery of third level courses.</p> <p>SC 10 Facilitate the development, expansion, and improvement of additional healthcare facilities, where appropriate, to meet the needs of the town.</p> <p>SC 11 Promote the development of good street designs that offers safe and attractive walking and cycling routes connecting residential developments to social and community facilities and public transport both within the Plan and the wider catchment.</p> <p>SC 12 Provide a modern enhanced library facility with further investment and expansion of its services for the benefit of the residents of the town of Carrick-on-Shannon.</p>	<p>locations.</p> <p>ITC 7.24 Support the prioritisation of parking for Electric Vehicles (EVs) in town centre locations.</p> <p>ITC 7.25 Promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas and in the vicinity of schools.</p> <p>ITC 7.26 Identify and implement a strategic, coherent and high-quality cycling and walking network across the county that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions.</p> <p>ITC 7.27 Design pedestrian and cycling infrastructure in accordance with the principles, approaches and standards set out in the National Cycle Manual, the Design Manual for Urban Roads and Streets, the TII publication 'The Treatment of Transition Zones to Towns and Villages on National Roads' and any subsequent revisions with a focus on a high level of service and encourage a modal shift from the private car to cycling and walking.</p> <p>ITC 7.28 Improve the streetscape environment for pedestrians, cyclists, and people with special mobility needs by providing facilities to enhance safety and convenience, including separation for pedestrian infrastructure from vehicular traffic.</p> <p>ITC 7.29 Provide for safer routes to schools within the county and promote walking and cycling as suitable modes of transport as part of the Green Schools Programme and other local traffic management improvements.</p> <p>ITC 7.30 To support the retrospective provision of walking and cycling infrastructure in existing settlements, where feasible, to achieve growth in sustainable mobility and strengthen and improve the walking and cycling network.</p> <p>CAEE 8.1 Support European and national objectives for climate action, adaptation and mitigation which address land use planning, energy, sustainable mobility, flood risk management and drainage as detailed in the Climate Action Plan (2019), the National Climate Change Adaptation Framework (2018) and The Planning System and Flood Risk Management Guidelines (2009) and any subsequent versions of any of the aforementioned.</p> <p>CAEE 8.2 Support the National Climate Change Strategy by actively seeking to implement the policy objectives throughout this Plan which contribute to positive climate actions, including those related to renewable energy, sustainable transport, air quality, flooding and the promotion of urban and rural green initiatives.</p> <p>CAEE 8.3 Support developments and actions that assist in achieving the national targets for energy from renewable energy, from renewable resources and reducing greenhouse gas emissions associated with energy production.</p> <p>CAEE 8.4 Encourage and facilitate the various forms of renewable energy development detailed in the Renewable Energy Strategy that accompanies this Plan (as well as any other new forms of renewable energy which may be developed during the lifetime of this Plan), subject to satisfying the principles of proper planning and sustainable development.</p> <p>CAEE 8.5 Facilitate wind energy developments primarily in areas designated in the Renewable Energy Strategy as "Most Favoured" and secondarily in areas designated as "Less Favoured" in the Renewable Energy Strategy, subject to normal planning criteria and having regard to the Wind Energy Guidelines (DECLG, 2006) and any update to the Guidelines that may issue during the lifetime of this Plan. This will include consideration of carbon benefit analysis, as appropriate.</p> <p>CAEE 8.6 Facilitate proposals for energy storage systems and infrastructure, which support energy efficiency and reusable energy systems, provided such proposals accord with the principles of proper planning and sustainable development of the area.</p> <p>CAEE 8.7 Ensure that proposals for renewable energy developments are considered in the context of relevant EU and national legislation, including in respect of environmental protection. No renewable energy developments will be considered in designated Natura 2000 sites or their surrounding buffer areas.</p> <p>CAEE 8.8 Ensure that renewable energy developments do not undermine the preservation and conservation of the natural and built environment and that an appropriate balance is achieved between renewable energy development and preservation of the natural environment.</p> <p>CAEE 8.9 Work in collaboration with EirGrid and other service providers and statutory bodies to facilitate a modern electricity network within the county, including the 'North Connacht Project', in line with recognised best practice. The Council will require comprehensive studies to be undertaken for all technical and environmental considerations, to inform the assessment of proposed transmission routes.</p> <p>CAEE 8.10 Support the development of facilities within the county dedicated to the exploration and advancement of renewable energy technologies, recognising that such facilities could assist in expanding public awareness of the sustainable benefits of renewable energy, provide training, research and development facilities for renewable energy.</p> <p>CAEE 8.11 Encourage and facilitate research and development proposals for renewable energies in accordance with the principles of proper planning and sustainable development.</p> <p>CAEE 8.12 Facilitate renewable energy proposals that bring about a direct socio-economic benefit to the local community.</p> <p>CAEE 8.13 Promote the continued growth of the Sustainable Energy Community network by collaborating with SEAI and local communities to increase the number of Sustainable Energy Communities (SEC's) in County Roscommon to at least 50 by 2030.</p> <p>CAEE 8.14 Promote the integration of energy efficient systems in all new development proposals, as</p>
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Screening for SEA Report for Proposed Material Alterations

					<p>well as the retrofitting of existing development, in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.</p> <p>CAEE 8.15 Engage proactively with developers for proposals within the built environment, which could provide opportunities to integrate with existing green infrastructure networks and contribute to the protection and enhancement of green assets.</p> <p>CAEE 8.16 Support the ongoing preservation, maintenance and enhancement of green areas and green infrastructure within the built environment, to reduce carbon dioxide and mitigate against the risk of flooding.</p> <p>CAEE 8.17 Support and facilitate initiatives that will improve sustainable modes of transport within the county, including public transport, electric and hybrid vehicles, improved pedestrian and cycling facilities, as appropriate.</p> <p>CAEE 8.18 Ensure that land use and transportation infrastructure are integrated as part of settlement strategies in order to develop more sustainable and compact settlements which are well served by public transport.</p> <p>CAEE 8.19 Encourage the provision of EV charging points in development proposals that are considered to provide a level of car communal parking spaces which could reasonably accommodate space(s) for EV charging.</p> <p>CAEE 8.20 Support agri-sector enterprises that demonstrate they promote positive climate change through, for example reduced levels of greenhouse gas emissions and/or protection or enhancement natural, semi-natural or managed eco-systems.</p> <p>CAEE 8.21 Engage with all stakeholders within the farming community who seek to transition from traditional farming enterprises, into more sustainable agricultural initiatives, identified as being more environmentally sustainable.</p> <p>CAEE 8.22 Work with all stakeholders to increase awareness of nature based solutions, which can help to develop more sustainable and climate resilient urban and rural communities.</p> <p>CAEE 8.23 Encourage the integration of nature based solutions into public and private development initiatives, such as amenity areas, ecological corridors and attenuation ponds, which can support carbon absorption and provide flood mitigation.</p> <p>CAEE 8.24 Ensure land use plans provide the appropriate framework to deliver consolidated development within the established settlements throughout County Roscommon, in order to support the delivery of lower carbon, more walkable urban centres.</p> <p>CAEE 8.25 Protect and enhance the biodiversity and ecological value of wetlands and other landscape features such as semi-natural grasslands, rivers, streams and turloughs which support the ecological network throughout County Roscommon.</p> <p>CAEE 8.27 Ensure that peatland areas, including those designated or proposed for designation (including NHA, pNHA or Natura 2000 sites), are protected so as to allow their continued role as carbon sinks, which contribute towards reducing CO2 emissions.</p> <p>CAEE 8.28 Facilitate forestry related proposals which can support reduction in CO2 emissions, where it can be demonstrated they will not have significant adverse the Natura 2000 network and accord with the principles of proper planning and sustainable development.</p>
<p>Cultural Heritage</p>	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere by facilitating development within the Plan area. Contributes towards protection of cultural heritage within the Plan area by facilitating brownfield development and regeneration. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	<p>BNH 1 Maintain, conserve and protect the architectural quality, character and scale of the Carrick-on-Shannon Architectural Conservation Area and to require new developments within or adjacent to the Architectural Conservation Area to respect the context of the area .</p> <p>BNH 2 Encourage the rehabilitation, renovation, climate proofing and re-use of protected structures and vernacular buildings (included in the National Inventory of Architectural Heritage) within the Plan area.</p> <p>BNH 3 Encourage the rehabilitation, renovation, climate proofing and re-use of protected structures and vernacular buildings (included in the National Inventory of Architectural Heritage) within the Plan area.</p> <p>BNH 4 Support and promote the protection, appropriate management and sympathetic enhancement of the archaeological heritage within the JLAP area so as to avoid negative impacts on sites, monuments, features, or objects of significant historical or archaeological interest.</p>	<p>Leitrim County Development Plan <i>Protection of the Built Environment Policies</i></p> <p>BH POL 1 To protect all structures in the Record of Protected Structures (Volume IV of this plan).</p> <p>BH POL 2 To promote best conservation principles and practice with regard to protecting Leitrim's considerable architectural heritage.</p> <p>BH POL 3 To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their setting.</p> <p>BH POL 4 To ensure that proposed development within the curtilage or attendant grounds of a Protected Structure respects the Protected Structure and its setting.</p> <p>BH POL 5 To have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (October 2011) or replacement Section 28 Guidelines as may be issued by the Department of Housing, Local Government and Heritage when assessing proposals for development affecting a protected structure and buildings listed in the National Inventory of Architectural Heritage.</p> <p>BH POL 6 To require the preparation of an Architectural Impact Assessment undertaken by an architect or other suitably qualified professional with conservation expertise, where appropriate, for developments which include or relate to a Protected Structure or their curtilage and attendant grounds.</p> <p>BH POL 7 To promote the principles of best practice in conservation in terms of use of appropriate materials, repair techniques, and thermal upgrades by adhering to the guidelines as set out in Department of Culture, Heritage and the Gaeltacht's Advice Series publications or their replacement.</p> <p>BH POL 8 To promote awareness and the appropriate adaptation of the county's architectural and archaeological heritage to deal with the effects of climate change.</p> <p><i>Protection of the Built Environment Objectives</i></p> <p>BH OBJ 1 To seek the protection of all structures within the County that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.</p> <p>BH OBJ 2 To maximise funding opportunities for the conservation and restoration of Protected Structures.</p> <p>BH OBJ 3 To administer grant schemes which provide funding opportunities for the conservation and restoration of Protected Structures.</p> <p>BH OBJ 4 To support and implement the actions listed in the County Heritage Plan 2020 – 2025,</p>

Screening for SEA Report for Proposed Material Alterations

					<p>and subsequent heritage plans, during the lifetime of this plan, subject to the availability of specific funding and resources.</p> <p>BH OBJ 5 To seek the appointment of a Conservation Officer to improve the level of expertise available to the Council and to support the protection and conservation of the rich built and cultural heritage within the County. However the Council will seek to develop in-house expertise in the interim in the absence of this appointment.</p> <p><i>Architectural Conservation Areas Policies</i></p> <p>ACA POL 1 To ensure the preservation of the special character of each Architectural Conservation Area listed in this Plan (See Table 6) by exercising specific design control with particular regard to building scale, proportions, historical plot sizes, building lines, height, general land use, fenestration, signage, and other appendages such as electrical wiring, building materials, historic street furniture, paving and shopfronts.</p> <p>ACA POL 2 To have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (October 2011) or replacement Section 28 Guidelines as may be issued by the Department of Housing, Local Government and Heritage when assessing proposals for development affecting the character of an Architectural Conservation Area.</p> <p>ACA POL 3 To ensure the retention, repair and the regular maintenance, rather than replacement, of original / early features in buildings which contribute to the character of an Architectural Conservation Area such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pub fronts, while ensuring appropriate materials and repair techniques are used when repairs are being carried out.</p> <p>ACA POL 4 To ensure that inappropriate materials for windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within Architectural Conservation Areas.</p> <p>ACA POL 5 To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an Architectural Conservation Area and the retention of the historic scale and plot size. Such buildings should contribute to the visual enhancement of the area and respect the character of the Architectural Conservation Area as set out in the statement of character (when prepared).</p> <p>ACA POL 6 To ensure that new fascia boards inserted in the shopfront entablature are seamless without visible vertical joints or fixing materials. Hand painted fascia are encouraged and will be favoured over glossy, reflective signage.</p> <p>ACA POL 7 To retain historic items of street furniture where they contribute to the character of the ACA, such as, post boxes, benchmarks, gates, plaques, milestones, railings, etc.,</p> <p>ACA POL 8 To facilitate the removal of overhead cables throughout the Architectural Conservation Areas.</p> <p>ACA POL 9 To ensure the embodied energy of the current building stock within Architectural Conservation Area are acknowledged when considering proposed developments, and to encourage the reuse of these building over demolition.</p> <p><i>Architectural Conservation Areas Objectives</i></p> <p>ACA OBJ 1 To prepare a statement of character for each of the listed Architectural Conservation Areas in Table 6 within 2 years of the adoption of the County Development Plan in order to identify the character that is worthy of protection for each.</p> <p>ACA OBJ 2 To designate additional Architectural Conservation Areas where appropriate and provide a local policy framework for the preservation of the character of these areas. Consideration will be given to Lough Rynn and Drumsna in the first instance.</p> <p>ACA OBJ 3 To review the County Leitrim Shopfront Guidelines within the life of the County Development Plan.</p> <p><i>Archaeological Heritage Policies</i></p> <p>ARCH POL 1 To secure the preservation (i.e. preservation in-situ or in particular circumstances where the Council is satisfied that this is not possible, preservation by record as a minimum) of all archaeological remains and sites of importance such as National Monuments, Recorded Monuments, their setting and context.</p> <p>ARCH POL 2 To promote public awareness of the rich archaeological heritage that exists in County Leitrim.</p> <p>ARCH POL 3 To protect and enhance public accessibility to the County's industrial heritage.</p> <p>ARCH POL 4 To protect, preserve and promote the archaeological value of underwater archaeological sites and objects in rivers, lakes, intertidal and subtidal environments. In assessing proposals for development, the Council will take account of the archaeological potential of rivers, lakes, intertidal and sub-tidal environments. Where flood relief schemes are being undertaken, the Council will have regard to the 'Archaeological Guidelines for Flood Relief Schemes' (DHLGH and OPW 2021).</p> <p>ARCH POL 5 To support community initiatives and projects regarding preservation, presentation, publication of and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies and standards, having regard to the guidance and advice of the Department of Housing, Local Government and Heritage.</p> <p><i>Archaeological Heritage Objectives</i></p> <p>ARCH OBJ 1 To promote the County's archaeological heritage as a tourism resource, in partnership with tourism organisations and stakeholders.</p> <p>ARCH OBJ 2 To ensure that any development (above or below ground or underwater), within the</p>
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					<p>vicinity of a site of archaeological interest or protected wreck or area of underwater archaeological heritage shall not be detrimental to the archaeological remains, character of the site or its setting.</p> <p>ARCH OBJ 3 To require, where appropriate, that an archaeological assessment or underwater archaeological impact assessment be carried out by a suitably qualified person prior to the commencement of any activity that may impact upon archaeological heritage, including underwater archaeological heritage.</p> <p>ARCH OBJ 4 To protect the zones of archaeological potential, as identified in the Record of Monuments and Places, protected reefs and underwater archaeological heritage.</p> <p>ARCH OBJ 5 To protect archaeological sites, protected wrecks and underwater archaeological heritage discovered since the publication of the Record of Monuments and Places, which are recorded in the Sites and Monuments Record.</p> <p>Roscommon County Development Plan</p> <p>BH 9.2 Protect all structures included on the Record of Protected Structures and their settings, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest.</p> <p>BH 9.3 Encourage the sympathetic re-use and secure the long-term viability of Protected Structures without detracting from their special interest and character.</p> <p>BH 9.4 Review and update the Record of Protected Structures on an on-going basis and make additions and deletions as appropriate.</p> <p>BH 9.5 Ensure that new developments within or adjacent to an ACA respects the context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes.</p> <p>BH 9.6 Protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations.</p> <p>BH 9.7 Ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that is complementary to the character of the ACA.</p> <p>BH 9.8 Undertake an assessment to inform the potential ACA designation of special character areas considered by the Planning Authority to be worthy of such protection in County Roscommon.</p> <p>BH 9.9 Encourage the retention, appreciation and appropriate revitalisation of the vernacular heritage of County Roscommon. Discourage the replacement of good quality vernacular buildings with modern structures and by protecting vernacular buildings where they contribute to the character of an area or town and/or where they are rare examples of a structure type.</p> <p>BH 9.10 Support proposals to refurbish vernacular structures that are in a run-down or derelict condition, provided that all works are carried out in accordance with best conservation practice. BH 9.11 Encourage appropriate changes of use and reuse of industrial heritage structures provided such a change does not adversely impact on the intrinsic character of the structure and that all works are carried out in accordance with best conservation practice.</p> <p>BH 9.12 Encourage the protection and enhancement of heritage gardens and demesne landscapes, and to support, in consultation with the owners, the provision of public access to these sites as appropriate.</p> <p>BH 9.13 Secure the preservation (i.e. preservation in situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Housing, Local Government and Heritage.</p>
<p>Landscape</p>	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the Plan area. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures. 	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Opportunity Site 6: Lands to rear of Cortober Heights "Building form (and landscaping) in these areas shall be of a high architectural standard and will be encouraged to sympathetically integrate into the landscape."</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Leitrim County Development Plan</p> <p><i>Landscape Policies</i></p> <p>LCA POL 1 To conserve and enhance the high nature conservation value of the Landscape Character Areas in order to create/protect ecologically resilient and varied landscapes.</p> <p>LCA POL 2 To protect, enhance and contribute to the physical, visual and scenic character of County Leitrim and to preserve its unique landscape character.</p> <p>LCA POL 3 To ensure that landscape sensitivity and the preservation of the uniqueness of a landscape character area (where appropriate) is an important consideration in determining the appropriateness of development uses and proposals in areas of landscape sensitivity, (scenery, nature conservation or archaeology) in conjunction with the siting, design and materials proposed.</p> <p>LCA POL 4 To seek to ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area, whilst providing for future development</p> <p>LCA POL 5 To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity.</p> <p><i>Landscape Objectives</i></p> <p>LCA OBJ 1 To protect and enhance the quality, character, and distinctiveness of the physical, visual and scenic character of landscapes of the County in accordance with national policy and guidelines and the recommendations of the Leitrim Landscape Character Assessment (2020) in Appendix *.</p> <p>LCA OBJ 2 To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix IV of this Plan - <i>Leitrim Landscape Character Assessment (2020)</i> and its recommendations.</p>

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					<p><i>Landscape Designations Policies</i></p> <p>LD POL 1 To safeguard the protected views and prospects contained in Table 11.8 and identified on Map No. 12 (Volume III - Book of Maps) from intrusive development which would interfere unduly with the character and visual amenity of the landscape.</p> <p>LD POL 2 To protect Areas of High Visual Amenity from inappropriate development and reinforce their character, distinctiveness and sense of place.</p> <p>LD POL 3 To permit development in an Area of High Visual Amenity only where the applicant has demonstrated a very high standard of site selection, site layout and design and where the Planning Authority is satisfied that the development could not be accommodated in a less-sensitive location.</p> <p>LD POL 4 To require that a landscape and visual impact assessment, prepared by a suitably qualified professional, be submitted with planning applications for development which may have an impact on the landscape character of the area.</p> <p>LD POL 5 To ensure that development proposals have regard to the Landscape Character Assessment, the value of the landscape, its character, importance, sensitivity and capacity to absorb change.</p> <p>LD POL 6 To protect lakeshores from inappropriate development which would detract from the natural amenity of the area.</p> <p>LD POL 7 To permit development in an Area of Outstanding Natural Beauty where the applicant can satisfy the Planning Authority that it is not practicable to develop in a less-sensitive location and where it is demonstrated that the development will not impinge in any significant way on the character, integrity or uniformity of the landscape.</p> <p><i>Landscape Designations Objectives</i></p> <p>LD OBJ 1 To protect the quality, character and distinctiveness of the landscapes of the County.</p> <p>LD OBJ 2 To provide and maintain facilities, including viewing areas, lay-bys, safe pedestrian access and/or car parking, and where appropriate, associated seats and signs in the immediate vicinity of views that are identified in this Plan and as funds allow.</p> <p>LD OBJ 3 To undertake and adopt a landscape capacity assessment of the county for commercial afforestation.</p> <p>LD OBJ 4 To protect Areas of Outstanding Natural Beauty and Areas of High Visual Amenity from inappropriate forms of development.</p> <p>Roscommon County Development Plan</p> <p>NH 10.25 Minimise visual impacts on areas categorised within the County Roscommon Landscape Character Assessment including "moderate value", "high value", "very high value" and with special emphasis on areas classified as "exceptional value" and where deemed necessary, require the use of Visual Impact Assessment where proposed development may have significant effect on such designated areas.</p> <p>NH 10.26 Protect important views and prospects in the rural landscape and visual linkage between established landmarks, landscape features and views in urban areas.</p> <p>NH 10.27 To co-ordinate with all adjoining Local Authorities in reviewing Landscape Character Assessments (LCAs) to ensure consistency in classification and policy in adjoining areas of similar character. A targeted review of the LCA shall be undertaken following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines as well as the Regional Landscape Character Assessment to be completed by the Regional Assembly.</p>
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2.5 Schedule 2A

PART 1

1. *The characteristics of the plan having regard, in particular, to: the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources*

The Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031 will provide a six-year framework for the sustainable development of Carrick-on-Shannon, while considering the conservation and protection of the built and natural environment. It sets out an overall strategy for the proper planning and sustainable development of the town in terms of its social, cultural, economic and physical development and consists of a written statement supported by mapping and other appendices. The Alterations propose a number of text and map-based changes to the Draft Plan and associated documents.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Joint Local Area Plan set a framework for projects and other activities, the Proposed Material Alterations would not be likely to result in significant environmental effects.

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

The Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031 has been guided by the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Region and the relevant Development Plans. In turn, the Plan will guide any lower-tier plans and future proposals for land use developments and activities. The Alterations are being proposed to the Draft Plan and associated documents.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Plan influence other plans, the Proposed Material Alterations would not be likely to result in significant environmental effects.

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031, to which the Proposed Material Alterations relate, has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the degree to which the Proposed Material Alterations and the Draft Plan are relevant for the integration of environmental considerations with a view to promoting sustainable development, the Proposed Material Alterations would not be likely to result in significant environmental effects.

4. *The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan*

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets. Through its provisions relating to environmental protection and

management, the Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031 contributes towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from environmental problems relevant to the Proposed Material Alterations and the Draft Plan, the Proposed Material Alterations would not be likely to result in significant environmental effects.

5. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection)*

The Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031 relates to the land use and town planning sector and has fulfilled requirements in relation to SEA. This process integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

Taking the above and the examination of the Proposed Material Alterations provided under Sections 2.2 to 2.4 into account, arising from the relevance of the Proposed Material Alterations and the Draft Plan for the implementation of European Union legislation on the environment, the Proposed Material Alterations would not be likely to result in significant environmental effects.

PART 2

1. *Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the probability, duration, frequency and reversibility of the effects*

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

2. *Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects*

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

3. *Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects*

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

4. *Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)*

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage;

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

b) exceeded environmental quality standards or limit values, and;

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

c) intensive land-use.

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

Proposed Material Alterations would not necessitate SEA as they would not be likely to result in significant environmental effects (see responses under Schedule 2A Part 1 above and the examination of the various Proposed Material Alterations provided under Section 2.4).

Section 3 Conclusion

The Proposed Material Alterations are advised not to result in likely significant effects. Taking into account the measures that have been already integrated into the Draft Plan and the existing Leitrim and Roscommon County Development Plans that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential effects arising from the Proposed Material Alterations: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely added clarifications or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the Proposed Material Alterations are advised as not requiring SEA.

An SEA Statement will be prepared following adoption of the Plan, which will detail how environmental considerations were integrated into the Plan and how consultations on the SEA and associated Plan-preparation process were considered.