

Celbridge

Draft Local Area Plan 2017 – 2023

Dréachtphlean Ceantair Áitiúil Cill Droichid



**PROPOSED MATERIAL ALTERATIONS
STRATEGIC ENVIRONMENTAL ASSESSMENT
SCREENING REPORT**

Planning Department

Kildare County Council

May 2017

Kildare County Council

**Addendum to the Strategic
Environmental Assessment of
Celbridge Local Area Plan 2017-
2023**

Assessment of Proposed Material
Alterations to Celbridge Local Area
Plan 2017-2023

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Ove Arup & Partners Ireland Ltd

Arup
50 Ringsend Road
Dublin 4
D04 T6X0
Ireland
www.arup.com

ARUP

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1 Introduction

This report is an addendum to the SEA Environmental Report for the draft Celbridge Local Area Plan 2017-2023 (the SEA Environmental Report).

The report details the Strategic Environmental Assessment of the proposed material alterations of the draft Celbridge Development Plan 2017-2023.

There are 53 Proposed Material Alterations to the Draft Celbridge LAP 2017-2023. The Material Alterations are listed within the report “*Proposed Material Alterations to Draft Celbridge Local Area Plan 2017-2023*”.

A review of the proposed material alterations to the draft Celbridge Development Plan was undertaken.

In general terms many alterations to policy and objectives relate to text changes and/or do not change the original impact rating identified in the draft Environmental Report and so are not considered further.

A description is provided in Section 2 of this report of the material alterations to which relate to Compliance with the Core Strategy, which are material alterations 3-16.

New policies and objectives, or those where the impact rating is likely to change as a result of a material alteration are assessed in Table 2.1 of this report.

The following objectives are proposed to be deleted:

- New Roads Objective MYO3.9; and
- MTO1.7

Based on the proposed alterations a number of Local Area Plan objectives have been renumbered. Please refer to report “*Proposed Material Alterations to Draft Celbridge Local Area Plan 2017-2023*” for details of renumbered objectives.

2 Material Alterations relating to Compliance with the Core Strategy

Proposed Material Alterations 3-16 relate to Compliance with the Core Strategy and are described in this section.

It is noted that the draft LAP boundary is amended in accordance with the administrative boundary of the Celbridge- Leixlip Municipal District Area. As a result the draft LAP zoned area has decreased slightly from 129 to 126.6 ha. A review of the baseline of new plan areas was undertaken and no significant environmental sensitivities were identified.

The housing capacity of zoned lands is proposed to increase from an estimated 3,658 to 4,033 residential units.

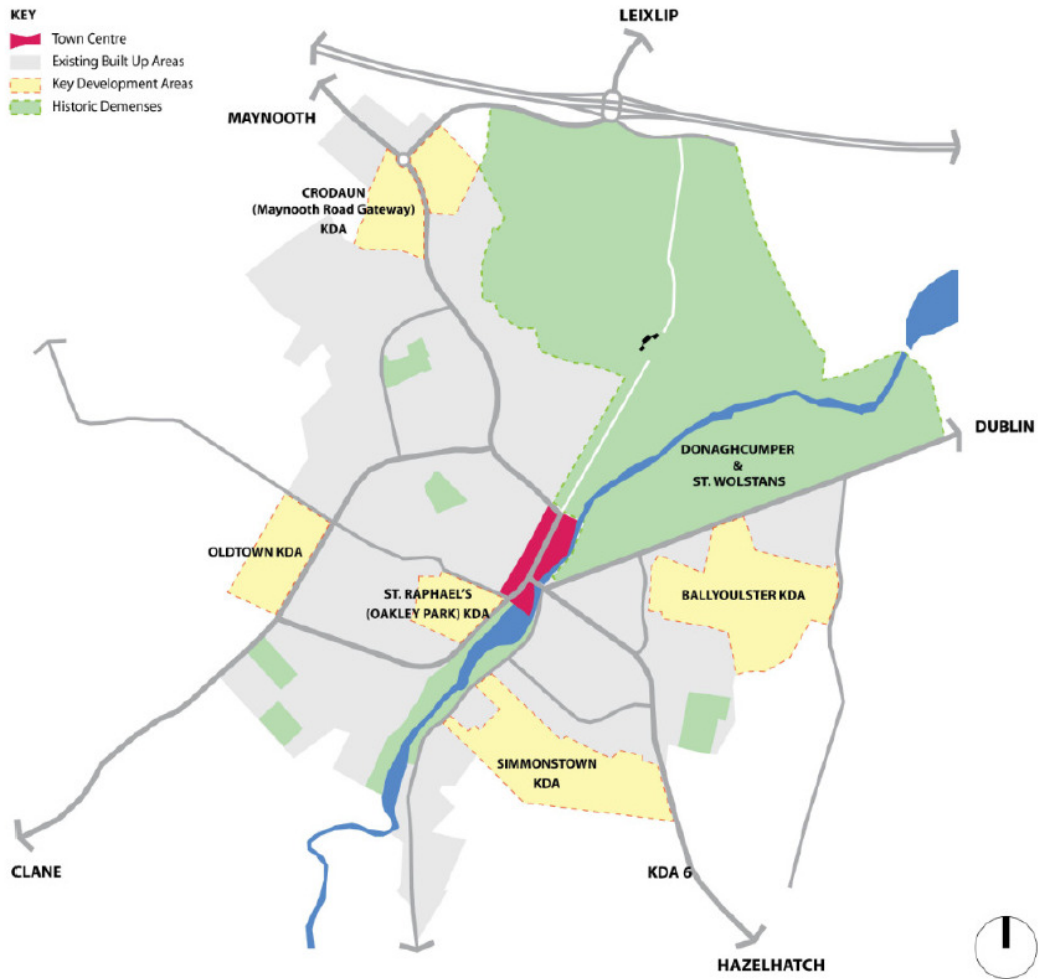
The location, size and nature of proposed Key Development Areas (KDAs) have changed. KDAs proposed are reduced in number from 6 to 5. Consolidation and infill development is also promoted on appropriately zoned land within the draft plan area. **Table 2.1** below sets out the size and residential capacity for each area and **Figure 2.1** identifies the Key Development Areas.

KDA 1 is a town centre expansion site that has the potential to accommodate a mix of retail, commercial, community and residential uses. KDA 3, KDA 4 and KDA 5 are greenfield sites at the edge of the existing built up area of the town that have the capacity to accommodate new housing and support physical and social infrastructure.

Table 2.1: Key Development Areas in Celbridge LAP

Location of Development	Quantum of Land for Housing	Estimated Residential Capacity	Estimated Density
KDA 1 St. Raphael's: Town Centre Expansion	9	180	Mixed Use Site
KDA 2 Ballyoulster: New Residential Area	29.5	1032	35
KDA 3 Oldtown: New Residential Area	13.7	411	30
KDA 4 Crodaun: New Residential Area	19.9	600	30
KDA 5 Simmonstown: New Residential Area	35	1225	35
Other Sites	19.5	585	Infill
Total	126.6	4033	

Figure 2.1: Core Strategy Map



Proposed amended Key Development Areas are compared with the SEA Objectives in **Table 2.1** below.

3 Assessment of Likely Significant Effects

The approach used for assessing likely significant impacts was objectives led. The assessment was primarily qualitative in nature, with some assessment based on expert judgement. This qualitative assessment compares the likely impacts against the Strategic Environmental Objectives to see which Policies and Recommendations meet the Strategic Environmental Objectives and which, if any, contradict these.

Particular reference was made to the potential for cumulative effects in association with other relevant plans and programmes within the Kildare/Greater Dublin Area.

Particular regard was also paid to the need for the sustainable development of ecological resources (including the conservation of fish and other species of fauna and flora, habitats and the biodiversity of water ecosystems and commercial and natural fisheries) as economic resources. In conjunction with the Habitats Directive Assessment due consideration was given to potential significant impacts of the policies and recommendations on ecological resources for the following areas:

- Surface and ground water quality.
- Surface water hydrology.
- Fish spawning and nursery areas.
- Passage of migratory fish.
- Areas of natural heritage importance.
- Designated marine protected areas.
- Biological diversity.
- Ecosystem structure and functioning.
- Seabirds and marine mammals.
- Fish and shellfish cultivation.
- Sport and commercial fishing and angling.
- Amenity and recreational areas.
- Mineral and aggregate resources.
- Sediment transport and coastal erosion.
- Navigation.
- Other legitimate use of the sea.

The assessment process categorised environmental impacts using the ratings outlined in **Table 3.1** below (Table 6.1 of the Environmental Report) which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Entries in **Table 3.2** replace selected entries in Table 6.1 of the SEA Environmental Report as appropriate and impacts are based on comparison with baseline environmental conditions.

Table 3.1: Impact Ratings

Duration and Type of Impact	
S	Short-term - Impact lasting one to seven years
M	Medium-term - Impact lasting seven to fifteen years
L	Long-term - Impact lasting fifteen to sixty years
P	Permanent - Impact lasting over sixty years
T	Temporary - Impact lasting for one year or less
C	Cumulative – Impact that is ameliorated by other impacts

Significance of Impact	
Major Positive	Major Positive
Positive	Positive
Neutral	Neutral
Negative	Negative
Major Negative	Major Negative
Uncertain	Uncertain

Table 3.2: Assessment Matrix

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Education, Childcare and Health Facilities									
Objectives									
COMO2.3 (new objective)	To support and facilitate the provision of play facilities in Celbridge, including playgrounds and a skatepark, for children of all ages, having regard to children with special needs.	P	P	P	P	P	P	P	P
Town Centre									
Objectives									
EDO1.2 (reworded objective)	To promote and support enterprise and employment uses, including professional services, public administration, research and development, knowledge-based/digital enterprise to support the tourism industry and other commercial activities, on town centre expansion sites.	P	P	P	P	P	P	P	P
Tourism									
Objectives									
EDO 2.11 (New objective)	To investigate the feasibility of access to trails within the grounds of Celbridge Abbey including passage over the Rock Bridge to cross the River Liffey.	P	P	P	P	P	P	P	P
Pedestrian and Cycle									
Objectives									
MT 01.1 (new objective)	To upgrade existing pedestrian and cycle facilities across the River Liffey.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MT 01.2 (new objective)	It is the policy of the Council to promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to local shops, schools, public transport services and other amenities, subject to local public consultation in accordance with NTA published 'Permeability: Best Practice Guide (2015)', or any successor to same.	P	P	P	P	P	P	P	P
MT 01.3 (new objective)	To engage with Celbridge Access Group, to work towards ensuring that Celbridge is accessible for all.	P	P	P	P	P	P	P	P
Public Transport									
Objectives									
MTO 2.1 (new objective)	To engage with the NTA, Dublin Bus, Irish Rail, Local Link and all other stakeholders to improve the provision of public transport in Celbridge.	P	P	P	P	P	P	P	P
Transportation									
Objectives									
MTO3.1; (new objective)	To prepare a Transport Management Plan and Public Transport Strategy for Celbridge to support the sustainable growth and development of the town and to identify strategic connections for pedestrian, cyclist, bus and vehicle movement in consultation with statutory agencies and key stakeholders.	P	P	P	P	P	P	P	P
MTO3.2; (new objective)	To require all road development to be undertaken in accordance with 'Principles of Road Development' as set out in Section 5.8.3 of the Transport Strategy for the Greater Dublin Area 2016-2035.	P	P	P	P	P	P	P	P
MTO 3.4 (new objective)	To ensure that all significant development proposals for the KDAs are subject to a Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA (2014). The	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
	requirement for TIA will be determined on a case-by-case basis.								
Protected Structures									
BHO 2.6 (new objective)	To support the implementation of a conservation and management plan for Donaghcumper Medieval Church Ruins.	P	P	P	P	P	P	P	P
Key Development Areas									
KDA 1	St. Raphael's: Town Centre Expansion	P	P	P	P	P	P	P	P
KDA 2	Ballyoulster: New Residential Area	P	P	P	P	P	P	P	P
KDA 3	Oldtown: New Residential Area	P	P	P	P	P	P	P	P
KDA 4	Crodaun: New Residential Area	P	P	P	P	P	P	P	P
KDA 5	Simmonstown: New Residential Area	P	P	P	P	P	P	P	P

4 Mitigation Measures and Monitoring

There is no proposed change to mitigation measures and monitoring set out in Sections 8 and 9 of the SEA Environmental Report.

As noted in Section 8 of the SEA Environmental Report:

“All new development requiring an Environmental Impact Statement will need to address the range of environmental objectives, indicators and targets and associated environmental mitigation measures and incorporate them into the project specific mitigation measures.”