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Senior Executive Officer
Planning Department
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare

21st October 2019

Our Ref: SCP190104.3

Re. Proposed Material Alterations to the Draft Leixlip Local Area Plan

Dear Sir / Madam,

We acknowledge your notice, dated 21st October 2019, in relation to the proposed Material Alterations (the 'Alterations') to the Draft Leixlip Local Area Plan (the 'Plan').

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

Proposed SEA Determination

We note your proposed determination regarding the need for SEA of the Alterations.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land-use plans at county and local level, we provide a 'self-service approach' via guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land-use plans. These should be considered, as appropriate and relevant to the Alterations.

Specific comments to be considered

A number of key aspects are outlined below and should be taken into account in preparing the Alterations.



In *Section 4 -Core Strategy*, Material Alterations No. 5 could also include a reference to the Planning Land Use and Transport Outlook 2040 (DTTAS). Additionally, the relevant aspects of the Climate Action Plan 2019 (DCCAIE) should also be taken into consideration.

Section 5 – Urban Centre & Retailing, we note the additional objective (UCR1.5). The Urban Development and Building Heights Guidelines should also be integrated, and referenced, as appropriate.

Regarding Alteration 50, we note the intention to prepare a masterplan for the Collinstown area. If this will involve the zoning and/or development of lands, you should take into account the requirements of the SEA and Habitats Directives in particular.

Sustainable Development

In proposing the Alterations, Kildare County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.

In considering the Alterations, Kildare County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

Kildare County Council should also ensure that the Alterations are consistent with key relevant higher-level plans and programmes.

Future Modifications to the Draft Plan

Where further changes to the Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the “environmental assessment” of the Plan.

SEA Statement – “Information on the Decision”

Once the Plan is adopted/made, you should prepare a SEA Statement that summarises the following:

- How environmental considerations have been integrated into the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.

Environmental Authorities

Under the SEA Regulations, you should also consult with:

- The Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would also be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Cian O'Mahony'.

Cian O'Mahony
SEA Section
Office of Evidence and Assessment