



**Laois County Council**

**Comhairle Chontae Laoise**

**ADDENDUM NO. 1 TO THE**

**STRATEGIC ENVIRONMENT ASSESSMENT**

**APPROPRIATE ASSESSMENT AND**

**STRATEGIC FLOOD RISK ASSESSMENT OF THE**

**MOUNTMELICK DRAFT LOCAL AREA PLAN**

**2018 – 2024**

## **CONTENTS**

Introduction .....	3
<b>Section A Strategic Environmental Assessment</b> .....	<b>4</b>
SEA Screening of Proposed Material Amendments .....	5
Material Alteration Ref. No. 1 .....	5
Material Alteration Ref. No. 2 .....	6
Material Alteration Ref. No. 3 .....	7
Material Alteration Ref. No. 4 .....	8
Material Alteration Ref. No. 5 .....	9
Material Alteration Ref. No. 6 .....	10
SEA Conclusion .....	11
<b>Section B Appropriate Assessment</b> .....	<b>12</b>
Appropriate Assessment Screening .....	13
Material Alteration Ref. No. 1 .....	13
Material Alteration Ref. No. 2 .....	14
Material Alteration Ref. No. 3 .....	15
Material Alteration Ref. No. 4 .....	16
Material Alteration Ref. No. 5 .....	17
Material Alteration Ref. No. 6 .....	19
AA Conclusion .....	20
<b>Section C Strategic Flood Risk Assessment</b> .....	<b>21</b>
SFRA Of Proposed Material Amendments .....	22
Material Alteration Ref. No. 5 .....	22
Material Alteration Ref. No. 6 .....	23
SFRA Conclusion .....	24

## INTRODUCTION

Laois County Council is proposing to Materially Alter the Mountmellick Draft Local Area Plan (LAP) 2018-2024 in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

There are 6 Proposed Material Alterations to the Draft Local Area Plan. The Material Alterations are outlined within the report '*Proposed Material Alterations to the Draft Mountmellick Local Area Plan 2018 - 2024.*' This should be read in conjunction with this addendum.

This addendum is the:

- a) **Strategic Environmental Assessment (SEA) Screening Report**
- b) **Appropriate Assessment (AA) Screening Report**
- c) **Strategic Flood Risk Assessment (SFRA)**

for the Proposed Material Alterations to the Mountmellick Draft Local Area Plan 2018-2024.

This report forms an addendum to the original SEA Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment for the Mountmellick Draft Local Area Plan 2018 – 2024 issued in March 2018 and should be read in conjunction with same.

This report is set out as follows:

- **Section A:** Strategic Environmental Assessment
- **Section B:** Appropriate Assessment
- **Section C:** Strategic Flood Risk Assessment

## **SECTION A STRATEGIC ENVIRONMENTAL ASSESSMENT**

This section comprises the Strategic Environmental Assessment Screening Report for the Proposed Material Alterations to the Mountmellick Draft Local Area Plan 2018 – 2024. This report forms an addendum to the original SEA Environmental Report for the Mountmellick Draft Local Area Plan and should be read in conjunction with same.

This addendum presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Proposed Material Alterations to the Draft Plan, incorporating screening of the Proposed Alterations and further assessment where necessary.

The tables below constitute an SEA Screening Assessment of the Proposed Material Alterations and consider the potential impacts of the Proposed Material Alterations to the Draft Plan, in order to determine if any significant effects on the environment are likely to occur and if a Strategic Environmental Assessment of the Proposed Material Alterations is required.

In the event that it is determined that a Proposed Material Alteration would likely result in a significant environmental effect(s), the Proposed Material Alteration will be subject to further assessment in the form of a Strategic Environmental Assessment.

**SEA SCREENING OF  
PROPOSED MATERIAL AMENDMENTS**

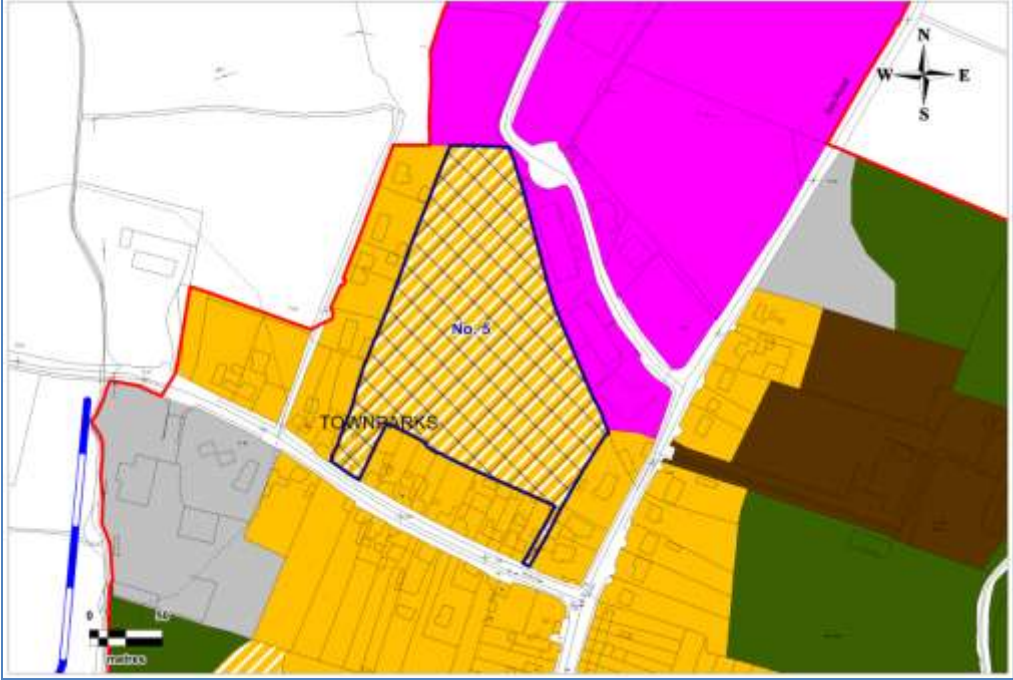
<b>MATERIAL ALTERATION REF. NO. 1</b>	
<b>Proposed Material Alteration</b>	<p><b>Alter text as follows:</b></p> <p>The CFRAM maps for the South East region including County Laois <b>were published on 4<sup>th</sup> May 2018</b> <del>have been prepared, however these are not yet in operation.</del></p>
<b>SEA Screening Assessment</b>	<p><b>SEA:</b> Minor and updated changes to text are not identified as giving rise to significant environmental effects from an SEA perspective.</p>
<b>Further Assessment Required</b>	<p>No</p>


<b>MATERIAL ALTERATION REF. NO. 2</b>	
<b>Proposed Material Alteration</b>	<p><b>Include the following additional policies:</b></p> <p><b>TM P11:</b> Examine the feasibility of connecting Mountmellick with regional and national cycle networks via the Old Canal Line for cycle ways to encourage positive economic, social and cultural benefits to the town and wider rural hinterland.</p> <p><b>TM P12:</b> Require the submission of a Traffic and Transport Assessment including mobility management plans in accordance with the guidelines in the Traffic and Transport Assessment Guidelines 2014, for developments with the potential to create significant additional demands on the traffic network by virtue of the nature of their activity, the number of employees, their location of a combination of these factors and for significant developments affecting the national and non national road network.</p> <p><b>TMP13:</b> Require a Road Safety Audit for developments that require a new access to a national road or significant changes to an existing access in accordance with the guidance included in the NRA (TII) Design Manual for Roads and Bridges.</p>
<b>SEA Screening Assessment</b>	<p><b>SEA:</b> Insertion of the additional policies is consistent with a number of SEOs including material assets and would be supported through the SEA. In relation to potential recreational environmental impacts, sufficient measures are already including in the Draft LAP to address and mitigate appropriately.</p>
<b>Further Assessment Required</b>	No

<b>MATERIAL ALTERATION REF. NO. 3</b>	
<b>Proposed Material Alteration</b>	<p><b>Amend text as follows:</b></p> <p>To deliver newly available residential units, through new construction and refurbishment and conversion of existing structures, to support the existing community infrastructure, recreation and amenity facilities and provide new facilities in tandem with residential development new housing.</p>
<b>SEA Screening Assessment</b>	<p><b>SEA:</b> Minor and updated changes to text are not identified as giving rise to significant environmental effects from an SEA perspective.</p>
<b>Further Assessment Required</b>	<p>No</p>

<b>MATERIAL ALTERATION REF. NO. 4</b>	
<b>Proposed Material Alteration</b>	<p><b>Amend text as follows:</b></p> <p>The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), <b>the Catchment Flood Risk Assessment and Management programme (CFRAM) and a Strategic Flood Risk Assessment (SFRA) have has been used to</b> informed the preparation of the Draft LAP <b>and associated land use zoning.</b></p>
<b>SEA Screening Assessment</b>	<p><b>SEA:</b> Minor and updated changes to text are not identified as giving rise to significant environmental effects from an SEA perspective.</p>
<b>Further Assessment Required</b>	<p>No</p>



<b>MATERIAL ALTERATION REF. NO. 5</b>	
<b>Proposed Material Alteration</b>	<p><b>Change of zoning: From:</b> Enterprise and Employment <b>To:</b> Residential 2 on lands North East of the N80</p> 
<b>SEA Screening Assessment</b>	<p><b>SEA:</b> The zoning change to Residential 2 is within the core strategy targets, can be serviced and access is possible. No conflict with SEOs are identified.</p>
<b>Further Assessment Required</b>	<p>No</p>

<b>MATERIAL ALTERATION REF. NO. 6</b>	
<b>Proposed Material Alteration</b>	<p><b>Change of zoning: From:</b> Residential 1 <b>To:</b> Enterprise &amp; Employment on lands at Lord Edward Street</p> 
<b>SEA Screening Assessment</b>	<p><b>SEA:</b> The rezoning reflects the current and historic land use and no significant effects are identified for the SEA process in relation to this change of zoning.</p>
<b>Further Assessment Required</b>	<p>No</p>

## **SEA CONCLUSION**

On the basis of the findings of this addendum for Strategic Environmental Assessment, it is concluded that the Proposed Material Alterations to the Mountmellick Draft Local Area Plan 2018-2024 satisfy the strategic environmental objectives of Laois County Council, and will not result in any significant negative impact(s) on the environment. A Strategic Environmental Assessment of the proposed Material Alterations is therefore not required.

## **SECTION B**

## **APPROPRIATE ASSESSMENT**

This section comprises the Appropriate Assessment Screening Report for the Proposed Material Alterations to the Mountmellick Draft Local Area Plan 2018 – 2024. This report forms an addendum to the original Natural Impact Report (NIR) for the Mountmellick Draft Local Area Plan and should be read in conjunction with same.

This addendum presents the findings of the Appropriate Assessment Screening of the potential effects on designated European Sites as a result of the Proposed Material Alterations to the Mountmellick Draft Local Area Plan 2018-2024, in order to determine if any potential effects on European Sites are likely to occur and if an Appropriate Assessment of the Proposed Material Alterations is required.

In the event that it is determined that a Proposed Material Alteration is likely to result in a significant effect on any European Site, the Proposed Material Alteration will be subject to further assessment in the form of an Appropriate Assessment and an NIR will be required to be prepared to inform the Appropriate Assessment.

**APPROPRIATE ASSESSMENT SCREENING OF  
PROPOSED MATERIAL AMENDMENTS**


<b>MATERIAL ALTERATION REF. NO. 1</b>	
<b>Proposed Material Alteration</b>	<p><b>Alter text as follows:</b></p> <p>The CFRAM maps for the South East region including County Laois <b>were published on 4<sup>th</sup> May 2018</b> <del>have been prepared, however these are not yet in operation.</del></p>
<b>AA Screening Assessment</b>	<p><b>AA:</b> Minor and updated changes to text are not identified as giving rise to significant environmental effects from an AA perspective.</p>
<b>Further Assessment Required</b>	No

<b>MATERIAL ALTERATION REF. NO. 2</b>	
<b>Proposed Material Alteration</b>	<p><b>Include the following additional policies:</b></p> <p><b>TM P11:</b> Examine the feasibility of connecting Mountmellick with regional and national cycle networks via the Old Canal Line for cycle ways to encourage positive economic, social and cultural benefits to the town and wider rural hinterland.</p> <p><b>TM P12:</b> Require the submission of a Traffic and Transport Assessment including mobility management plans in accordance with the guidelines in the Traffic and Transport Assessment Guidelines 2014, for developments with the potential to create significant additional demands on the traffic network by virtue of the nature of their activity, the number of employees, their location of a combination of these factors and for significant developments affecting the national and non national road network.</p> <p><b>TMP13:</b> Require a Road Safety Audit for developments that require a new access to a national road or significant changes to an existing access in accordance with the guidance included in the NRA (TII) Design Manual for Roads and Bridges.</p>
<b>AA Screening Assessment</b>	<p><b>AA:</b> These are general actions whose implementation will not in itself have the potential to result in likely significant effects to European Sites.</p> <p>Any lower level land use plans or projects that may arise on foot of these actions will be required to undergo Habitats Directive Assessment.</p>
<b>Further Assessment Required</b>	No


<b>MATERIAL ALTERATION REF. NO. 3</b>	
<b>Proposed Material Alteration</b>	<p><b>Amend text as follows:</b></p> <p>To deliver newly available residential units, through new construction and refurbishment and conversion of existing structures, to support the existing community infrastructure, recreation and amenity facilities and provide new facilities in tandem with residential development new housing.</p>
<b>AA Screening Assessment</b>	<p><b>AA:</b> Minor and updated changes to text are not identified as giving rise to potential significant environmental effects. The potential for new residential development within the settlement which are likely to give rise to significant effects to European Sites have been assessed as part of the NIR of the Draft LAP. In this regard, the change in wording provided in this material alteration will not give rise to any additional likely significant effects to European Sites not already considered in the NIR of the Draft LAP.</p>
<b>Further Assessment Required</b>	No

<b>MATERIAL ALTERATION REF. NO. 4</b>	
<b>Proposed Material Alteration</b>	<p><b>Amend text as follows:</b></p> <p>The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), <b>the Catchment Flood Risk Assessment and Management programme (CFRAM) and a Strategic Flood Risk Assessment (SFRA) have <del>has</del> been used to</b> informed the preparation of the <del>Draft</del> LAP and associated land use zoning.</p>
<b>AA Screening Assessment</b>	<p><b>AA:</b> Minor and updated changes to text are not identified as giving rise to significant environmental effects from an AA perspective.</p>
<b>Further Assessment Required</b>	<p>No</p>



<b>MATERIAL ALTERATION REF. NO. 5</b>	
<b>Proposed Material Alteration</b>	<p><b>Change of zoning: From:</b> Enterprise and Employment <b>To:</b> Residential 2 on lands North East of the N80</p> 
<b>AA Screening Assessment</b>	<p><b>AA:</b> Implementation of the proposed change in zoning from Enterprise and Employment to Residential 2 zoning will not in itself have the potential to result in additional likely significant effects to European Sites, over and above those already identified in the NIR of the Draft LAP.</p> <p>The lands subject to this proposed rezoning are located approximately 200m from the Manor House Stream, which is a tributary of the Owenass River, which is located approximately 750m downstream. This section of the Owenass River is designated as part of the River Barrow and River Nore SAC. The proposed rezoning area is located outside a flood risk zone.</p> <p>The potential effects of any future housing development within these lands, as facilitated by the proposed rezoning, to the River Barrow and River Nore SAC will be analogous to those identified in the NIR. As such the proposed rezoning will not result in any likely significant effects to European Sites not already addressed within the NIR of the draft LAP.</p>

	The previous zoning of the lands for Enterprise and Employment was assessed under the AA process. No significant adverse effects on conservation management objectives of European Sites are identified.
<b>Further Assessment Required</b>	No

<b>MATERIAL ALTERATION REF. NO. 6</b>	
<b>Proposed Material Alteration</b>	<p><b>Change of zoning: From:</b> Residential 1 <b>To:</b> Enterprise &amp; Employment on lands at Lord Edward Street</p> 
<b>AA Screening Assessment</b>	<p><b>AA:</b> The rezoning reflects the current and historic land use and no significant effects are identified for the AA process in relation to this zone.</p>
<b>Further Assessment Required</b>	<p>No</p>

## AA CONCLUSION

Having regard to the tables above none of the proposed Material Alterations to the Draft Local Area Plan have been considered to have the potential for significant effects on any European Sites. Significant adverse impacts on any European Sites are not predicted to occur.

On the basis of the findings of this Screening Report for Appropriate Assessment, it is concluded that the Material Alterations to the Mountmellick Draft Local Area Plan 2018-2024 will not have a significant effect on any European Sites. The proposed plan, alone or in combination with other plans or projects, is not likely to have significant effects on European Sites in view of their conservation objectives. Appropriate Assessment of the proposed Material Alterations is therefore not required.

## **SECTION C**

## **STRATEGIC FLOOD RISK ASSESSMENT**

This section comprises a Strategic Flood Risk Assessment of the proposed zoning related Material Alterations to the Mountmellick Draft Local Area Plan 2018 - 2024. This report forms an addendum to the original Strategic Flood Risk Assessment for the Mountmellick Draft Local Area Plan and should be read in conjunction with same. It should be noted that the original Strategic Flood Risk Assessment includes information relating to the Definitions of Flood Zones, the Sequential Approach and Justification Test etc. and it is not intended to repeat the content in this addendum.

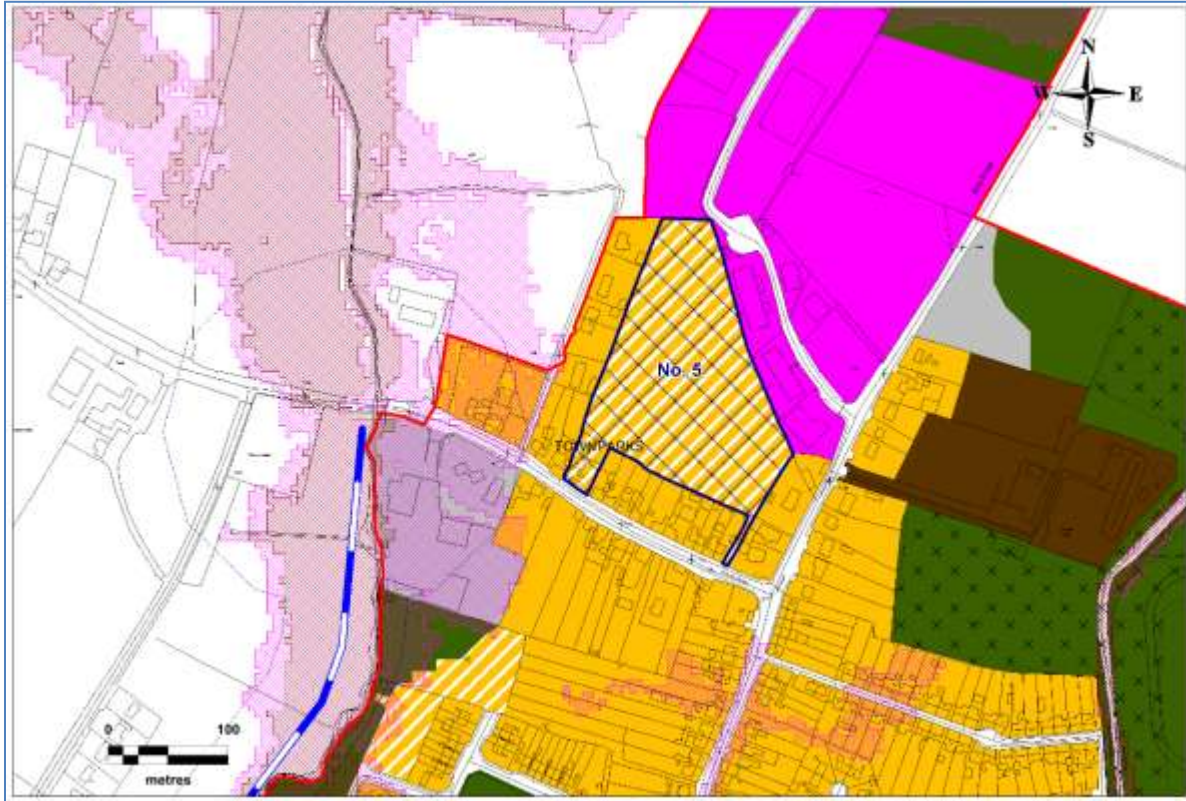
The tables below set out a Strategic Flood Risk Identification Assessment for each plot of land subject to a proposed alteration of zoning, identifying the designation of lands within Flood Zones A, B or C. In the event that the proposed zoning is located on lands within Flood Zone A and/or B, the Justification Test shall be applied.

The proposed zoning alterations are proposed Material Alteration No.s 5 & 6 as they are numbered in line with the Proposed Material Alterations document.

**SFRA OF  
PROPOSED MATERIAL AMENDMENTS**

**MATERIAL ALTERATION REF. NO. 5**

**Change of zoning: From:** Enterprise and Employment **To:** Residential 2 on lands to the northeast of the N80:



The proposed zoning alteration is located on lands identified as “Flood Zone C” defined in the “Planning System and Flood Risk Management Guidelines for Planning Authorities” as follows:

Zone	Risk	Description
<b>Flood Zone C</b>	Low probability of flooding	The probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all areas of the plan which are not in zones A/B.

Development in this flood zone is appropriate from a flood risk perspective, subject to assessment of flood hazards from sources other than rivers or tides and compliance with the normal range of other proper planning and sustainable development criteria.

**MATERIAL ALTERATION REF. NO. 6**

**Change of zoning: From: Residential 1 To: Enterprise & Employment**



The proposed zoning alteration is located on lands identified as “Flood Zone C” defined in the “Planning System and Flood Risk Management Guidelines for Planning Authorities” as follows:

Zone	Risk	Description
<b>Flood Zone C</b>	Low probability of flooding	The probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all areas of the plan which are not in zones A/B.

Development in this flood zone is appropriate from a flood risk perspective, subject to assessment of flood hazards from sources other than rivers or tides and compliance with the normal range of other proper planning and sustainable development criteria.

## **SFRA CONCLUSION**

On the basis of the findings of this Strategic Flood Risk Assessment, it is concluded that the two Material Alterations relating to a change of zoning under the Mountmellick Draft Local Area Plan 2018-2024 are located in Flood Zone C, which in terms of risk is identified as having a low probability of flooding and is therefore considered appropriate for the zoning uses proposed.