



Leitrim County Council
Comhairle Chontae Liatroma

**Strategic Environmental Assessment
Screening Report and Determination for
Amendment No. 2 of the Carrick on Shannon
Local Area Plan 2010-2019**

**Planning Department,
Leitrim County Council,
Áras an Chontae,
Carrick on Shannon,
Co. Leitrim**

May 2018

Strategic Environmental Assessment Screening Report

Proposed Amendment to
Carrick-on-Shannon Local Area Plan
2010 - 2019



Planning & Environmental Consultants

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1 INTRODUCTION

The Carrick-on-Shannon Local Area Plan (LAP) 2010 – 2019 sets a framework for the planned, coordinated and sustainable development of Carrick-on-Shannon, and for the protection, conservation and enhancement of its natural and man-made environment. The LAP provides guidance in the form of policies and objectives for the development of social, physical and environmental infrastructure in a sustainable manner for Carrick-on-Shannon. In conjunction with the Leitrim County Development Plan 2015 – 2021, the Carrick-on-Shannon LAP provides the statutory basis for the consideration by Leitrim County Council of applications for planning permission within the LAP plan area.

Strategic Environmental Assessment is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme, or modification to a plan or programme, before a decision is made to adopt it. Under the requirements of the Strategic Environmental Assessment (SEA) Directive (2001/42/EC), transposed onto Irish legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 – 2011, certain plans or programmes are subject to SEA prior to their adoption and implementation. Screening is the process for determining whether a particular plan or programme, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and therefore warrants SEA.

Under Section 18 of the Planning and Development Act 2000 (as amended), Leitrim County Council intends to amend the Carrick-on-Shannon LAP 2010 – 2019, to make provision for a policy framework for implementation of the Vacant Site Levy, introduced under the Urban Regeneration and Housing Act 2015. Under the requirements of the Planning and Development (SEA) (Amendment) Regulations 2011, a Proposed Amendment to a Local Area Plan is required to be screened for SEA.

McCarthy Keville O’Sullivan (MKO) has been appointed by Leitrim County Council to conduct a screening exercise for the Proposed Amendment, to determine if SEA is required prior to its adoption. This report presents the results of the SEA Screening exercise carried out in relation to the Proposed Amendment of the Carrick-on-Shannon LAP 2010 – 2019.

2 PROPOSED AMENDMENT OF CARRICK-ON-SHANNON LAP 2010 – 2019

2.1 Purpose of the Proposed Amendment

The Proposed Amendment to the Carrick-on-Shannon LAP 2010 – 2019 is intended to provide a policy framework for implementation of the Vacant Site Levy. The Urban Regeneration and Housing Act 2015 introduced the Vacant Site Levy as a site activation measure, to ensure that vacant or underutilised land in urban areas is brought into beneficial use, while also ensuring that a more efficient return on State-provided enabling infrastructure and helping to counter unsustainable urban sprawl. The Levy is intended to incentivise the development of vacant or idle sites in urban areas identified by planning authorities as “regeneration land” or “residential land”, with a view to bringing such sites into beneficial use.

The Proposed Amendment to the LAP reflects the Proposed Variation to the Leitrim County Development Plan (CDP) 2015 – 2021, which is also proposed (and has been screened separately for SEA requirement) to strengthen the policy context for implementation of the Vacant Site Levy. The Levy makes provision for the active and efficient use of unused or underused zoned lands served by existing public infrastructure and facilities. The Levy can be imposed by Leitrim County Council under certain conditions in designated areas i.e. where sites remain vacant and site owners / developers fail to bring forward reasonable proposals without good reason for the development / reuse of such property in line with the provisions of the relevant Local Area Plan or County Development Plan. Leitrim County Council will implement the Vacant Site Levy as provided for in the Urban Regeneration and Housing Act 2015 and in accordance with the requirements set out in the Department of Environment, Community and Local Government’s Circular Letter PL7/2016 (*‘Re: Implementation of the Vacant Site Levy as provided for in the Urban Regeneration and Housing Act 2015’*, July 2016).

The Proposed Amendment to the Carrick-on-Shannon LAP encompasses the following policy changes:

- Include additional Policy 3.1j in relation to implementation of the Vacant Site Levy under the heading of *‘Housing and Residential Policies’*.
- Include new Objective 4.3e in relation to implementation of the Vacant Site Levy under the heading of *‘Urban Regeneration and Renewal Objectives’*.

2.2 Relationship with other Relevant Plans and Programmes

The Carrick-on-Shannon LAP 2010 – 2019 sits within a hierarchy of legislation, plans, programmes and strategies, which include international, EU, national, regional and local levels. The principle requirements in relation to international Plans and Programmes have been incorporated into the national and regional Plans and Programmes. The LAP must comply with relevant higher-level legislation, plans and strategic actions and may, in turn, guide lower level strategic actions.

The Carrick-on-Shannon LAP was prepared with cognisance of the relevant spatial planning policies and objectives of the Leitrim County Development Plan 2009 – 2015 (i.e. the CDP in place at the time of its preparation), which was subject to SEA prior to its adoption. The Carrick-on-Shannon LAP is also required to comply with the current County Development Plan 2015 – 2021, which was also subject to SEA.

The SEA Environmental Report for the County Development Plan provides an overview of the plans and programmes with which the CDP, and thus the LAP, interacts, including the following:

International and European Plans/Programmes:

- Strategic Environmental Assessment (SEA) Directive 2001/42/EEC
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
- Convention on Wetlands of International Importance 1971 (amended 1982 and 1987) (Ramsar Convention)
- Directive 79/409/EEC on the conservation of wild birds
- UN Convention on Biological Diversity
- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
- Pan-European Biological and Landscape Diversity Strategy (1995)
- European Biodiversity Strategy (1998)
- Freshwater Fish Directive (78/659/EEC)
- EU Thematic Strategy for Soil Protection
- Directive 2000/60/EC Water Framework Directive
- Directive 2007/60/EC Flood Risk Management Assessment and Management of Flood Risk
- EU Drinking Water directive (98/83/EC)
- EU Nitrates Directive (91/676/EEC)
- EU Groundwater Directive (1980/68/EEC)
- EU Surface Water Directive (75/440/EEC)
- EU Urban Wastewater Directive (91/271/EEC)
- EU bathing Water Directive (76/160/EEC)
- EU Dangerous Substances in Water Directive (79/464/EEC)
- European Climate Change Programme Aims to reduce emissions;
- Kyoto Protocol (1997)
- Directive 200192/92/EC Energy performance of buildings
- Air Framework Directive, Directive on Air Quality Assessment and Management (Framework Directive) (1996/62/EC)
- Directive on national emission ceilings for certain atmospheric pollutants (2001/81/EC)
- Directive 99/31/EC Landfill Directive
- Directive 2002/96/EC, The WEEE Directive on waste electrical and electronic equipment
- Granada Convention for Protection of the Architectural Heritage of Europe 1985
- European Convention for Protection of the Architectural Heritage of Europe 1992
- European Landscape Convention (2000)
- European Strategy for Sustainable Development (2006)
- 6th Environmental Action Plan of the European Community (2002)
- The EU Environment and Health Strategy 2004- 2010
- Agenda 21 (1992). Action for Sustainable Development
- 'The Gothenburg Strategy' Communication from the Commission on Sustainable Europe for a Better World 2001
- EU 'Air Framework Directive' Directive on Air Quality Assessment and Management (Framework Directive) (1996/62/EC)
- EU Directive on National Emission Ceilings for Certain Atmospheric Pollutants WHO Air Quality Guidelines (1999).

National Plans/Programmes:

- National Development Plan 2007 – 2013
- Our Sustainable Future - A Framework for Sustainable Development in Ireland (DECLG, 2012)
- National Biodiversity Plan: Action for Biodiversity 2011 – 2016
- National Climate Change Strategy 2007 – 2012
- National Renewable Energy Action Plan National Action Plan for Social Inclusion 2007 – 2016
- National Heritage Plan 2002
- National Landscape Strategy
- Food Harvest 2020– A Vision for Irish Agri-food and fisheries
- Putting People First – An action programme for Effective Local Government
- Supporting Economic Recovery and Jobs – Locally
- Regional Plans/Programmes
- Regional Planning Guidelines for the Border Region 2010-2022
- River Basin District Management Plan 2009 – 2015
- Replacement Waste Management Plan for the Connacht Region 2006 – 2011
- Draft Regional Strategic Framework for the Central Border Region:

Other Relevant Documents include:

- Leitrim County Council Corporate Plan 2014-2019
- Leitrim Local Economic and Community Plan 2015-2021
- Leitrim County Development Plan 2009 – 2015
- Leitrim County Development Plan 2015 - 2021
- Urban Framework Plans for Ballinamore, Drumshanbo, Manorhamilton and Mohill
- Social, Economic and Cultural Strategy for Co. Leitrim 2002 – 2012
- Carrick on Shannon Vision 2020.

3 STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

3.1 Legislation

The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an environmental assessment be carried out for all plans/programmes, or amendments to plans/programmes, which are prepared for certain specified sectors. For other plans/programmes that do not meet the requirement for mandatory SEA, the screening procedure is carried out to determine whether the plan/programme, or amendment to same, is likely to have significant environmental effects. If significant effects are identified, an SEA of the plan/programme or amendment to the plan/programme is required.

The SEA Directive is transposed onto Irish legislation by the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011) ('the Regulations').

SEA is a mandatory requirement for the preparation or amendment of Local Area Plans for an area with a population of 5,000 or more persons (Article 8 (14B) of the SEA Regulations (as amended)). The population of Carrick-on-Shannon town recorded during the 2016 Census was 4,062 persons, which also includes the area of Cortober (located within the administrative area of Co. Roscommon). The population of Carrick-on-Shannon within the Co. Leitrim administrative area is therefore below the SEA threshold of 5,000 persons. The projected population of Carrick-on-Shannon as per the County Core Strategy is 4,100 persons by 2021.

In determining the need for SEA of an amendment to a Local Area Plan, where mandatory SEA is not required, Article 8 (14A) (2) of the Regulations states:

"Where a planning authority proposes to prepare or amend a local area plan referred to in sub-article (1), the planning authority shall, prior to giving notice under section 20(3) of the Act, consider whether or not implementation of the local area plan or amended plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A."

The relevant Schedule 2A criteria are presented in Section 3.1.1 below. Under the provisions of Article 14A, and following the appropriate consultation period, Leitrim County Council is required to determine whether implementation of the Proposed Amendment would be likely to having significant effects on the environment.

This final determination takes into account the Schedule 2A criteria and the submissions received from the prescribed environmental authorities (see Section 4 of this document for details of this consultation).

3.1.1 SEA Screening Criteria

The SEA screening procedure is based on criteria set out in Annex II of the SEA Directive and Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as presented below:

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 degree to which the plan influences other plans including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - 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).

2. 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,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

3.2 Screening Exercise

The Proposed Amendment to the Carrick-on-Shannon Local Area Plan 2010 – 2019 is screened against the Schedule 2A criteria in Table 3.1 below.

Table 3.1 Assessment of the Proposed Amendment against Schedule 2A Criteria

Criteria	Assessment
1. Characteristics of the Plan	
Degree to which the plan sets the framework for projects and other activities with regard to location, nature, size, operating conditions or by allocating resources	The Carrick-on-Shannon LAP 2010 – 2019 sets a framework for projects within the functional area of the Plan, with regard to location, nature, size, operating conditions or by allocated resources. Preparation of the LAP was guided by the policy context of the Leitrim County Development Plan 2009 – 2015, i.e. the CDP in place at the time of its preparation. The CDP 2009 – 2015 was subject to SEA during its preparation to ensure the integration of environmental considerations into the Plan and to ensure that it contributed to environmental protection and the sustainable development of Co. Leitrim. The proposed Amendment of the LAP will further contribute to the sustainable development of Carrick-on-Shannon, as it strengthens the policy context for the reuse and regeneration of existing vacant sites

Criteria	Assessment
	<p>and properties on lands which have already been identified as suitable for such use. It is considered therefore that the proposed Amendment will not give rise to any significant environmental effects; rather it will strengthen the existing mechanisms in place to ensure and promote sustainable development.</p>
<p>Degree of influence on other plans</p>	<p>The LAP is influenced by a hierarchy of international, national and regional plans, strategies and legislation. The LAP is consistent with the core strategies of the relevant statutory guidance, including the Leitrim County Development Plan 2015 – 2021 and the Regional Planning Guidelines for the Border Region 2010-2022. In terms of other plans and programmes, the LAP influences those prepared at a local level, within the LAP plan area.</p> <p>The Proposed Amendment will apply on lands with the appropriate land-use zoning, i.e. Mixed Use, Commercial Town Expansion, Enterprise and Employment or Residential. These lands were subject to SEA during the preparation of the County Development Plan 2009 – 2015 (the CDP in place at time of the LAP preparation), and have been deemed suitable for such uses. In this regard therefore, the Proposed Amendment will not give rise to any environmental effects not already assessed and mitigated for (where required).</p>
<p>Relevance for integration of environmental considerations (promoting sustainable development)</p>	<p>The Proposed Amendment is intended to promote and encourage sustainable development on lands in need of regeneration and renewal, where the relevant land-use (Mixed Use, Commercial Town Expansion, Enterprise and Employment or Residential) has already been assessed and determined suitable. The Proposed Amendment is consistent with the existing policies and objectives which are in place to ensure environmental protection and the promotion of sustainable development, and is intended to further strengthen this policy context for such development within the areas that have been identified as appropriate for this use.</p>
<p>Environmental problems relevant to the plan</p>	<p>The Proposed Amendment is intended to encourage development and renewal of areas in need of regeneration, in order to prevent:</p> <ul style="list-style-type: none"> a) Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, b) Urban blight and decay, c) Anti-social behaviour, or

Criteria	Assessment
	<p>d) A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.</p> <p>Such development will take place on lands that have been zoned for the appropriate use by the LAP. In terms of environmental problems, the focus of the Proposed Amendment is on the encouragement of sustainable development and preventing the issues listed above. The Amendment will therefore not give rise to significant environmental effects in this regard, but will have a positive outcome in the promotion of sustainable development.</p>
<p>Relevance for implementation of EU legislation on the environment</p>	<p>The Carrick-on-Shannon LAP sits within a hierarchy of legislation, plans and programmes, as described above. The LAP complies with the Leitrim County Development Plan, which in turn is required to comply with EU environmental legislation and where relevant sets out policies and objectives which implement this legislation, for example that relating to waste management, Water Framework Directive (2000/60/EC), EIA Directive (2014/52/EU), the SEA Directive and the Habitats Directive (92/43/EEC). The Proposed Amendment will not affect the implementation of EU legislation on the environment. The policies and objectives of the LAP which seek to protect and conserve environmentally sensitive areas will not be altered or affected by the Proposed Amendment.</p>
<p>2. Characteristics of the effects and of the area likely to be affected</p>	
<p>Probability, duration, frequency and reversibility of the effects</p>	<p>The Proposed Amendment is intended to allow for implementation of the Vacant Site Levy, as an additional mechanism to promote appropriate development in the relevant areas. The use of these areas for such development has already been assessed during the Plan-making process, as reflected in the land-use zoning. The Proposed Amendment will further encourage sustainable development, thereby having a positive effect on the environment. It will not give rise to additional effects which were not already taken account of during preparation of the County Development Plan.</p>
<p>Cumulative nature of the effects</p>	<p>The Proposed Amendment has been prepared so as to be consistent with the policies and objectives of the existing LAP and CDP, and will not give rise to any adverse environmental effects. The Amendment to the LAP is also reflected in the Proposed Variation to the CDP, both of which are intended to promote the reuse and regeneration of vacant and derelict sites. The proposed Amendment in conjunction with the</p>

Criteria	Assessment
	Variation to the CDP will therefore have an overall positive cumulative effect.
Transboundary nature of the effects	<p>The Proposed Amendment is intended to strengthen the existing framework for the proper planning and sustainable development of Carrick-on-Shannon. It will not give rise to any effects, transboundary or otherwise, which were not considered and provided for during the Plan-making process.</p> <p>Implementation of the Proposed Amendment will be subject to the environmental protection policies and objectives set out in the LAP, to ensure that negative transboundary effects do not occur.</p>
Risks to human health or the environment (e.g. due to accidents)	<p>Implementation of the Proposed Amendment will not create any risks to human health or the environment. The Proposed Amendment is intended to prevent adverse effects on existing amenities due to the ruinous or neglected condition of any land, and to prevent urban blight/decay, anti-social behaviour and a shortage of habitable houses. The Amendment will therefore contribute to reducing risks to human health and the environment.</p>
Magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<p>The Proposed Amendment will allow for the implementation of the Vacant Site Levy within specific zoned lands in Carrick-on-Shannon. As described above however, the Proposed Amendment is intended to give effect to sustainable urban development as prescribed by the existing LAP, and will not give rise to any adverse effects.</p> <p>The Proposed Amendment does not zone additional lands, and the new additional policy and objective will be subject to the statutory planning and environmental framework and existing policies and objectives set out in the LAP and CDP.</p>
<p>Value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> ▪ Special natural characteristics or cultural heritage, ▪ Exceeded environmental quality standards or limit values, ▪ Intensive land-use 	<p>Carrick-on-Shannon does not contain any areas designated for ecological protection, but is located close to the Lough Drumharlow proposed Natural Heritage Area (pNHA). The Plan area also contains cultural heritage in the form of Record Monuments, Zone of Archaeological Interest and Protected Structures, all of which are listed for protection within the County Development Plan (CDP).</p> <p>The Proposed Amendment relates to the reuse and regeneration of neglected or derelict sites within the urban environment and to preventing a shortage of habitable houses. Implementation of the Amendment will therefore not give rise to adverse effects on areas of special natural characteristics or cultural heritage.</p>

Criteria	Assessment
	<p>The Proposed Amendment does not zone any additional land for development; rather it aims to promote the sustainable use of existing resources and sites, on lands already deemed suitable for such use. Any development that takes place on these sites will be carried out in accordance with the relevant zoning and the existing policy framework within the LAP and CDP. The CDP 2009 – 2015 (the Plan in place at the time of preparation of the LAP) was subject to SEA and AA to ensure the integration of environmental considerations into its preparation.</p>
<p>Effects on areas or landscapes which have a recognised national, EU or international protection status</p>	<p>Implementation of the Proposed Amendment will have no effect on areas or landscapes which have a recognised national, EU or international protection status. The Proposed Amendment relates to development in areas already zoned for Mixed Use, Commercial Town Expansion, Enterprise and Employment or Residential.</p> <p>The Appropriate Assessment screening of the Proposed Amendment concludes that its implementation does not have the potential to result in impacts on any European sites or to influence other plans or projects in a manner that could potentially impact thereon.</p>

In assessing the Proposed Amendment to the Carrick-on-Shannon LAP 2010 – 2019 against the required environmental criteria, it is determined therefore that the Proposed Amendment will not give rise to significant environmental effects and does not require full Strategic Environmental Assessment.

4 CONSULTATION WITH STATUTORY ENVIRONMENTAL AUTHORITIES

Under the requirements of Article 14(A)(4)(a) of the Regulations 2004 (as amended), the SEA Screening Report was forwarded to the relevant statutory environmental authorities for consultation. The statutory consultees, as listed below, were invited to make a submission or observation in relation to whether implementation of the Proposed Amendment to the Carrick-on-Shannon Local Area Plan 2010 – 2019 would be likely to have significant effects on the environment:

- Environmental Protection Agency (EPA)
- Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine
- Minister for Communications, Climate Action and Environment
- Minister for Culture, Heritage and the Gaeltacht
- All adjoining Planning Authorities

Two submissions were received; from the EPA and Fermanagh and Omagh District Council. The key points raised in these submissions are presented below in Table 4.1, along with a comment on how these points have been addressed. Copies of the submissions received are presented in Appendix 1 of this document.

Table 4.1 Review of Submissions

No.	Key Submission Points	Comment / Response
1	Submission from Environmental Protection Agency	
	Any brownfield lands proposed for reuse / regeneration should be appropriately remediated to avoid or minimise any potential significant environmental or human health impacts that may arise. Development should be carried out in a manner that is consistent with the County Core Strategy and the principles of sustainable development.	Any development proposed on brownfield sites will be required to be carried out in line with the policies and objectives of the Local Area Plan 2010 – 2019 and County Development Plan 2015 – 2021 and in a manner consistent with the County Core Strategy and the principles of sustainable development, which ensure that potential significant environmental or human health impacts are avoided or minimised. This includes the appropriate remediation of sites where required.
	The assessments should consider and provide information on aspects such as contaminated soil removal / remediation, noise and air quality, waste management, possible service infrastructure provision issues, possible presence of invasive species and ensuring appropriate management / control, implications for biodiversity etc. Where these aspects are already provided for in the County Development Plan, a table showing the key policies/objectives would be useful	As described above, the proposed Amendment will be implemented in accordance with the existing policies and objectives of the Local Area Plan 2010 – 2019 and County Development Plan 2015 – 2021 and in a manner consistent with the County Core Strategy and the principles of sustainable development, which ensures that potential environmental sensitivities are taken into account throughout the development management process. The Strategic Goals of the County Development Plan set the framework for the formulation and evaluation of the policies, objectives and development

<p>to include. This would clearly show the how the proposed re-use/re-development of these lands/vacant sites would take account of the any environmental sensitivities identified.</p>	<p>control standards of the Plan. The Strategic Goals set out in Section 2.2.2 on Environment and Heritage include, <i>inter alia</i>, the protection, maintenance and enhancement of the quality of the built and natural environment, and minimising environmental pollution to air, water or land.</p> <p>The purpose of the proposed Amendment is to bring identified vacant sites into beneficial use. This will require the assessment of individual planning applications, including the items outlined in this submission. However, the subject lands are already identified with a land-use zoning objective which allows their development, which was considered in the SEA and AA assessments undertaken as part of the Plan preparation.</p>
<p>The following plans should be considered in implementing the Variation:</p> <ul style="list-style-type: none"> ▪ Draft National Planning Framework ▪ Draft National River Basin Management Plan for Ireland 	<p>The Draft National Planning Framework requires a greater proportion of development (residential) to be facilitated on brownfield sites. The proposed policy frameworks are therefore consistent with this approach.</p> <p>With regard to the Draft National River Basin Management Plan for Ireland, the assessment of development or redevelopment proposals through the development management process (section 34 applications) will consider any impact which a development could have on water quality or capacity of existing water service infrastructure to cater for such development.</p> <p>Any changes to the Amendment prior to finalisation, or modifications proposed to the Plan following its adoption, will take into account the final adopted National Planning Framework and National River Basin Management Plan for Ireland, and other relevant Plans/Programmes.</p>
<p>Future Modification: Any changes to the Amendment prior to finalisation, or modifications proposed to the Plan following its adoption, should be screened for the potential for likely significant effects.</p>	<p>Noted. Any further modifications to the Proposed Amendment will be screened against the relevant SEA Regulations Schedule 2A Criteria.</p>
<p>Infrastructure Planning: Adequate and appropriate infrastructure should be place, or required to be put in place, to service any development proposed and</p>	<p>Noted. Adequate and appropriate infrastructure will be in place, or required to be put in place, to service any developments permitted during the lifetime of the Plan.</p>

	authorised during the lifetime of the Plan.	
	Environmental Authorities: notice should also be given to the following bodies; <ul style="list-style-type: none"> ▪ Minister for Housing, Planning and Local Government ▪ Minister for Agriculture, Food and the Marine ▪ Minister for Communications, Climate Action and Environment ▪ Minister for Culture, Heritage and the Gaeltacht ▪ Any adjoining planning authority 	Noted. The bodies listed, including all adjoining Planning Authorities, were consulted as part of the Screening process.
	A copy of the Screening determination should be made available for public inspection at the Leitrim County Council offices and website, and should be notified to any Environmental Authority already consulted.	Noted. The final SEA Screening determination will be available for public inspection in the Leitrim County Council offices and on its website, and will be notified to the Environmental Authorities already consulted.
2	Fermanagh and Omagh District Council	
	Given the nature of the Variation and Amendment and the previous assessment of the plans, the conclusions reached by Leitrim County Council are justified and reasonable in the context of European sites.	Noted.
	It is recommended that the Council consults the Northern Ireland Environment Agency (NIEA) in its capacity as the statutory nature conservation body in Northern Ireland.	Given the nature of the proposed Amendment, which will give effect to the requirements to introduce the Vacant Site Levy under the provisions of the Urban Regeneration & Housing Act 2015, and taking into account the comment above from Fermanagh and Omagh District Council, it was considered that further consultation with the NIEA was not required as part of the screening process.

5 CONCLUSION AND NEXT STEPS

5.1 Final Determination

The Proposed Amendment to the Carrick-on-Shannon LAP has been screened against the relevant environmental criteria, as set out in Schedule 2A of the Planning and Development (SEA) Regulations 2004 (as amended), as required by Article 7 (14A) (2) of the Regulations.

Based on this screening exercise and taking into account the submissions received from the statutory environmental authorities, it is considered that the Proposed Amendment will not give rise to any significant environmental effects, in terms of the characteristics of the Amendment or the characteristics of the effects and of the area likely to be affected, and therefore SEA is not required.

5.2 Next Steps

The Proposed Amendment will be made available for public display at the offices of Leitrim County Council and on the Council's website. A copy of the final screening determination will also be notified to the Environmental Authorities consulted as part of this screening exercise.

Appendix 1

Submissions Received from Statutory Environmental Authorities



Regional Inspectorate,
Inniscarra,
County Cork, Ireland
Cigireacht Réigiúnach, Inis Cara

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Mr Bernard Greene
Senior Planner
Leitrim County Council
Aras an Chontae
Carrick on Shannon
Co. Leitrim

22nd January 2018

Our Ref: 171207.1

Re. Proposed Amendment No.2 to the Carrick on Shannon Local Area Plan 2010-2019

Dear Mr Greene,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 22nd December 2017, regarding the above and notes its contents.

SEA Determination

We note your position with regards to the need for Strategic Environmental Assessment (SEA) of the Proposed Amendment No.2 to the Carrick on Shannon Local Area Plan 2010-2019, implementing the requirements of the Urban Regeneration and Housing Act 2105 with respect to the introduction of the Vacant Site Levy.

Comments on the Variation

- Where any brownfield lands are proposed for reuse / regeneration, these should be appropriately remediated to avoid or minimise any potential significant environmental impacts or human health impacts that may arise. The development of these areas, should be carried out in a manner that is consistent with the County Core Strategy and with the principles of sustainable development.
- The assessments should consider and provide information on aspects such as contaminated soil removal / remediation, noise and air quality, waste management, possible service infrastructure provision issues, possible presence of invasive species and ensuring appropriate management / control, implications for biodiversity etc.
- Where the above aspects are already provided for in the County Development Plan, a table showing the key policies/objectives would be useful to include. This would clearly show the how the proposed re-use/re-development of these lands/vacant sites would take account of the any environmental sensitivities identified.
- There a few key significant plans currently (and undergoing SEA), which should be considered in implementing the Variation which include the following:
 - Draft National Planning Framework (DHPLG)
 - Draft National River Basin Management Plan for Ireland (DHPLG)

Future Modifications to the Variation

Where changes to the Amendment are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for the potential for likely significant effects in accordance with the criteria as set out in *SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004)*.

Infrastructure Planning

In proposing the Amendment, and any related amendments, variations etc. of the Plan, and in implementing the Amendment, adequate and appropriate 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.

Environmental Authorities

Under the SEA Regulations (*S.I. No. 436 of 2004*), as amended by *S.I. No. 201 of 2011*, notice should also be given to the following:

- 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 to the planning authority 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.

A copy of your decision regarding the determination, including, as appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,



David Galvin
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork

Your Ref
Our Ref
Date 5th January 2018
Being dealt with by
Email



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

Brendan Hegarty
Chief Executive

Planning Department
Leitrim County Council
Aras an Chontae
Carrick-on-Shannon
Co Leitrim.

Dear Sir/Madam,

RE: SEA and AA Screening of Proposed Variation No. 1 of the Leitrim County Development Plan 2015-2021 and Amendment No. 2 of the Carrick on Shannon Local Area Plan 2010-2019

I refer to the above notification received on 22nd December 2017.

Given the nature of the Variation and Amendment and the previous assessment of the plans, the conclusions reached by Leitrim County Council are justified and reasonable in the context of European sites.

However, it is recommended that Leitrim County Council consult the Northern Ireland Environment Agency in its capacity as the statutory nature conservation body in Northern Ireland.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Clements', with a long horizontal stroke extending to the right.

Hilda Clements
Principal Planning Officer



Strategic Environmental Assessment (SEA) Screening Determination under the Planning and Development Act 2000 (as amended)

Proposed Amendment to Carrick-on-Shannon Local Area Plan 2010 – 2019

A Strategic Environmental Assessment (SEA) Screening determination has been made by Leitrim County Council regarding the Proposed Amendment to the Carrick-on-Shannon Local Area Plan 2010 – 2019.

Under the requirements of the Planning and Development (SEA) (Amendment) Regulations 2011, a Proposed Amendment to a Local Area Plan is required to be screened for SEA. The screening exercise takes into account the relevant criteria set out in Schedule 2A of the Planning and Development (SEA) Regulations 2004 (as amended), which determine whether a plan or amendment to a plan is likely to have significant effects on the environment.

Taking into account the content of the Proposed Amendment and the measures which have already been integrated into the existing Plan, which contribute towards environmental protection, environmental management and sustainable development, it is determined that the Amendment will have no significant effects on the environment.

An SEA Screening Report has been prepared, which evaluates the requirement for SEA to be undertaken. This report accompanies and has informed this determination.

Bernard Greene,
Senior Planner,
Leitrim County Council