

Kildare County Council

**Draft Naas Local Area Plan 2021-
2027**

**Addendum to SEA of Draft Naas
Local Area Plan**

Final | 21 July 2021

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.

Job number 278388-00

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1 Introduction

Kildare County Council (KCC) is proposing to materially alter the Draft Naas Local Area Plan (LAP) 2021-2027 in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

This is the Strategic Environmental Assessment (SEA) Environmental Report for the Proposed Material Alterations to the Draft Naas Local Area Plan 2021-2027 ('Draft Plan'). This SEA Environmental Report 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.

This SEA Environmental Report contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI 201 of 2011).

This report forms an addendum to the original SEA Environmental Report for the Draft Naas Local Area Plan 2021-2027 and should be read in conjunction with the same.

There are 76 Proposed Material Alterations to the Draft Plan. The Material Alterations are outlined within the report '*Draft Naas Local Area Plan 2021-2027 Proposed Material Alterations.*' This should be read in conjunction with this addendum.

2 Background to The Plan

The Draft Naas Local Area Plan 2021-2027 provides the main public statement of planning policies and objectives for Naas. The Draft Plan is a key document for setting out a vision for how Naas should develop over the years 2021-2027 and beyond. The policies and objectives are critical in determining the appropriate location and form of different types of development as the LAP is the primary statutory land use policy framework against which planning applications are assessed.

The objectives of the LAP are also used by Kildare County Council to guide their activities and to indicate priority areas for action and investment by the Council such as focusing on attracting employment into the town or enhancing the town as a centre for tourism.

The Draft Naas Local Area Plan 2021-2027 went on public display for a six-week period from Tuesday 9th March to Wednesday 21st April 2021. Following this period of public consultation, the Chief Executive prepared a report on the submissions and observations received, including an opinion thereon and any recommended amendments to the Draft Plan. The Chief Executive's Report was submitted to the Members of Kildare County Council for their consideration on 31st May 2021 (including errata issued the 8th June 2021).

Having considered the Draft Naas Local Area Plan and the Chief Executive's Report, it was resolved by the Members at a Special Meeting of Elected Members of Kildare County Council on Monday 5th July 2021 to alter the Draft Naas Local Area Plan, and that these alterations constitute a material alteration to the Draft Plan.

In accordance with Section 20(3)(e) of the Planning and Development Act 2000 (as amended), the Proposed Material Alterations are hereby published for public consultation for a minimum period of 4 weeks.

2.1 SEA Screening of Proposed Material Alterations

This Section considers 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.

Table 2.1 constitutes an SEA Screening Assessment of the Proposed Material Alterations. Should it be 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 (i.e.- Strategic Environmental Assessment) in **Section 3** of this Addendum.

Screening for the purposes of Appropriate Assessment and Strategic Flood Risk Assessment have also been undertaken on the Proposed Material Alterations to the Draft Plan. The outcomes of these assessments are included as addendums to the original reports and should be read in conjunction with this report and all other associated documents.

Table 2.1 SEA Screening of Proposed Material Alterations to the Draft Naas Local Area Plan 2021-2027

Proposed MA No.	Proposed Material Alteration	SEA Screening Assessment	Further Assessment Required?
1	Amend Table 3.5 with estimated residential capacity of lands zoned as New Residential	<p>This Proposed Material Alteration amends the text slightly to correct and further clarify the estimated residential capacity of lands zoned as new residential and the Town Centre Core Regeneration Area in the plan area. This information is based on the content already included in the Draft Plan, with some slight increases and decreases in various areas to reflect the zoning changes included as Proposed Material Alterations and the inclusion of the Town Centre Core Regeneration Area. Such development will only take place in appropriately zoned lands. Therefore, there is no significant environmental effects predicted.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
2	Text amendments to insert new Objective in relation to Strategic Housing Development applications, or applications for 100 residential units or more, and the sustainable transport services available to these developments and proposed improvements	<p>This proposed material alteration elaborates on the content already included in the Draft Plan by stipulating the requirements to assess Strategic Housing Developments' or applications for 100 residential units or more for connectivity to sustainable transport services. The objective for sustainable transport services to be supported in tandem with new residential developments, is already included in the Draft Plan. The proposed material alteration is not predicted to have significant environmental effects.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
3	Text amendments to insert new Objective in relation to safe areas for children to play as part of the public	<p>This proposed material alteration elaborates on the content already included in the Draft Plan by stipulating the development requirements for safe public open space services as a form of 'physical and social infrastructure' to be supported in tandem with new residential developments,</p>	N

	open space provision for housing developments	<p>which is already included in the Draft Plan. The proposed material alteration is not predicted to have significant environmental effects.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	
4	Text amendments to Objective HCO 2.1	<p>This proposed material alteration expands on content already provided in the Draft Plan, including demonstration of compliance with this objective, however it does not amend what is being proposed.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
5	Text amendments to Objective HCO 3.2	<p>This proposed material alteration expands on content already provided in the Draft Plan, including development phasing requirements for childcare facilities for new residential development - the requirement for childcare facilities is already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
6	Text amendments to insert new Objective in relation to encouraging the delivery of childcare facilities in conjunction with new educational facilities	<p>This proposed material alteration expands on content already provided in the Draft Plan, including stipulating childcare facilities in conjunction with new educational facilities - the requirement for childcare and education facilities is already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
7	Text amendments to insert new Action under Section 4.6 Education, Childcare and Health Facilities to investigate the feasibility of the provision of a childcare facility on KCC lands	<p>This proposed material alteration amends the text to include a new objective to investigate the feasibility of the provision of a childcare facility within the lifetime of the Plan. This does not change the zoning objectives and such development would occur on appropriately zoned lands. The requirement for childcare facilities is already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

8	Text amendments to Objective HCO 4.6	<p>This proposed material alteration expands on content already included in the Draft Plan, stipulating community gardens and allotments as a form of ‘social infrastructure to support existing and new communities.’ The proposed material alteration is not predicted to have significant environmental effects.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
9	Text amendments to Objective HCO 4.7	<p>This proposed material alteration expands on content already included in the Draft Plan, stipulating community managed gardens/allotments as a form of ‘social infrastructure to support existing and new communities.’ The proposed material alteration is not predicted to have significant environmental effects.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
10	Text amendments to Action listed under Section 4.7 Other Community, Sports and Recreational Facilities	<p>This proposed material alteration expands on content already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
11	Text amendments to insert a new sub-section for Modal Shift Targets (including consequential table numbering)	<p>This proposed material alteration elaborates on the content already included in the Draft Plan, by outlining quantitative targets in line with the NTA’s Transport Strategy that will be adhered to in the Council’s provision of walking, cycling and public transport infrastructure in Naas.</p> <p>This proposed material alteration further contributes to the Plan provision relating to modal shift to sustainable transport and will not result in any changes to what is already proposed in the Draft Plan. The proposed material alteration is not predicted to have significant environmental effects.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

12	Text amendments to insert a new Objective to investigate the feasibility a greenway/cycleway link between the towns of Naas and Newbridge	<p>The proposed material alteration elaborates on content already included in the Draft Plan by further defining the proposed objectives pertaining to the development of sustainable transport infrastructure by investigating the feasibility of a greenway. This proposed material alteration further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities.</p> <p>The proposed material alteration focuses on the investigation for feasibility and does not specify that the development of the road will be completed within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
13	Text amendments to insert a new Objective to investigate the feasibility of providing an active transport route and text amendments to amend Action relating to the same	<p>The proposed material alteration elaborates on content already included in the Draft Plan by further defining the proposed objectives pertaining to the development of sustainable transport infrastructure by investigating the feasibility of an active transport route subject to environmental assessment.</p> <p>This proposed material alteration further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities.</p> <p>The proposed material alteration focuses on the investigation for feasibility and does not specify that the development of the road will be completed within the lifetime of the plan. The text amendments to the related Action are not predicted to result in a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
14	Text amendments to insert a new Objective to investigate the feasibility a greenway/cycleway link between the	The proposed material alteration elaborates on content already included in the Draft Plan by further defining the proposed objectives pertaining to the development of sustainable transport infrastructure by investigating the feasibility of a greenway subject to environmental assessments.	N

	town of Naas and the Naas Rugby Club	<p>This proposed material alteration further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities.</p> <p>The proposed material alteration focuses on the investigation for feasibility and does not specify that the development of the road will be completed within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	
15	Text amendments to insert a new Objective to investigate the feasibility a walking and cycling link through lands zoned as ‘New Residential’	<p>The proposed material alteration elaborates on content already included in the Draft Plan by further defining the proposed objectives pertaining to the development of sustainable transport infrastructure by investigating the feasibility of a walking and cycling link subject to environmental assessments.</p> <p>This proposed material alteration further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities.</p> <p>The proposed material alteration focuses on the investigation for feasibility and does not specify that the development of the road will be completed within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
16	Text amendments to insert a new Action to investigate the feasibility of a safe pedestrian and cycle route through Millennium Park to Leinster Mills	<p>The proposed material alteration elaborates on content already included in the Draft Plan by further defining the proposed objectives pertaining to the development of sustainable transport infrastructure by investigating the feasibility of a walking and cycling link subject to environmental assessments.</p> <p>This proposed material alteration further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities.</p> <p>The proposed material alteration focuses on the investigation for feasibility and does not specify that the development of the road will be completed within the lifetime of the plan.</p>	N

		Such a proposed material alteration would not necessitate further assessment.	
17	Text amendments	The proposed alteration amends the text slightly without changing the proposed policies. The text amendments are not predicted to result in a significant effect on the environment. Such a proposed material alteration would not necessitate further assessment.	N
18	Text amendments to amend measures on map to correspond correctly with PT 7	The proposed alteration amends the text slightly correcting content that is already included in the plan without changing the proposed objectives. The text amendments are not predicted to result in a significant effect on the environment. Such a proposed material alteration would not necessitate further assessment	N
19	Text amendments	The proposed alteration amends the text slightly without changing the proposed objectives. The text amendments are not predicted to result in a significant effect on the environment. Such a proposed material alteration would not necessitate further assessment	N
20	Text amendments to Objective MTO 3.1	The proposed material alteration amends the text slightly to further define the associated junctions on the M7 to be safeguarded, however it does not amend what is being proposed. Such a proposed material alteration would not necessitate further assessment.	N
21	Text amendments to add additional text to Objective 3.2 relating to the development of a possible future route through the lands at Jigginstown	The proposed material alteration relates to the development previously un-developed land at Jigginstown for an additional transport route. The development of previously undeveloped land at Jigginstown has the potential to result in significant environmental effects. Such a proposed material alteration necessitates further assessment.	Y

22	Addition of new Objective relating to the re-design of the Gallops Avenue.	<p>The proposed material alteration elaborates on content already included in the Draft Plan by providing specific objectives pertaining to the development of sustainable transport infrastructure on Gallops Avenue. As Gallops Avenue has already been identified in the Draft Plan as requiring development, this proposed material alteration does not provide for any new development other than what has already been provided for in the Draft Plan, and further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities. The proposed material alteration is not predicted to result in significant environmental effects.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
23	Text amendments to insert a new Objective to investigate the feasibility an Outer Relief Road	<p>The proposed material alteration elaborates on content already included in the Draft Plan by defining the proposed objective pertaining to ‘improve and extend the local road network’ to ensure a high standard of connectivity in Naas (as per Policy MT3) by investigating the feasibility of an outer relief road. The proposed material alteration focuses on the investigation for feasibility and does not specify that the development of the road will be completed within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
24	Text amendments	<p>This proposed material alteration expands on content already provided in the Draft Plan, including masterplan requirements for the development of the Northwest Quadrant. The development of the Northwest Quadrant is already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
25	Text amendments to Section 6.4.3 and Objective EDO 1.4	<p>The proposed material alteration amends the text slightly without changing the proposed objectives. The text amendments are not predicted to result in a significant effect on the environment.</p>	N

		Such a proposed material alteration would not necessitate further assessment	
26	Text amendments	The proposed material alteration elaborates further on the content already included in the Draft Plan. The proposed material alteration is not predicted to have significant environmental effects. Such a proposed material alteration would not necessitate further assessment.	N
27	Text amendments to Objective EDO 1.9	This proposed text amendments amends the text slightly to elaborate on content already included in the Draft Plan, without changing what is being proposed. The proposed material alteration is not predicted to have significant environmental effects. Such a proposed material alteration would therefore not necessitate further assessment.	N
28	Text amendments to Objective EDO 1.11	This proposed minor text amendment edits the text slightly, without changing what is being proposed. The proposed material alteration is not predicted to have significant environmental effects. Such a proposed material alteration would therefore not necessitate further assessment.	N
29	Text amendments to Objective EDO 1.12 relating to data centre development	This proposed material alteration elaborates on the content already included in the Draft Plan by stipulating measures required for the development of data centres on lands designated for data centre development, which is already included in the Draft Plan. The text amendments are not predicted to result in a significant effect on the environment. Such a proposed material alteration would not necessitate further assessment	N
30	Text amendments to Objective EDO 2.2	The proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan. The text amendments are not predicted to result in a significant effect on the environment.	N

		Such a proposed material alteration would not necessitate further assessment	
31	Text amendments to insert a new Objective to define requirements for zoned lands	<p>The proposed material alteration elaborates on content already included in the Draft Plan, by further defining the requirements for zoned lands under ‘Existing/New Residential’, ‘Mixed-Use’ and ‘Enterprise and Employment’, without changing the assigned zoning. The text amendment is not predicted to result in a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
32	Amendments on map	<p>The proposed alteration amends the mapping of treelines illustrated on a map to hedgerows therefore, slightly correcting content that is already included in the plan. The amendments are not predicted to result in a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
33	Amendments on map	<p>The proposed alteration amends the content on a map that is already included in the plan. The amendments are not predicted to result in a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
34	Amendment on map to extend ‘green infrastructure corridor’	<p>The proposed material alteration amends the map to correct content to extend the green infrastructure corridor for the Grand Canal, further defining the objectives to protect and enhance new green infrastructure and to protect the natural potential of the Grand Canal corridor, which is already included in the Draft Plan, and likely to result in a slight positive effect to the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

35	Text amendments to insert a new Objective to support the preparation of a Biodiversity Action Plan	The proposed material alteration relates to supporting the preparation of a Biodiversity Action Plan for Naas including the development of a Community Biodiversity Toolkit. This is likely to result in an expected positive effect on the environment, and therefore does not necessitate further assessment.	N
36	Text amendments to insert a new Objective to support the preparation of an Invasive Species Action Plan	The proposed material alteration relates to supporting the preparation of an Invasive Species Action Plan for Naas. This is likely to result in an expected positive effect on the environment, and therefore does not necessitate further assessment.	N
37	Text amendments to insert a new Objective to promote the use of pesticide-free and pollinator friendly fertilisers	The proposed text amendments elaborate further on content already included in the Draft Plan, by further defining an objective to promote, enhance and protect biodiversity which is already included Draft Plan. Such a proposed material alteration would not necessitate further assessment.	N
38	Text amendments	The proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan, including the green infrastructure corridor adjacent to the canal. Such a proposed material alteration would not necessitate further assessment	N
39	Text amendments	The proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan, including considering the Irish language, however it does not amend what is being proposed. Such a proposed material alteration would not necessitate further assessment	N

40	Text amendments to amend and correct labelling on map	<p>The proposed alteration amends the text slightly correcting content that is already included in the plan without changing the proposed objectives. The proposed alteration also includes additional flood extents that were not included on the map.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
41	Text amendments to insert a new Objective to assess the impacts of water supply demands on Natura 2000 sites.	<p>The proposed material alteration relates to assessing the impacts of increased water supply demands on Natura 2000 sites which defines the requirement for environmental assessment for certain developments, and as such, does not necessitate further assessment.</p>	N
42	Text amendments to Objective IO 3.1	<p>The proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan, including assessing flood risk associated with climate change in accordance with the OPW Adaptation Plan 2019. The objective to manage flood risk in Naas in conjunction with the OPW is already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
43	Text amendments to Objective IO 3.4	<p>The proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan, without changing what is being proposed.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
44	Text amendments	<p>This proposed minor text amendment edits the text slightly, further elaborating on content already included in the Draft Plan, by defining the preparation of a masterplan, without changing what is being proposed.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N

45	Text amendments to objective NWQ 1.1	<p>This proposed minor text amendment further elaborates on content already included in the Draft Plan, by defining requirements for zoned land without changing the zoning, and defining a management plan for SuDS, with the implementation of SuDS already considered in the Draft Plan.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N
46	Text amendments to Objective URD 1.12	<p>This proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan, by defining the modelling requirements for the masterplan, however it does not amend what is being proposed.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N
47	Text amendments to insert new Action in relation to preliminary traffic modelling on the Junction 9 (Maudlins) lands	<p>This proposed material alteration further elaborates on content already included in the Draft Plan, by defining the preliminary modelling requirements for Junction 9 to inform the masterplan – the requirement for preliminary traffic modelling at Junction 9 is already included in the Draft Plan.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N
48	Text amendments to Objective URD 1.13	<p>This proposed material alteration amends the text slightly further elaborating on content already included in the Draft Plan, by defining the requirement for a comprehensive masterplan, however it does not amend what is being proposed.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N
49	Text amendments to amend the Urban and Regeneration Strategy to provide support for the Naas Town Renewal Masterplan. Inclusion of new objective	<p>The proposed material alteration further elaborates on content already included in the Draft Plan by further defining the objectives of the Urban and Regeneration Strategy and by stipulating the development of the Naas Town Renewal Plan. This proposed material alteration further</p>	N

	for the preparation of a Town Renewal Plan.	contributes to the Plan provision relating to the rejuvenation of the town and will not result in any changes to what is already proposed in the Draft Plan. Such a proposed material alteration would therefore not necessitate further assessment.	
50	Text amendments to amend and correct definition of terms	The proposed alteration amends the text slightly correcting and further clarifying a definition of terms for the zoning matrix without changing the zoning or proposed objectives. Such a proposed material alteration would not necessitate further assessment	N
51	Text amendments to amend the zoning matrix to include retail warehousing	The proposed alteration amends the text to add retail warehousing to the zoning matrix, further clarifying content already included in the Draft Plan and defining locations for such development. As these locations are already zoned appropriately for similar types of development, and already included in the Draft Plan, the proposed material alteration is not expected to have a significant effect on the environment. Such a proposed material alteration would not necessitate further assessment	N
52	Text amendments to amend text relating to nursing home development in the zoning matrix	The proposed alteration amends the text slightly to change nursing home development in the zoning matrix from Open to Consideration to Permitted in Principle in lands zoned as 'Community and Educational' – further clarifying content already included in the Draft Plan. The lands are already zoned for similar type of development, and thus the proposed material alteration is not expected to have a significant effect on the environment. Such a proposed material alteration would not necessitate further assessment	N
53	Text amendments to amend the zoning matrix and zoning map to include 'Mixed Use' development	The proposed material alteration amends the zoning matrix and zoning map for the zoning of lands at Junction 9 (Maudlins) key development area from 'Commercial/Residential' to 'Mixed Use.' The development permitted under 'Mixed Use' constitutes development of a similar nature	N

		<p>to 'Commercial/Residential', already included in the Draft Plan. As such the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	
54	Text amendments to the land use zoning matrix	<p>The proposed material alteration amends the text slightly to further clarify and define content already included in the Draft Plan and is not expected to have significant effects on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
55	Text amendments to insert a Specific Objective for the amended zoning on the Junction 9 (Maudlins) key development area	<p>The proposed material alteration elaborates on content already included in the Draft Plan by further clarifying requirements of development in the Junction 9 (Maudlins) key development area to include a masterplan. The proposed material alteration is not expected to have significant effects on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
56	Text amendments	<p>The proposed material alteration amends a title in the land use zoning objectives from 'Data Centre/Warehouse' to 'Data Centre'. This allows for refined but similar development to that already included in the Draft Plan and thus the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
57	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to reflect areas identified as Flood Zones, changing the zoning to 'Open Space' in such lands which are currently zoned as 'Q: Enterprise and Employment.' The proposed material alteration ensures development does not take</p>	N

		place in the flood zone areas and as such is expected to reduce the environmental impact in general and does not necessitate further assessment.	
58	Amendments to land use zoning map	The proposed material alteration amends the land use zoning map to reflect areas identified as Flood Zones, changing the zoning to 'Open Space' in such lands which are currently zoned as 'Industry and Warehousing.' The proposed material alteration ensures development does not take place in the flood zone areas and as such is expected to reduce the environmental impact in general and does not necessitate further assessment.	N
59	Amendments to land use zoning map	The proposed material alteration amends the land use zoning map to reflect areas identified as Flood Zones, changing the zoning to 'Open Space' in such lands which are currently zoned as 'New Residential.' The proposed material alteration ensures development does not take place in the flood zone areas and as such is expected to reduce the environmental impact in general and does not necessitate further assessment.	N
60	Amendments to land use zoning map	The proposed material alteration amends the land use zoning map to reflect areas identified as Flood Zones, changing the zoning to 'Open Space' in such lands which are currently zoned as 'Existing / Infill Residential.' The proposed material alteration ensures development does not take place in the flood zone areas and as such is expected to reduce the environmental impact in general and does not necessitate further assessment.	N

61	Amendments to land use zoning map and text amendments	<p>The proposed material alteration includes the change of the zoning objective of lands currently zoned as ‘Strategic Reserve’ to ‘New Residential Phase 2,’ ‘Open Space and Amenity,’ ‘Commercial/Retail’ and ‘Community and Education.’ The lands currently zoned as ‘Strategic Reserve’ are protected from current development with the view to maintaining the integrity of the lands for future expansion/development. However, as outlined in the Strategic Flood Risk Assessment (SFRA) for the Proposed Material Amendments, the Strategic Reserve zoning was chosen previously such that these lands could be recognised in the LAP as potential future zoned lands but also being cognisant that detailed zoning could not yet be applied as the flood risk of these lands is uncertain. Detailed zoning would be applied by way of a statutory amendment to the Local Area Plan, subject to the completion of the updated Naas flood mapping and implementation of the sequential approach from the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). This would allow the most appropriate zoning to be applied to the lands with respect to their flood risk. On the basis of this conclusion from the SFRA, there is the potential for this proposed material alteration to result in significant environmental effects.</p> <p>Such a proposed material alteration necessitates further assessment.</p>	Y
62	Text amendments	<p>The proposed material alteration amends the text slightly to elaborate on content already included in the Draft Plan further defining the requirements for housing development in lands zoned as Phase 2. Should this development occur it would take place on lands zoned for similar development. The proposed material alteration does not specify this development will be completed within the lifetime of the plan; however it states that social housing schemes may be considered during the duration of the plan period subject to all other assessments.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
63	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Existing Residential’ to ‘Commercial/Residential’. This allows for similar development to that already included in the Draft Plan and thus the proposed material alteration is not expected to have a significant effect on the environment.</p>	N

		Such a proposed material alteration would not necessitate further assessment.	
64	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Existing Residential’ to ‘Retail/Commercial’. This allows for similar development to that already included in the Draft Plan and thus the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
65	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Open Space and Amenity’ and ‘Strategic Reserve’ to ‘Existing Residential’ for the subject lands to reflect planning permission 18/1189 only. This allows for development that has already received planning permission only and thus the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
66	Amendments to land use zoning map and Plan boundary to include strip of lands within the Plan boundary and zone as ‘Industry and Warehousing.’	<p>This proposed material alteration relates to the zoning of land to industry and warehousing development. Planning permission has been granted for development on this land (20/714) which involves the construction of a Freezer Warehouse, Marshalling Area, Loading Docks, Administration Office, Staff Facilities, Access Road and all ancillary site development works.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
67	Amendments to land use zoning map and LAP boundary include lands within the Plan boundary and zone as ‘Industry and Warehousing.’	<p>This proposed material alteration relates to the zoning of the land to industry and warehousing development. Planning permission granted for development on this land (19/738 and 19/739) which involves a regional depot building, administration area, ancillary building, a permanent tower external wash bay; underground storage tanks; car parking; cycle parking; landscaping; 2 No. free-standing signs and all associated site works.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

68	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Existing Infill/Residential’ to ‘Industry and Warehousing’. This allows for similar development to that already included in the Draft Plan and thus the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
69	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘New Residential’ to ‘Existing Infill/Residential’. This allows for similar development to that already included in the Draft Plan and reflects the established use of the site which has already been developed for residential purposes. Therefore, the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
70	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘New Residential Phase 2’ to ‘Agriculture’. Agriculture would constitute less intensive development than residential development and thus a reduced impact to the environment in general is expected.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
71	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Enterprise and Employment’ to ‘New Residential’ and ‘Open Space and Amenity’. This allows for similar and less intensive development to that already included in the Draft Plan and thus the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

72	Amendments to the land use zoning map and Plan boundary	<p>The proposed material alteration amends the land use zoning map to extend an area zoned as ‘Open Space and Amenity’ to un-zoned land by increasing the Plan boundary. The land use zoning of ‘Open Space and Amenity’ does not constitute intensive development and has the potential to have a reduced impact on the environment in general.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
73	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘New Residential Phase 2’ to ‘New Residential’. This allows for similar development to that already included in the Draft Plan Therefore, the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
74	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Agriculture’ to ‘Data Centre’ and ‘Open Space’. This allows for open space development (which is similar or less intensive than agriculture) and data centre development (which is generally more intensive than agriculture).</p> <p>It is considered that ‘Agriculture’ still constitutes as development and as the lands were already zoned for a form of development in the Draft Plan the potential increase in environmental effects due to land use change is not expected to be significant.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
75	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Community and Education’ to ‘New Residential Phase 2’ and ‘Neighbourhood Centre’. This allows for similar development to that already included in the</p>	N

		<p>Draft Plan and thus the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	
76	Amendments to land use zoning map	<p>The proposed material alteration amends the land use zoning map to change the zoning objective of lands currently zoned as ‘Open Space and Amenity’ to ‘Existing/Infill Residential’. This reflects the character of the area which is surrounded by established residential development and open space. Therefore, the proposed material alteration is not expected to have a significant effect on the environment.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

2.2 SEA Screening Conclusion

Section 2.1 of this SEA Addendum assessed the potential for likely significant environmental impacts arising from the Proposed Material Alterations to the Draft Naas Local Area Plan 2021-2027.

It is determined that the following Proposed Material Alterations have the potential to result in significant environmental effects and as such, warrant Strategic Environmental Assessment:

- Proposed Material Alteration No. 21;
- Proposed Material Alteration No. 61.

These Proposed Material Alterations are therefore subject to further assessment in **Section 3**.

3 SEA Environmental Report of Proposed Material Alterations

3.1 Introduction

This Section of the Addendum is the Strategic Environmental Assessment (SEA) Environmental Report of the Proposed Material Alterations to the Draft Naas Local Area Plan 2021-2027. The SEA Environmental Report presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Draft LAP.

Section 2 of this Addendum concludes that a SEA is required on two of the Proposed Material Alterations, as it was considered that they would have the potential to result in significant environmental effects.

3.2 Assessment of Likely Significant Impacts

The environmental impacts of Proposed Material Alteration No. 21 are assessed with respect of environmental objectives listed in Chapter 8 of the SEA Environmental Report.

The assessment process categorised environmental impacts using the ratings outlined in **Table 3.1** (Table 8.1 of the original 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 8.2 of the original SEA Environmental Report as appropriate and impacts are based on comparison with baseline environmental conditions.

Table 3.1 Impact Ratings

Significance of Impact	
	Neutral
	Positive
	Negative
	Uncertain

Table 3.2: Strategic Environmental Assessment of Proposed Material Alterations

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
21	Text amendments to add additional text to Objective 3.2 relating to the development of a possible future route through the lands at Jigginstown								
<p>SEA Comment The proposed material alteration relates to the development previously un-developed land at Jigginstown for an additional transport route. The development of previously undeveloped land at Jigginstown has the potential to result in a negative impact on environmental factors:</p> <p>Population and Human Health and Heritage – A neutral impact is predicted to population, human health and heritage.</p> <p>Biodiversity- The proposed material alteration has the potential to result in a negative impact on habitats and species, and result in an overall loss in green space and biodiversity in Naas. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p> <p>Land & Soils and Heritage - The proposed material alteration has the potential to result in a negative impact on the quality of existing land & soil and heritage features. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p> <p>Water - The proposed material alteration relates to development in close proximity to the Grand Canal. Development in the area has the potential to impact the water quality of the river and as such, could reduce the likelihood of the Council achieving their objective of protect water quality in accordance with the standards of the Water Framework Directive. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p> <p>Air, Noise and Climate- The development of a new road on previously undeveloped land in Jigginstown has the potential to increase air, noise and carbon emissions. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p> <p>Landscape and Visual- Development in a previously undeveloped area has the potential to result in a negative impact on landscape and visual. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p> <p>Material Assets- A negative impact on material assets could potentially occur; as new development could cause a strain on local utilities. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p>									

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
61	Amendments to land use zoning map and text amendments								
<p>SEA Comment</p> <p>The proposed material alteration includes the change of the zoning objective of lands currently zoned as ‘Strategic Reserve’ to ‘New Residential Phase 2’, ‘Open Space and Amenity’, ‘Commercial/Retail’ and ‘Community and Education. The lands currently zoned as ‘Strategic Reserve’ are protected from current development with the view to maintaining the integrity of the lands for future expansion/development. However, as outlined in the Strategic Flood Risk Assessment (SFRA) for the Proposed Material Amendments, the Strategic Reserve zoning was chosen previously such that these lands could be recognised in the LAP as potential future zoned lands but also being cognisant that detailed zoning could not yet be applied as the flood risk of these lands is uncertain. Detailed zoning would be applied by way of a statutory amendment to the Local Area Plan subject to the completion of the updated Naas flood mapping and implementation of the sequential approach from the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). This would allow the most appropriate zoning to be applied to the lands with respect to their flood risk. On the basis of this conclusion from the SFRA, this proposed Material Amendment has the potential to result in a negative impact on environmental factors:</p> <p>Water - The proposed material alteration specifies development zoning on lands that were previously zoned as ‘strategic reserve’. This alteration has the potential to result in a negative impact on the Environmental Objective to <i>improve/maintain and protect water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development</i>. Refer to Table 9.1 of the original Environmental Report for mitigation measures.</p> <p>A neutral impact is predicted on all other environmental aspects.</p>									

4 Conclusion

This SEA Addendum concludes that the majority of the Proposed Material Alterations to the Draft Naas Local Area Plan 2021-2027 satisfy the strategic environmental objectives of Kildare County Council and will not result in any significant negative impact on the environment.

Two Proposed Material Alterations (Nos. 21 and 61) were identified as having potential to result in significant environmental effects. These Alterations have been subjected to SEA in this report.

However, in accordance with environmental legislation, where the potential for significant environmental effects exist, site-specific environmental assessment will be carried out, as required. This assessment will include the incorporation of site-specific detailed mitigation measures to ameliorate the potential for significant environmental effects.