

Meath Draft County Development Plan 2021-2027

Material Amendments

Screening for Strategic Environmental Assessment (SEA) &
Appropriate Assessment (AA) and for SEA & AA

Environmental Assessment **Built Environment**



**Brady Shipman
Martin**

**Built.
Environment.**



Client:

Meath County Council

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1 Introduction

This report comprises

- A screening of the Proposed Material Amendments to the Meath Draft County Development 2021-2027 for the requirement for Appropriate Assessment, and where identified an Appropriate Assessment (AA) of the relevant Proposed Material Amendments in accordance with the requirements of Article 6(3) of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (as amended) (hereafter referred to as the “Habitats Directive”);

and a:

- A Screening of the Proposed Material Amendments to the Meath Draft County Development 2021-2027 for the requirement for Strategic Environmental Assessment, and where identified a Strategic Environmental Assessment (SEA) of relevant Proposed Material Amendments. The assessment is prepared in accordance with Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment and its transposition into Irish legislation (i.e. S.I. No. 436 of 2004 as amended by S.I. 201 of 2011) and Article 13 and 13(G) of the Planning and Development Regulations 2001-2021.

Screening of the Proposed Material Amendments for the requirement for AA, and the AA of the relevant Proposed Material Amendments has been carried out on behalf of Meath County Council by Scott Cawley, consulting ecologists. This is part of the ongoing AA process that is being undertaken alongside the preparation of the Meath County Development Plan 2021-2027. It will be considered, alongside other documentation prepared as part of this process, when the planning authority finalises the AA at adoption of the Plan.

The Screening of the Proposed Material Amendments for the requirement for SEA, and the SEA of the relevant Proposed Material Amendments has been carried out on behalf of Meath County Council by Brady Shipman Martin, environmental, planning and landscape consultants. This is part of the ongoing SEA process that is being undertaken alongside the preparation of the Meath County Development Plan 2021-2027. It will be considered, alongside other documentation prepared as part of this process, when the planning authority finalises the SEA and Environmental Report and prepares the SEA Statement at adoption of the Plan.

2 Proposed Material Amendments

Following consideration of submissions received during the public consultation process and during consultation with the elected members of the council, 308no. amendments (material and non-material) are proposed to the Draft Plan. The majority of amendments are texted-based changes relating to the clarification of definitions and processes or update of information. However, the amendments also include new policies and / or objectives and changes to other policies and / or objectives. For further details please refer to the Proposed Material Amendments document prepared by Meath County Council.

The Proposed Material Alterations are outlined in detail in the accompanying Proposed Material Amendments document prepared by Meath County Council. The proposed amendments relate to:

- Chapters 1 to 11 of the Draft Plan;
- Settlement Tiers 1 & 2;
- Settlement Tiers 3 & 4;
- Settlement Tiers 5 & 6; and
- Associated mapping and appendices.

3 Screening of Material Amendments for Appropriate Assessment (AA) and Appropriate Assessment (AA) of Proposed Amendments

3.1 Introduction to Screening for Appropriate Assessment

This stage of the process identifies any potential significant affects to European sites from the proposed material Amendments, either alone or in combination with other projects or plans. The existing Draft Plan has already been informed by a Stage 2 AA and a Natura Impact Report (NIR) has been prepared¹. Mitigation was integrated into the Draft Plan that allowed the NIR conclude that that the Draft Plan is not foreseen to give rise to any adverse significant effects on European sites, alone or in combination with other plans or projects. Details of the relevant European sites and their qualifying interests is provided in Appendix A to the NIR for the Draft Plan.

3.2 Screening of Proposed Amendments for Appropriate Assessment

All 308 no. individual proposed amendments (material and non-material) were assessed for potential impact on European sites and the findings are recorded in the Proposed Material Amendments document prepared by Meath County Council.

Screening for AA identified that there is an absence of cause-effect linkage between implications of amendment and the integrity of European sites' for 300 no. Proposed Amendments (material and non-material).


Screening for AA identified that an absence of cause-effect linkage between implications of amendment and the integrity of European sites could not be excluded for the following 8no. Proposed Material Amendments:

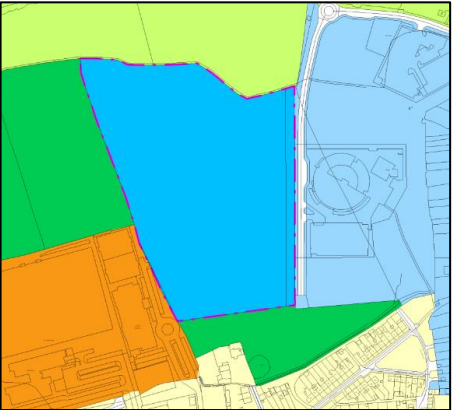
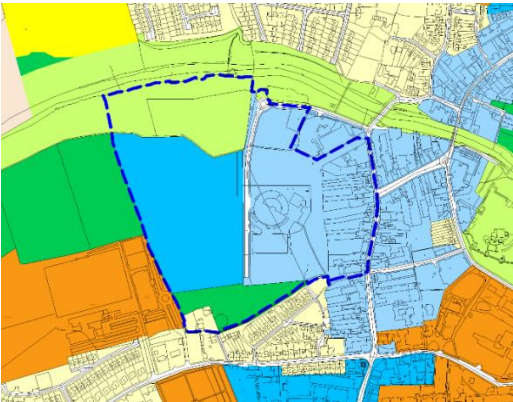
- Amendment Chapter 4.6 of the Draft Plan;
- South Drogheda Amendment No. 6, Trim Amendment No. 4, Trim Amendment No. 8 and Bettystown/Laytown/Mornington/Donacarney (East Meath) Amendment No. 2 in Settlement Tiers 1, 2, 3 & 4; and
- Athboy Amendment No. 3; Gormonston Amendment No. 1 and Slane Amendment No. 4 in Settlement Tiers 5 & 6.

The Appropriate Assessment of the 8 no. relevant proposed amendments is set out in Table 3.1.

¹ <https://consult.meath.ie/system/files/materials/33/Natura%20Impact%20Report.pdf>

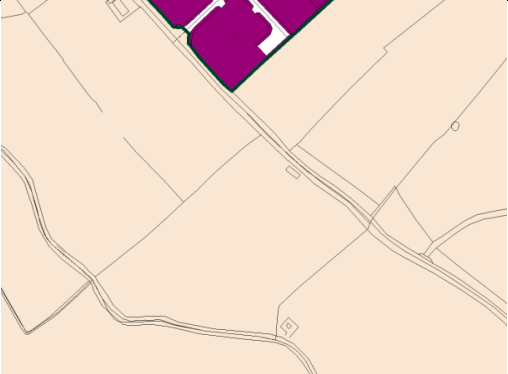
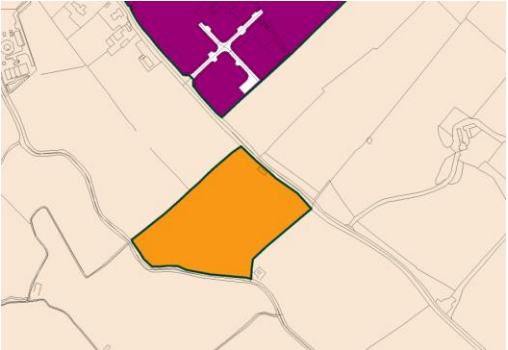

Table 3.1: Appropriate Assessment of relevant Proposed Amendments




Amendment No.	Proposed Amendment	Appropriate Assessment (AA)	AA Mitigation / Recommendation
Proposed Amendment Chapter 4.6	<p>Include new Policy:</p> <p>ED POL XX To support sustainable game and coarse angling throughout the Boyne Valley in County Meath in line with normal planning considerations so as to enhance and support angling tourism in addition to protecting and raising awareness of aquatic based species and habitat improvement.</p>	<p>The Boyne Valley includes the River Boyne and River Blackwater SAC and SPA, as well as leading to the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. These areas are vulnerable to increases in visitor numbers and development.</p>	<p>This policy will only be capable of full implementation after the necessary ecological surveys have been undertaken at project level to inform an AA Screening and where appropriate AA.</p> <p>Other Objectives in this CDP will bolster the level of protection for European sites including HER OBJ 32.</p>
Proposed Trim Amendment No. 4	<p>Amend the zoning of the B1 Town Centre to C1 Mixed Use in Trim from:</p> 	<p>Amendment is adjacent to the Boyne Valley includes the River Boyne and River Blackwater SAC and SPA, as well as leading to the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. These areas are vulnerable to development.</p>	<p>Incorporate a 25m buffer space / open space zoning in between the SAC boundary and other zonings, so that the SAC boundary and other zonings do not directly adjoin each other.</p> <p>Any future plans/projects will be subject to AA Screening, and AA where appropriate, as a statutory requirement, and in line with CDP HER OBJ 32.</p>

	To		
			
Proposed Trim Amendment No. 8	<p>Development of a Masterplan for the OPW building lands in Trim</p> 	<p>Amendment is adjacent to the Boyne Valley includes the River Boyne and River Blackwater SAC and SPA, as well as leading to the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. These areas are vulnerable to development.</p>	<p>Incorporate a 25m buffer space / open space zoning in between the SAC boundary and other zonings, so that the SAC boundary and other zonings do not directly adjoin each other.</p> <p>Any future plans/projects will be subject to AA Screening, and AA where appropriate, as a statutory requirement, and in line with CDP HER OBJ 32.</p>
Proposed East Meath amendment no. 2	<p>1. Add objective to the East Meath written statement as follows:</p> <p>'To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA'.</p>	<p>The Laytown / Bettystown / Mornington East areas are adjoining / in close proximity to a number of estuarine and coastal European sites.</p> <p>Amendment is adjacent to the River Boyne and River Blackwater SAC and SPA, and the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. These areas are vulnerable to development.</p>	<p>1. Insert additional wording to the new objective being proposed (indicated in bold):</p> <p>'To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA. Development of these</p>

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<p>Proposed South Drogheda amendment no. 6</p>	<p>2. The Chief Executive supports the development of a new road bridge over the Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of Drogheda. As noted, this must be carried out in agreement with Louth County Council.</p> <p>An indicative location will be identified in Map 35(a) of the Draft Plan book of maps. This location has been historically identified as the optimal location but will be assessed in greater detail as part of the preparation of a Transport Study and Joint Urban Area Plan for Drogheda.</p>		<p>schemes will be subject to the outcome of the Appropriate Assessment process.</p> <p>2. Insert additional wording to the text being proposed (indicated in bold):</p> <p>The Chief Executive supports the development of a new road bridge over the Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of Drogheda. As noted, this must be carried out in agreement with Louth County Council. An indicative location will be identified in Map 35(a) of the Draft Plan book of maps. This location has been historically identified as the optimal location but will be assessed in greater detail as part of the preparation of a Transport Study and Joint Urban Area Plan for Drogheda. Development of the project will be subject to the outcome of the Appropriate Assessment process.</p> <p>This objective will only be capable of full implementation after the necessary ecological surveys have been undertaken at project level to inform an AA Screening and where appropriate AA.</p> <p>Any future projects for the area will be subject to AA Screening, and AA where appropriate, as a statutory requirement, and in line with CDP HER OBJ 30.</p>
<p>Proposed Athboy amendment no. 3</p>	<p>To maintain the G1 Community Zoning on the lands to the south of Athboy as per existing 2013-2019 CDP. Change from:</p>	<p>Amendment is adjacent to the Boyne Valley includes the River Boyne and River Blackwater SAC and SPA, as well as leading to the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. These areas are vulnerable to development.</p>	<p>Incorporate a 25m buffer space / open space zoning in between the SAC & SPA boundary and other zonings, so that the SAC & SPA boundary and other zonings do not directly adjoin each other.</p> <p>Any future plans / projects will be subject to AA Screening, and AA where appropriate, as a statutory requirement, and in line with CDP HER OBJ 32</p>

	 <p>To</p> 		
<p>Proposed Gormonston amendment no. 1</p>	<p>Rezone parcel of land from R/A to D1 to provide for a recreational car park. Change from:</p> 	<p>Amendment is close to coast potentially leading to the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. These areas are vulnerable to development.</p>	<p>Amend the zoning so that it is not adjoining the watercourse. Best practice would be to allow at least 10m riparian buffer space, at a minimum, along all watercourses for passage of otter.</p> <p>This area is a very small strip of land, so with a 10m buffer along the watercourse it may no longer be suitable for car park zoning.</p> <p>Any future plans/projects will be subject to AA Screening, and AA where appropriate, as a statutory requirement, and in line with CDP HER OBJ 32.</p>

	<p>To</p> 		
<p>Proposed Slane amendment no. 4</p>	<p>To rezone parcel of land to the east of The Mill House from H1 to D1. Change from:</p>  <p>To</p> 	<p>Amendment is adjacent to the Boyne Valley includes the River Boyne and River Blackwater SAC and SPA, as well as leading to the Boyne Coast and Estuary SAC, Boyne Estuary SPA, River Nanny Estuary and Shore SPA. This area is very vulnerable to development.</p>	<p>Zoning should remain as open space. Area is narrow so that a 25m buffer space / open space between SAC boundary and land parcel would probably result in much of the land parcel being subsumed by the buffer.</p>

4 Screening of Material Amendments for Strategic Environmental Assessment (SEA) and Environmental Assessment of Proposed Amendments

4.1 Introduction to Screening for Strategic Environmental Assessment (SEA)

This stage of the process provides for a clear understanding of the likely environmental consequences of decisions regarding the Proposed Material Amendments. The screening has had regard to the findings of the Strategic Flood Risk Assessment (SFRA) and the Appropriate Assessment (as set out in this report).

The existing Draft Plan has already been informed by SEA and an Environmental Report (ER) has been prepared². Mitigation was integrated into the Draft Plan and highlighted in the ER. A list of Protective Policies and Objectives included in the Draft Plan is provided in Appendix 8.2A Table 1 of the ER for the Draft Plan.

4.2 Screening of Proposed Amendments for Strategic Environmental Assessment

All 308no. proposed amendments (material and non-material) were assessed for likely environmental impact and the findings are recorded in the Proposed Material Amendments document prepared by Meath County Council.

Screening for SEA identified that the existing protective policies and objectives in the Draft Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report for the Draft Plan²) for 275no. Proposed Amendments (material and non-material).

Screening for SEA identified the potential for likely environmental effects for the following 33no. Proposed Material Amendments:

- Amendment Chapter 4.1, 4.6, Chapter 5.20 & Chapter 9.1 of chapters of the Draft Plan;
- South Drogheda Amendment No. 6; Navan Amendments 4 and 10 in Settlement Tiers 1 & 2;
- Dunboyne / Clonee / Pace Amendment Nos. 5 & 6; Kells Amendment Nos. 1, 3 & 5; Trim Amendment Nos. 4, 6, & 8; Dunshaughlin Amendment No. 2; Bettystown/Laytown/Mornington/Donacarney (East Meath) Amendment Nos. 2, 4, 5, 6, & 7; Ratoath Amendment No. 3; Proposed Enfield Amendment No. 6; Kilcock Amendment No. 2 and Duleek Amendment No. 2 in Settlement Tiers 3 & 4; and
- Athboy Amendment No. 3 ; Gormanston Amendment No. 1; Moynalty Amendment No. 1; Julianstown Amendment No. 1; Slane Amendment Nos. 1 and 4; and Summerhill Amendment Nos. 1 & 2 in Settlement Tiers 5 & 6.

The Strategic Environmental Assessment of the 33no. relevant proposed amendments is set out in Table 4.1.

²

<https://consult.meath.ie/system/files/materials/33/Strategic%20Environmental%20Assessment%20%28SEA%29%20Environmental%20Report.pdf>

Table 4.1: Strategic Environmental Assessment of relevant Proposed Amendments

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
Proposed Amendment Chapter 9.1	<p>Proposal to retain simplified version of Chapter 9 of Draft Plan rejected on foot of NOM 50.</p> <p>Revised proposal by Elected Members to retain the existing Rural Development Chapter of the 2013-2019 CDP but include the Rural Nodes proposed as per Section 9.5.4 in Appendix 11, and in the Book of Maps in the Draft Meath County Plan 2021-2027. This will replace Section 10.6 on Graigs of Appendix 12. Refer to Appendix 11 (Draft Rural Chapter) and Appendix 12 (Current Chapter 10 – Rural Development).</p> <p>The Node map for Yellow Furze did not go on public display as part of the draft Plan and will now be placed on public display as a material amendment (see appendix 13).</p> <p>Maps to be included associated with the existing CDP Chapter 10 Rural Development</p> <p>Maps to be included as part of the material alterations</p> <ul style="list-style-type: none"> • Rural Area Types Development Pressure 10.1 • Tree Preservation Order's (TPO) 10.2 • GSI Aggregates Potential Map 10.3 • GSI Granular Aggregates Potential Map 10.4 • Gaeltacht Areas Rathcairn & Gibbstown 10.5 • Management of Future Access to Strategic Corridors 10.6 <p>Above maps are Available via following link;</p> <p>https://countydevelopmentplan.meath.ie/adoptedplan/</p>	<p>The amendment is contrary to the provisions of the Project Ireland 2040 National Planning Framework (NPF). National Policy Objective (NPO) 19 seeks to facilitate the provision of single housing in the countryside only where it is based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.</p> <p>Regional Policy Objectives (RPOs) for Rural Areas in the Eastern & Midlands Regional Spatial & Economic Strategy 2019-2031 (RESES) include RPO 4.77 and RPO 4.78 support local authority development plans prioritising the regeneration of rural towns, villages and rural settlements. Policy RPO 4.80 reiterates NPO 19 where it states that, in Rural Areas Under Strong Urban Influence and Stronger Rural Areas, local authorities shall manage urban generated growth by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.</p> <p>The amendment would lead to non-sustainable development and negative environmental impacts through :</p>	<p>Remove proposed amendment and retain Rural Development Strategy of Draft Plan.</p>

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	<p>(Retain Map 9.3.1 Notable Trees and Woodlands from the Draft Plan as this map is linked to Chapter 8 Cultural & Natural Heritage Strategy' (This map has been amended as per NOM 36)</p> <ul style="list-style-type: none"> • Map 9.3.1 Notable Trees and Woodlands <p>Maps to be removed (superceded) consequent to the members decision to retain the existing Chapter 10 (with exception of the Graig Policy)</p> <p>Maps</p> <ul style="list-style-type: none"> • Map no. 9.1 Rural Area Types Development Pressure • Map 9.2 Management of Future Access to Strategic Corridors • Map 9.3 Tree Preservation Orders • Map 9.4 Gaeltacht Areas 	<ul style="list-style-type: none"> • creation of demands for the subsequent provision of public infrastructure on a dispersed pattern (i.e. roads and services); • higher energy consumption and transportation costs arising from increased car-based commuting; • over concentration of septic tanks in areas leading to potential ground water issues; • potential contamination of local water supplies and a reduction in water quality; • potential erosion of landscape character, and depletion of high-quality landscapes; and harmful effects on the tourism sector; • loss of agricultural land; and • loss or negation of investment in small towns and rural settlements, leading to dereliction and vacancy; <p>Therefore the amendment would lead to negative environmental across environmental factors, including biodiversity, land and soils, water, climate / climate change, material assets and transport, heritage and landscape.</p>	
Proposed Amendment Chapter 4.6	<p>Include new Policy:</p> <p>ED POL XX To support sustainable game and coarse angling throughout the Boyne Valley in County Meath in line with normal planning considerations so as to enhance and support angling tourism in addition to protecting and raising awareness of aquatic based species and habitat improvement.</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape.</p> <p>Screened in for Appropriate Assessment.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>Refer also to Table 3.1 for Appropriate Assessment.</p>
Proposed Amendment Chapter 4.1	<p>Include new Policy:</p> <p>ED POL XX To support and protect the role of Drogheda Port as a port of regional significance, including facilitating the relocation of Drogheda Port subject to a feasibility study and appropriate coastal zone management, as well as supporting the future development of the Port</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p>

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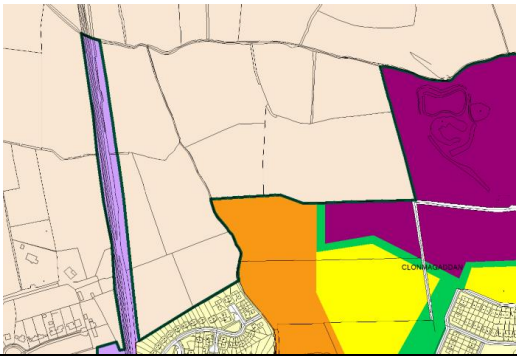
	Access Northern Cross Route (PANCR), in line with RPO 4.12.		
Proposed Amendment Chapter 5.20 & Proposed Slane Amendment No. 1	<p>Amend the following text in the Slane Written Statement –</p> <p>To support and facilitate the delivery of an N2 Bypass to the east of for Slane Village which is considered to comprise important infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process.</p> <p>To support and facilitate the delivery of the bypassing of Slane to the east of the Village, which is considered to comprise essential infrastructural development and to construct same subject to obtaining the relevant development consents required to reserve and protect the established route option corridors from development which would interfere with the provision of the project.</p>	Potential negative environmental effects.	This project is subject to standalone Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) at pre-planning stage.
Proposed Navan Amendment No. 4	<p>It is recommended that the A2 Phase 2 zoning is extended northwards to the existing natural buffer and also eastwards to where it meets with the A1 Existing Residential zoning. This will provide for the more coherent future development of this area and will ensure that the zoning at this location follows the existing natural field boundaries which will allow for the retaining of the existing hedgerow boundaries and tree planting.</p> <p>In addition to the above, it is recommended that the lands between the existing E2 zoning and the railway line to the west should be zoned for E2 General Enterprise & Employment purposes.</p> <p>Change from</p>	<p>Change to A2 Phase 2 zoning: No likely significant negative environment effects.</p> <p>Change to E2 zoning: Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	Extent of Flood Zone A to be zoned to F1 Open Space.



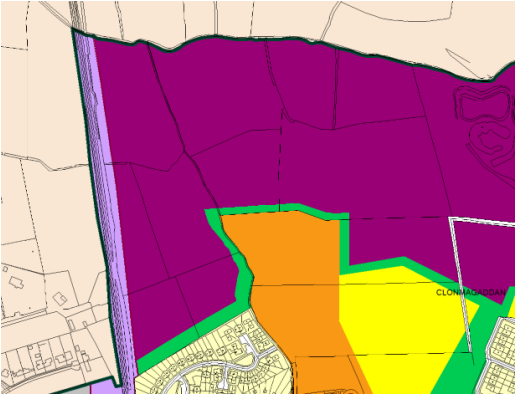
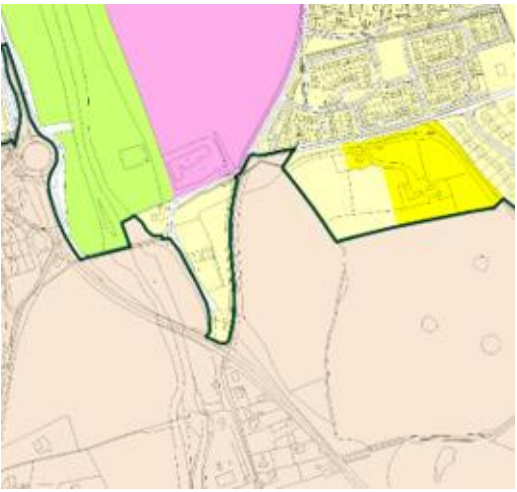
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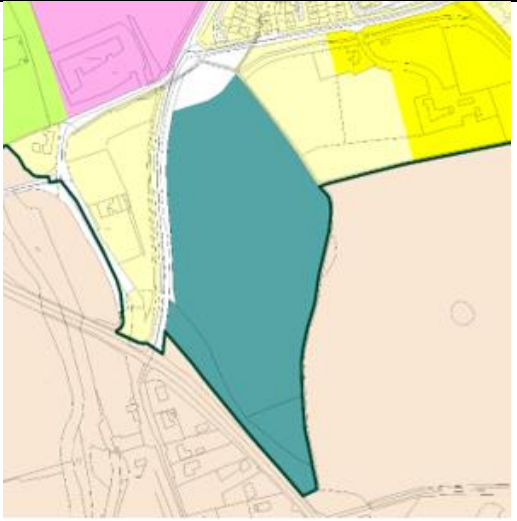
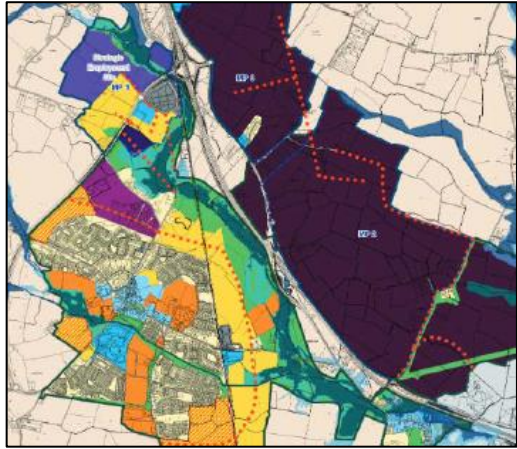
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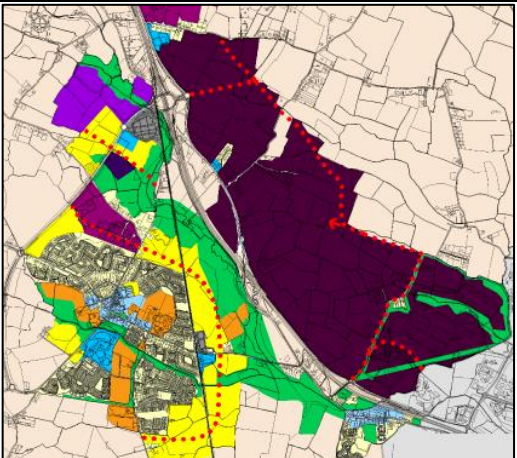
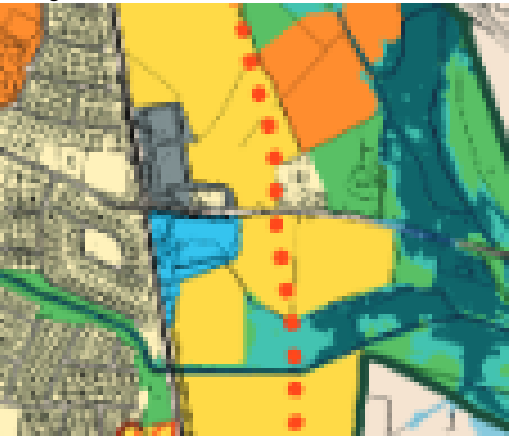


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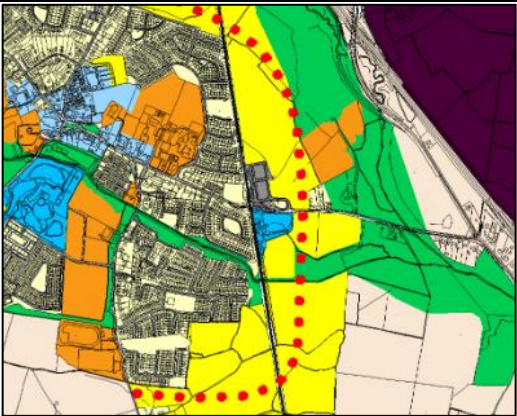
	<p>To</p> 		
<p>Proposed Navan Amendment No. 10</p>	<p>It is recommended to include the lands within the development boundary of the town and zone for D1 Tourism purposes.</p> <p>Change from:</p>  <p>To</p>	<p>SFRA assessment is noted.</p> <p>Lands form part of demesne of Kilcarn House Lower and Kilcarn Lodge (severed by Metges Road). Likely significant negative environmental effects identified as a result of potential impacts on surface water / flooding (refer to SFRA Assessment); and on mature demesne tree belt and historic boundary wall and entrance gates off R147.</p>	<p>Provide objective to ensure that area within Flood Zone B is used for open space only and that historic treebelt, boundary wall and entrance off R147 is retained and protected.</p>

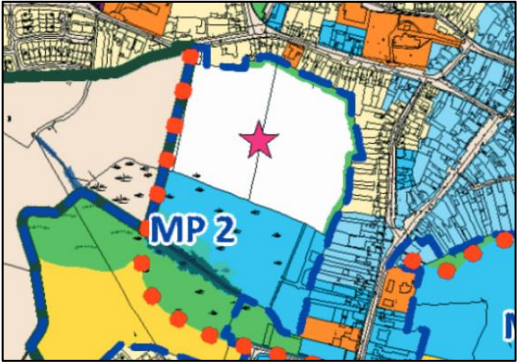
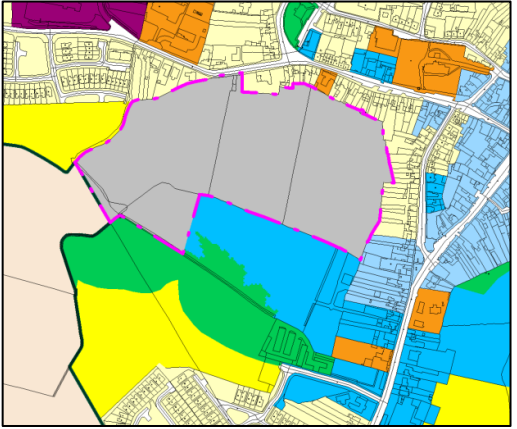
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Proposed Dunboyne Amendment No. 5	<p>It is recommended Land Use Zoning map is amended to correctly show the indicative road routes through MP2 and MP3 on the Dunboyne-Clonee-Pace Land Use Zoning Map.</p> <p>Change from:</p>  <p>To</p>	Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment.	Any development proposals shall be subject specific flood risk assessment and to demonstrate no impact on adjacent lands. Section 50 consent from OPW will be required for all watercourse crossings.


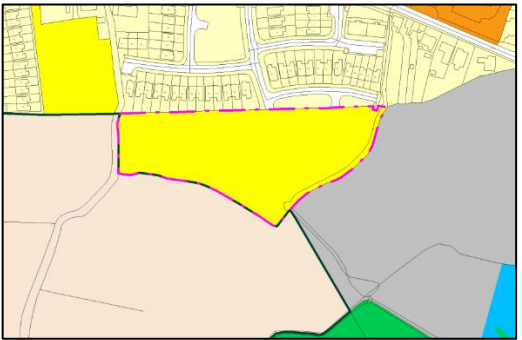
			
<p>Proposed Dunboyne Amendment No. 6</p>	<p>It is recommended that the indicative road layout is updated to the alignment permitted as per planning reference no. RA/180561</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment.</p>	<p>Any development proposals shall be subject specific flood risk assessment and to demonstrate no impact on adjacent lands. Section 50 consent from OPW will be required for all watercourse crossings.</p>

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Proposed Kells Amendment No. 1	<p>Amended to include the following objective on Retail to be inserted into the Kells Written Statement:</p> <p>Meath County Council, together with the promoter of the project, will undertake a detailed evidence based assessment for a retail outlet in Kells, on a zoned site within or immediately adjacent the town centre that can generate commercial synergies with the established town centre, having regard to the provisions of the Retail Planning Guidelines 2012 and all relevant national and regional guidance and policy documents. The outcome of the assessments will be incorporated in the Draft Kells LAP, or a variation of the County Development Plan, as may be appropriate.</p>	Likely significant environmental effects, however, any development remains subject to incorporation via a local area plan or variation of the development plan which will be subject to screening for SEA and AA.	Any development proposals shall be subject to adoption via a local area plan, variation of a local area plan or variation of the county development plan and as such will be subject to screening for SEA and AA.
Proposed Kells Amendment No. 3	<p>To amend the zoning of the Star Objective lands (The Frontlands) to White Land.</p> <p>Change from:</p>	Likely significant environmental effects on surface water / flooding (refer to SFRA assessment).	<p>Flood Zone A / B along watercourse will be used for open space / no development proposals only.</p> <p>Development remains subject to a masterplan, which will be subject to screening for SEA and AA</p>

	 <p>To</p> 		
<p>Proposed Kells Amendment No. 5</p>	<p>Sought the rezoning of lands from R/A Rural Area in the draft CDP to A2 New Residential</p> <p>Change from:</p>	<p>The change in zoning extends to the site of St. Colmcille's Well and adjoins the historic walk to the well.</p> <p>Amendment will result in likely significant negative environmental effects on surface / ground water feature / site of cultural heritage and local landscape importance.</p>	<p>Remove zoning entirely or provide for minimum 20m set back from nearest boundary of walk and well feature. Any proposed development must demonstrate no negative effects on local hydrology, hydrogeology or on access to or setting of well feature.</p>

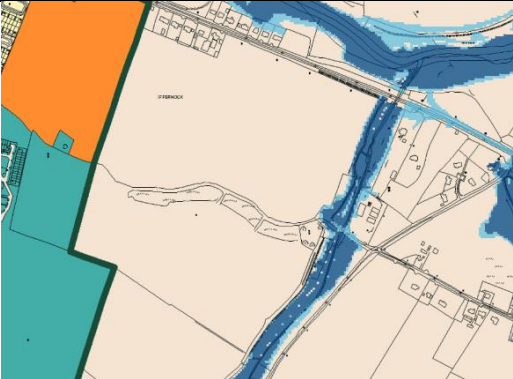
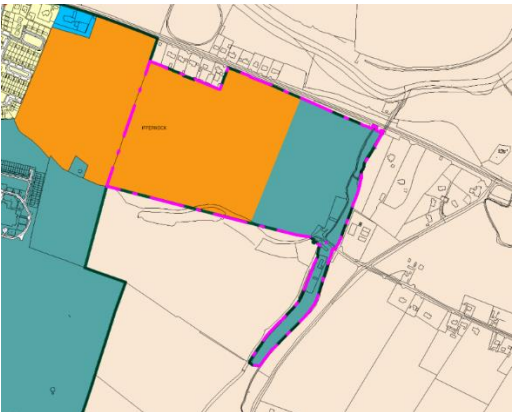
Meath Draft County Development Plan 2021-2027: Amendments

	 <p>To</p> 		
<p>Proposed Trim Amendment No. 4</p>	<p>Amend the zoning of the B1 Town Centre to C1 Mixed Use in Trim from:</p>	<p>Potential environmental effects identified on Natura Sites (refer to AA Assessment in Table 3.1).</p>	<p>Provide for minimum 25m open space zoning / no development area between the boundary of the SAC and development zoning / development area.</p>

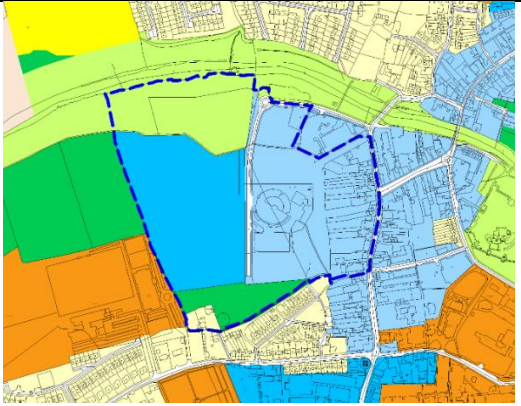

Meath Draft County Development Plan 2021-2027: Amendments

	 <p>To</p> 		
<p>Proposed Trim Amendment No. 6</p>	<p>Rezone tourism lands with old mill to split zoning between community and tourism.</p> <p>Change from:</p>	<p>Change to Tourism Zoning: Likely significant negative environmental effects identified as a result of tourism zoning on biodiversity, surface water / flooding, cultural heritage, and landscape.</p>	<p>Any new building proposals will be set back a minimum 25m from extent of flood zone. Development proposals will avoid negative impact on Knightsbrook River, former Mill buildings and Mill Race, and associated biodiversity corridor on eastern boundary of zoning and will be subject to Site Specific Flood Risk Assessment, Ecological Impact Assessment, Landscape and Visual Impact Assessment and Heritage Impact Assessment.</p>


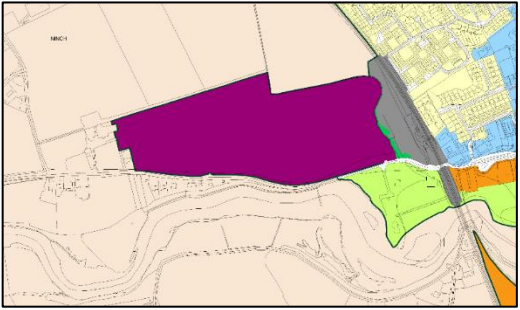
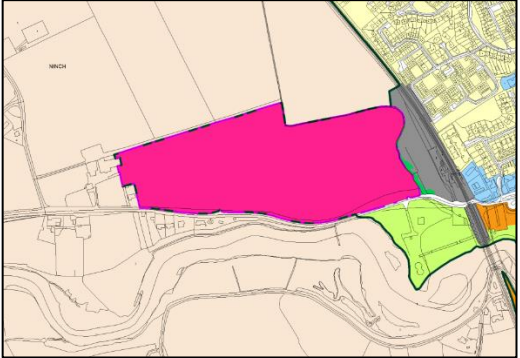
Meath Draft County Development Plan 2021-2027: Amendments

	 <p>To</p> 		
<p>Proposed Trim Amendment No. 8</p>	<p>Development of a Masterplan for the OPW building lands in Trim</p>	<p>Potential environmental effects identified on Natura Sites (refer to AA Assessment in Table 3.1).</p>	<p>Provide for minimum 25m open space zoning / no development area between the boundary of the SAC and development zoning / development area.</p> <p>Development remains subject to a masterplan, which will be subject to screening for SEA and AA.</p>


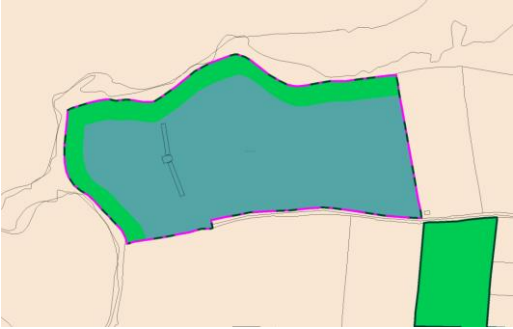
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<p>Proposed Dunshaughlin Amendment No. 2</p>	<p>Proposing that lands at "The Knocks" adjoining the development boundary of Dunshaughlin, and to the immediate east of junction 6 on the M3 Motorway which are currently unzoned, be zoned as E2 lands to facilitate the provision of an offline motorway service area, in accordance with the spatial Planning and National Roads Guidelines for Planning Authorities.</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on strategic road infrastructure as a result of poor access, and on surface water / flooding (refer to SFRA Assessment).</p>	<p>Remove zoning.</p>

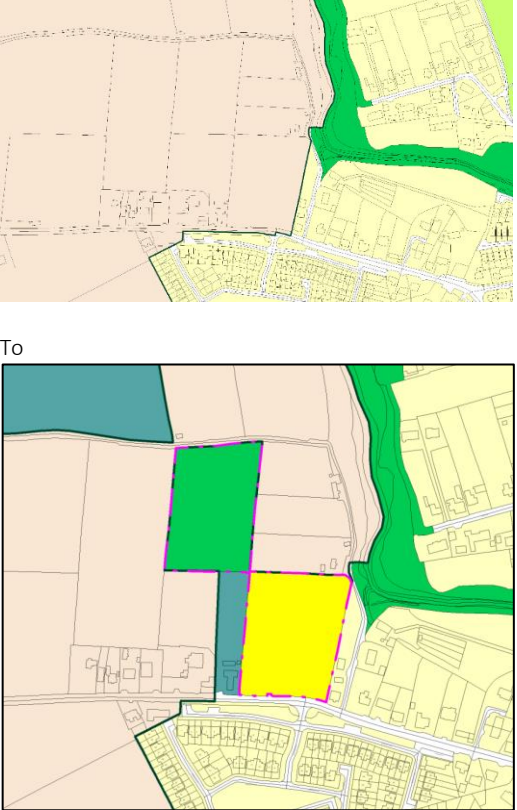
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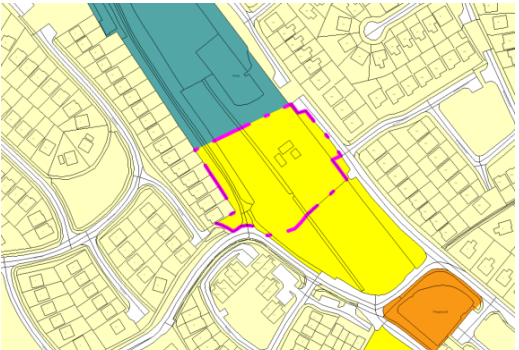
			
<p>Proposed Bettystown/ Laytown/ Mornington/ Donacarney Amendment No. 4</p>	<p>Amend E1 Strategic Employment Site to a dual E1/E2 Strategic Employment Site. Change from:</p>  <p>To</p> 	<p>Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	<p>Rezone lands within Flood Zone A/B to open space and ensure 10m distance from watercourse as per INF POL 22. Alternatively development proposals will be required to apply and pass the Justification Test.</p>

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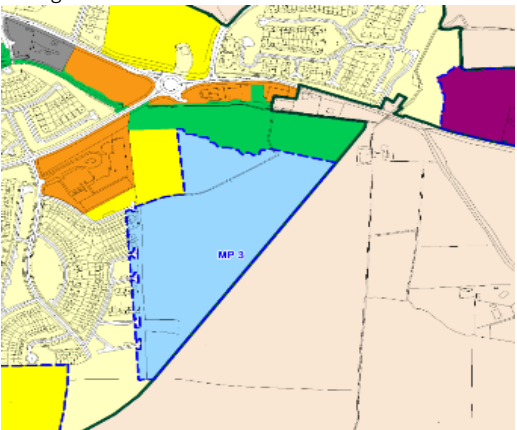
<p>Proposed Bettystown/ Laytown/ Mornington/ Donacarney Amendment No. 5</p>	<p>It is recommended that the zoning of the subject lands is amended from R/A to D1 Tourism.</p> <p>Change from:</p>  <p>To</p> 	<p>Former golf driving range / facility.</p> <p>Likely significant negative environmental effects on biodiversity, surface water / flooding (refer to SFRA Assessment).</p>	<p>No development within open space zoned lands. Proposed development to be limited to water compatible uses.</p>
<p>Proposed Bettystown/ Laytown/ Mornington/ Donacarney Amendment No. 6</p>	<p>To zone the front field for A2 New Residential, the rear field for F1 Open space and retain the D1 Tourism zoning on the café/gift shop lands.</p> <p>Change from:</p>	<p>Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	<p>Remove A2 zoning change.</p>

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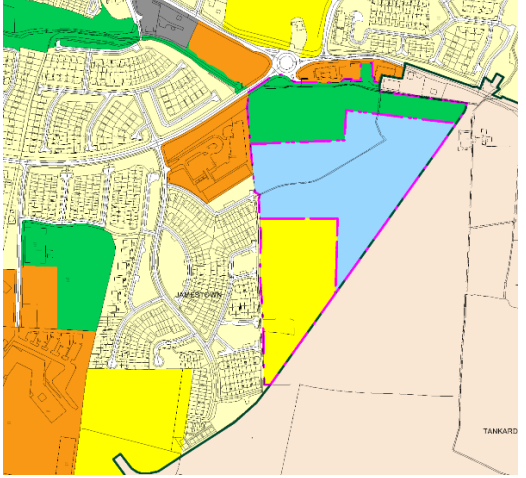
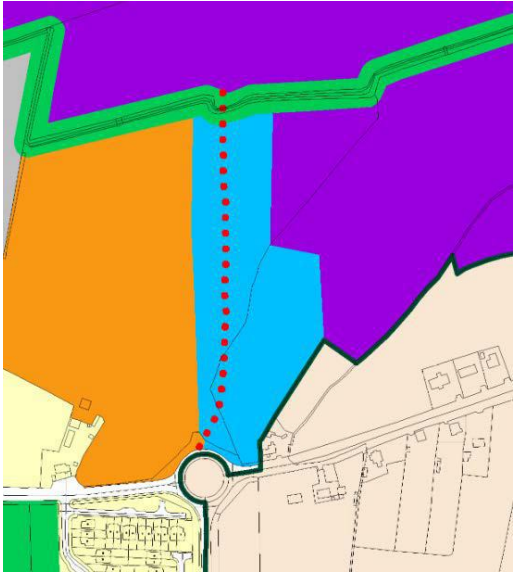
	 <p>To</p>		
<p>Proposed Bettystown/ Laytown/ Mornington/ Donacarney Amendment No. 7</p>	<p>It is recommended that the A2 New Residential zoning is extended to include this small section of land to the northwest.</p> <p>Change from:</p>	<p>Lands form part of former demesne of Bettystown House and include extensive tree planting. Historic water feature to north. Likely significant negative environmental effects identified as a result of potential impacts on mature tree and other planting.</p>	<p>Provide objective to ensure that area of mature tree planting is retained and protected and that development does not adversely impact historic waterbody on adjoining lands.</p>

	 <p>To</p> 		
<p>Proposed Bettystown/ Laytown/ Mornington/ Donacarney Amendment No. 2</p> <p>&</p> <p>Proposed South Drogheda Amendment No. 6</p>	<ol style="list-style-type: none"> 1. Add objective to the East Meath written statement as follows: 'To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA'. 2. The Chief Executive supports the development of a new road bridge over the Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of Drogheda. As noted, this must be carried out in agreement with Louth County Council. An indicative location will be identified in Map 35(a) of the Draft Plan book of maps. This location has been historically identified as the optimal location but will 	<p>Likely significant negative environmental effects on biodiversity, cultural heritage, landscape.</p> <p>Refer also to Appropriate Assessment in Table 3.1.</p>	<p>Development of any resulting projects shall be subject to requirement for screening for requirement for EIA and AA. Where not required development proposals shall include Ecological Impact Assessment and Cultural Heritage Impact Assessment, as appropriate.</p>


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	be assessed in greater detail as part of the preparation of a Transport Study and Joint Urban Area Plan for Drogheda.		
Proposed Ratoath Amendment No. 3	<p>The intention of this submission is to relocate the residentially zoned lands in order to provide a playing pitch beside St. Paul's Primary School. It is requested to relocate the A2 zoning to the south and reduce the area of F1 Open Space zoning to the north.</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	<p>Flood Zone A/B within B1 zoning (Site 1) to be zoned as Open Space.</p>

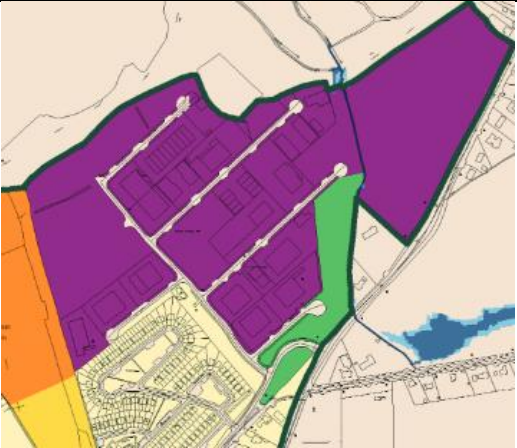
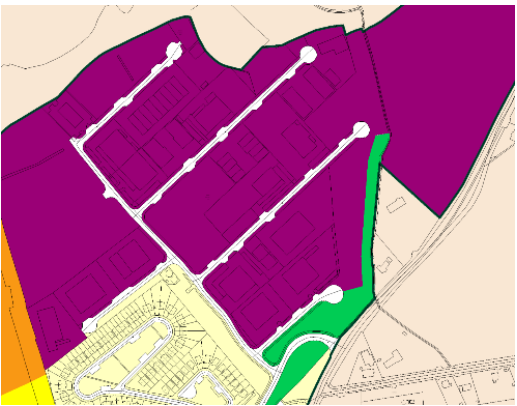
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<p>Proposed Enfield Amendment No. 6</p>	<p>Propose that a minor amendment to the land use zoning map for Enfield to accurately reflect the approved road alignment.</p> <p>Change from:</p> 	<p>Potential significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	<p>If proposed road alignment crosses the watercourse a flood risk Justification Test will be required.</p>

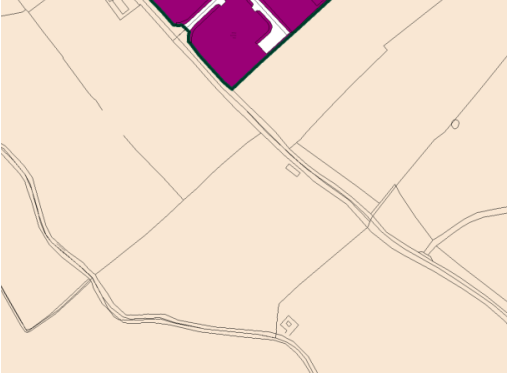
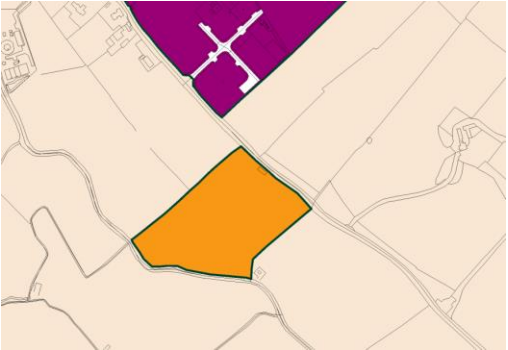
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	<p>To</p> 		
Proposed Kilcock Amendment No. 2	<p>Insert new objective</p> <p>To examine the feasibility of a new road which will connect the lands at Newtownmoyaghy with the L6219/L2211.</p>	Potential significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).	Any proposed river crossings will required application of the flood risk Justification Test.
Proposed Duleek Amendment No. 2	<p>Rezoning part of the F1 open space to E2 zoning as per below. A 10-15m buffer strip will be required between the zoned lands and boundary to the east with the residential properties.</p> <p>Change from:</p>	Potential significant negative environmental effects on existing residential amenity / watercourse.	Maintain minimum 20m boundary between E2 zoning and watercourse / site boundary.




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	 <p>To</p> 		
<p>Proposed Athboy Amendment No. 3</p>	<p>To maintain the G1 Community Zoning on the lands to the south of Athboy as per existing 2013-2019 CDP.</p> <p>Change from:</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape.</p> <p>Refer also to Appropriate Assessment in Table 3.1.</p>	<p>Retain Draft Plan zoning.</p> <p>Alternatively provide for minimum 25m setback buffer / open space between SAC / SPA boundary and zoning change. Open space uses only within Flood Zone A/B.</p>

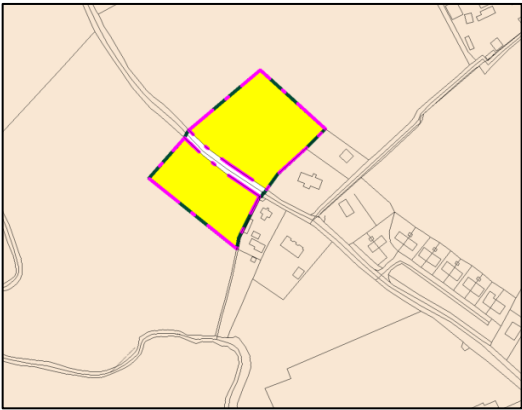
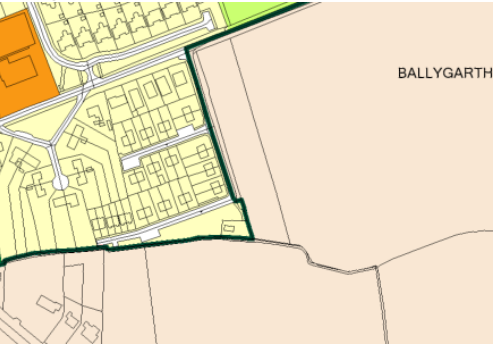
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	 <p>To</p> 		
<p>Proposed Gormonston Amendment No. 1</p>	<p>Rezone parcel of land from R/A to D1 to provide for a recreational car park.</p> <p>Change from:</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape.</p> <p>Refer also to Appropriate Assessment in Table 3.1.</p>	<p>Consider removal of zoning change due to proximity to watercourse and potential impact on riparian connectivity and for passage of otter.</p> <p>Otherwise provide for minimum 10m setback from nearest bank edge of river to development for continuity of riparian corridor. Any car park will require an appropriately detailed flood risk assessment in accordance with approved plan policies and objectives.</p>

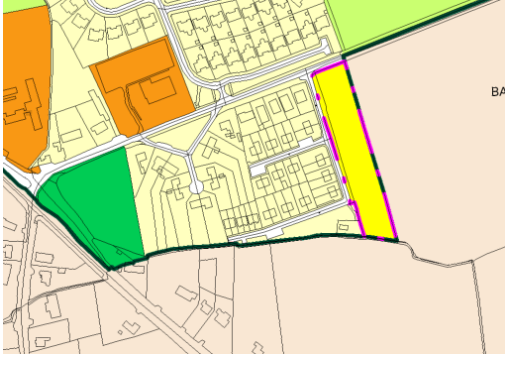
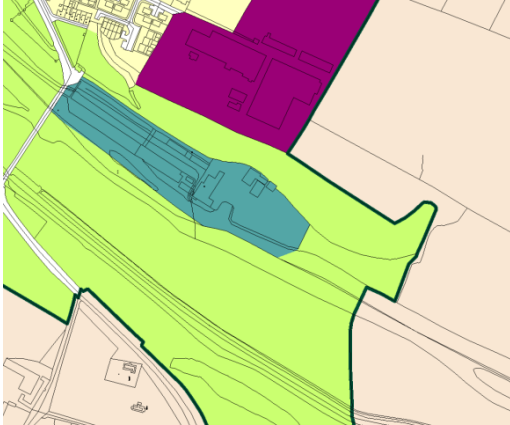
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	 <p>To</p> 		
<p>Proposed Moynalty Amendment No. 1</p>	<p>To zone these two subject sites A2 New Residential which are currently designated Residential Phase 2 (post 2019) in the Meath County Development Plan 2013-2019.</p> <p>Change from:</p> 	<p>Zoning is in rural setting outside of and at distance from Moynalty with no footpath to village and would be contrary to sequential approach. Zoning would lead to unnecessary residential development in rural setting with potential negative environmental effects on landscape and material assets, and loss of habitat.</p>	<p>Retain Draft Plan zoning.</p>

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	<p>To</p> 		
<p>Proposed Julianstown Amendment No. 1</p>	<p>It is proposed to amend the land use zoning objective of the subject site from RA Rural Area to A2 New Residential</p> <p>Change from:</p>  <p>To</p>	<p>Potential negative environmental effects on landscape.</p>	<p>Tree-lined hedgerow on eastern boundary of lands and hedgerow / watercourse on southern boundary of lands will be retained with minimum 15m setback from centre-line of hedgerow / nearest bank of watercourse.</p>

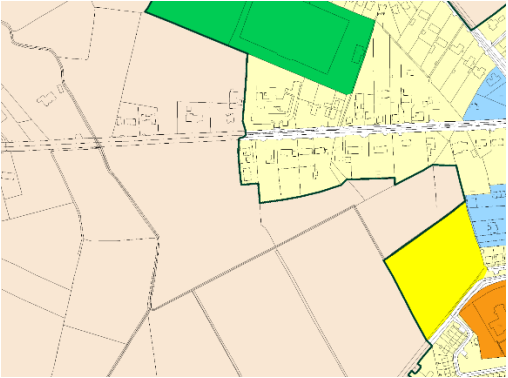
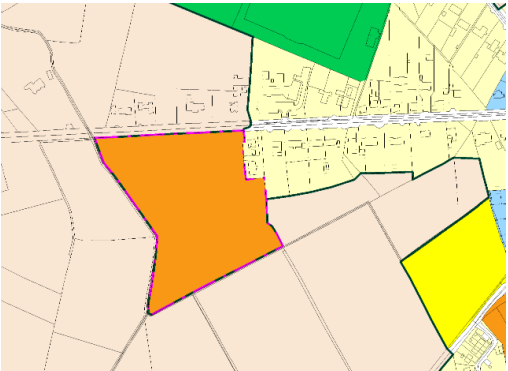
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<p>Proposed Slane Amendment NO. 4</p>	<p>To rezone parcel of land to the east of The Mill House from H1 to D1. Change from:</p>  <p>To</p>	<p>Amendment is located with River Boyne and River Blackwater SAC to either side and adjacent to River Boyne and River Blackwater SPA and Boyne Woods proposed NHA. This area is very vulnerable to development.</p> <p>Potential negative environmental effects on biodiversity, surface water, and landscape (refer to SFRA assessments).</p> <p>Refer also to Appropriate Assessment in Table 3.1</p>	<p>Retain Draft Plan zoning.</p>

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<p>Proposed Summerhill Amendment No. 1</p>	<p>It is recommended that the subject lands are rezoned from Rural Area to G1 Community infrastructure.</p> <p>Change from:</p>  <p>To</p> 	<p>Zoning change is within former lands of Summerhill Demesne in area with historic boundary wall, watercourse and landscape structure. Zoning does not relate to natural boundaries.</p> <p>Likely significant negative environmental effects on cultural heritage, landscape.</p>	<p>Retain Draft Plan zoning.</p>

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<p>Proposed Summerhill Amendment No. 2</p>	<p>It is proposed to amend the Land Use Zoning objective from the Rural Area RA to G1 Community Infrastructure.</p> <p>Change from:</p>  <p>To</p> 	<p>Potential negative environmental effects on surface water (refer to SRFA assessments).</p>	<p>Apply open space zoning to Flood Zone A. Provide for minimum 15m development setback from nearest bank of Knightsbrook River and retain existing water pump on R156.</p>
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5 Strategic Environment Report

5.1 Proposed Updates to Environmental Report

A number of submissions received on the public display of the Meath Draft County Development Plan 2021-2027 and associated Natura Impact Report and Specific Flood Risk Assessment, raised comments on the SEA Environmental Report. These included submissions received from Friends of the Irish Environment, Protect East Meath Limited, Enfield Environment Group, and EPA.

The Environmental Report will include the following updates:

Table 10.1: Environmental Monitoring Programme

Removal of text ~~(subject to available resources)~~

Information on Objectives, Targets and Data Sources / Responsibility / Frequency revised / updated as per Table 10.1 in Appendix 1 to this report.

In relation to O’Gorman’s Well (Enfield Environment Group) and why it is not included in the NIR, it is noted that this feature is included in the Draft Plan (Table 8.7 County Geological Sites) and in the SEA Environmental Report (at Table 5.3: Geological Heritage Sites in Meath). The feature is not designated as a Special Area of Conservation (SAC) or Special Protection Area (SPA) and therefore is not a European sites and is not included in the NIR. The feature is not designated as a Natural Heritage Area (NHA) or a proposed NHA. Nevertheless, the feature is protected under the provisions of the Draft Plan in relation to such sites of geological value (refer to Policy HER POL 46 of Draft Plan).

6 Conclusion

6.1 Conclusion on Appropriate Assessment

Stage 1 AA Screening of Proposed Material Amendments and Stage 2 AA of certain Proposed Material Amendments to the Meath Draft County Development Plan 2021-2027 has been carried out. Implementation of the following 8no. Proposed Material Alterations has the potential to result in effects to the integrity of any European Sites, if unmitigated:

- Proposed Amendment Chapter 4.6 of the Draft Plan;
- Proposed South Drogheda Amendment No. 6,
- Trim Amendment No. 4,
- Trim Amendment No. 8
- Bettystown/Laytown/Mornington/Donacarney (East Meath) Amendment No. 2
- Athboy Amendment No. 3
- Gormonston Amendment No. 1
- Slane Amendment No. 4

The risks to the safeguarding and integrity of the qualifying interests, special conservation interests and conservation objectives of the European sites have been addressed by the inclusion of mitigation measures for the Proposed Material Amendments that will prioritise the avoidance of effects in the first place and mitigate effects where these cannot be avoided.

A final assessment will be undertaken on the Plan to be adopted prior to its adoption considering all Draft Plan, Proposed Material Amendments and AA material prepared to date.

Having incorporated the recommended mitigation measures, it is concluded that the Proposed Material Amendments to the Meath Draft County Development Plan 2021-2027 are not foreseen to give rise to any adverse effects on designated European Sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated.

6.2 Conclusion on Strategic Environmental Assessment

SEA Screening of Proposed Material Amendments and SEA of certain Proposed Material Amendments to the Meath Draft County Development Plan 2021-2027 has been carried out. The screening has had regard to the findings of the Strategic Flood Risk Assessment (SFRA) and the Appropriate Assessment (as set out in this report).

Implementation of the following 33no. Proposed Material Alterations has the potential to result in environmental effects, if unmitigated:

- Amendment Chapter 4.1 and 4.6,
- Chapter 5.20
- Chapter 9.1 of chapters of the Draft Plan;
- South Drogheda Amendment No. 6
- Navan Amendments 4 & 10
- Dunboyne / Clonee / Pace Amendment Nos. 5 & 6
- Kells Amendment Nos. 1, 3 & 5
- Trim Amendment Nos. 4, 6 & 8

- Dunshaughlin Amendment No. 2
- Bettystown/Laytown/Mornington/Donacarney (East Meath) Amendment Nos. 2, 4, 5, 6 & 7
- Ratoath Amendment No. 3
- Enfield Amendment No. 6
- Kilcock Amendment No. 2
- Duleek Amendment No. 2
- Athboy Amendment No. 3
- Gormanston Amendment No. 1
- Moynalty Amendment No. 1
- Julianstown Amendment No. 1
- Slane Amendment Nos. 1 and 4
- Summerhill Amendment Nos. 1 & 2

A final assessment will be undertaken on the Plan to be adopted prior to its adoption considering all Draft Plan, Proposed Material Amendments and SEA material prepared to date. The process will be summarised in the SEA Statement.

Having incorporated the recommended mitigation measures, it is concluded that the Proposed Material Amendments to the Meath Draft County Development Plan 2021-2027 are not foreseen to give rise to any significant environmental effects, alone or in combination with other plans or projects.

Appendix 1: SEA Environmental Report

Table 10.1 revised / updated as follows.

Table 10.1: Environmental Monitoring Programme

Theme	Objective	Targets	Data Sources, Responsibility and Frequency
Biodiversity (Flora & Fauna) (B)	Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.	<ul style="list-style-type: none"> That biodiversity is integrated into all decision-making across the Plan. Submission of Screening Report or Natura Impact Statement for proposed developments with planning applications in / and / or near European Sites. No loss of protected habitats and species during the lifetime of the Plan. Prevent the introduction or spread of invasive or alien species. 	<ul style="list-style-type: none"> Department of Culture, Heritage and the Gaeltacht report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). Department of Culture, Heritage and the Gaeltacht National Monitoring Report for the Birds Directive under Article 12 (every 3 years). MCC monitoring of preparation of local land use plans. MCC monitoring of likely significant environmental effects of grants of permission (grant by grant). Consultations with the NPWS.
	Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.		
	Enhance biodiversity in line with the National Biodiversity Strategy and its targets.		
Population & Human Health (PHH)	Provide high quality residential, community, working and recreational environments with access to sustainable transport options.	<ul style="list-style-type: none"> Increase in the number of green spaces and amenities available to the public. Improved trends in quality of life related to these matters. No significant deterioration in human health as a result of environmental factors. Increase the number of active travel routes available to the population. 	<ul style="list-style-type: none"> MCC review of progress on implementing Plan objectives (every 2 years). Consultations with the Health Service Executive and EPA. CSO data (as updated). MCC monitoring of preparation of local land use plans.
	Protect human health and well-being from environment-related pressures.		
Land, Soils & Geology (LSG)	Safeguard sensitive soil, resources and geological heritage sites.	<ul style="list-style-type: none"> Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Achieve target for growth on infill as per NPF. 	<ul style="list-style-type: none"> Biennial Environmental Protection Agency (EPA), Geoportal.

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Theme	Objective	Targets	Data Sources, Responsibility and Frequency
	Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County.	<ul style="list-style-type: none"> Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. 	<ul style="list-style-type: none"> MCC monitoring of likely significant environmental effects of grants of permission (grant by grant).
Water Quality (W)	Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater in compliance with the requirements of the WFD objectives and measures.	<ul style="list-style-type: none"> Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. Encourage future population growth in areas served by Urban WWTP and public water supplies. All waters within the plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027. 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance (as updated). EPA Remedial action list (as updated). MCC monitoring of likely significant environmental effects of grants of permission (grant by grant).
	Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.		
Air Quality & Noise (AN)	To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture.	<ul style="list-style-type: none"> Provide for increased use of public transport. Increase number of cycle lanes and pedestrian routes in the plan area. Improve ambient air quality trends, particularly in relation to transport-related emissions of NOx and particulate matter through reduction of private vehicle usage. An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means. 	<ul style="list-style-type: none"> CSO data (as updated). Data from the National Travel Survey (as updated). EPA Air Quality Monitoring (as updated). Consultations with Department of Transport Tourism and Sport, Transport Trends and Department of Communication Climate Action and Environment. MCC monitoring of likely significant environmental effects of grants of permission (grant by grant).
	Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.		
	Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.		
Climate Change (CC)	Minimise contribution to Climate Change by adopting mitigation and adaptation measures.	<ul style="list-style-type: none"> Achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. Increased density and penetration of the public transport network including frequency of service – e.g. for urban and rural bus services. Increase in the proportion of people resident in the County reporting regular cycling / walking to school and work above 2016 CSO figures. 	<ul style="list-style-type: none"> EPA Annual National Greenhouse Gas Emissions Inventory reporting. Consultations with Climate Action Regional Office. Consultations with Department of Communication Climate Action and Environment. CSO data Consultations with. MCC monitoring of likely significant environmental effects of grants of permission (grant by grant).
	Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure).		

Theme	Objective	Targets	Data Sources, Responsibility and Frequency
		<ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the County using private fossil fuel-based car compared to 2016 levels. Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by 2020. Contribute towards the target of aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors. To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating. 	
Cultural Heritage (CH)	Protect places, features, buildings and landscapes of cultural, archaeological and/or architectural heritage from impact as a result of development.	<ul style="list-style-type: none"> No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features. To increase the number of uninhabited and derelict structures that are restored. 	<ul style="list-style-type: none"> MCC monitoring of likely significant environmental effects of grants of permission (grant by grant). Consultations with Department of Culture, Heritage and the Gaeltacht.
Landscape & Visual (LV)	Protect and maintain the special qualities of the landscape character, especially with regard to areas of high landscape sensitivity and value.	<ul style="list-style-type: none"> Ensure no significant disruption of significant natural or historic / cultural landscapes and features through objectives of the County Development Plan. Ensure that proposed development does not detract from the visual amenity of protected views. 	<ul style="list-style-type: none"> MCC monitoring of likely significant environmental effects of grants of permission (grant by grant).
Material Assets (MA)	Make best use of existing infrastructure, promote the sustainable development of new infrastructure and protect existing assets, to meet the needs of the county and South Dublin's population.	<ul style="list-style-type: none"> Reduction in the quantities of waste sent to landfill. Increase in the quantities of waste sent for recycling. Compliance with Regional Waste Management Plan. 	<ul style="list-style-type: none"> MCC monitoring of likely significant environmental effects of grants of permission (grant by grant). CSO data (as updated). Consultations with Irish Water. Department of Housing, Planning and Local Government in conjunction with Local Authorities.

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Theme	Objective	Targets	Data Sources, Responsibility and Frequency
		<ul style="list-style-type: none"> Improvements to existing water and wastewater infrastructure. An increase in provision of cycle lanes and pedestrian routes. 	<ul style="list-style-type: none"> Department of Communications, Climate Action and Environment. Consultations with Regional Waste Authority.

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