

# **STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT AND DECISION**

**CASTLEREA LOCAL AREA PLAN  
2012-2018**



Prepared by:  
The Forward Planning Section  
Roscommon County Council

**April 2012**



## **PART A: SCREENING REPORT**

### **1. INTRODUCTION**

Roscommon County Council intends preparing a Local Area Plan (LAP) for Castlerea in accordance with Part II, Section 20 of the Planning & Development Acts 2000 – 2006. The purpose of this Screening Report is to consider whether the Local Area Plan requires a Strategic Environmental Assessment (SEA). Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan/programme before a decision is made to adopt the plan/programme; the procedures for which are set out in the Planning and Development (SEA) Regulations 2004.

The preparation of a full SEA is not mandatory for Local Area Plans with a population of less than 10,000 persons. The Castlerea LAP area with a population of approximately 1,873 (CSO; 2006 census) falls below this threshold. However, in accordance with the above SEA Regulations, the planning authority must determine whether or not the implementation of any such proposed plan would be likely to have significant effects on the environment and therefore require a SEA. Screening is the process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

### **2. PURPOSE OF THE LOCAL AREA PLAN**

The Castlerea Local Area Plan (LAP) comprises this written statement and an accompanying Zoning / Objectives Map. It is necessary that both be referred to in considering the proper planning and sustainable development of the area.

This plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended) and provides the statutory basis for the consideration, by the Council, of planning applications submitted. The period of this plan will be six years from the date of its adoption, subject to any review or alterations.

The main aim of this Local Area Plan for Castlerea is to set out a framework for the physical development of Castlerea Town so that growth may take place in a co-ordinated, sensitive and orderly manner, while at the same time conserving the towns' built and natural heritage. This plan strives to inform the general public, statutory authorities, developers and other interested bodies of the policy framework, objectives and land use proposals for the Castlerea area.

The LAP takes a detailed look at Castlerea, identifying and analysing the various issues of relevance, before establishing and setting out principles for the future development of the area. The process is carried out with the assistance of the local community, stakeholders and interested bodies. A broad range of issues may be examined, for example;

- Infrastructure and Services
- Economic Development and Employment
- Built and Natural Heritage
- Social and Community Facilities
- Recreation, Leisure and Tourism
- Urban Development

The Plan was carefully prepared, having taken into consideration existing services, land-uses, infrastructure, planning proposals and outstanding planning permissions. Environmental considerations and the concept of Sustainable Development underpin all policies and objectives of the plan.

### **3. LOCATION AND DESCRIPTION OF THE AREA**

Castlerea is situated north-west of Roscommon Town along the N60 and is approximately 30km from both Roscommon Town and Boyle, 75km from Galway City and 150km from Dublin. The town is situated at the junction of the N60 National Secondary Route and R361 Regional Road, and is also served by the Dublin-West railway line.

In terms of the National Spatial Strategy (NSS), Castlerea is identified as a 2,500 – 5000 town (urban Strengthening opportunity) in an area with village strengthening and rural area opportunities. The envisaged focus therefore is strengthening the town structure. Castlerea has experienced significant development pressure in recent years. The pressure for peripheral development on lands close to the urban fringes has been particularly significant for example on lands adjoining the approach roads on the Boyle road R361 northbound, the Galway road R361 southbound, The Castleplunkett road R 377 eastbound, the Roscommon Road N61 Southbound and Ballinlough Road N61 westbound. This development pressure has come in the form pressure for commercial development on the N61 southbound at Harristown and residential development at Longford, Arm, Ballindrimley and Tarmon road on the aforementioned urban fringes. The potential for strengthening the existing urban form will involve the provision of readily accessible serviced land and improved amenities that will support and encourage development within Castlerea.

The Roscommon County Development Plan 2008-2014 (RCDP) Settlement Strategy classifies Castlerea as a 'Key Support town/Settlement' (population range 2500-5000) and places it within Tier 2 of the Settlement Hierarchy. The RCDP seeks to promote the development of settlements in accordance with their location in the hierarchy. The future development strategy for 'Key Support towns/settlements (population 2500-5000)' is set out in the RCDP as follows:

These centres have an interacting and supporting role to the County town and also act as service centres for their adjacent rural areas which should be further enhanced. They have an extensive range of services including health, community, financial, and retail. They also have a growing residential and commercial sector. Strong connections also exist from these settlements to towns and counties adjacent to County Roscommon, for example, Boyle to Sligo, Monksland and Athlone environs to Westmeath, Ballaghaderreen to Mayo and Castlerea to Galway and Mayo. Transportation linkages should be strengthened between these areas, and to the County Town.

It should be noted that Castlerea has experienced considerable development pressure within the past few years, given the demand for serviced land during the 1990's and the first decade of 2000, the availability development incentives within the finance act, the towns proximity to Roscommon Town, Boyle and Carrick-on-Shannon for example; its attractive rural setting, and, good provision of amenities/ services including education.

Castlerea lies within the Castlerea District Electoral Division (DED) which showed an overall percentage population increase of 5.7% between Census 2002-2006. According to the 2006 Census, Castlerea District Electoral Division itself has a population of approximately 2842 persons.

#### **4. WATER SERVICES**

The provision of water and sanitary services throughout the county is guided by the document 'Water Services Investment Programme-Assessment of Needs' 2007-2014, which has been adopted by Roscommon County Council. The Council will seek to ensure that the projected water supply and sewerage needs of the town are provided. In order to ensure the sustainable long term development of the town, no future residential development should occur that is not within the environmental carrying capacity of the town, with particular reference to wastewater treatment.

##### **4.1 WATER SUPPLY**

Castlerea town is primarily served by the Castlerea Urban Supply scheme which is sourced at Silver Island Spring (estimated discharge value; 2450-4400m<sup>3</sup>/d) which is located c. 1km outside the LAP area, to the north east of the town. The rural hinterlands of the town are serviced by Castlerea Regional Water Supply Scheme which is sourced at Longford spring (estimated discharge value; 5200-5700m<sup>3</sup>/d) which is located at

the south easternmost tip of the 2008-2014 Plan area. Both of these sourced have reached maximum capacity and both schemes are periodically turned off at night.

The demand on the water supply in this part of the County is currently exceeding supply. In 2008 there was approximately one-fifth of a day spare capacity in the current supply (approximately 400,000 gallons of water being utilised per day). The Council recognises that the water supply situation in Castlerea has become critical and must be addressed.

In terms of water supply, it is important to ensure an adequate, continual potable and clean supply of water to all people, in accordance with applicable quality standards. The provision of water and sanitary services throughout the county is guided by the 'Water Services Investment Programme-Assessment of Needs' 2007-2014, which has been adopted by Roscommon County Council. It is the policy of Roscommon County Council, as the Water Services Authority, to provide water services in a sustainable manner in accordance with all National and EU legislation.

The key issue in terms of water quantity issues facing castlerea is storage capacity. The existing water tower at Knockroe only has 454 cubic metres capacity providing only 7 hours storage which is inadequate for a town of this size and structure. The Council acknowledges these issues and may consider development premature pending the development of appropriate infrastructure. The Council will therefore seek to ensure that development in Castlerea occurs in-tandem with the delivery of source augmentation or new public supply schemes.

A scheme to improve the West Roscommon Regional Water Supply Scheme was included in the County Water Services Investment Programme and scheduled for construction from 2011 through to Q1 2014. The scheme included proposals to combine the Castlerea urban and rural supplies by transferring Silver Island Springs (via pumping) to the existing Mewlaghadooley reservoir site, where proposed additional storage and new treatment plant would be located. Recent investigations have shown that there is more groundwater on the Longford Springs site. It is now intended to harness this water and not include the pumping of water from Silver Island to Mewlaghadooley Reservoir. The proposed treatment, other than ultra violet will now be located at the Longford Springs site. The requirement to upgrade the level of existing storage was under review in July 2011

## 4.2 SURFACE WATER

The surface water sewer network serving the town has recently been upgraded through the laying of a new trunk sewer in main street and has adequate capacity for the immediate future.

## 4.3 WASTEWATER SERVICES

The existing treatment works is presently working very effectively, and is meeting the limits set down in the Urban Wastewater Directive. The Castlerea agglomeration has a population equivalent (PE) of 3,819. The treatment plant has a design treatment capacity of 4,590p.e. and is located approximately 1km southwest of Castlerea town. The primary discharge from the agglomeration is located approximately 250m north west of the treatment plant and discharges into the river Suck, a tributary of the river Shannon. There are no secondary discharges from the agglomeration. The treatment plant consists of a primary and secondary treatment with sludge removal together with phosphate removal through ferrous sulphate dosing. There are five pumping stations in the collection network, all of which are fitted with an emergency overflow facility.

## 4.4 WASTE MANAGEMENT

The Council has adopted the Connaught Waste Management Replacement Plan 2006. This Plan has been developed by the local authorities of Galway City and County, Leitrim, Mayo, Roscommon and Sligo and covers the period 2006 to 2011. The 2001 Plan adopted a regional approach to integrated waste management based on the waste hierarchy established in the EU Framework Directive on Waste and set targets for 2013 for municipal waste in the Region.

It is imperative that dependency on landfill continues to be reduced through recycling, composting and education. The Council also recognises that litter is an environmental problem, which can detract from the

visual quality of a town. Litter has been a problem in Castlerea for several years. Roscommon County Council actively promotes litter awareness programmes and these will continue over the plan period.

## **5. CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF ENVIRONMENTAL EFFECTS**

### **5.1 CHARACTERISTICS OF THE LOCAL AREA PLAN**

- i. The degree to which the LAP sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources:*

The purpose of the LAP is to set out a framework for the appropriate development of the land in the town in terms of the existing and sensitive character of the town, linking any new development to the town, residential densities, and location of public open space, urban design, access roads and infrastructural requirements to facilitate development. It is considered that the LAP will have environmental implications but these are not likely to be significant in terms of the criteria set out in Schedule 2A of S.I. No. 436/2004.

- ii. The degree to which the LAP influences other plans and programmes including those in a hierarchy:*

The LAP is set within the context of the Roscommon County Development Plan 2008-2014. Any potential development facilitated by the LAP would be in compliance with the relevant policies and objectives of the Roscommon County Development Plan. It is considered that the LAP will have environmental implications but these are not likely to be significant in terms of the criteria set out in Schedule 2A of S.I. No. 436/2004.

- iii. The relevance of the LAP for the integration of environmental considerations in particular with a view to promoting sustainable development:*

The LAP provides for the consolidation and limited sensitive development of the town to cater for the needs of the settlement's population and its wider role in servicing the surrounding area, having regard to the need for sustainability, quality of life, existing population, social cohesion and conservation of the natural and built heritage. It is considered that the LAP will have environmental implications but these are not likely to be significant assuming adequate infrastructure is in place to support residential and industrial development.

- iv. Environmental problems relevant to the LAP:*

Considering the extent of the zoning for the town any possible environmental problems relevant to the LAP such as an increase in traffic generation, change in landscape character and demand on public resources could be appropriately addressed through an assessment of a proposed development through the planning application and determination process. The LAP contains information and numerous policies and objectives to address such issues. Policies and objectives for surface water quality, roads/traffic safety, wastewater disposal, attracting industry, and retail development, amongst numerous others, have been included.

### **Surface Water Quality**

As indicated in the RCDP 2008 – 2014, it is an aim to have water quality within all the County's schemes defined as 'good status' by 2015. An integrated approach to management and monitoring of lake and river catchments areas is underway with the support of the DoEHLG. The GSI is also working with the Council in the preparation of Groundwater Protection schemes. The measures recommended in these plans will aid the protection of sources for both public and private water scheme supplies. The RCDP has also provided guidance concerning the control of development and associated septic tanks, identification of areas suitable for the spreading of slurry; and the framing and adoption of bye-laws by the LA with regard to water quality.

This policy will have a beneficial impact on the environment.

As indicated in the RCDP 2008 – 2014, with regard to waste water disposal in the County;

**Objective 59** Ensure all existing wastewater schemes meet the Urban Waste Water Regulations and public health legislation

This policy will have a positive impact on the receiving water environments and a beneficial impact on the environment.

- v. *The relevance of the LAP for the implementation of Community legislation on the environment (e.g. plans linked to waste management or water protection):*

These plans and programmes are addressed in the Roscommon County Development Plan 2008 – 2014 and not specifically addressed in this LAP. Any site specific issues would be addressed through the planning application process.

## 5.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO

- i. *The probability, duration, frequency and reversibility of the effects:*

The development of lands in the LAP area will result in minor impacts on wider environmental resources, locally to the site and more widely over the construction phase and when the development is operational. The long term effects are likely to occur and cannot be readily reversed. These environmental impacts will result from a range of processes including the following:

- **Traffic generation**

The implementation of several policies and objectives in relation to roads and transportation detailed within the LAP will be of relevance here, these include;

<b>Policy</b>	Provide a safe and modern road network within the LAP area which is compatible with the pattern of land use in the area and with through traffic.
<b>Policy</b>	Regulate and improve parking facilities at congested locations and ensure that all developments comply with the Car Parking Standards provided in chapter 8 of this plan.
<b>Policy</b>	Ensure that the function of the existing road network is protected by minimising the number of new accesses (or the material intensification of existing accesses) onto National and Regional routes.
<b>Policy</b>	Promote and facilitate improvement and enhancement works on all approach roads to Castlerea and within the urban environs of the town, as resources permit.
<b>Policy</b>	Ensure that new developments accommodate direct pedestrian access into the town centre.
<b>Policy</b>	Facilitate infrastructural improvements which will facilitate safer and easier vehicular and pedestrian transport to the backlands of the town.

### **Objectives in relation to Road Transportation**

<b>Objective</b>	Facilitate the programmed improvement to the National Road Network as per Table 14 (Castlerea LAP)
<b>Objective</b>	Maintain and improve the condition and connectivity of the public footpath network throughout the Plan area, particularly linking newly developed lands at Knockroe and Tarmon with the existing town centre.
<b>Objective</b>	Actively encourage and facilitate the development of an N60 Inner Relief Road within the Plan area to the south of the town centre with access northwards to the town centre.

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**Objective** Explore the provision of a safe and high quality cycle network between residential areas at Arm, Knockroe, Termon and retail, recreational and educational facilities in the town centre.

• **Waste generation**

The implementation of several policies and objectives in relation to waste generation/management detailed within the LAP will be of relevance here, these include;

**Policies in relation to Waste Management**

- Policy** Implement the objectives of the Connaught Waste Management Plan 2006-2011 and promote, where appropriate, the DEHLG Best Practice Guidelines on the preparation of Waste Management Plans for Construction & Demolition Projects, July 2006.
- Policy** Encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials.
- Policy** Promote the increased re-use and recycling of materials from waste sources and co-operate with local retailers and residents associations in managing collection points for recycling goods.

**Objectives in relation Wastewater Management**

- Objective** Encourage and assist the community to become involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives that will lead to sustainable waste management practices.
- Objective** Liaise and work with the Castlerea Tidy Towns Committee in order to develop and implement a strategy to increase the awareness of litter, and implement controls and improvements with respect to litter.
- Objective** Facilitate the establishment of a Litter Management Plan for Castlerea.
- Objective** Upgrade waste management facilities in the area, including bring banks and litter bins, and extend the bring bank network where appropriate to all new housing developments.
- Objective** Require the undertaking of appropriate investigations to determine the nature and extent of any soil and / or groundwater contamination and the risks associated with site development work, where Brownfield development is to occur within the Plan area.

• **Water supply**

The implementation of several policies and objectives in relation to water supply detailed within the LAP will be of relevance here, these include;

**Policies in relation to Water Supply**

- Policy** Ensure the provision of an adequate, current and future, supply of potable water suitable for domestic, industrial, agricultural and other uses, which will cater for the sustainable development of the town.
- Policy** Ensure high water quality standards are maintained in implementing the relevant European Community Water Quality Directives and Regulations.

**Objectives in relation to Water Supply**

- Objective** Facilitate the implementation of water conservation projects e.g. leak detection, replacement and repair of water mains and connections as necessary, and as resources permit.
- Objective** Ensure high water quality standards are maintained in implementing the relevant European Community and National Water Quality Directives and Regulations e.g. European Communities (No. 2) Drinking Water Regulations 2007.
- Objective** Work with other Statutory Agencies in raising public awareness of the value of the water resources by encouraging conservation of resources and protection of water quality, etc.

• **Wastewater collection, treatment and disposal**

The implementation of several policies and objectives in relation to wastewater collection, treatment and disposal detailed within the LAP will be of relevance here, these include;

**Policies in relation to Wastewater Services**

- Policy** Continue to provide a reliable system for the safe and adequate disposal of wastewater in a manner which is sustainable and which is within the resources of the Council.
- Policy** Facilitate the provision of an adequate wastewater collection, treatment and disposal system for the Castlerea LAP area to serve existing and future populations in accordance with the Water Framework Directive 2000, and EU Urban Wastewater Directive and in accordance with the EPA Discharge License.

**Objectives in relation to Wastewater Services**

- Objective** RCC shall adopt the following approach when considering development applications;
- Significantly reduce the use of multiple private pumping stations
  - Where technically feasible and economically viable, existing and future pumping stations should come under the control of RCC
  - Pumping arrangements shall be designed in a sustainable manner
  - Development shall be phased in such a way as to only allow areas to be developed which can connect into the sewerage network directly
  - The feasibility of a collection network should be explored, possibly along the Cross River, which will reduce the need for so many pumping stations
- Objective** Where technically feasible and economically viable, improve and extend the wastewater collection, treatment, and disposal infrastructure to serve all zoned areas, in order to facilitate development.
- Objective** Explore the feasibility and appropriateness of entering into Public Private Partnerships for the provision of necessary infrastructure as appropriate.
- Objective** Require that all existing developments which are in close proximity to the public sewer should connect to it.
- Objective** In currently unserved areas, strictly control the siting of septic tanks and proprietary treatment systems and promote public awareness on the issue of correct installation, monitoring and maintenance in the interests of the protection of the environment and public health.
- Objective** Ensure that all new developments have adequate surface water drainage systems.

The implementation of several policies and objectives in relation to Potential loss of habitat/biodiversity detailed within the LAP will be of relevance here, these include;

## **Policies in relation to Natural Heritage**

**Policy** Protect proposed and designated NHAs, SAC's and SPAs as they become designated.

## **Objectives in relation to Natural Heritage**

**Objective** Through the Development Management process seek the appropriate preservation of landscape features of wildlife importance including; trees, hedgerows, ditches, banks, stone dykes, stone walls, linear tree belts, shelter belts, semi-natural or ancient woodlands, plantations, estates, heath-lands, green roads, wetlands and ponds. Full details of such features should be indicated on the maps accompanying pre-planning enquiries and planning applications. In the case of existing hedgerows, trees and woodland, a comprehensive survey may be requested.

**Objective** Encourage the preservation of Wildlife through the:

- retention and improvement of features such as hedgerows, trees, ponds and watercourses,
- the active discouragement of draining and filling-in of field ponds,
- the appropriate management of existing woodland and hedgerows, and
- retention of townland boundary hedges.

**Objective** Seek through the Development Management process to protect trees and hedgerows against damage during the course of any construction and development.

**Objective** Encourage owners to care appropriately for visually significant trees on privately owned land.

**Objective** Seek to protect verges, hedges and roadside grass areas from redevelopment.

**Objective** Ensure that all Natura 2000 sites are protected from significant adverse direct, indirect, or secondary impacts arising from the scale, land take, proximity, resource requirements, emissions, (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or any other effect of any development.

**Objective** Ensure that development in or near or likely to affect a designated site should avoid any significant adverse impact on the features for which the site has been designated.

**Objective** Require that significant development proposals are accompanied by a visual impact assessment demonstrating that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape.

**Objective** Protect features of the natural environment including existing ecological corridors (trees, hedgerows, scrub, wooded areas, rivers, and streams), and NHAs. All significant proposals for development shall be required to identify all ecological corridors, assess the impact of the proposal on these, and set out detailed mitigation measures to offset any negative impact.

- **The construction and existence of developments will cause localised increases in noise levels and localised increases in emissions to air principally due to traffic.**

These local environmental issues, which are not considered significant, are inevitable with any form of development. The LAP is likely to have a long term positive effect on the town in so far as it sets out a framework for the appropriate level of development for the town over the duration of the plan period, whilst protecting its natural and built heritage.

All development applications shall be assessed to ensure that the maximum permitted surface water outflow from any new development is restricted to that for the greenfield/brownfield sites, prior to commencement of the proposed development, in line with international best practice. Storm-water drainage strategy will be developed on a catchment basis taking account of flood risk, the impact of climate change and the systematic

use of Sustainable Drainage Systems (SuDs) for new developments. A rigorous policy of not connecting new sewers into the public sewer system until all such sewers are tested and mis-connections removed must be implemented to prevent unnecessary contamination of surface water run-off.

ii. *The cumulative nature of the effects:*

Development, including traffic, increase in public services and an increase in population will put surrounding natural heritage and cultural heritage at risk. However policies to protect archaeological sites, monuments and protected structures will be included in the LAP. Town environmental improvements could add to the tourism appeal of the town. Large scale additional zoning is not proposed for the lifetime of the Plan.

iii. *The transboundary nature of the effects:*

There are no transboundary effects considered here. It is considered that there will be no cumulative likely significant effects on the environment.

iv. *The risk to human health or the environment (e.g. due to accidents):*

Increase in development will result in an increase in traffic, surface run off and demand on public infrastructure etc. Objectives have been drafted for inclusion into the LAP to produce a traffic calming plan and environmental improvements with an emphasis placed on sustainable modes of transport.

v. *The magnitude and spatial extent of the effect (geographic area and size of the population likely to be affected):*

Large scale additional zoning is not proposed for the lifetime of the Plan.

vi. *The value and vulnerability of the area likely to be affected due to:*

- (a) *special natural characteristics or cultural heritage*
- (b) *exceeded environmental quality standards or limit value*
- (c) *intensive land use*

Policies are in place within the Plan to protect the natural and cultural heritage of the town. The amount of land zoned within the plan is reflective of the unique historical character of the town.

vii) *The effects on areas or landscapes which have a recognised national, Community or international protection status:*

The Roscommon County Development Plan, 2008-2014 contains a Landscape Character Assessment. The Plan area is located in Landscape Character Area (LCA) 11: Castlerea and Upper Suck Valley. The Landscape Value is classified as High. As outlined previously, there are no areas of national, European or International protection status within or affected by the LAP.

## 6. CONCLUSION

Having regard to the foregoing, it is considered that the Castlerea LAP will have environmental implications but these are not likely to be significant in terms of the criteria set out in Schedule 2A of S.I. No. 436/2004 and therefore an SEA was not deemed necessary.

## 7. RECOMMENDATION

It is not recommended to commence the Strategic Environmental Assessment for the 2012-2018 Local Area Plan for Castlerea.



## **PART B: SCREENING DECISION**

### **1. NOTIFICATION**

Notification was issued to the prescribed environmental authorities, giving them an opportunity to comment on whether they consider that significant effects on the environment would be likely to arise from the implementation of the Castlerea LAP. The screening notice outlined the characteristics of the Plan, including its purpose and primary objectives, the area likely to be affected and the key issues that the Plan would need to address. The screening notice was issued to the Environmental Authorities, namely; the Environmental Protection Agency (EPA), the Department of Environment, Heritage and Local Government (DoEHLG) and the Department of Communications, Marine and Natural Resources (DCMNR).

### **2. RESPONSE TO NOTIFICATION**

#### **2.1 THE ENVIRONMENTAL PROTECTION AGENCY (EPA) RESPONDED AS FOLLOWS:**

The EPA note that it is a matter for Roscommon County Council to determine whether or not any future proposed Amendments/Variations would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004) and should be subject to the same method of assessment as undertaken in the “environmental assessment” of the Plan.

#### **1. INFRASTRUCTURE PLANNING**

In proposing the Plan, and any related amendments etc. of the Plan, and in implementing the Plan, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.

In particular, adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. Should be planned and phased to address any current problems or deficits and to reflect predicted increases in population.

#### **2. OBLIGATIONS WITH RESPECT TO NATIONAL PLANS AND POLICIES AND EU ENVIRONMENTAL LEGISLATION**

The EPA refers to the local authority’s responsibilities and obligations in accordance with all national and EU environmental legislation. They note that it is a matter for Roscommon County Council to ensure that, when undertaking and fulfilling their statutory responsibilities; they are at all times compliant with the requirements of national and EU environmental legislation.

#### **3. ENVIRONMENTAL AUTHORITIES**

The EPA refers to the requirement, where appropriate under the SEA Regulations, to give notice to the following:

- The Minister for the Environment, Heritage & Local Government where it appears to the Planning Authority that the Plan might have significant effects in relation to architectural or archaeological heritage or to nature conservation, and
- The Minister for Communications, Energy and Natural Resource (formerly Communications, Marine and Natural Resource), where it appears to the Planning Authority that the proposed Plan might have significant effects on fisheries or the marine environment.

#### 4. SPECIFIC COMMENTS

The Agency also welcomes the intention (as stated in the Plan) to cooperate with adjacent local authorities in the establishment of a Natural Heritage Management Plan. It should be ensured however that this is carried out in consultation with the NPWS.

It should be clarified whether additional zoning / rezoning / de-zoning (outside of the aforementioned green belt areas) is considered under the Plan.

It is noted that the Castlerea Urban and Castlerea Regional Water Supply Schemes are currently on the EPA's Drinking Water Remedial Action List, (RAL), as a result of "*Poor Turbidity removal*" and "*Inadequate treatment for Cryptosporidium*", respectively. It should be ensured that provisions are made in the Plan to provide appropriate mitigation measures to ensure safe and secure drinking water.

It should also be ensured that the implementation of the Plan should take account of and protect important groundwater aquifers occurring within and adjacent to the Plan area. Such measures have been included in the LAP.

Consideration should also be given to requiring "Visual Impact Assessment" for proposed development in / adjacent to areas of significant landscape character.

#### 2.2 THE ENVIRONMENT, HERITAGE AND LOCAL GOVERNMENT (DOEHLG):

The Department of The Environment, Heritage and Local Government have no comments to make at this time.

#### 2.3 THE DEPT. OF COMMUNICATIONS, MARINE AND NATURAL RESOURCES (MCMNR)

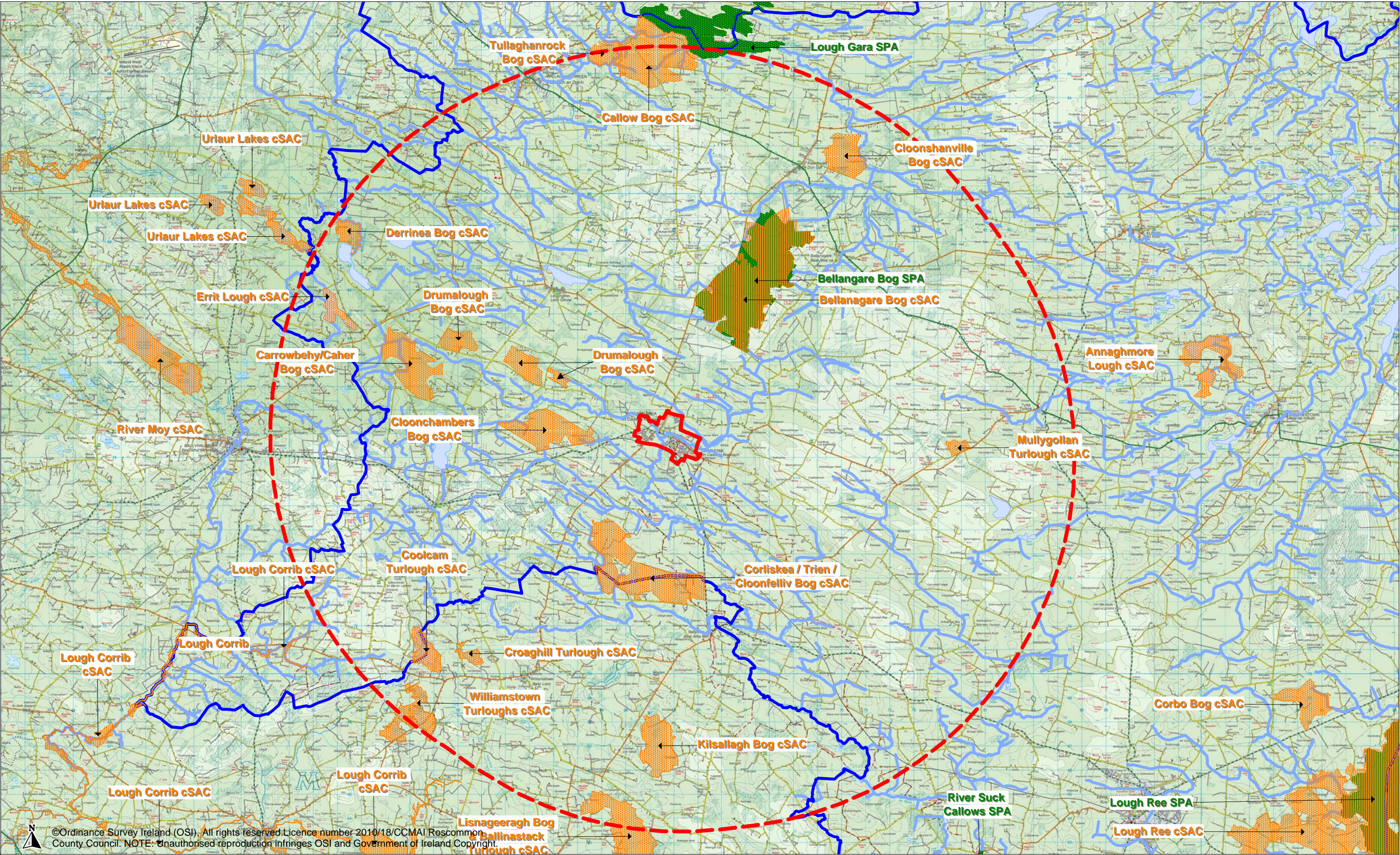
The Department of Communications, Energy and Natural Resources have no comments to make at this time.

### 3. **CONSIDERATIONS**

All the above points were taken into consideration and additions and amendments made where relevant in preparing the Castlerea Local Area Plan 2012-2018.

### 4. **DECISION**

Based on the above considerations, it is the decision of the Planning Authority that SEA is not required for the Castlerea LAP, as the primary objective of the Plan is to ensure the proper planning and sustainable development of the area by regulating development through strategic environmental measures, land use zoning and development objectives. In addition, the population threshold will not reach that which mandatorily requires an SEA. As a result, the implementation of the Plan is unlikely to give rise to significant environmental effects.



**Legend**

- Roscommon County Boundary
- Castlerea LAP Boundary 2012-2018
- 15km buffer around Castlerea

- candidate Special Area of Conservation (cSAC)
- Special Protection Areas (SPA)
- Rivers and Streams
- Lakes

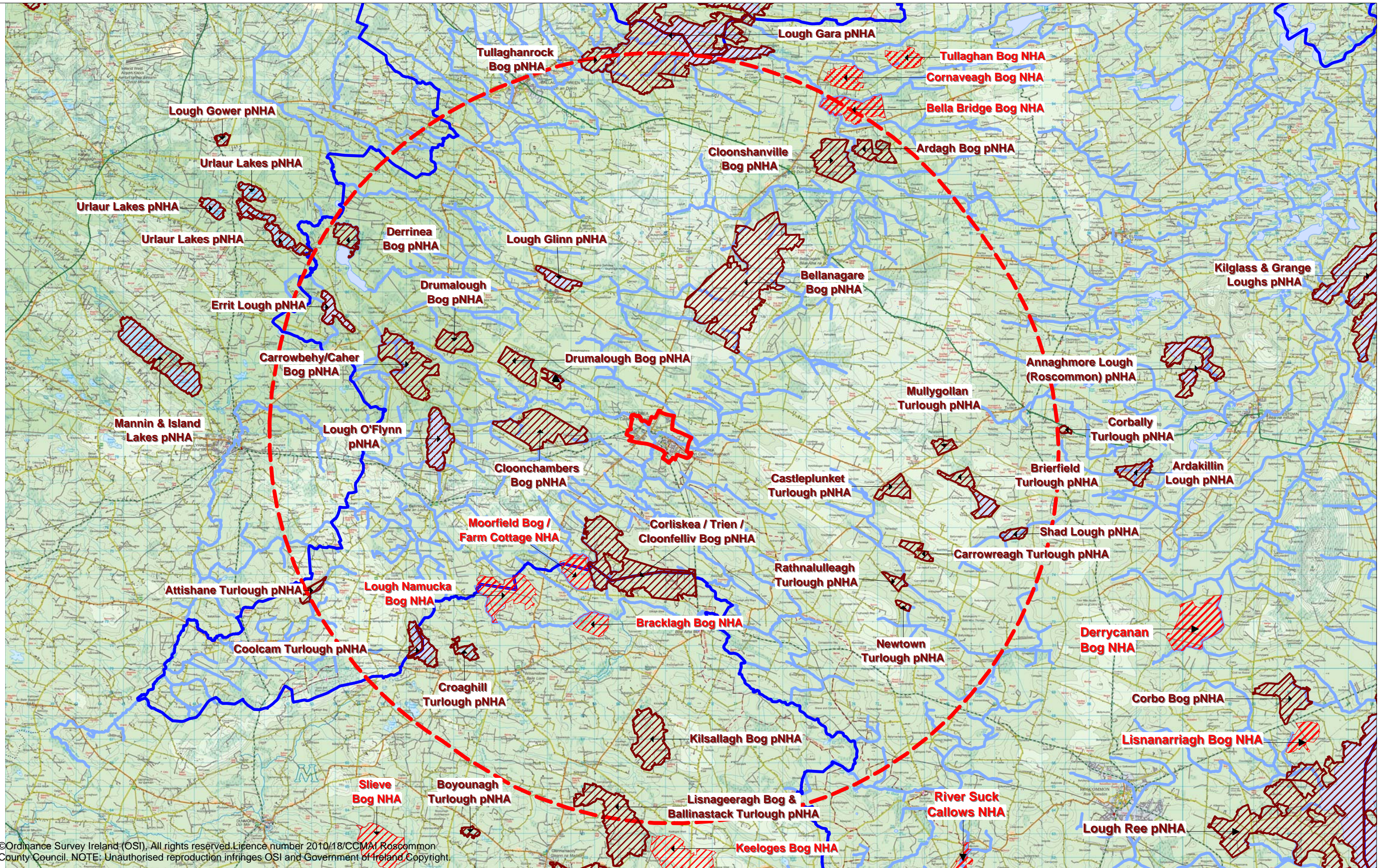
**Castlerea  
Local Area Plan 2012-2018**

**Map 1  
Location of Natura 2000  
Sites adjacent to Castlerea**

**Scale:** N.t.s. **Drawn by:** JC **Date:** April 2012










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## Legend

-  Roscommon County Boundary
-  Castlereagh LAP Boundary 2012-2018
-  15km buffer around Castlereagh

-  Natural Heritage Areas (NHA)
-  proposed Natural Heritage Areas (pNHA)
-  Rivers and Streams
-  Lakes

Castlereagh  
Local Area Plan 2012-2018

## Map 2 NHAs and proposed NHAs in Castlereagh

Scale: N.T.S. Drawn by: JC Date: April 2012



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