



Comhairle Chontae Liatroma
Leitrim County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council

Strategic Environmental Assessment (SEA) Statement



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SEA STATEMENT

FOR THE

CARRICK-ON-SHANNON JOINT LOCAL AREA PLAN 2025-2031

for: Leitrim and Roscommon County Councils



Comhairle Chontae Liatroma
Leitrim County Council



Comhairle Contae
Ros Comáin
Roscommon
County Council

by: **CAAS Ltd.**



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Section 1 Introduction

1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for the Carrick-on-Shannon Joint Local Area Plan (LAP) 2025-2031.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

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, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.

1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Plan.

This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Plan;
- b) how the following have been taken into account during the preparation of the Plan:
 - the environmental report,
 - submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and
 - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Plan in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Plan.

1.3 Implications of SEA for the Plan

SEA has been undertaken on the Plan and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Draft Plan on public display. The Environmental Report was updated in order to take account of changes to the original Draft Plan that were made on foot of submissions and recommendations in the submissions.

Leitrim and Roscommon County Councils have been provided with the findings of SEA output during their consideration of the Plan and before the Plan was adopted.

Section 2 How Environmental Considerations were integrated into the Plan

2.1 Overview

Environmental considerations were presented to the Councils for their consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Integration of environmental considerations; and
7. Integration of individual SEA and AA provisions into the Plan.

All parts of the Plan-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Draft Plan, Proposed Material Alterations and Further Modifications.

2.2 Consultations

As environmental authorities identified under the Planning and Development (SEA) Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to Leitrim and Roscommon County Councils; Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Cavan County Council; Sligo County Council; Longford County Council; Mayo County Council; Galway County Council; Offaly County Council; Westmeath County Council; and Donegal County Council. More detail on SEA scoping is provided under Section 3.2.

Detail is also provided on submissions that were made on the Draft Plan and/or the SEA Environmental Report while they were on public display (see Section 3.3).

2.3 Communication of environmental sensitivities throughout the SEA process

Environmental considerations were integrated into the Plan before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Plan included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

2.4 Appropriate Assessment

Appropriate Assessment (AA) Screening has been undertaken alongside the Plan. The requirement for Screening for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The conclusion of the Screening for AA is that the Plan is not foreseen to have any likelihood for any significant effect on any European site, alone or in combination with other plans or projects. The preparation of the Plan, SEA and Screening for AA has taken place concurrently and the findings of the Screening for AA have informed the SEA.

2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Local Area Plan. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Local Area Plan.

2.6 Consideration of Alternatives

Consideration of the environmental effects arising from a variety of different alternatives for the Plan (see Section 4) has contributed towards the protection and management of the environment within the Plan area.

2.7 Integration of individual provisions into the text of the Plan

Various provisions have been integrated into the text of the Plan through the Plan-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes. Table 2.1 links key mitigation measure(s) to the likely significant effects of implementing the Plan, if unmitigated. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

2.8 Integration of individual provisions into the text of the County Development Plans

In addition to the individual provisions integrated into the text of the Joint Local Area Plan, individual provisions relating to environmental protection and management have been integrated into the existing, already in force, Leitrim and Roscommon County Development Plans. These measures, which must be complied with by development under the Joint Local Area Plan, are identified alongside the Joint Local Area Plan measures on Table 2.1.

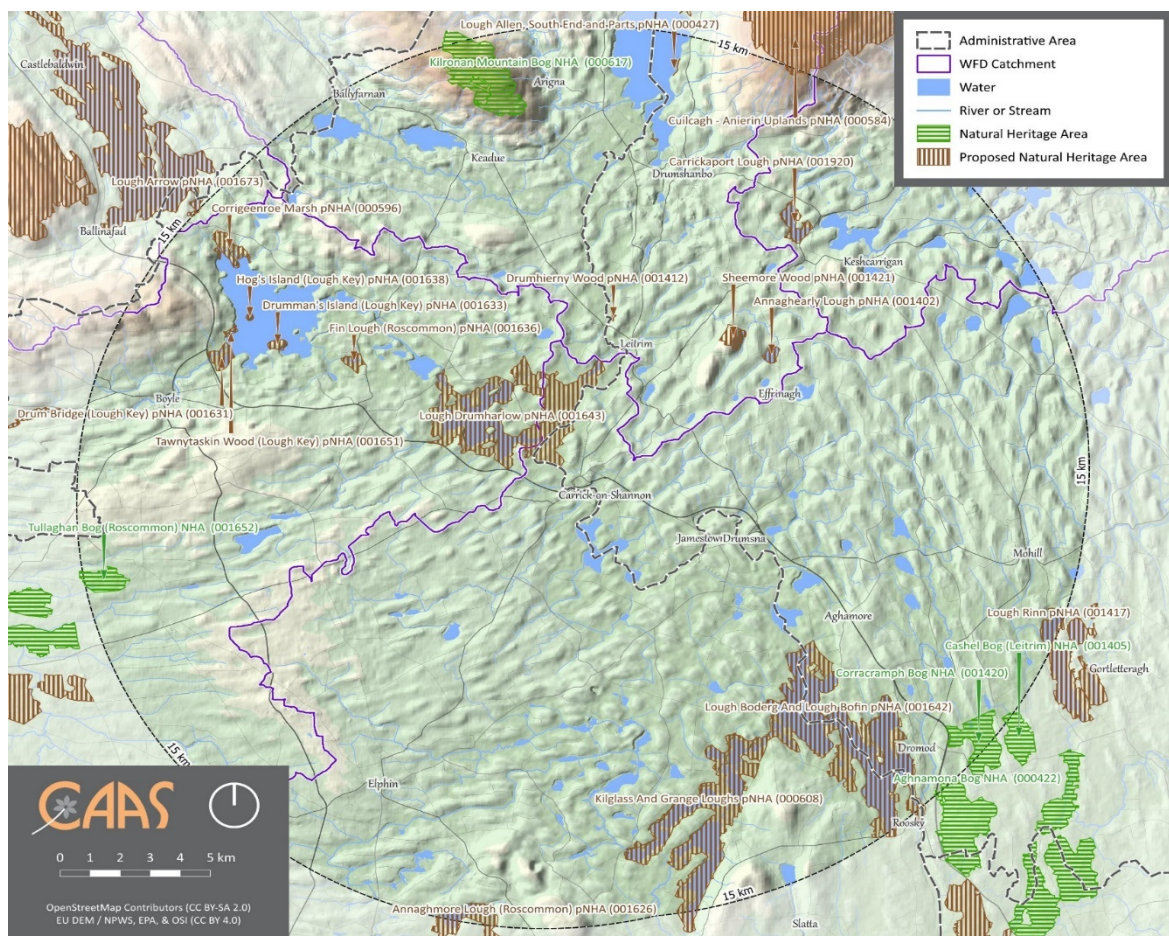
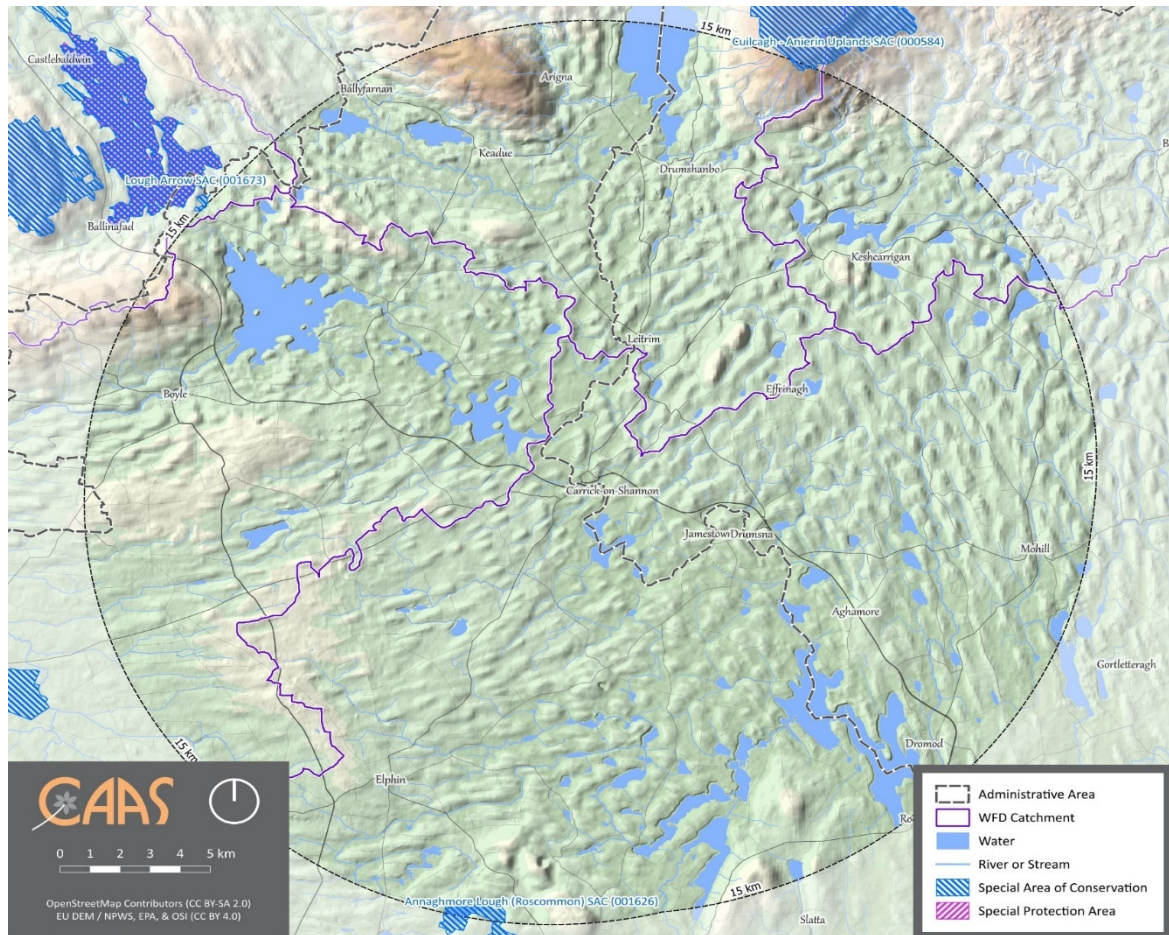
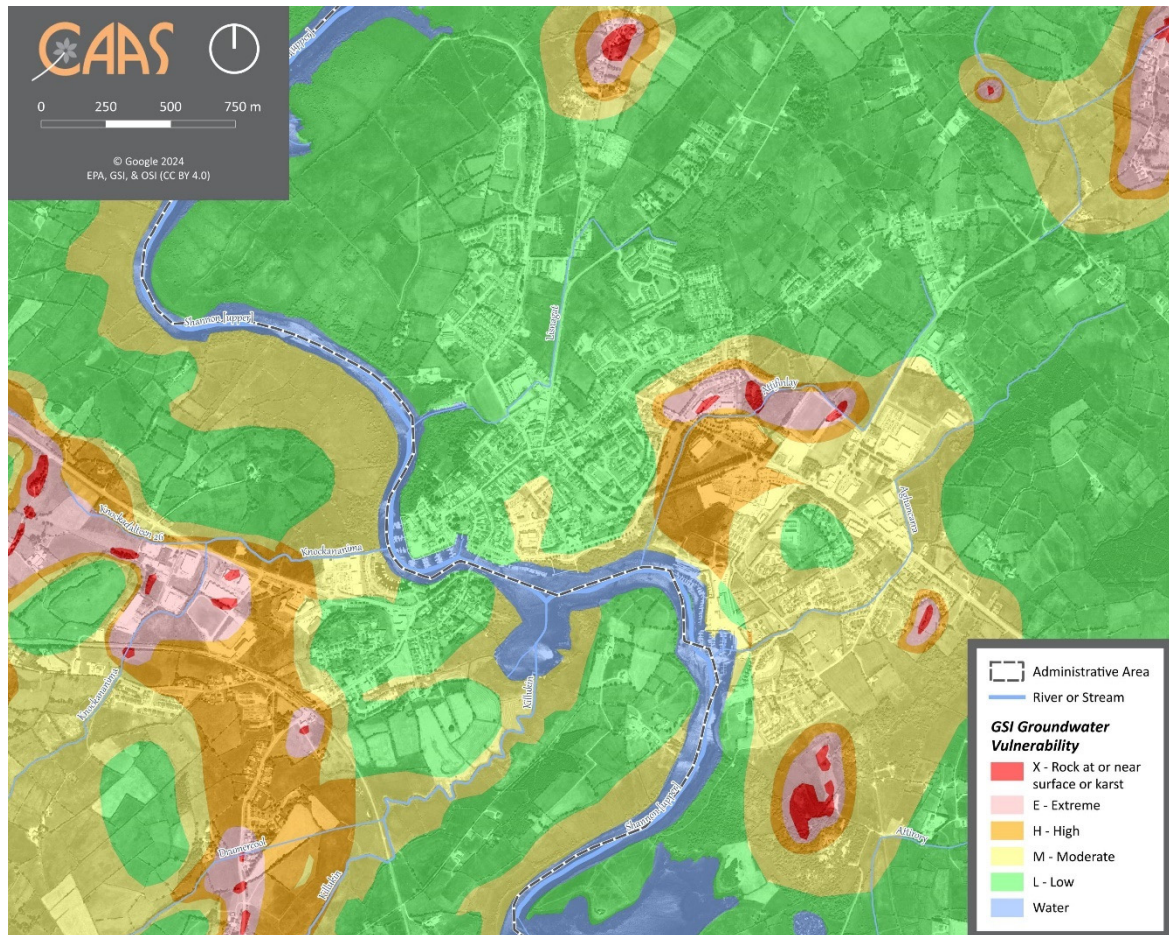
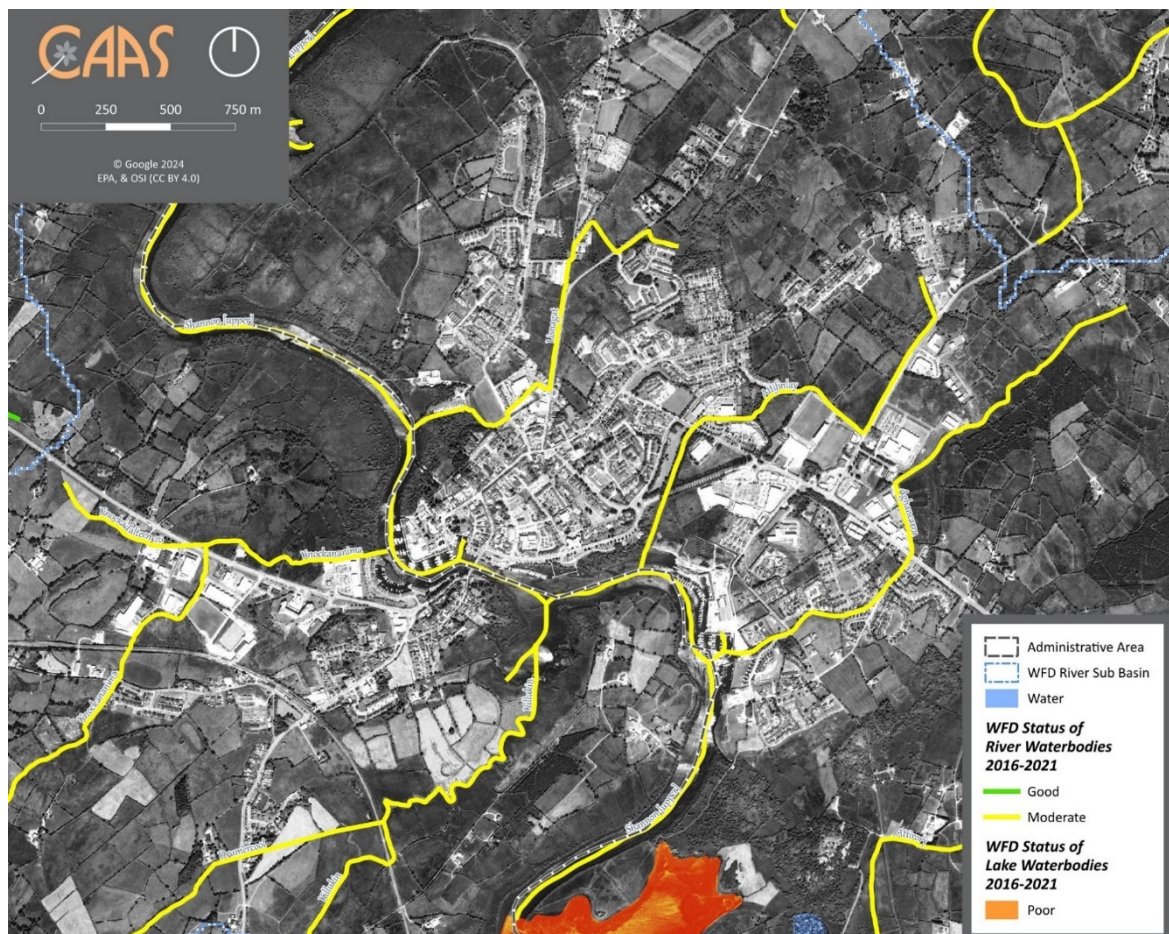


Figure 2.1 Selection (1 of 3) of Individual Environmental Sensitivities

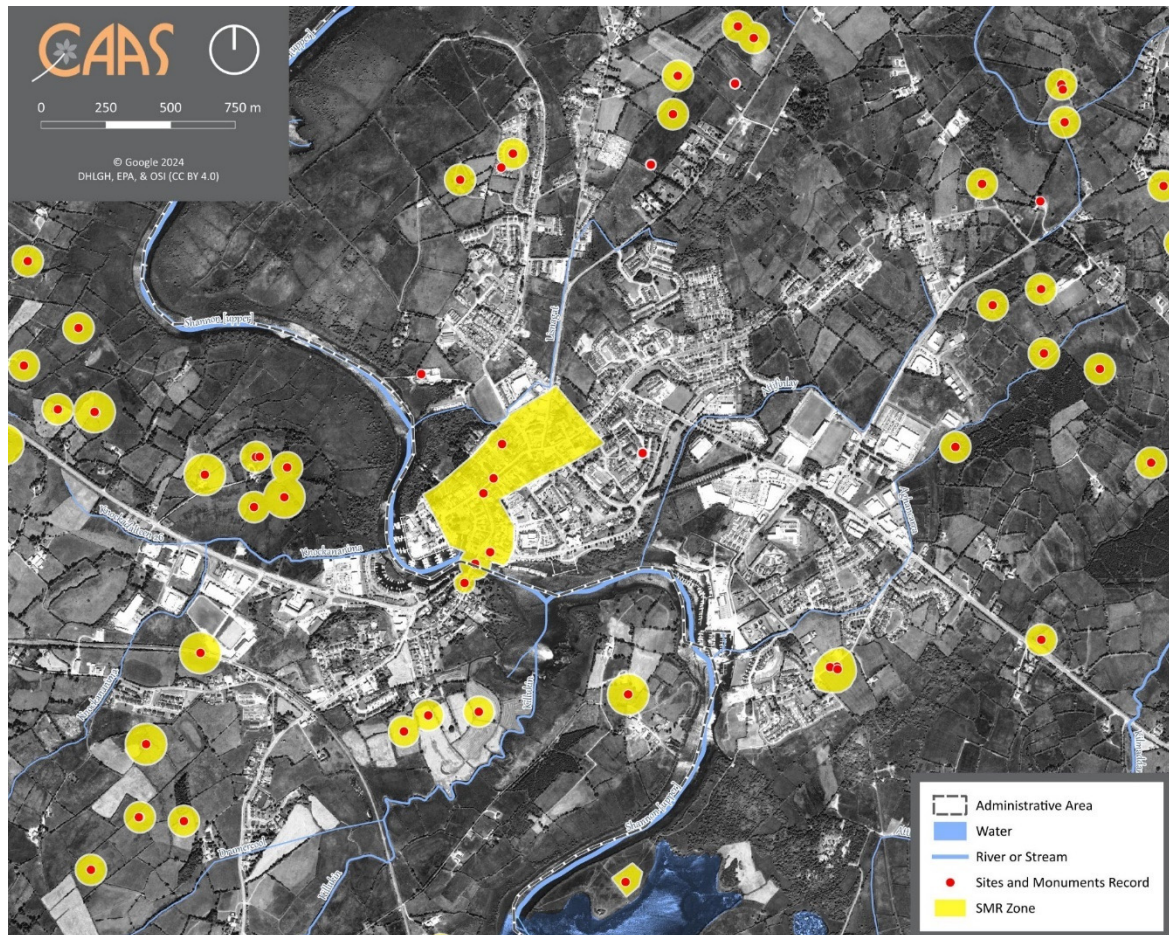


Groundwater Vulnerability

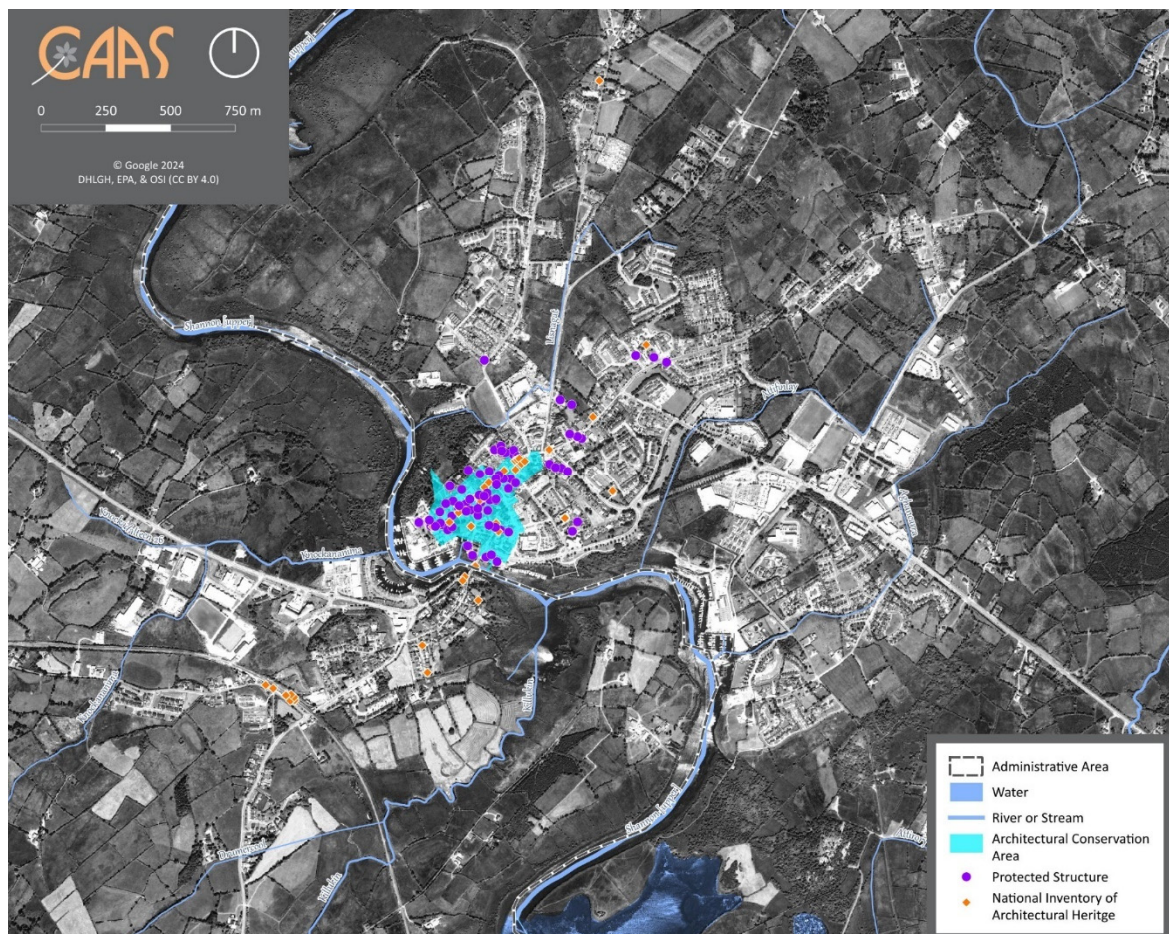


WFD Surface Waterbodies and WFD Ground Waterbodies Status (2016-2021)

Figure 2.2 Selection (2 of 3) of Individual Environmental Sensitivities



Archaeological Heritage



Architectural Heritage

Figure 2.3 Selection (3 of 3) of Individual Environmental Sensitivities

Table 2.1 Integration of Environmental Considerations into the Plan¹

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
Various – see below	Various – see below	Carrick-on-Shannon Local Transport Plan (LTP) Such new projects shall be subject to feasibility assessment, taking into account the environmental constraints and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken for such projects where appropriate. Proposed interventions will be required to demonstrate that they are consistent with all relevant legislative requirements.	Leitrim County Development Plan Development Management Standards from Chapter 13 of the Plan ILU POL 6 New transport infrastructure projects, including blueways and greenways, that are not already provided for by existing plans/programmes, which have been subject to environmental assessment, or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken, where appropriate, in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection. This Corridor and Route Selection Process will not be applicable to national roads schemes which are required to be progressed in accordance with statutory processes and TII Publications, including the Project Management Guidelines and Project Appraisal Guidelines. Leitrim County Development Plan Chapter 7 Where projects for new infrastructure, including green infrastructure, are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects should be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable mobility. A Corridor and Route Selection Process should be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection. Continued investment in improvements to the road network is vital to maintain the carrying capacity of the network. In order to ensure that the investment, as well as the function of the national road network is not undermined, all development proposals involving access onto National Primary and National Secondary roads will be assessed having regard to the provisions of Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).
Biodiversity and flora and fauna	Arising from both construction and operation of development and associated infrastructure: <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	BNH 5 Protect and conserve the ecological and biodiversity value of the River Shannon, and associated tributaries, and ensure that all development proposals, individually or cumulatively, do not negatively impact on the status of waterbodies, subject to Water Framework Directive exemptions, and river access. BNH 6 Protect existing ecological assets, and enhance where appropriate, the provision of biodiversity features in urban areas through the development management process, including in pre-planning application discussions, and in Local Authority own developments. BNH 7 Support and work with all relevant bodies/stakeholders/local communities in the development of and protection of Green Infrastructure in the town. BNH 8 Ensure that any proposals for the lighting/flood lighting of waterways infrastructure, buildings or pedestrian/cycling routes along waterways within the Plan area incorporate bat friendly lighting schemes as set out in <i>Bats and Lighting, Guidance Notes for: Planners, engineers, architects, and developers</i> (Bat Conservation Ireland, December 2010). BNH 9 Encourage and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs etc) as part of development management proposals. BNH 10 Explore the potential for the development of a new wetland ecology park off the Leitrim Road, Carrick-on-Shannon.	Leitrim County Development Plan BG OBJ 4 To deliver a Blueway linking Carrick-on-Shannon to Leitrim Village and onwards to Battlebridge subject to obtaining the necessary planning consent and only where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EU Directives. WI POL 5 To ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment. Water abstractions should ensure appropriate levels of environmental management and protection, including ensuring compliance with the Water Framework Directive and Habitats Directive. PL POL 1 To control lighting in urban and rural areas and in particular in sensitive locations, in order to minimise impacts on residential amenity, habitats and species of importance. TOUR POL 6 To seek to sustainably manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that any new projects, such as blueways and greenways, are a suitable distance from ecological sensitivities, such as riparian zones. TOUR POL 7 Where relevant, the Council and those receiving consent for development shall seek to sustainably manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects to sensitive habitats, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate. ADV TOUR OBJ 4 To prepare Habitat and Visitor Management Plans for the protection of areas which are particularly sensitive to visitors subject to the availability of funding. The first such plan will be developed for Sheemore. RUR ECON POL 5 The Council will provide for the sustainable development of fisheries, where this is in compliance with the Habitats and Birds Directives and other ecological protection objectives. Where new infrastructure is being provided, it should be positioned at already modified locations where feasible and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat Management Plan that includes requirements in relation to sustainable fishing practices that would not affect the ecological site integrity and invasive species. AGR OBJ 1 To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution. Natural Heritage Policies NH POL 1 To protect and conserve Special Areas of Conservation and Special Protection Areas. NH POL 2 To implement Article 6(3) and where necessary Article 6(4) of the Habitats Directive, including to ensure that Appropriate Assessment is carried out in relation to works, plans and projects with the potential to impact European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and the Planning and Development Act, as relevant.

¹ Non-material changes to individual Plan provisions referenced in this report may be updated during the finalisation of the Plan, including numbering, formatting and graphic design.

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
		<p>BNH 11 Require, where the presence of invasive species is identified on any proposed development site, that robust treatment measures are detailed to demonstrate how these species will be appropriately managed and controlled.</p> <p>ED 12 Explore the provision of additional marina facilities to include public mooring berths in conjunction with Waterways Ireland on lands south of the existing marina owned by The Inland Waterways Association of Ireland. Any such proposals shall require ensuring compliance with the Water Framework Directive and Habitats Directive as part of the development management consent process.</p>	<p>NH POL 3 To protect designated Natural Heritage Area (NHA) sites, including proposed Natural Heritage Area sites (pNHA) and seek to develop linkages between designated sites and other non-designated sites of ecological importance, where feasible and as resources permit.</p> <p>NH POL 4 To consult with relevant prescribed bodies, such as the National Parks and Wildlife Service (DoHLGH), and take account of any licensing requirements when undertaking, approving and authorising development which is likely to affect plant, animal or bird species or habitats protected by law.</p> <p>NH POL 5 To ensure that development does not have a significant adverse impact on plant, animal or bird species or habitats protected by law, subject to satisfactory mitigation measures.</p> <p>NH POL 6 To protect and where possible enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites.</p> <p>NH POL 8 To protect ecological networks linking protected and designated important sites within the County, in accordance with Article 10 of the Habitats Directive.</p> <p>NH POL 9 To ensure that appropriate mitigation and/or compensation measures to conserve biodiversity, landscape character and green infrastructure networks are required in developments where habitats are at risk or lost as part of a development.</p> <p>NH POL 10 To ensure the protection, conservation and enhancement of the biodiversity of the county.</p> <p><i>Natural Heritage Objectives</i></p> <p>NH OBJ 1 To ensure that no project or programme giving rise to significant adverse, direct, indirect, secondary or cumulative impacts on the integrity of any Natura 2000 site(s), having regard to their qualifying interests and conservation objectives, arising from their size, scale, area or land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either alone or in combination with other plans or projects) .</p> <p>NH OBJ 2 To protect and conserve those sites designated as Special Areas of Conservation (SACs) during the lifetime of this plan. The list of current SACs is contained in Table 1 of this chapter.</p> <p>NH OBJ 3 To protect and conserve those sites designated as Special Protection Areas during the lifetime of this plan. There is current one SPA in Co. Leitrim which is contained in Table 2 of this chapter.</p> <p>NH OBJ 4 To protect and conserve Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) that become designated and notified to the Local Authority during the lifetime of this plan. The list of current NHAs and proposed NHAs are contained in Table 3 and 4 of this chapter.</p> <p>NH OBJ 5 To protect the character, appearance and quality of the habitats and semi-natural features in County Leitrim such as woodlands, hedgerows, peatlands, wetlands and artificial waterways of historic or ecological importance.</p> <p>NH OBJ 6 To promote, in partnership with the relevant agencies, the development and implementation of codes of best practice through initiatives such as the Local Floral Pride initiatives, Community Environmental Action and the Green Schools projects.</p> <p>NH OBJ 7 To encourage appropriate management of landscape features, particularly through the development management process and using planning agreements with landowners and developers, where appropriate.</p> <p>NH OBJ 8 To identify and map over the lifetime of the Plan habitats and green infrastructure / sites of local biodiversity value of county importance and to raise awareness and understanding of the county's natural heritage and biodiversity.</p> <p>NH OBJ 9 To support the implementation of the relevant recommendations contained in the National Biodiversity Action Plan and the All Ireland Pollinator Plan.</p> <p>NH OBJ 10 To support the implementation of the actions contained in the Biodiversity Action Plan 2021-2025 when finalised, or any successor plan, in partnership with all relevant stakeholders and subject to the availability of the necessary funding sources.</p> <p><i>Peatlands Policies</i></p> <p>PEAT POL 1 To conserve peatlands and protect peatland landscapes within the County.</p> <p>PEAT POL 2 To seek hydrological reports for significant developments within and close to peatlands, to assess potential impacts on the integrity of the peatland ecosystems.</p> <p><i>Trees, Woodlands & Hedgerows Policies</i></p> <p>TWH POL 1 To discourage the felling of healthy mature trees to facilitate development and to encourage the retention of healthy mature trees within developments to the maximum extent practicable.</p> <p>TWH POL 2 To require the planting of native broadleaved species, and species of local provenance, in new developments as appropriate. (See Table 5 in this regard).</p> <p>TWH POL 3 To support the Native Woodland and Neighbourhood schemes and other initiatives that aim to establish and enhance woodlands for recreational and wildlife benefits, in partnership with local communities.</p> <p>TWH POL 4 To protect and preserve existing hedgerows and minimise their removal. Where their removal is necessary, to seek their replacement with new hedgerow material native to the area (See Table 5 in this regard).</p> <p>TWH POL 5 To retain distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development. Where the loss of the existing boundary is unavoidable as part of development, to ensure that the wall is re-built using local stone and local vernacular design.</p>

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p><i>Objectives</i> TWH OBJ 1 To use Tree Preservation Orders to protect important trees, groups of trees or woodlands, as appropriate which may be at risk or have an amenity, biodiversity or historic value during the lifetime of this plan.</p> <p><i>Pollinators Objective</i> POLL OBJ 1 To manage and restore semi-natural habitats and their native plants on Council land in as far as is practicable and affordable.</p> <p><i>Invasive Species Policy</i> IS POL 1 To require relevant development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015 and the EU Regulation on Invasive Alien Species 1143/2014.</p> <p><i>Nature-Based Approaches and Green Infrastructure – Policies</i> NBGI POL 1 To actively promote and encourage nature-based approaches and green infrastructure solutions as viable mitigation and adaptation measures to reduce GHG emissions, increase the adaptive capacity of ecosystems and optimise the multifaceted benefits through:</p> <ul style="list-style-type: none"> • Conservation, promotion, and restoration of the natural environment; • Integrating an ecosystem services approach and promote healthy living environments through enhanced connection with nature and recreation/amenity; • Enhancing biodiversity in urban and rural settings; • Assist with water and flood risk management; and • Carbon storage or sequestration. <p>Roscommon County Development Plan <i>Overarching Planning Principles - Assessments</i> Specific assessments may be required to enable the Planning Authority to make a decision on a planning proposal having regard to legislative requirements and/or to ensure compliance with the Development Plan. Assessments that may be required as part of planning proposals, in certain instances, include but are not limited to the following:</p> <ul style="list-style-type: none"> • Natura Impact Statement (in order to inform the Appropriate Assessment (AA) process) • Environmental Impact Assessment Report (EIAR) • Flood Risk Assessment • Traffic and Transport Assessment • Architectural Assessment • Archaeological Assessment • Landscape Appraisal and Visual Impact Assessment • Ecological Assessment • Design Statement <p>Proposals for development will be assessed in terms of potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures should be included in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level. Proposals shall also ensure that investigations are carried out in relation to the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. The EPA's publication Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (2007) shall be taken into account as relevant.</p> <p><i>Natural Heritage</i> NH 10.1 Ensure the protection, conservation and enhancement of the biodiversity of the county. NH 10.2 Support the implementation of the relevant recommendations contained in the National Biodiversity Action Plan, including no net loss in biodiversity, and the All Ireland Pollinator Plan. NH 10.3 Implement the County Roscommon Heritage Plan and the Biodiversity Action Plan, or any subsequent plans, in partnership with all relevant stakeholders. NH 10.4 Proposals where woodland, tree or hedgerow removal is proposed will be required to demonstrate a sufficient level of protection to Annex IV species, such as Bats and Otter, in accordance with the Habitats Directive. NH 10.5 Ecological Impact Assessment (EcIA) will be required for proposed developments likely to significantly impact on natural habitats and/or species, and which are not subject to Environmental Impact Assessment NH 10.6 Require all new developments in the early pre-planning stage of the planning process to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs, etc.) having regard to the recommendations outlined in the Habitat Mapping in Co. Roscommon, 2011 and the County Roscommon Swift Survey, 2020. NH 10.7 Implement Article 6(3) and where necessary Article 6(4) of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with</p>

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p>any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011.</p> <p>NH 10.8 Ensure that no plans, programmes, etc. or projects are permitted that give rise to significant cumulative, direct, indirect or secondary impacts on the integrity of European Sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects, (either individually or in combination with other plans, programmes, etc. or projects)².</p> <p>NH 10.9 Ensure that any plan or project that could have a significant adverse impact (either alone or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 Site or would result in the deterioration of any habitat or any species reliant on that habitat will not be permitted unless in exceptional circumstances.</p> <p>NH 10.10 Actively promote the conservation and protection of areas designated as an NHA (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have a significant adverse effect on the NHA or pNHA.</p> <p>NH 10.11 Preserve and protect sites of county geological importance from inappropriate development where they comprise designated sites or national heritage areas;</p> <p>NH 10.12 Promote and facilitate the development of geo-tourism in County Roscommon where it does not have a detrimental impact on designated sites or features of geological interest.</p> <p>NH 10.13 Encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.</p> <p>NH 10.14 Promote and encourage planting of native hedgerow species in new developments.</p> <p>NH 10.15 Ensure that hedgerows that are required to be removed in the interests of traffic safety or where breaches to hedgerows occur in compliance with relevant legislation, are replaced by the applicant/developer with suitable native species to the satisfaction of the Council.</p> <p>NH 10.18 Manage, enhance and protect the wetlands of the county having regard to the County Roscommon Wetland Survey (2017) and ensure that there is an appropriate level of assessment in relation to proposals which would involve draining, reclaiming or infilling of wetland habitats. The Council shall be available to engage with the NPWS with the objective of facilitating the monitoring and surveying of wetland sites in Roscommon.</p> <p>NH 10.19 Ensure that the county's watercourses are retained for their biodiversity and flood protection values and to conserve and enhance where possible, the wildlife habitats of the County's rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide a network of habitats and biodiversity corridors throughout the county. The Council shall be available to engage with the NPWS with the objective of facilitating the monitoring and surveying of wetland sites in Roscommon.</p> <p>NH 10.20 Protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. To this effect, consideration should be given to Inland Fisheries Ireland's guidance document Planning for Watercourses in the Urban Environment (2020).</p> <p>NH 10.21 Support the sustainable development of the fisheries and aquaculture industry in cooperation with the Department of Agriculture, Food and the Marine and the Inland Fisheries Ireland.</p> <p>NH 10.22 Encourage and enhance, where appropriate, the provision of biodiversity features in urban areas through the preparation of local area plans/settlement plans, green infrastructure strategies and through the development management process.</p> <p>NH 10.23 Require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Union (Birds and Natural Habitats) Regulations 2011 to 2015.</p> <p>NH 10.24 Ensure, where the presence of invasive species is identified on any proposed development site, that robust treatment measures are detailed to demonstrate how these species will be appropriately managed and controlled.</p> <p>NH 10.25 Minimise visual impacts on areas categorised within the County Roscommon Landscape Character Assessment including "moderate value", "high value", "very high value" and with special emphasis on areas classified as "exceptional value" and where deemed necessary, require the use of Visual Impact Assessment where proposed development may have significant effect on such designated areas.</p> <p>NH 10.26 Protect important views and prospects in the rural landscape and visual linkage between established landmarks, landscape features and views in urban areas.</p> <p>NH 10.27 To co-ordinate with all adjoining Local Authorities in reviewing Landscape Character Assessments (LCAs) to ensure consistency in classification and policy in adjoining areas of similar character. A targeted review of the LCA shall be undertaken following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines as well as the Regional Landscape Character Assessment to be completed by the Regional Assembly.</p> <p>NH 10.28 Create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide sustainable water management and a green setting for urban areas.</p>

² Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place.

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p>NH 10.29 Facilitate the on-going development and improvement of green infrastructure in the Plan area, including green networks, green amenities and linked green corridors which ensure the provision of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike.</p> <p>NH 10.30 Prepare and implement a Green Infrastructure Strategy for the county in partnership with key stakeholders and the public.</p> <p>NH 10.31 Support the development of strategic greenways, blueways and peatways in the county in accordance with the Strategy for the Future Development of National and Regional Greenways (2018).</p> <p><i>Sustainable design</i></p> <p>Sustainable design elements are essential and should be considered at the initial design stage of the development process. These elements will influence and help determine the layout, siting and the orientation of building(s), height, form, materials, density and overall functionality as well as the aesthetics of the proposed development. Lighting fixtures should be designed so as to avoid creating glare and should have minimum environmental impact.</p> <p><i>Section 12.18 (Tourism and Recreation Facilities):</i></p> <p>Proposed developments should seek to manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant environmental effects, including loss of habitat and disturbance. Proposals should also ensure that new projects and activities are a suitable distance from ecological sensitivities. Visitor/habitat management plans may be required. Considerations should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals.</p>
<p>Population and human health</p>	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>ED 1 Support and enhance the sustainable economic growth of Carrick-on-Shannon, consistent with its role as a Key Town through the provision of designated areas for high quality employment, through the expansion and protection of its tourism product and through the enhancement and expansion of its role as a retail destination.</p> <p>ED 2 Promote and facilitate Carrick-on-Shannon town as a destination for enterprise and new economic growth opportunities in the town core and on appropriately zoned land and to cooperate with all relevant stakeholders, land- owners, and relevant agencies to attract investment.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>Leitrim County Development Plan</p> <p><i>Major Accident Directive Policies</i></p> <p>SEV POL 1 To comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents.</p> <p>SEV POL 2 To have regard to the advice of the Health & Safety Authority when considering proposals for new SEVESO sites.</p> <p>SEV POL 3 To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development.</p> <p><i>Air Quality Policies</i></p> <p>AQ POL 1 To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/5/0/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 201) (or any updated/superseding documents).</p> <p>AQ POL 2 To promote air quality improvements, where practicable, through a shift to more sustainable modes of transport, reduced use of fossil fuels and a resulting reduction in carbon dioxide emissions.</p> <p><i>Noise Pollution Policies</i></p> <p>NP POL 1 To support the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.</p> <p>NP POL 2 To require individual development proposals to be assessed against the Noise Assessment Criteria contained in Section ** of Chapter 12, Development Management Standards.</p> <p>NP POL 3 To have regard to acoustical planning in the planning process to ensure that future developments include provisions to protect the population from the effects of environmental noise in the interests of residential amenity and public health.</p> <p>NP POL 4 Development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.</p> <p><i>Noise Pollution Objective</i></p> <p>NP OBJ 1 To implement the actions contained in the Leitrim Noise Plan 2018-2023 (or any replacement Plan) which seeks to address environmental noise from major roads in the county and which endeavours to maintain satisfactory noise environments where they exist.</p> <p>Roscommon County Development Plan</p> <p><i>Major Accidents Directive Policy Objectives</i></p> <p>ITC 7.67 Liaise with the Health and Safety Authority, notified site operators and other statutory bodies with regard to safety regulations and safety zones when assessing proposals for a new Seveso establishment or modifications to an establishment, and when assessing proposals for development in the vicinity of existing Seveso establishments and implement the provision of land use planning advice and/ or detailed advice as outlined by the H.S.A.</p> <p><i>Overarching Planning Principles - Assessments</i></p> <p>Proposals for development will be assessed in terms of potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures should be included in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
Soil	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<p>Also refer to measures under other environmental components including Water.</p> <p>TC 3 Reinforce the role of the town centre as a primary location for commercial, civic, social, cultural and heritage development through the promotion of new high-quality infill and backland development that consolidates the existing urban core.</p> <p>TC 6 Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p> <p>TC 7 Support and facilitate the role of regeneration schemes in delivering the refurbishment of vacant properties in Carrick-on-Shannon for residential use and as a means of encouraging town centre living in the joint urban area, and subject to compliance with proper planning and environmental considerations.</p> <p>TC 9 Facilitate and promote the appropriate development of the Opportunity Sites identified in Carrick-on-Shannon for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.</p> <p>HC 4 Require that an appropriate mix of housing type, tenure, density and size is provided to ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Carrick-on-Shannon, in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).</p> <p>HC 5 Implement the land use zoning objectives, and standards in a manner which takes account of and is consistent with the Core Strategies in the Leitrim County Development Plan 2023-2029 and Roscommon County Development Plan 2022- 2028, in order to deliver compact growth and sustainable development.</p> <p>HC 6 Require all residential development proposals to demonstrate compliance with Chapter 13 (Development Management Standards) of the Leitrim County Development Plan 2023- 2029 and Chapter 12 (Development Management Standards) of the Roscommon County Development Plan 2022- 2028.</p> <p>HC 7: Implement the density ranges for centre and suburban areas of Key Towns as set out in the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities, subject to refinement, in the Opportunity Sites identified in Section 2.5 of the JLAP.</p>	<p>Also refer to measures under other environmental components including Water.</p> <p>Leitrim County Development Plan</p> <p>WQ POL 10 To assess proposals for development in terms of their impact on human health to include, inter alia, the potential impact on existing adjacent developments, on existing land uses and / or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be introduced in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.</p> <p>WQ POL 11 Where brownfield redevelopment is proposed, adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work.</p> <p>WE POL 2 To ensure that the assessment of wind energy development proposals will have regard to the following:</p> <ul style="list-style-type: none"> sensitivities of the county's landscapes; visual impact on protected views, prospects, designated landscapes, as well as local visual impacts; impacts on nature conservation designations, archaeological areas, county geological sites, historic structures, public rights of way and walking routes; local environmental impacts, including those on residential properties, such as noise and shadow flicker; visual and environmental impacts of associated development, such as access roads, plant and grid connections from the proposed wind farm to the electricity transmission network; scale, size and layout of the project and any cumulative effects due to other projects; the impact of the proposed development on protected bird and mammal species. <p><i>Areas of Geological Interest Policies</i></p> <p>AGI POL 1 To recognise the need to identify sites of geological interest in the County and to protect these sites in the interest of protecting our geological heritage.</p> <p>AGI POL 2 To protect County Geological Sites from inappropriate development, as outlined in Appendix ** of this Plan.</p> <p><i>Aggregate Resources</i></p> <p>AGG RES POL 8: To ensure that the extraction of minerals and aggregates protects to the maximum practicable extent the visual quality of the receiving landscape and do not adversely affect the environment or adjoining existing land uses.</p> <p>AGG RES POL 9: The use of the following chemicals as a processing agent shall not be permitted as part of any proposed processing operation located above or adjacent to surface or ground waters, or which could potentially impact such waters regardless of their location - mercury, cyanide or cyanide compounds, breakdown products of cyanide, or sulfuric acid. These present an unreasonable risk of environmental harm due to the toxicity of such chemicals and their demonstrated potential to cause damage to the environment.</p> <p>Roscommon County Development Plan</p> <p>NH 10.11 Preserve and protect sites of county geological importance from inappropriate development where they comprise designated sites or national heritage areas;</p> <p>NH 10.12 Promote and facilitate the development of geo-tourism in County Roscommon where it does not have a detrimental impact on designated sites or features of geological interest.</p> <p><i>Overarching Planning Principles - Assessments</i></p> <p>Proposals shall also ensure that investigations are carried out in relation to the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
		<p>HC 8 Implement active land management measures in the redevelopment of buildings and land in Carrick-on-Shannon identified as in need of regeneration, including the use of statutory powers available through the Derelicts Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the role of the Town Centre First Policy, Town Regeneration Officers, Croí Cónaithe (Townships), and Vacant Homes Officers.</p> <p>HC 9 Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.</p> <p>HC 10 Facilitate the development of serviced sites on appropriately zoned lands within the settlement boundary subject to the availability of the necessary funding and resources being available and the confirmation of the availability of necessary services.</p> <p>HC 11 Facilitate additional residential development in established residential areas, in keeping with the existing residential character of the area and adequately protecting the amenity of existing residential properties in the area.</p> <p>HC 12 Encourage and facilitate the restoration and reoccupation of dilapidated and vacant dwellings and other suitable properties in this area, to deliver new housing and regeneration into the area.</p>	
Water	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Section 5.3 "Flood Risk Management":</p> <p>"The Development Framework of the Plan informed by the SFRA ensures a precautionary approach to flood risk management and greenfield lands at risk of flooding is zoned only for agricultural or open space & amenity purposes. The Councils will require all developments within areas identified to be at flood risk to comply with the requirements of The Planning System and Flood Risk Assessment Guidelines (2009). Proposals for development where there is an identified or potential flood risk will be required to carry out a site-specific Flood Risk Assessment, and Justification Test in accordance with these guidelines and the standards of the respective County Development Plans. Such assessments shall apply the precautionary approach and shall consider climate change impacts and adaptation measures, including details of structural and non-structural flood risk management measures. The SFRA datasets and the most up to date CFRAM Programme climate scenario mapping, together with the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>Leitrim County Development Plan</p> <p><i>Water Quality Policies</i></p> <p>WQ POL 1 To protect existing groundwater sources and aquifers in the county and to manage development in a manner consistent with the protection of these resources.</p> <p>WQ POL 2 To support the preparation of Drinking Water Protection Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive and the current and future cycles of River Basin Management Plans. In this regard, the Council supports mitigation and protection measures for all protected areas, including Drinking Water Protected Areas.</p> <p>WQ POL 3 In conjunction with Irish Water, to have regard to the EPA 2019 publication "Drinking Water Report for Public Water Supplies 2018" (and any subsequent update) in the establishment and maintenance of water sources in the County.</p> <p>WQ POL 4 To ensure that the delivery and phasing of water services are subject to the required appraisal, planning and environmental assessment processes and avoid impacts on the integrity of the Natura 2000 network.</p> <p>WQ POL 5 To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and to comply with the objectives of the River Basin Management Plan.</p> <p>WQ POL 6 To discourage the over-concentration of individual septic tanks and treatment plants in any given area to minimise the risk of groundwater pollution.</p> <p>WQ POL 7 To seek to protect water quality in areas of high groundwater vulnerability in the consideration of development proposals which rely on individual wastewater treatment systems and which would increase effluent loading from such systems within a concentrated area.</p> <p>WQ POL 8 To provide guidance and advice regarding the protection of water supply to private wells with the overall responsibility remaining with the householder.</p> <p>WQ POL 9 To permit new development only in instances where it has been demonstrated to the satisfaction of Irish Water that there is sufficient capacity (in compliance with the Water Framework Directive and River Basin Management Plan) for appropriate collection, treatment and disposal of waste water to cater for the anticipated loading arising from the proposed development.</p> <p>WQ POL 10 To assess proposals for development in terms of their impact on human health to include, inter alia, the potential impact on existing adjacent developments, on existing land uses and / or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be introduced in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
		<p>future scenarios contained therein, should be consulted by prospective applicants for developments in this regard.</p> <p>Applications for minor developments such as small-scale infill, small extensions to houses or the rebuilding of houses, and most changes of use of existing uses to existing buildings (residential, commercial or industrial) within flood risk areas will be supported, provided they do not:</p> <ul style="list-style-type: none"> – obstruct important flow paths; – introduce a significant number of people into flood risk areas; – entail the storage of hazardous substances; – increase the risk of flooding elsewhere or – have adverse impacts or impede access to a water- course, floodplain or flood protection and management facilities. <p>Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with The Planning Systems Flood Risk Management Guidelines 2009 and any future amendments.</p> <p>A Constrained Land Use Strategy is also being used to facilitate the appropriate management and sustainable use of flood risk areas while recognising that existing development uses within these zones may require modifications and/or extensions (Refer to Section 9.3 Constrained Land Use)."</p> <p>CA 12 Protect the flood zones identified in Map 3 of this Local Area Plan from inappropriate development and direct developments/ land uses in accordance with <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i> (2009) and any revisions thereof.</p> <p>CA 13 Manage flood risk in Carrick-on-Shannon in conjunction with the OPW and in accordance with the requirements of <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i> (2009) document and any revisions thereof.</p> <p>CA 14 Minimise flood risk arising from surface water flooding in Carrick-on-Shannon by promoting the use of natural flood risk management measures including sustainable drainage systems (SuDS), minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure. (Refer also to Section 3.5 of the accompanying SFRA "Sustainable Drainage Systems and Surface Water Guidance and Strategy")</p> <p>CA 15 Require a site-specific Flood Risk Assessment (FRA) for all planning applications in areas at risk of flooding, including developments that may be appropriate to the particular Flood</p>	<p>WQ POL 11 Where brownfield redevelopment is proposed, adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work.</p> <p><i>Water Quality Objectives</i></p> <p>WQ OBJ 1 To promote public awareness of water quality issues and the measures required to protect surface water, coastal and transitional waters and groundwater bodies from inappropriate and damaging development.</p> <p>WQ OBJ 2 To achieve our targets of attaining and maintaining a minimum of 'good status' in all water bodies in compliance with the Water Framework Directive and to co-operate with the implementation of the National River Basin Management Plan 2018-2021, and subsequent replacement plans. This includes contributing towards the protection of blue dot catchments and drinking water resources whilst having cognisance of the EU's Common Implementation Strategy Guidance Documents No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.</p> <p>WQ OBJ 3 To implement the measures of the River Basin Management Plan, including continuing to work with communities thought the Local Authority Waters Programme to restore and improve water quality in the identified areas of action.</p> <p>WQ OBJ 4 To ensure that development will not have an unacceptable adverse impact on water quality including surface water, ground water, designated source protection areas, river corridors and associated wetlands.</p> <p>WQ OBJ 5 To request the Geological Survey of Ireland to complete a Groundwater Protection Scheme for County Leitrim to assist in decision making by the Local Authority on the location, nature and control of developments and activities in order to protect groundwater.</p> <p>WQ OBJ 6 To promote the sustainable use of water and water conservation measures in existing and new development within the County and encourage demand management measures among all water users.</p> <p><i>Flood Risk Management Policies</i></p> <p>FRM POL 1 To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities, the avoidance of development in areas where flood risk has been identified shall be the primary response.</p> <p>FRM POL 2 To ensure that a flood risk assessment is carried out for any development proposal, in accordance with the Planning System and Flood Risk Management (DoEHLG/OPW 2009) and Circular PL2/2014. This assessment shall be appropriate to the scale and nature of risk to the potential development.</p> <p>FRM POL 3 To consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels where required, to facilitate maintenance access thereto. In addition, to promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.</p> <p>FRM POL 4 To protect and enhance the County's floodplains and wetlands as 'green infrastructure' which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future, subject to normal planning and environmental criteria.</p> <p>FRM POL 5 To protect the integrity of any formal flood risk management infrastructure, thereby ensuring that any new development does not negatively impact any existing defense infrastructure or compromise any proposed new defense infrastructure.</p> <p>FRM POL 6 To ensure that where flood risk management works take place that the natural, cultural and built heritage, rivers, streams and watercourses are protected and enhanced to the maximum extent possible.</p> <p>FRM POL 7 To ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan Flood Risk Management applicable at the time.</p> <p>FRM POL 8 To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the County.</p> <p>FRM POL 9 To ensure that in assessing applications for developments, that consideration is had to the impact on the quality of surface waters having regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.</p> <p>FRM POL 10 Development proposals will need to be accompanied by a Development Management Justification Test when required by the Guidelines. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development such as 'Open Space' would be permitted for the lands which are identified as being at risk of flooding within that site.</p> <p>FRM POL 11 To require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines including providing detailed design specifications as may be required to facilitate the impact of development.</p> <p>a) Extensions of existing uses or minor development within flood risk areas shall not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>b) Applications for development within Flood Zones A or B, and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works, shall be subject to site specific flood risk assessment. Such assessments shall consider climate change impacts and adaptation measures and shall provide details of structural and non-structural flood risk management measures, to include, but not be limited to specifications of the following:</p>

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		<p>Zone in accordance with the requirements of <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities</i> (2009) document and any revisions thereof.</p> <p>CA 16 Support and co-operate with the OPW in delivering the Carrick-on-Shannon Flood Relief Scheme and ensure that development proposals support and do not impede or prevent the progression of this scheme’.</p>	<p>Floor Levels In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.</p> <p>When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.</p> <p>Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.</p> <p>Internal Layout Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.</p> <p>With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.</p> <p>Flood-Resistant Construction Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.</p> <p>Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.</p> <p>The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.</p> <p>The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.</p> <p>Flood-Resilient Construction Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.</p> <p>This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.</p> <p>Emergency Response Planning In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.</p> <p>Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:</p> <ul style="list-style-type: none"> • Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work; • Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and • Awareness of risks and evacuation procedures and the need for family flood plans. <p>Access and Egress During Flood Events Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:</p> <ul style="list-style-type: none"> • flood escape routes have been kept to publicly accessible land; • such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; • this information will be provided in a welcome pack to new occupants. <p>Further Information Further and more detailed guidance and advice can be found at http://www.flooding.ie and in the Building Regulations.</p> <p>c) In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Development Plan SFRA datasets and the most up to date information on flood risk, including that relating to climate scenarios, should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p>FRM POL 12 To require that Strategic Flood Risk Assessments and site-specific Flood Risk Assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>FRM POL 13 To require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>FRM POL 14 To require the undertaking of site-specific flood risk assessments for applications for development on land identified as benefitting land which may be prone to flooding</p> <p>FRM POL 15 To ensure that new developments proposed in Arterial Drainage Schemes and Drainage Districts do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>FRM POL 16 Any potential future variations to and review of the Plan shall consider, as appropriate any new and/or emerging data relating to flood risk.</p> <p><i>Objectives</i></p> <p>FRM OBJ 1 To implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the Leitrim County Development Plan 2023-2029.</p> <p>FRM OBJ 2 To implement in conjunction with the Office of Public Works the recommendations contained in the Flood Risk Management Plans (FRMP's), including planned investment measures for managing and reducing flood risk, subject to obtaining the necessary planning consent and undertaking the required environmental assessments.</p> <p><i>Storm Water Management Policies</i></p> <p>SWM POL 1 To implement Sustainable Urban Drainage Systems (SuDS) in developments to encourage a more sustainable approach to storm water management.</p> <p>SWM POL 2 To resist the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDs) and solutions to maximise the capacity of towns with combined drainage systems, where practicable.</p> <p>SWM POL 3 To require that new developments are adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans.</p> <p>SWM POL 4 To limit the rate of surface water run off to pre development levels for all green-field developments.</p> <p><i>Storm Water Management Objectives</i></p> <p>SWM OBJ 1 To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.</p> <p>SWM OBJ 2 To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.</p> <p>Roscommon County Development Plan</p> <p>ITC 7.34 Support Irish Water in the implementation of their capital investment programme to ensure the timely delivery of water and waste-water infrastructure for the county.</p> <p>ITC 7.35 Collaborate with Irish Water in relation to the preparation of their Investment Plans in order to accommodate the target population and employment potential of the county in accordance with the statutory obligations set out in EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan.</p> <p>ITC 7.36 Protect both ground and surface water resources including taking account of the impacts of climate change, support the implementation of the Rural Water Programme and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan</p> <p>ITC 7.37 Ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.</p> <p>ITC 7.38 Work with all stakeholders to promote water conservation and sustainable water usage.</p> <p>ITC 7.39 Ensure that new development proposals connect into the existing public water mains, where available. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.40 Ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.41 Support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p> <p>ITC 7.42 Ensure that adequate storm water infrastructure is provided in order to accommodate planned levels of growth in the county and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>ITC 7.43 Require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p>

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			<p>ITC 7.44 Prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>ITC 7.46 Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (2009), as may be amended.</p> <p>ITC 7.47 Support the improvement of storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in urban environments.</p> <p>ITC 7.48 Ensure new development is adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans. Furthermore, the Council will undertake its obligations under the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.</p> <p>ITC 7.49 Ensure that developments in urban areas, both within developments and within the public realm, seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding Risks.</p> <p>ITC 7.50 Require the provision of separate foul and surface water drainage systems.</p> <p>ITC 7.51 Have regard to the EU Flood Risk Directive, the Flood Risk Regulations (S.I. No. 122 of 2010) and the Guidelines for Planning Authorities on the Planning System and Flood Risk Management and Circular PL2/2014, through the use of the sequential approach and application of the Justification Tests in Development Management.</p> <p>ITC 7.52 Ensure that a flood risk assessment is carried out for development proposals impacting on flood risk areas, in accordance with the Guidelines for Planning Authorities on the Planning System and Flood Risk Management. This assessment shall be appropriate to the scale and nature of risk to the potential development.</p> <p>ITC 7.53 Protect and enhance the county's turloughs, lake/river floodplains and wetlands as strategically important green infrastructure which provides space for storage and conveyance of floodwater and enables flood risk to be more effectively managed, subject to normal planning and environmental criteria.</p> <p>ITC 7.54 Ensure that where flood risk management works take place that the natural and cultural heritage, rivers, streams and watercourses are protected and enhanced.</p> <p>ITC 7.55 Support the implementation of recommendations in the CFRAM Programme to ensure that flood risk management policies and infrastructure are progressively implemented.</p> <p>ITC 7.56 Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p>
Air and Climatic Factors	<ul style="list-style-type: none"> Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>CA 1 Support the designated Decarbonising Zone in Carrick-on-Shannon through the compact growth advocated and the recommendations outlined in the Local Transport Plan, to reduce Greenhouse Gas emissions and improve general environmental conditions in this area.</p> <p>CA 2 Encourage, support and promote the wetlands surrounding Carrick-on-Shannon as a hub for nature-based tourism whilst ensuring that the biodiversity of the wetlands is both maintained and protected.</p> <p>CA 3 Harness and protect the existing Blue Infrastructure in the town and the surrounding area and attract water-based recreation.</p> <p>CA 4 Protect both existing natural and developed Green and Blue Infrastructure from inappropriate development which could negatively impact upon the quality of these areas.</p> <p>CA 5 Encourage and promote the integration of energy efficient systems and renewable technologies in all new development proposals, as well as the retrofitting of existing developments (to include social housing units and commercial and public buildings), in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.</p> <p>CA 6 Encourage and promote the use of Blue and</p>	<p>Leitrim County Development Plan</p> <p><i>Air Quality Policies</i></p> <p>AQ POL 1 To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/5/0/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 201) (or any updated/superseding documents).</p> <p>AQ POL 2 To promote air quality improvements, where practicable, through a shift to more sustainable modes of transport, reduced use of fossil fuels and a resulting reduction in carbon dioxide emissions.</p> <p><i>Noise Pollution Policies</i></p> <p>NP POL 1 To support the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006.</p> <p>NP POL 2 To require individual development proposals to be assessed against the Noise Assessment Criteria contained in Section 13.12.2 of Chapter 13, Development Management Standards.</p> <p>NP POL 3 To have regard to acoustical planning in the planning process to ensure that future developments include provisions to protect the population from the effects of environmental noise in the interests of residential amenity and public health.</p> <p>NP POL 4 Development proposals should identify and implement noise mitigation measures, where warranted, for development proposed in the vicinity of existing or proposed national roads. The costs of implementing mitigation measures shall be borne by the developer, as the Authority will not be responsible for the provision of additional noise mitigation.</p> <p><i>Noise Pollution Objective</i></p> <p>NP OBJ 1 To implement the actions contained in the Leitrim Noise Plan 2018-2023 (or any replacement Plan) which seeks to address environmental noise from major roads in the county and which endeavours to maintain satisfactory noise environments where they exist.</p> <p><i>Climate Action</i></p> <p>Climate Action Measures from the Plan, and in particular Chapter 12, encompass sectors including:</p> <ul style="list-style-type: none"> Sustainable Transport Renewable Heat Energy Storage Energy Efficiency and Conservation Agriculture and Forestry Climate Action – Adaptation Measures for Leitrim

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		<p>Green Infrastructure as a mechanism for surface water management and improving public realm.</p> <p>CA 7 Facilitate and encourage the use of and provision of the necessary facilities to encourage public transport, cycling and walking in and around the town to encourage a healthier community.</p> <p>CA 8 Facilitate the provision of additional Electric Vehicle charging stations in the town.</p> <p>CA 9 Require new developments to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives in the current Leitrim and Roscommon County Development Plans and this JLAP, and in accordance with both the Leitrim and Roscommon Climate Action Plans.</p> <p>CA 10 Support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.</p> <p>CA 11 Support and facilitate the installation of district heating systems as a decarbonising technology in new developments in Carrick-on-Shannon, subject to compliance with proper planning and environmental considerations.</p> <p>TC 3 Reinforce the role of the town centre as a primary location for commercial, civic, social, cultural and heritage development through the promotion of new high-quality infill and backland development that consolidates the existing urban core.</p> <p>TC 4 Provide high-quality public realm and urban spaces in Carrick-on-Shannon through support for and the promotion of good urban design and placemaking that reinforces a people centred approach to the creation of the built environment.</p> <p>TC 5 Ensure that all public and private development proposals make a positive contribution to the built environment of Carrick-on-Shannon, through adherence to the best practice principles for urban design and placemaking as outlined in Chapter 13 of the Leitrim County Development Plan 2023- 2029 and in Chapter 12 of the Roscommon County Development Plan 2022-2028.</p> <p>TC 6 Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p> <p>TC 7 Support and facilitate the role of regeneration schemes in delivering the refurbishment of vacant</p>	<ul style="list-style-type: none"> • Integrated Land Use and Transport • Urban and Rural Regeneration • Nature-Based Approaches and Green Infrastructure <p><i>Overarching Policies</i></p> <p>CA POL 1 To support the implementation of the European, national, regional and local objectives for climate adaptation and mitigation detailed in the EU Green Deal, Programme for Government 2020, Climate Action Plan 2019, National Climate Change Adaptation Framework 2018, Climate Adaptation Strategy, any Regional Decarbonisation Plan, relevant sectoral adaptation plans prepared to comply with the requirements of the Climate Action and Low Carbon Development Act 2015, the Leitrim Climate Adaptation Strategy 2019-2024, or any replacement plans or strategies.</p> <p>CA POL 2 To support the transition of the County towards a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050 by providing for consolidated development forms which facilitate the reduction of energy demand and greenhouse gas (GHG) emissions, and which supports sustainable travel patterns in line with the Core Strategy.</p> <p>CA POL 3 To co-operate with and support the role of the Eastern and Midlands Climate Action Regional Office (CARO).</p> <p>CA POL 4 To provide for a reduction in energy demand and greenhouse gas emissions by providing for consolidated development forms in settlements in Co. Leitrim.</p> <p>CA POL 5 To promote and encourage positive community and / co-operative led climate action initiatives and projects that seek to reduce emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.</p> <p>CA POL 6 To encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaptation measures.</p> <p><i>Climate Action – Overarching Objectives</i></p> <p>CA OBJ 1 To work in collaboration with the Sustainable Energy Authority of Ireland (SEAI) and relevant stakeholders to deliver and support a number of Sustainable Energy Communities (SECs) throughout the county.</p> <p>CA OBJ 2 To develop a Decarbonisation Zone in Carrick on Shannon in accordance with Action 165 of the Climate Action Plan 2019. (see also CS OBJ 10 for further detail in this regard).</p> <p>CA OBJ 3 To review the outcomes of the forthcoming update to the Development Plan Guidelines when finalised and to consider reasonable steps to align with the approach to climate change advocated in the guidelines over the lifetime of the Plan.</p> <p>CA OBJ 4 To support the development of both climate mitigation and climate adaptation initiatives and seek funding for the implementation of these initiatives from available sources including the Climate Action Fund administered by the Department of the Environment, Climate and Communications (DECC).</p> <p>Roscommon County Development Plan</p> <p>Specific and detailed commitments for climate action are provided under headings including:</p> <ul style="list-style-type: none"> • Roscommon Renewable Energy Strategy (RES) Electricity Generation; • Built Environment and Green Spaces; • Transport; • Agriculture; • Nature Based Solutions; • Land Use; • Peatlands and Wetlands; • Forestry; and • Roscommon County Council Climate Action Initiatives. <p>ITC 7.1 Support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements within the hierarchy of settlements as identified within the Core Strategy and which are well served by public transport.</p> <p>ITC 7.2 Promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the county.</p> <p>ITC 7.3 Ensure primacy for transport options that provide for unit reductions in carbon emissions. This can most effectively be done by promoting public transport, walking and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.</p> <p>ITC 7.6 Support the continued integration of national, regional and local bus and rail services to ensure the delivery of a fully integrated public transport service.</p> <p>ITC 7.7 Support and encourage public transport providers and rural community transport initiatives to enhance the provision of public transportation services linking the rural villages to the main towns within Roscommon.</p> <p>ITC 7.8 Facilitate the expansion and development of existing and any future proposed rail facilities and supporting infrastructure within the county.</p> <p>ITC 7.9 Collaborate with the National Transport Authority in the preparation and implementation of the Connecting Ireland programme.</p> <p>ITC 7.10 Support the operation of existing bus services and facilitate the provision of improved facilities for bus users in towns and villages. Such provision is particularly required in towns and villages not served by national routes.</p> <p>ITC 7.11 Investigate the potential to develop integrated public transport hubs in the county during the lifetime of this Plan, in order to facilitate improved public transport connectivity and encourage increased usage.</p> <p>ITC 7.12 Provide a safe and modern road network throughout the county, having regard to national and regional policies and guidelines as well as</p>

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		<p>properties in Carrick-on-Shannon for residential use and as a means of encouraging town centre living in the joint urban area, and subject to compliance with proper planning and environmental considerations.</p> <p>TC 9 Facilitate and promote the appropriate development of the Opportunity Sites identified in Carrick-on-Shannon for appropriate uses that will contribute to the renewal, enhancement and regeneration of the town.</p> <p>HC 4 Require that an appropriate mix of housing type, tenure, density and size is provided to ensure the delivery of compact residential growth that aligns with the growth ambitions and density ranges for Carrick-on-Shannon, in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).</p> <p>HC 5 Implement the land use zoning objectives, and standards in a manner which takes account of and is consistent with the Core Strategies in the Leitrim County Development Plan 2023-2029 and Roscommon County Development Plan 2022- 2028, in order to deliver compact growth and sustainable development.</p> <p>HC 6 Require all residential development proposals to demonstrate compliance with Chapter 13 (Development Management Standards) of the Leitrim County Development Plan 2023- 2029 and Chapter 12 (Development Management Standards) of the Roscommon County Development Plan 2022- 2028.</p> <p>HC 7: Implement the density ranges for centre and suburban areas of Key Towns as set out in the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities, subject to refinement, in the Opportunity Sites identified in Section 2.5 of the JLAP.</p> <p>HC 8 Implement active land management measures in the redevelopment of buildings and land in Carrick-on-Shannon identified as in need of regeneration, including the use of statutory powers available through the Derelicts Sites Act, Housing Act, Urban Regeneration and Housing Act, and Residential Zoned Land Tax, together with the role of the Town Centre First Policy, Town Regeneration Officers, Croí Cónaithe (Towns), and Vacant Homes Officers.</p> <p>HC 9 Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.</p> <p>HC 10 Facilitate the development of serviced sites on appropriately zoned lands within the settlement boundary subject to the availability of the necessary funding and resources being available and the confirmation of the availability of</p>	<p>liaising with national agencies.</p> <p>ITC 7.13 Support and provide for improvements to the national road network, including reserving corridors for proposed routes, free of development, so as not to compromise future road scheme.</p> <p>ITC 7.14 Maintain and protect the safety, capacity and efficiency of national roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</p> <p>ITC 7.15 Protect the national road network from inappropriate new access points and the intensification of existing accesses onto or adjacent to National Roads in accordance with the requirements of Section 2.5 of Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG,2012) in order to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.</p> <p>ITC 7.16 Require all applications for significant development proposals to be accompanied by a Traffic and Transport Assessment (TTA) and Road Safety Audit (RSA), carried out by suitably competent persons, in accordance with the TII's Traffic and Transport Assessment Guidelines.</p> <p>ITC 7.17 Limited direct access onto national roads may be permitted in transitional zones approaching or exiting towns and villages i.e. between the 60kmh and 50kmh speed limits only, in order to facilitate orderly urban development. Any such proposal will be subject to a Road Safety Audit. A proliferation of such entrances will not be permitted.</p> <p>ITC 7.18 New accesses onto Regional roads will not be permitted where access to a lower category road is available.</p> <p>ITC 7.19 Seek to implement the Road Improvement Schemes indicated in Table 7.2.</p> <p>ITC 7.20 Encourage the development of service and link roads within towns and village areas to open up lands within settlements and reduce the necessity for ribbon development.</p> <p>ITC 7.21 To implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS) in relation to urban streets and roads within the 50/60 kph zone. ITC 7.22 Facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments, in accordance with car parking standards prescribed in Chapter 12 (Development Management Standards).</p> <p>ITC 7.23 Liaise and collaborate with relevant agencies to support the growth of EVs, with support facilities and infrastructure through a roll-out of additional electric charging infrastructure at appropriate locations.</p> <p>ITC 7.24 Support the prioritisation of parking for Electric Vehicles (EVs) in town centre locations.</p> <p>ITC 7.25 Promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas and in the vicinity of schools.</p> <p>ITC 7.26 Identify and implement a strategic, coherent and high-quality cycling and walking network across the county that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions.</p> <p>ITC 7.27 Design pedestrian and cycling infrastructure in accordance with the principles, approaches and standards set out in the National Cycle Manual, the Design Manual for Urban Roads and Streets, the TII publication 'The Treatment of Transition Zones to Towns and Villages on National Roads' and any subsequent revisions with a focus on a high level of service and encourage a modal shift from the private car to cycling and walking.</p> <p>ITC 7.28 Improve the streetscape environment for pedestrians, cyclists, and people with special mobility needs by providing facilities to enhance safety and convenience, including separation for pedestrian infrastructure from vehicular traffic.</p> <p>ITC 7.29 Provide for safer routes to schools within the county and promote walking and cycling as suitable modes of transport as part of the Green Schools Programme and other local traffic management improvements.</p> <p>ITC 7.30 To support the retrospective provision of walking and cycling infrastructure in existing settlements, where feasible, to achieve growth in sustainable mobility and strengthen and improve the walking and cycling network.</p> <p>CAEE 8.1 Support European and national objectives for climate action, adaptation and mitigation which address land use planning, energy, sustainable mobility, flood risk management and drainage as detailed in the Climate Action Plan (2019), the National Climate Change Adaptation Framework (2018) and The Planning System and Flood Risk Management Guidelines (2009) and any subsequent versions of any of the aforementioned.</p> <p>CAEE 8.2 Support the National Climate Change Strategy by actively seeking to implement the policy objectives throughout this Plan which contribute to positive climate actions, including those related to renewable energy, sustainable transport, air quality, flooding and the promotion of urban and rural green initiatives.</p> <p>CAEE 8.3 Support developments and actions that assist in achieving the national targets for energy from renewable energy, from renewable resources and reducing greenhouse gas emissions associated with energy production.</p> <p>CAEE 8.4 Encourage and facilitate the various forms of renewable energy development detailed in the Renewable Energy Strategy that accompanies this Plan (as well as any other new forms of renewable energy which may be developed during the lifetime of this Plan), subject to satisfying the principles of proper planning and sustainable development.</p> <p>CAEE 8.5 Facilitate wind energy developments primarily in areas designated in the Renewable Energy Strategy as "Most Favoured" and secondarily in areas designated as "Less Favoured" in the Renewable Energy Strategy, subject to normal planning criteria and having regard to the Wind Energy Guidelines (DECLG, 2006) and any update to the Guidelines that may issue during the lifetime of this Plan. This will include consideration of carbon benefit analysis, as appropriate.</p> <p>CAEE 8.6 Facilitate proposals for energy storage systems and infrastructure, which support energy efficiency and reusable energy systems, provided such proposals accord with the principles of proper planning and sustainable development of the area.</p> <p>CAEE 8.7 Ensure that proposals for renewable energy developments are considered in the context of relevant EU and national legislation, including</p>

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		<p>necessary services.</p> <p>HC 11 Facilitate additional residential development in established residential areas, in keeping with the existing residential character of the area and adequately protecting the amenity of existing residential properties in the area.</p> <p>HC 12 Encourage and facilitate the restoration and reoccupation of dilapidated and vacant dwellings and other suitable properties in this area, to deliver new housing and regeneration into the area.</p> <p>MT 1 Facilitate the Councils' Active Travel Teams in the promotion and delivery of sustainable and active travel infrastructure and options in Carrick-on-Shannon, including the provision of new and enhanced walking and cycling routes, widened footpaths, and pedestrian crossings.</p> <p>MT 2 Identify the preferred means of providing access to lands zoned as Industrial and Enterprise to the east of Carrick-on-Shannon so as to develop a regionally scaled employment campus.</p> <p>MT 3 Support and facilitate additional improvements relating to national roads identified at a local level in consultation with and subject to the agreement of TII. Any such improvement shall be developed subject to an appropriate evidence base in accordance with the requirements of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines (2012).</p> <p>MT 4 Support and facilitate the planning, design, and completion of the N4 Carrick-on-Shannon to Dromod Project including a new bridge crossing over the River Shannon.</p> <p>MT 5 Give priority to the reservation of the N4 Carrick-on-Shannon to Dromod Project designed strategic road corridor, as shown on Map 1: Land Use Objectives Map, and any associated land requirements over other land uses and objectives in the JLAP and prohibit developments within the designed strategic road corridor which could potentially prejudice the development of this strategic road and river crossing.³</p> <p>MT 6 Support development proposals on lands to the southeast of the Summerhill Road, and identified with a 'New Residential' land use zoning objective, subject to the proposed roads layout for this area having been determined and successfully brought through the appropriate planning consent process and demonstrating that the development proposed provides for the approved roads layout for this area, to include the Summerhill Road junction with the Drummagh link road to include any localised realignment and with the Drummagh link road.</p>	<p>in respect of environmental protection. No renewable energy developments will be considered in designated Natura 2000 sites or their surrounding buffer areas.</p> <p>CAEE 8.8 Ensure that renewable energy developments do not undermine the preservation and conservation of the natural and built environment and that an appropriate balance is achieved between renewable energy development and preservation of the natural environment.</p> <p>CAEE 8.9 Work in collaboration with EirGrid and other service providers and statutory bodies to facilitate a modern electricity network within the county, including the 'North Connacht Project', in line with recognised best practice. The Council will require comprehensive studies to be undertaken for all technical and environmental considerations, to inform the assessment of proposed transmission routes.</p> <p>CAEE 8.10 Support the development of facilities within the county dedicated to the exploration and advancement of renewable energy technologies, recognising that such facilities could assist in expanding public awareness of the sustainable benefits of renewable energy, provide training, research and development facilities for renewable energy.</p> <p>CAEE 8.11 Encourage and facilitate research and development proposals for renewable energies in accordance with the principles of proper planning and sustainable development.</p> <p>CAEE 8.12 Facilitate renewable energy proposals that bring about a direct socio-economic benefit to the local community.</p> <p>CAEE 8.13 Promote the continued growth of the Sustainable Energy Community network by collaborating with SEAI and local communities to increase the number of Sustainable Energy Communities (SEC's) in County Roscommon to at least 50 by 2030.</p> <p>CAEE 8.14 Promote the integration of energy efficient systems in all new development proposals, as well as the retrofitting of existing development, in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.</p> <p>CAEE 8.15 Engage proactively with developers for proposals within the built environment, which could provide opportunities to integrate with existing green infrastructure networks and contribute to the protection and enhancement of green assets.</p> <p>CAEE 8.16 Support the ongoing preservation, maintenance and enhancement of green areas and green infrastructure within the built environment, to reduce carbon dioxide and mitigate against the risk of flooding.</p> <p>CAEE 8.17 Support and facilitate initiatives that will improve sustainable modes of transport within the county, including public transport, electric and hybrid vehicles, improved pedestrian and cycling facilities, as appropriate.</p> <p>CAEE 8.18 Ensure that land use and transportation infrastructure are integrated as part of settlement strategies in order to develop more sustainable and compact settlements which are well served by public transport.</p> <p>CAEE 8.19 Encourage the provision of EV charging points in development proposals that are considered to provide a level of car communal parking spaces which could reasonably accommodate space(s) for EV charging.</p> <p>CAEE 8.20 Support agri-sector enterprises that demonstrate they promote positive climate change through, for example reduced levels of greenhouse gas emissions and/or protection or enhancement natural, semi-natural or managed eco-systems.</p> <p>CAEE 8.21 Engage with all stakeholders within the farming community who seek to transition from traditional farming enterprises, into more sustainable agricultural initiatives, identified as being more environmentally sustainable.</p> <p>CAEE 8.22 Work with all stakeholders to increase awareness of nature based solutions, which can help to develop more sustainable and climate resilient urban and rural communities.</p> <p>CAEE 8.23 Encourage the integration of nature based solutions into public and private development initiatives, such as amenity areas, ecological corridors and attenuation ponds, which can support carbon absorption and provide flood mitigation.</p> <p>CAEE 8.24 Ensure land use plans provide the appropriate framework to deliver consolidated development within the established settlements throughout County Roscommon, in order to support the delivery of lower carbon, more walkable urban centres.</p> <p>CAEE 8.25 Protect and enhance the biodiversity and ecological value of wetlands and other landscape features such as semi-natural grasslands, rivers, streams and turloughs which support the ecological network throughout County Roscommon.</p> <p>CAEE 8.27 Ensure that peatland areas, including those designated or proposed for designation (including NHA, pNHA or Natura 2000 sites), are protected so as to allow their continued role as carbon sinks, which contribute towards reducing CO2 emissions.</p> <p>CAEE 8.28 Facilitate forestry related proposals which can support reduction in CO2 emissions, where it can be demonstrated they will not have significant adverse the Natura 2000 network and accord with the principles of proper planning and sustainable development.</p>

³ This LAP is not providing for the N4 Scheme and is merely reflecting the plans for it as part of a separate process.

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
		<p>MT 7 Support development proposals on lands to the south of Cortober identified with a 'New Residential' land use zoning objective, subject to the proposed N4 project route having been determined and successfully brought through the appropriate planning consent process and where it is demonstrated that the development proposal does not infringe or impact upon the N4 strategic road layout.</p> <p>MT 8 Progress the delivery of the appropriate measures and interventions as outlined in the Carrick-on-Shannon <i>Local Transport Plan</i> (LTP) on a phased basis and subject to the availability of funding, in order to support the shift towards sustainable travel and transport throughout the joint urban area and to accommodate anticipated transport demand due to planned population growth.</p> <p>MT 9 Undertake a route selection process within the life of the JLAP which would seek to provide a link road connecting the Leitrim Road (R280) to the Summerhill Road (L-3413) and onto the Castlecara Road (L-3408). Following the completion of this route selection process, to progress the design of the link road through the statutory planning consent process and associated environmental assessments and when this has been completed, to reserve this route free from development and to seek to deliver this link road.</p> <p>MT 10 Progress the delivery, in conjunction with the NTA and the Department of Transport, a Public Transportation Hub in Carrick-on-Shannon to accommodate national, regional and local bus services.</p> <p>MT 11 Seek the expansion and improvement of car parking, taxi and bus set down facilities at Carrick-on-Shannon train station.</p> <p>SC 1 Support and facilitate the provision of community, cultural, recreational, and social infrastructure facilities at a scale and range that meets the need of communities of all ages, cultures, and ethnic backgrounds in the town of Carrick-on-Shannon and its wider catchment.</p> <p>SC 2 Support and facilitate the provision of civic spaces, performance spaces, green amenity areas and quality public realm that provide an attractive setting for future residents and visitors.</p> <p>SC 3 Support the provision of recreational facilities (public and private) within the town, including active recreational facilities/areas such as playgrounds/outdoor gyms/ skateboard park/MUGA, which are universally designed, in appropriate locations in the town.</p> <p>SC 4 Promote optimum use of community and social infrastructure facilities and encourage shared/dual use of existing and future facilities.</p>	

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
		<p>SC 5 Support the development of a community centre/town hall to serve the residents of the town of Carrick-on-Shannon.</p> <p>SC 6 Facilitate the continued provision and expansion/ restructuring of schools in Carrick-on-Shannon as required to meet the educational needs of the residents of the town and the wider catchment.</p> <p>SC 7 Facilitate the development of a new primary school on the lands zoned for Social and Community uses at and adjacent to the St. Mary's Boys school site to meet the educational needs of the residents of the town and the wider catchment.</p> <p>SC 9 Facilitate the development, expansion and improvement of childcare services and childcare providers in delivering high quality, accessible and affordable childcare in appropriate locations in Carrick-on-Shannon.</p> <p>SC 10 Facilitate the development of an Atlantic Technological University (ATU) off campus building in Carrick-on-Shannon town to facilitate the delivery of third level courses.</p> <p>SC 11 Facilitate the development, expansion, and improvement of additional healthcare facilities, where appropriate, to meet the needs of the town.</p> <p>SC 12 Promote the development of good street designs that offers safe and attractive walking and cycling routes connecting residential developments to social and community facilities and public transport both within the Plan and the wider catchment.</p> <p>SC 13 Provide a modern enhanced library facility with further investment and expansion of its services for the benefit of the residents of the town of Carrick-on-Shannon.</p>	
Material Assets	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve 	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>CA 1 Support the designated Decarbonising Zone in Carrick-on-Shannon through the compact growth advocated and the recommendations outlined in the Local Transport Plan, to reduce Greenhouse Gas emissions and improve general environmental conditions in this area.</p> <p>CA 2 Encourage, support and promote the wetlands surrounding Carrick-on-Shannon as a hub for nature-based tourism whilst ensuring that the biodiversity of the wetlands is both maintained and protected.</p> <p>CA 3 Harness and protect the existing Blue Infrastructure in the town and the surrounding area and attract water-based recreation.</p> <p>CA 4 Protect both existing natural and developed Green and Blue Infrastructure from inappropriate development which could negatively impact upon</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>Leitrim County Development Plan <i>Water Infrastructure Policies</i></p> <p>WI POL 1 To collaborate with Irish Water in the preparation and prioritisation of their Investment Plans to ensure that the required piped water services capacity and infrastructure in the County is provided in a timely manner to facilitate future growth in accordance with the Core Strategy.</p> <p>WI POL 2 To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>WI POL 3 To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on wastewater treatment works.</p> <p>WI POL 4 To ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer subject to obtaining a connection agreement with Irish Water.</p> <p>WI POL 5 To ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment. Water abstractions should ensure appropriate levels of environmental management and protection, including ensuring compliance with the Water Framework Directive and Habitats Directive.</p> <p>WI POL 6 To ensure that adequate water services will be available to service development and that existing water services are not negatively impacted upon prior to making a decision to grant planning permission.</p> <p>WI POL 7 To require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>WI POL 8 To require developments to connect to public water supplies where available.</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
	<p>new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts).</p> <ul style="list-style-type: none"> Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<p>the quality of these areas.</p> <p>CA 5 Encourage and promote the integration of energy efficient systems and renewable technologies in all new development proposals, as well as the retrofitting of existing developments (to include social housing units and commercial and public buildings), in order to increase energy efficiency throughout the built environment in accordance with proper planning and sustainable development.</p> <p>CA 6 Encourage and promote the use of Blue and Green Infrastructure as a mechanism for surface water management and improving public realm.</p> <p>CA 7 Facilitate and encourage the use of and provision of the necessary facilities to encourage public transport, cycling and walking in and around the town to encourage a healthier community.</p> <p>CA 8 Facilitate the provision of additional Electric Vehicle charging stations in the town.</p> <p>CA 9 Require new developments to incorporate best practice in low-carbon and energy efficient planning and techniques as reflected by the policies and objectives in the current Leitrim and Roscommon County Development Plans and this J LAP, and in accordance with both the Leitrim and Roscommon Climate Action Plans.</p> <p>CA 10 Support and encourage sustainable compact growth and settlement patterns, integrate land use and transportation, and maximise opportunities through development location, form, layout and design to secure climate resilience and reduce carbon dioxide and greenhouse emissions.</p> <p>CA 11 Support and facilitate the installation of district heating systems as a decarbonising technology in new developments in Carrick-on-Shannon, subject to compliance with proper planning and environmental considerations.</p> <p>MT 13 Support the investment and provision of public water supply and wastewater treatment infrastructure by Uisce Éireann, including any maintenance works and planned upgrades to water treatment plants and the associated public mains water and wastewater networks serving the joint urban area, including the safeguarding of existing such infrastructure corridors, in order to ensure that zoned lands are adequately serviced over the period of the Plan and in accordance with the Core Strategies of Leitrim and Roscommon County Councils.</p> <p>MT 14 Promote water conservation and demand management measures amongst all water users in Carrick-on-Shannon, and support Uisce Éireann in implementing water conservation measures such as leakage reduction and network improvements.</p>	<p><i>Water Infrastructure Objectives</i></p> <p>WI OBJ 1 To work closely with Irish Water to identify and facilitate the timely delivery of the water services infrastructure required to realize the development objectives of this plan.</p> <p>WI OBJ 2 To pursue and support Irish Water in the upgrade of the Carrick-on-Shannon Water Treatment Plant as a project necessary to deliver the growth model outlined in the Core Strategy of the new County Development Plan.</p> <p>WI OBJ 3 To protect both ground and surface water resources including taking account of the impacts of climate change, and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan.</p> <p>WI OBJ 4 To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements.</p> <p>WI OBJ 5 To ensure that adequate storm water infrastructure is provided in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>WI OBJ 7 To facilitate the provision of appropriate sites for required water services infrastructure.</p> <p><i>Wastewater Treatment and Disposal Policies</i></p> <p>WWT POL 1 To ensure that private wastewater treatment plants, where permitted, are operated in compliance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) (March 2021), as may be amended.</p> <p>WWT POL 2 To promote the discontinuation of use of septic tanks / individual wastewater treatment systems and the connection of houses to piped foul sewers in all cases where this is feasible (subject to connection agreements with Irish Water) and require that all new developments utilise and connect to the piped wastewater infrastructure where available.</p> <p>WWT POL 3 The Planning Authority will consider where appropriate proposals for private communal sewerage schemes, subject to the protection of the receiving environment, in the following cases:</p> <ol style="list-style-type: none"> 1. In areas where Irish Water do not propose to carry out a piped wastewater collection and treatment scheme. 2. In areas where Irish Water intend at a later stage to provide a piped wastewater collection and treatment scheme. <p>In the latter case, schemes should be so designed as to be capable of being connected to the Irish Water scheme in due course. Such schemes shall be purpose designed, appropriate in scale, specification and capacity, designed to the needs of users and shall be subject to legally binding maintenance and bonding arrangements agreed with the County Council. Such proposals shall adhere to the EPA Code of Practice for Small Communities.</p> <p><i>Wastewater Treatment and Disposal Objective</i></p> <p>WWT OBJ 1 To continue to research and trial options in conjunction with academic partners and other stakeholders to provide an acceptable waste water treatment system solution to the poor percolation characteristics of sub soils which affect the majority of the county that would be suitable, affordable and not represent a risk of pollution to ground or surface waters or to public health.</p> <p><i>Storm Water Management Objectives</i></p> <p>SWM OBJ 1 To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.</p> <p>SWM OBJ 2 To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.</p> <p><i>Waste Management Policies</i></p> <p>WM POL 1 To support the implementation of the Connacht Ulster Regional Waste Management Plan 2015-2021(as amended) or any replacement plan with particular emphasis on encouraging reuse, recycling and disposal of residual waste.</p> <p>WM POL 2 To encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.</p> <p>WM POL 3 To facilitate the transition from a waste management economy to a green circular economy to increase the value recovery and recirculation of resources.</p> <p>WM POL 4 To encourage and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011 and other relevant legislation.</p> <p>WM POL 5 To promote and facilitate communities to become involved in environmental awareness activities and community based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.</p> <p>WM POL 6 To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the Connacht Ulster Regional Waste Management Plan 2015-2021(as amended) or any replacement plan.</p> <p>WM POL 7 To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended commercial, employment, educational, recreational facilities and managed residential developments (in excess of 20 no. residential units).</p> <p>WM POL 8 To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects.</p> <p>WM POL 9 To facilitate high quality sustainable waste recovery and disposal infrastructure / technology including composting (anaerobic digester) plants for managing organic solid waste, at appropriate locations, within the County subject to the protection of the amenities of the surrounding environment including European Sites, and in keeping with the EU waste hierarchy.</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p><i>Waste Management Objectives</i> WM OBJ 1 To continue to maintain the level of provision of existing civic amenity sites in the County in accordance with Waste Management Plan 2015 – 2021. WM OBJ 2 To ensure that the Council fulfils its duties under the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills. WM OBJ 3 To identify suitable sites for additional recycling centres and bring bank facilities subject to the availability of appropriate funding and infrastructure, through the public or private sector, as appropriate. WM OBJ 4 To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the appropriate Waste Management Plan applicable from time to time made in accordance with the Waste Management Act 1996 (as amended). WM OBJ 5 To continue to reduce incidents of littering through the continued implementation and updating of the Council's Litter Management Plan. WM OBJ 6 To continue to support and work with local Tidy Towns groups in the maintenance and conservation of our towns and villages throughout the county.</p> <p><i>Energy Networks Infrastructure Policies</i> ENI POL 1 To support the development of a safe, secure and reliable electricity network which assists EirGrid in their grid development programme, as set out in the Grid Development Strategy – Your Grid, Your Tomorrow, 2017 and Tomorrow's Energy Scenarios 2017: Planning our Energy Future, 2017. ENI POL 2 To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure that the energy needs of future population and economic expansion within designated growth areas and across the wider region can be delivered in a sustainable and timely manner, which minimizes impacts on environmental sensitive and high visual quality areas and that capacity is available at local and regional scale to meet future needs. ENI POL 3 To require comprehensive studies to be undertaken for all technical and environmental considerations, to inform the assessment of proposed transmission routes brought forward for planning consent. ENI POL 3 To support the renewal, reinforcement and strengthening of the electricity transmission network with particular reference to the regionally important projects such as Renewable Integration Development Project. ENI POL 4 To support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner. ENI POL 6 To support the build-out of the gas supply network into Co. Leitrim.</p> <p><i>Energy Networks Infrastructure Objective</i> ENI OBJ 1 To safeguard existing strategic energy corridors from encroachment by other developments that could compromise the delivery of energy networks.</p> <p><i>Information Communications and Technology Policy</i> DS POL 1 To support the implementation and roll out of action contained in the Digital Strategy for Leitrim 2021-2023 or any replacement Strategy.</p> <p><i>Broadband Policies</i> BR POL 1 To support and facilitate the Department of Communications, Climate Action and Environment and public and private agencies as appropriate, in improving high quality broadband infrastructure throughout the county and supporting the roll out of the National Broadband Plan. BR POL 2 To support and facilitate the delivery of the National Broadband Plan and Leitrim County Councils Digital Strategy as a means of developing further opportunities for enterprise, employment, education, innovation and skills development, for those who live and work in rural areas throughout Leitrim, where appropriate. BR POL 3 To promote the potential of the Metropolitan Area Network fibre optic cable managed by eNET.</p> <p><i>Telecommunications Policies</i> TEL POL 1 To promote and facilitate the provision of a high quality telecommunications infrastructure network throughout the county having regard to the requirements of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities". TEL POL 2 To support service providers in the development of key telecommunications infrastructure. TEL POL 3 To support the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the county, in order to ensure economic competitiveness and in enabling more flexible work practices. TEL POL 4 To encourage co-location of antennae on existing telecommunications structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration. TEL POL 5 To ensure that telecommunications structures are located to minimise and /or mitigate any adverse impacts on communities, residential properties, schools and the built or natural environment.</p> <p><i>Telecommunications Objectives</i> TEL OBJ 1 To ensure that all areas of the county have adequate mobile communication coverage and in particular to require service providers to provide services in areas where existing coverage is poor.</p> <p>Roscommon County Development Plan ITC 7.34 Support Irish Water in the implementation of their capital investment programme to ensure the timely delivery of water and waste-water</p>

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			<p>infrastructure for the county.</p> <p>ITC 7.35 Collaborate with Irish Water in relation to the preparation of their Investment Plans in order to accommodate the target population and employment potential of the county in accordance with the statutory obligations set out in EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan.</p> <p>ITC 7.36 Protect both ground and surface water resources including taking account of the impacts of climate change, support the implementation of the Rural Water Programme and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan</p> <p>ITC 7.37 Ensure the efficient and sustainable use and development of water resources and water services infrastructure, in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.</p> <p>ITC 7.38 Work with all stakeholders to promote water conservation and sustainable water usage.</p> <p>ITC 7.39 Ensure that new development proposals connect into the existing public water mains, where available. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.40 Ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with Irish Water.</p> <p>ITC 7.41 Support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p> <p>ITC 7.42 Ensure that adequate storm water infrastructure is provided in order to accommodate planned levels of growth in the county and to ensure that appropriate flood management measures are implemented to protect property and infrastructure.</p> <p>ITC 7.43 Require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.</p> <p>ITC 7.44 Prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.</p> <p>ITC 7.46 Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (2009), as may be amended.</p> <p>ITC 7.47 Support the improvement of storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in urban environments.</p> <p>ITC 7.48 Ensure new development is adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans. Furthermore, the Council will undertake its obligations under the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.</p> <p>ITC 7.49 Ensure that developments in urban areas, both within developments and within the public realm, seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding Risks.</p> <p>ITC 7.50 Require the provision of separate foul and surface water drainage systems.</p> <p>NH 10.28 Create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide sustainable water management and a green setting for urban areas.</p> <p>NH 10.29 Facilitate the on-going development and improvement of green infrastructure in the Plan area, including green networks, green amenities and linked green corridors which ensure the provision of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike.</p> <p>NH 10.30 Prepare and implement a Green Infrastructure Strategy for the county in partnership with key stakeholders and the public.</p> <p>NH 10.31 Support the development of strategic greenways, blueways and peatways in the county in accordance with the Strategy for the Future Development of National and Regional Greenways (2018).</p> <p>ITC 7.57 Support the implementation of the Connacht Ulster Region Waste Management Plan 2015- 2021 and any subsequent updates;</p> <p>ITC 7.58 Encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.</p> <p>ITC 7.59 Facilitate the transition from a waste management economy to a green circular economy to increase the value recovery and recirculation of resources.</p> <p>ITC 7.60 Promote the principles of the circular economy in minimising waste going to landfill and maximise waste as a resource, with prevention, preparation for reuse, recycling and recovery prioritised in that order, over the disposal of waste.</p> <p>ITC 7.61 Promote and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations 2011 and other relevant legislation.</p>
Cultural Heritage	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and 	<p>BNH 1 Maintain, conserve and protect the architectural quality, character and scale of the Carrick-on-Shannon Architectural Conservation Area and to require new developments within or adjacent to the Architectural Conservation Area to respond positively the existing character context of</p>	<p>Leitrim County Development Plan <i>Protection of the Built Environment Policies</i></p> <p>BH POL 1 To protect all structures in the Record of Protected Structures (Volume IV of this plan).</p> <p>BH POL 2 To promote best conservation principles and practice with regard to protecting Leitrim's considerable architectural heritage.</p> <p>BH POL 3 To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their setting.</p> <p>BH POL 4 To ensure that proposed development within the curtilage or attendant grounds of a Protected Structure respects the Protected</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
	operation activities.	<p>the area.</p> <p>BNH 2 Encourage the rehabilitation, renovation, climate proofing and re-use of protected structures and non-designated vernacular buildings (including those listed in the National Inventory of Architectural Heritage) within the Plan area.</p> <p>BNH 3 Encourage the rehabilitation, renovation, climate proofing and re-use of protected structures and vernacular buildings (included in the National Inventory of Architectural Heritage) within the Plan area.</p> <p>BNH 4 Support and promote the protection, appropriate management and sympathetic enhancement of the archaeological heritage within the JLAP area so as to avoid negative impacts on sites, monuments, features, or objects of significant historical or archaeological interest.</p>	<p>Structure and its setting.</p> <p>BH POL 5 To have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (October 2011) or replacement Section 28 Guidelines as may be issued by the Department of Housing, Local Government and Heritage when assessing proposals for development affecting a protected structure and buildings listed in the National Inventory of Architectural Heritage.</p> <p>BH POL 6 To require the preparation of an Architectural Impact Assessment undertaken by an architect or other suitably qualified professional with conservation expertise, where appropriate, for developments which include or relate to a Protected Structure or their curtilage and attendant grounds.</p> <p>BH POL 7 To promote the principles of best practice in conservation in terms of use of appropriate materials, repair techniques, and thermal upgrades by adhering to the guidelines as set out in Department of Culture, Heritage and the Gaeltacht's Advice Series publications or their replacement.</p> <p>BH POL 8 To promote awareness and the appropriate adaptation of the county's architectural and archaeological heritage to deal with the effects of climate change.</p> <p><i>Protection of the Built Environment Objectives</i></p> <p>BH OBJ 1 To seek the protection of all structures within the County that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.</p> <p>BH OBJ 2 To maximise funding opportunities for the conservation and restoration of Protected Structures.</p> <p>BH OBJ 3 To administer grant schemes which provide funding opportunities for the conservation and restoration of Protected Structures.</p> <p>BH OBJ 4 To support and implement the actions listed in the County Heritage Plan 2020 – 2025, and subsequent heritage plans, during the lifetime of this plan, subject to the availability of specific funding and resources.</p> <p>BH OBJ 5 To seek the appointment of a Conservation Officer to improve the level of expertise available to the Council and to support the protection and conservation of the rich built and cultural heritage within the County. However the Council will seek to develop in-house expertise in the interim in the absence of this appointment.</p> <p><i>Architectural Conservation Areas Policies</i></p> <p>ACA POL 1 To ensure the preservation of the special character of each Architectural Conservation Area listed in this Plan (See Table 6) by exercising specific design control with particular regard to building scale, proportions, historical plot sizes, building lines, height, general land use, fenestration, signage, and other appendages such as electrical wiring, building materials, historic street furniture, paving and shopfronts.</p> <p>ACA POL 2 To have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (October 2011) or replacement Section 28 Guidelines as may be issued by the Department of Housing, Local Government and Heritage when assessing proposals for development affecting the character of an Architectural Conservation Area.</p> <p>ACA POL 3 To ensure the retention, repair and the regular maintenance, rather than replacement, of original / early features in buildings which contribute to the character of an Architectural Conservation Area such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pub fronts, while ensuring appropriate materials and repair techniques are used when repairs are being carried out.</p> <p>ACA POL 4 To ensure that inappropriate materials for windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within Architectural Conservation Areas.</p> <p>ACA POL 5 To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an Architectural Conservation Area and the retention of the historic scale and plot size. Such buildings should contribute to the visual enhancement of the area and respect the character of the Architectural Conservation Area as set out in the statement of character (when prepared).</p> <p>ACA POL 6 To ensure that new fascia boards inserted in the shopfront entablature are seamless without visible vertical joints or fixing materials. Hand painted fascia are encouraged and will be favoured over glossy, reflective signage.</p> <p>ACA POL 7 To retain historic items of street furniture where they contribute to the character of the ACA, such as, post boxes, benchmarks, gates, plaques, milestones, railings, etc.,</p> <p>ACA POL 8 To facilitate the removal of overhead cables throughout the Architectural Conservation Areas.</p> <p>ACA POL 9 To ensure the embodied energy of the current building stock within Architectural Conservation Area are acknowledged when considering proposed developments, and to encourage the reuse of these building over demolition.</p> <p><i>Architectural Conservation Areas Objectives</i></p> <p>ACA OBJ 1 To prepare a statement of character for each of the listed Architectural Conservation Areas in Table 6 within 2 years of the adoption of the County Development Plan in order to identify the character that is worthy of protection for each.</p> <p>ACA OBJ 2 To designate additional Architectural Conservation Areas where appropriate and provide a local policy framework for the preservation of the character of these areas. Consideration will be given to Lough Rynn and Drumsna in the first instance.</p> <p>ACA OBJ 3 To review the County Leitrim Shopfront Guidelines within the life of the County Development Plan.</p> <p><i>Archaeological Heritage Policies</i></p> <p>ARCH POL 1 To secure the preservation (i.e. preservation in-situ or in particular circumstances where the Council is satisfied that this is not possible, preservation by record as a minimum) of all archaeological remains and sites of importance such as National Monuments, Recorded Monuments, their setting and context.</p> <p>ARCH POL 2 To promote public awareness of the rich archaeological heritage that exists in County Leitrim.</p>

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p>ARCH POL 3 To protect and enhance public accessibility to the County's industrial heritage.</p> <p>ARCH POL 4 To protect, preserve and promote the archaeological value of underwater archaeological sites and objects in rivers, lakes, intertidal and subtidal environments. In assessing proposals for development, the Council will take account of the archaeological potential of rivers, lakes, intertidal and sub-tidal environments. Where flood relief schemes are being undertaken, the Council will have regard to the 'Archaeological Guidelines for Flood Relief Schemes' (DHLGH and OPW 2021).</p> <p>ARCH POL 5 To support community initiatives and projects regarding preservation, presentation, publication of and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies and standards, having regard to the guidance and advice of the Department of Housing, Local Government and Heritage.</p> <p><i>Archaeological Heritage Objectives</i></p> <p>ARCH OBJ 1 To promote the County's archaeological heritage as a tourism resource, in partnership with tourism organisations and stakeholders.</p> <p>ARCH OBJ 2 To ensure that any development (above or below ground or underwater), within the vicinity of a site of archaeological interest or protected wreck or area of underwater archaeological heritage shall not be detrimental to the archaeological remains, character of the site or its setting.</p> <p>ARCH OBJ 3 To require, where appropriate, that an archaeological assessment or underwater archaeological impact assessment be carried out by a suitably qualified person prior to the commencement of any activity that may impact upon archaeological heritage, including underwater archaeological heritage.</p> <p>ARCH OBJ 4 To protect the zones of archaeological potential, as identified in the Record of Monuments and Places, protected reefs and underwater archaeological heritage.</p> <p>ARCH OBJ 5 To protect archaeological sites, protected wrecks and underwater archaeological heritage discovered since the publication of the Record of Monuments and Places, which are recorded in the Sites and Monuments Record.</p> <p>Roscommon County Development Plan</p> <p>BH 9.2 Protect all structures included on the Record of Protected Structures and their settings, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest.</p> <p>BH 9.3 Encourage the sympathetic re-use and secure the long-term viability of Protected Structures without detracting from their special interest and character.</p> <p>BH 9.4 Review and update the Record of Protected Structures on an on-going basis and make additions and deletions as appropriate.</p> <p>BH 9.5 Ensure that new developments within or adjacent to an ACA respects the context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes.</p> <p>BH 9.6 Protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations.</p> <p>BH 9.7 Ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that is complementary to the character of the ACA.</p> <p>BH 9.8 Undertake an assessment to inform the potential ACA designation of special character areas considered by the Planning Authority to be worthy of such protection in County Roscommon.</p> <p>BH 9.9 Encourage the retention, appreciation and appropriate revitalisation of the vernacular heritage of County Roscommon. Discourage the replacement of good quality vernacular buildings with modern structures and by protecting vernacular buildings where they contribute to the character of an area or town and/or where they are rare examples of a structure type.</p> <p>BH 9.10 Support proposals to refurbish vernacular structures that are in a run-down or derelict condition, provided that all works are carried out in accordance with best conservation practice. BH 9.11 Encourage appropriate changes of use and reuse of industrial heritage structures provided such a change does not adversely impact on the intrinsic character of the structure and that all works are carried out in accordance with best conservation practice.</p> <p>BH 9.12 Encourage the protection and enhancement of heritage gardens and demesne landscapes, and to support, in consultation with the owners, the provision of public access to these sites as appropriate.</p> <p>BH 9.13 Secure the preservation (i.e. preservation in situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Housing, Local Government and Heritage.</p>
Landscape	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Opportunity Site 6: Lands to rear of Cortober Heights "Building form (and landscaping) in these areas shall be of a high architectural standard and will be encouraged to sympathetically integrate into the landscape."</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>Leitrim County Development Plan</p> <p><i>Landscape Policies</i></p> <p>LCA POL 1 To conserve and enhance the high nature conservation value of the Landscape Character Areas in order to create/protect ecologically resilient and varied landscapes.</p> <p>LCA POL 2 To protect, enhance and contribute to the physical, visual and scenic character of County Leitrim and to preserve its unique landscape character.</p> <p>LCA POL 3 To ensure that landscape sensitivity and the preservation of the uniqueness of a landscape character area (where appropriate) is an</p>

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Topic	Potentially Significant Adverse Effect, if Unmitigated	Local Area Plan measures, including:	Existing Leitrim and Roscommon County Development Plan measures, including:
			<p>important consideration in determining the appropriateness of development uses and proposals in areas of landscape sensitivity, (scenery, nature conservation or archaeology) in conjunction with the siting, design and materials proposed.</p> <p>LCA POL 4 To seek to ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area, whilst providing for future development</p> <p>LCA POL 5 To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity.</p> <p><i>Landscape Objectives</i></p> <p>LCA OBJ 1 To protect and enhance the quality, character, and distinctiveness of the physical, visual and scenic character of landscapes of the County in accordance with national policy and guidelines and the recommendations of the Leitrim Landscape Character Assessment (2020) in Appendix *.</p> <p>LCA OBJ 2 To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix IV of this Plan - <i>Leitrim Landscape Character Assessment (2020)</i> and its recommendations.</p> <p><i>Landscape Designations Policies</i></p> <p>LD POL 1 To safeguard the protected views and prospects contained in Table 11.8 and identified on Map No. 12 (Volume III - Book of Maps) from intrusive development which would interfere unduly with the character and visual amenity of the landscape.</p> <p>LD POL 2 To protect Areas of High Visual Amenity from inappropriate development and reinforce their character, distinctiveness and sense of place.</p> <p>LD POL 3 To permit development in an Area of High Visual Amenity only where the applicant has demonstrated a very high standard of site selection, site layout and design and where the Planning Authority is satisfied that the development could not be accommodated in a less-sensitive location.</p> <p>LD POL 4 To require that a landscape and visual impact assessment, prepared by a suitably qualified professional, be submitted with planning applications for development which may have an impact on the landscape character of the area.</p> <p>LD POL 5 To ensure that development proposals have regard to the Landscape Character Assessment, the value of the landscape, its character, importance, sensitivity and capacity to absorb change.</p> <p>LD POL 6 To protect lakeshores from inappropriate development which would detract from the natural amenity of the area.</p> <p>LD POL 7 To permit development in an Area of Outstanding Natural Beauty where the applicant can satisfy the Planning Authority that it is not practicable to develop in a less-sensitive location and where it is demonstrated that the development will not impinge in any significant way on the character, integrity or uniformity of the landscape.</p> <p><i>Landscape Designations Objectives</i></p> <p>LD OBJ 1 To protect the quality, character and distinctiveness of the landscapes of the County.</p> <p>LD OBJ 2 To provide and maintain facilities, including viewing areas, lay-bys, safe pedestrian access and/or car parking, and where appropriate, associated seats and signs in the immediate vicinity of views that are identified in this Plan and as funds allow.</p> <p>LD OBJ 3 To undertake and adopt a landscape capacity assessment of the county for commercial afforestation.</p> <p>LD OBJ 4 To protect Areas of Outstanding Natural Beauty and Areas of High Visual Amenity from inappropriate forms of development.</p> <p>Roscommon County Development Plan</p> <p>NH 10.25 Minimise visual impacts on areas categorised within the County Roscommon Landscape Character Assessment including “moderate value”, “high value”, “very high value” and with special emphasis on areas classified as “exceptional value” and where deemed necessary, require the use of Visual Impact Assessment where proposed development may have significant effect on such designated areas.</p> <p>NH 10.26 Protect important views and prospects in the rural landscape and visual linkage between established landmarks, landscape features and views in urban areas.</p> <p>NH 10.27 To co-ordinate with all adjoining Local Authorities in reviewing Landscape Character Assessments (LCAs) to ensure consistency in classification and policy in adjoining areas of similar character. A targeted review of the LCA shall be undertaken following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines as well as the Regional Landscape Character Assessment to be completed by the Regional Assembly.</p>

Section 3 Environmental Report and Submissions/ Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to Leitrim and Roscommon County Councils on the Environmental Report and SEA process have been taken into account during the preparation of the Plan and the SEA.

3.2 SEA Scoping Notices and Submissions

As part of the scoping process for preparation of the Plan, environmental authorities⁴ were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Councils. A detailed submission was received from the Environmental Protection Agency. The issues raised in this submission and associated SEA responses are detailed on Table 3.1 below.

⁴ The following authorities were notified: Environmental Protection Agency; Department of Environment, Climate and Communications; Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Cavan County Council; Sligo County Council; Longford County Council; Mayo County Council; Galway County Council; Offaly County Council; Westmeath County Council; and Donegal County Council

Table 3.1 Issues Raised in Submission and Response at Scoping Stage

Ref.	Submission text	Response
Submission from Environmental Protection Agency		
A	We acknowledge your notice, dated 02 nd January 2024, in relation to the Carrick on Shannon Joint Local Area Plan 2024-2030 (the 'Plan').	Noted.
B	The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.	Noted.
C	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and will be kept on file for reference throughout the SEA process.
D	In preparing the Plan, Athlone Town Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.	The SEA will seek to ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Region. Further comments made during the process will be taken into account as appropriate.
E	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)) You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/	These resources and guidance have been considered in the preparation of the SEA Scoping Report and will be accessed, as relevant, for reference throughout the SEA process.
F	Environmental Sensitivity Mapping (ESM) Webtool The ESM Webtool is a decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land-use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at www.enviromap.ie .	The ESM Webtool has been considered in the preparation of the SEA Scoping Report and will be considered throughout the SEA process, where relevant.
G	EPA SEA GIS Search and Reporting Webtool Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at https://gis.epa.ie/EPAMaps/SEA . It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.	Available online EPA resources, including mapping resources, have been considered in the preparation of the SEA Scoping Report and will be considered throughout the SEA and AA processes.
H	Catchments.ie Our https://www.catchments.ie/maps/ website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.	
I	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA https://gis.epa.ie/EPAMaps/AAGeoTool .	

Ref.	Submission text	Response
J	State of the Environment Report – Ireland’s Environment 2020 In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report Ireland’s Environment – An Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Plan. This should also be taken into account, in preparing the Plan and SEA.	The recommendations, key issues and challenges described within the current version of Ireland’s Environment will be considered in the preparation of the Plan and SEA.
K	Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional, and local adaptation plans.	The SEA will seek to ensure that the Plan aligns with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
L	Environmental Authorities Under the SEA Regulations, you should consult with: <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Environment, Climate and Communications; and • Minister for Agriculture, Food and the Marine. • any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan. 	Notice has been given to relevant environmental authorities as part of the SEA scoping process.

3.3 Submissions on the Draft Plan, Environmental Report and associated documents

Various submissions were made on the Draft Plan, Proposed Material Alterations and/or associated environmental assessment documents while these documents were on public display.

Updates to the SFRA, which informed the SEA, on foot of submissions included (new text in green; text to be deleted in red strikethrough):

- "The PFRA indicative flood maps have now been superseded by the ~~recently-published~~ NIFM published in 2021."
- "Further to the above, proposals for development should consider the Construction Industry Research and Information Association (CIRIA) SuDS Manual 2015 and any future update of this guidance and Greater Dublin Strategic Drainage Study documents in designing SUDS solutions, including the New Development Policy, the Final Strategy Report, the Code of Practice and "Irish SuDS: guidance on applying the GSDS surface water drainage criteria. The Department of Housing, Local Government and Heritage (2022) Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document should also be considered."
- To add a land parcel zoned Agricultural to the Justification Test table in the final SFRA Report.

Environmental-related provisions adopted as part of the Plan that took into account submissions included:

- BNH 6 Protect existing ecological assets, and enhance where appropriate, the provision of biodiversity features in urban areas through the development management process, including in pre-planning application discussions, and in Local Authority own developments.
- BNH 9 Encourage and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs etc) as part of development management proposals
- CA 16 Support and co-operate with the OPW in delivering the Carrick-on-Shannon Flood Relief Scheme and ensure that development proposals support and do not impede or prevent the progression of this scheme'.
- MT 13 Support the investment and provision of public water supply and wastewater treatment infrastructure by Uisce Éireann, including any maintenance works and planned upgrades to

water treatment plants and the associated public mains water and wastewater networks serving the joint urban area, including the safeguarding of existing such infrastructure corridors, in order to ensure that zoned lands are adequately serviced over the period of the Plan and in accordance with the Core Strategies of Leitrim and Roscommon County Councils.

- MT 14 Promote water conservation and demand management measures amongst all water users in Carrick-on-Shannon, and support Uisce Éireann in implementing water conservation measures such as leakage reduction and network improvements.

For further information on how submissions were considered, refer to the Chief Executives' Report on submissions received on the Draft Plan and associated documents and the Chief Executives' Report on submissions received on the Proposed Material Alterations and associated documentation – both available on the websites of Leitrim and Roscommon County Councils.

All parts of the Plan-preparation process were informed by the SEA, AA and SFRA processes - this includes the preparation of the Draft Plan, Proposed Material Alterations and Further Modifications. The mitigation integrated into the final, adopted Plan includes that identified at Table 2.1 of this report.

3.4 SEA documents including SEA Environmental Report

The Draft Plan and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the public display of the Draft Plan and associated SEA, AA and SFRA documents were integrated into Chief Executives' Report and considered by Leitrim and Roscommon County Councils.

A number of material alterations were proposed after public display of the Draft Plan. The Proposed Material Alterations were subject to Screening for SEA and Screening for AA. Responses to submissions made during the public display of the Proposed Material Alterations and associated SEA, AA and SFRA documents were integrated into Chief Executives' Report and considered by Leitrim and Roscommon County Councils. Further

modifications were considered by the SEA, AA and SFRA processes.

On adoption of the Plan, the Environmental Report that had been placed on public display alongside the Draft Plan was updated to become a final Environmental Report that is consistent with the adopted Plan, taking into account all changes that were made to the original Draft Plan that was placed on public display.

Section 4 Summary of Alternatives considered

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Alternatives identified for the Plan and the assessment of their likely significant effects on the environment are summarised below.

4.2 Limitations in Available Alternatives

The Plan is required to be prepared by the existing, already in force, Leitrim and Roscommon County Development Plans and the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan.

The alternatives available for the Plan are significantly limited by the provisions of higher-level planning objectives, including those of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Region and the County Development Plans. These documents set out various requirements for the content of the Plan including on topics such as land use zoning and the sustainable development of towns, including Carrick-on-Shannon.

4.3 Alternatives Already Considered

The preparation of the Leitrim and Roscommon County Development Plans and associated SEA process already considered various different types of alternatives, including those relating to population allocations and settlement roles. The selected alternatives for the County Development Plans set requirements for lower tier planning in the Counties and have been integrated into the Local Area Plan as appropriate.

4.4 Compact Development Alternatives

Compact Development Alternative A: "More Consolidated, More Compact Development"

Under this Compact Development Alternative, the town would reach its population allocation under the core strategies as contained in the Leitrim and Roscommon County Development Plans.

The approach under this alternative would allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree.

The infrastructure required to be in place to achieve the growth targets is already in place or planned under this alternative.

The development of the Town and Outer Core areas would be more compact and sustainable under this scenario and would better support the longer-term viability of the settlement. 30% of residential units would be expected to take place within the existing built-up footprint on infill and/or brownfield sites, with a greater focus on use of consolidation and regeneration sites, with potential for wider regeneration benefits to the town centre, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved.

Giving a strong preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan and giving a focus to Opportunity Sites (with clear design and uses identified – making successful applications for the sustainable, compact development of the town more likely) would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to the greatest degree.

There would be greater potential and viability for integrated land use and transportation under this alternative, including proximate development patterns linked by active travel infrastructure and public transport. Associated benefits and improvements to the public realm and appearance of the built environment, including liveability and quality of life improvements, would be more likely.

This Compact Development Alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within the Town and Outer Core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. There would be a reduced need for greenfield land consumption under this alternative. This Compact Development Alternative would be considered the most effective out of both Compact Development Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the town.

The approach under Compact Development Alternative A 'More Consolidated, More Compact Development' would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Under this alternative there would be:

- More optimum use of land and resources, with positive role for addressing climate change, such as potential for reduced carbon heavy travel patterns.
- Greater potential for modal shift to sustainable travel such as walking, cycling and public transport, with knock on benefits for climate resilience in the Plan area.
- Use of already serviced lands in more central and built-up urban area could lead to potential reduced costs for delivery of new supporting infrastructure.
- Creation of more liveable built environments, with greater accessibility to services and amenities for local communities.

Compact Development Alternative B: "Less Consolidated, Less Compact Development"

Under this Compact Development Alternative, the Town would reach its population allocation under the core strategies as contained in the Leitrim and Roscommon County Development Plans.

The approach under this alternative would not allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree.

Additional infrastructure would be required to accommodate sporadic development, more than would be required for Alternative A 'More Consolidated, More Compact Development' and some development may have to be serviced by private waste water treatment systems which would have to be properly maintained.

The development of the Town and Outer Core areas would be less compact and less sustainable under this scenario and would not optimally support the longer-term viability of the settlement. 30% of residential development would be less likely to be achieved within the

existing built-up footprint on infill and/or brownfield sites in comparison with Alternative A 'More Consolidated, More Compact Development'. Under this alternative there would be potential for greater proportion of housing to be delivered outside of the built-up area, including on urban fringe and outer suburban areas and on greenfield sites, creating unsustainable travel patterns with a reliance on the private car. Giving less of a preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan and giving less of a focus to Opportunity Sites (there would be no clear guidance on the design parameters or uses provided – making successful applications for the sustainable, compact development of the town less likely) would allow for the proper planning and sustainable development of the town as envisaged by the wider planning framework to a lesser degree.

There would be greater potential for negative impacts on the vitality and viability of the built-up area (including Town and Outer Core areas), due to increased and sustained levels of vacancy and dereliction for existing buildings and brownfield lands. This alternative would be likely to result in a more dispersed pattern of low-density urban development, that would be more difficult to serve with active travel infrastructure and public transport.

This Compact Development Alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those within the Town and Outer Core areas) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Demand to develop more sensitive, less well-served lands elsewhere in the Plan area would be provided for. This Compact Development Alternative would be considered the least effective out of both Compact Development Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the town.

The approach under Alternative B 'Less Consolidated, Less Compact Development' would benefit the protection of various environmental components to a lesser degree. Although potentially adverse effects associated with land use development would exist, they would be mitigated to in many cases; however, more residual environmental effects would result.

Under this alternative there would be:

- An increase in car dependency and associated carbon heavy travel patterns, which would undermine efforts aimed at securing climate resilience.
- Increased suburban pattern of residential development with potential for self-contained and disconnected built environments.
- Reduced potential for modal shift to sustainable travel options such as walking, cycling and public transport.
- Potential for increased costs associated with the delivery on new supporting infrastructure (roads, footpaths etc.) in more peripheral and outer suburban areas.
- Increased costs for the delivery of necessary supporting infrastructure for urban fringe, outer suburban areas and greenfield sites.

Selected Compact Development Alternative for the Plan: A "More Consolidated, More Compact Development".

4.5 Ecosystem Services Approach Alternatives

The importance of fulfilling natural capital⁵ and ecosystem⁶ service obligations has increasingly emerged in recent years. An Ecosystems Services Approach would provide a strategy for the integrated management of land, water and living resources that promotes conservation and

⁵ Renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals).

⁶ Ecosystems are multifunctional communities of living organisms interacting with each other and their environment. Ecosystems provide a series of services for human well-being (ecosystem services) either directly or indirectly contributing towards human well-being.

sustainable use in an equitable way. An Ecosystems Services Approach would include the integration of ecological considerations at a local level across the Plan area.

Ecosystem Services Approach Alternative A “A Plan that follows an Ecosystems Services Approach to a greater degree” would integrate a strategy throughout the Plan for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

Principles that would be integrated throughout the Plan, in a coordinated and comprehensive manner, would include:

- Consideration of natural systems - by using knowledge of interactions in nature and how ecosystems function
- Taking into account of the services that ecosystems provide - including those that underpin social and economic well-being, such as flood and climate regulation or recreation, culture and quality of life
- Involving people - those who benefit from the ecosystem services and those managing them need to be involved in decisions that affect them.

This would mean that there would be:

- An increased likelihood in the extent, magnitude and frequency of positive effects occurring with regard to natural capital⁷ and ecosystem service issues, such as the management of air quality, noise pollution, light pollution, pollination, flood risk, water bodies and river basins and natural resources supporting energy production and recreation; and
- A decreased likelihood in the extent, magnitude and frequency of adverse effects on natural capital and ecosystem services.

Ecosystem Services Approach Alternative A “A Plan that follows an Ecosystems Services Approach to a greater degree” would, to the greatest extent:

- Underpin the requirement for nature-based solutions, green and blue infrastructure to be incorporated into development proposals at the detailed design stage, with corresponding recognition of the role natural environment in moderating and adapting to the effects of climate change.
- Contribute to flood prevention and storage capacity measures for development proposals in the Plan area.
- In the formulation of the layout and design of development proposals, contribute to a focus on the conservation, protection and restoration of the natural environment in the Plan area.
- Encourage the use of SuDS for development proposals in the Plan area, offering a more sustainable approach to the management of urban storm water runoff than impermeable surfaces, and conventional underground pipe and storage-based solution. This would contribute to offsetting the impacts of climate change and increase climate resilience.
- Provide more benefits for recreation, amenity, and biodiversity.
- Promote more healthy living environments for local communities.
- Contribute to a reduction in greenhouse gas emissions.
- Improve health and wellbeing.

Ecosystem Services Approach Alternative B: “A Plan that does not follow, or follows to a lesser degree, an Ecosystems Services Approach” would not integrate a strategy throughout the Plan for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way. This approach would be less coordinated and comprehensive than would be the case under an Ecosystems Services Approach.

This would mean that there would be:

- A decreased likelihood in the extent, magnitude and frequency of positive effects occurring with regard to natural capital and ecosystem service issues; and

⁷ Renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals)

- An increased likelihood in the extent, magnitude and frequency of adverse effects on natural capital and ecosystem services.

Ecosystem Services Approach Alternative B: "A Plan that does not follow, or follows to a lesser degree, an Ecosystems Services Approach" would result in:

- Greater potential for focus and reliance on conventional less sustainable surface water drainage methods in the Plan area, such as single function piped drainage and attenuation/storage measures.
- Reduced climate resilience in the built environment.
- Reduced scope for introduction of nature-based flood alleviation measures in development proposals.
- Greater potential for increased costs in the delivery of conventional surface water drainage infrastructure.
- Greater potential for biodiversity and habitat fragmentation.
- Reduced potential for urban greening measures in the built environment.

Selected Ecosystem Services Approach Alternative for the Plan: A "A Plan that follows an Ecosystems Services Approach to a greater degree".

4.6 Local Transport Plan Alternatives

A Local Transport Plan would assist in placing sustainable transport considerations to the forefront of land use planning decisions in the formulation of the Plan. It would examine existing and proposed transport infrastructure for all modes of transport, including walking and cycling, and would provide some insight into existing transport patterns and constraints, facilitating the integration of land use and transport provisions.

Informing the Plan with a Local Transport Plan, which focuses on delivering travel solutions that support moving people from the private car to more sustainable modes, (**Local Transport Plan Alternative A**) would provide a more coordinated and more orderly provision of transport infrastructure and services, with delivery of projects, and associated benefit with respect to sustainable mobility and compact development, more likely. This approach would be more likely to improve the potential for meeting important objectives relating to emissions and energy use. Potentially adverse impacts on environmental components including ecology and water would need to be adequately mitigated at project level.

Local Transport Plan Alternative A would:

- Support greater alignment between and integration of land use planning and transport planning.
- Ensure the assessment of transport demand and its associated impact informs the scale of development proposals, including location, density, required transport infrastructure etc.
- Facilitate a greater shift towards a more sustainable, healthy, and low carbon-built environment.
- Prioritise of active travel measures and considerations in the formulation of development proposals, including the consideration of suitable land for development.
- Promote and encourage a modal shift from the private car to walking and cycling, particularly for short to medium distance trips.
- Prioritise walking, cycling and public transport accessibility.
- Result in improvements in the built environment for the safety and security of those walking and cycling.
- Potentially reduce traffic congestion at peak traffic times, improving road network reliability.

Alternative A would be more likely to result in more connected and accessible built environments, with associated positive benefits for the health and wellbeing of local communities. Alternative A would contribute to the transition of the Plan area to a more low-carbon, climate resilient and healthy

urban environment, with reduced car dependency and an increase in sustainable travel such as walking and cycling.

Not informing the Plan with a Local Transport Plan, which focuses on delivering travel solutions that support moving people from the private car to more sustainable modes, (**Local Transport Plan Alternative B**) would provide a less coordinated and less orderly provision of transport infrastructure and services, with delivery of projects, and associated benefit with respect to sustainable mobility and compact development, less likely. This approach would be less likely to improve the potential for meeting important objectives relating to emissions and energy use. Potentially adverse impacts arising from more coherently planned transport developments on environmental components, including ecology and water, could be mitigated at both Plan and project level.

Local Transport Plan Alternative B would:

- Increase the potential for land use planning and developments aspects of the Plan to be considered in isolation of transport planning considerations.
- Mean that the assessment of existing traffic, transport, and movement conditions within the Plan area would not be taken into account in the formulation of policies and objectives.
- Undermine ability to plan for efficient movement of people and services within the Plan area.
- Limit the ability and scope to plan for required transport interventions in the Plan area.
- Not inform site specific transport assessment for development proposals with a Local Transport Plan.
- Reduce support for modal shift from private car travel to active travel, including walking and cycling.

There would be greater potential for the existing pattern of car dependency to continue and increase under Alternative B. Alternative B would undermine policies and objectives supporting climate action and the transition to a more low-carbon urban environment. There would be potential for negative impacts on the health and wellbeing of local communities due to absence of measures for targeted active travel infrastructure.

Selected Local Transport Plan Alternative for the Plan: Alternative A.

4.7 Built Heritage Alternatives

A Plan that adds detailed, local-level provisions to the existing planning framework relating to the conservation of built heritage (**Built Heritage Alternative A**) would further contribute the protection of existing heritage that is already contributed towards by the existing planning framework. By integrating heritage considerations into the Plan, Alternative A would be most likely to ensure that new development respects the historic grain of the built environment and archaeology that currently exists.

Built Heritage Alternative A would:

- Provide a focus for heritage-led regeneration in the existing built environment including conservation, restoration and reuse of built heritage assets.
- Ensure that the conservation of built heritage, including architectural heritage (protected structures) and archaeology is a key consideration, in the formulation of development proposals, as appropriate.
- Promote and support the conservation of the special character and setting of designated Architectural Conservation Areas in the Plan area.
- Promote the protection, retention, and public awareness of vernacular architecture in the Plan area not listed as protected structures or located in ACAs.
- Promote and support the importance of climate-proofing built heritage assets and by reference to Department of Culture Heritage and the Gaeltacht 'Built and Archaeological Heritage, Climate Change Sectoral Adaptation Plan' (2019).

Increased opportunities would be presented for economic vitality, tourism, urban regeneration and placemaking under Alternative A. Under Alternative A, there would be potential to involve local communities in heritage projects, with the aim of improving the socio-economic profile of places, attracting new visitors, business, and residents. Alternative A would result in a reduced need for greenfield land consumption.

A Plan that does not add detailed, local-level provisions to the existing planning framework relating to the conservation of built heritage, relying solely on existing provisions, including those included as part of the County Development Plans (**Built Heritage Alternative B**) would not further contribute the protection of existing heritage that is already contributed towards by the existing planning framework. By not integrating heritage considerations into the Plan, Alternative B would be least likely to ensure that new development respects the historic grain of the built environment and archaeology that currently exists.

Built Heritage Alternative B would:

- Not provide for sufficient consideration of the built heritage in the Plan area at detailed design stage for development proposals.
- Increase the potential for loss of and/or negative impacts on the character and setting of historic built fabric in the Plan area, including protected structures and vernacular architecture.
- Increase the potential to undermine the special character and setting of the designated ACAs in the Plan area.

Under Alternative B, the role of built heritage in the Plan area would not be capitalised on in terms of tourism potential, and the delivery of urban regeneration and placemaking projects.

Selected Built Heritage Alternative for the Plan: Alternative A.

4.8 Reasons for Choosing the Selected Alternative in light of Other Reasonable Alternatives Considered

Selected alternatives for the Plan from each of the types of alternatives that emerged from the planning/SEA process are indicated above.

Alternatives were selected for the Plan having regard to both:

1. The environmental effects which are identified by the SEA and are summarised above; and
2. Planning - including social and economic - effects that also were considered

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Plan.

Monitoring can both demonstrate the positive effects facilitated by the Plan and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Plan, would necessitate consideration of these effects in the context of the Plan and potential remediation action(s) and/or review of part(s) of the Plan.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives that were used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. Given the position of the Joint Local Area Plan in the land use planning hierarchy beneath the Leitrim and Roscommon County Development Plans, the measures identified in those County Development Plan SEAs have been used as they are or having been slightly modified – in most instances. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan, if unmitigated.

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to

deal with specific environmental issues – including unforeseen effects – as they arise.

5.3 Sources

The Plan forms part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Eastern and Midland RSES and Leitrim and Roscommon County Development Plans is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Councils will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Councils would provide monitoring of certain indicators on a *grant of permission*⁸ basis. Where significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

⁸ The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

5.4 Reporting

A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan will be prepared in advance of the beginning of the review of the Plan. Monitoring frequencies of indicators tend to change although where they are consistent frequencies are identified. This report should address the indicators set out on Table 5.1.

The methodology for monitoring set out below will be undertaken by the Councils. Where monitoring beyond existing sources is to be undertaken, it is recommended that industry standard methods are used where they exist and where appropriate.

Reporting may be undertaken in conjunction with the monitoring reporting on other plans, such as the County Development Plans and other Local Area Plans.

The Councils are responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

Table 5.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	Indicators	Targets	Sources	Remedial Action
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> Condition of European sites 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, Local Biodiversity Action Plans 	<ul style="list-style-type: none"> DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)⁹ DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)¹⁰ Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
	<ul style="list-style-type: none"> Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, Local Biodiversity Action Plans 	<ul style="list-style-type: none"> Internal review of local land use plans 	<ul style="list-style-type: none"> Review internal systems
	<ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Internal monitoring of preparation of local land use plans 	<ul style="list-style-type: none"> Review internal systems
	<ul style="list-style-type: none"> Status of water quality in water bodies 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below
	<ul style="list-style-type: none"> Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see Leitrim County Development Plan Chapter 11 “Heritage” and Roscommon County Development Plan Chapter 10 “Natural Heritage” 	<ul style="list-style-type: none"> For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see Leitrim County Development Plan Chapter 11 “Heritage” and Roscommon County Development Plan Chapter 10 “Natural Heritage” 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> Review internal systems
Population and Human Health	<ul style="list-style-type: none"> Implementation of Plan measures relating to the promotion of economic growth as provided for by Leitrim County Development Plan Chapter 4 “Economic Development, including Retail” and Roscommon County Development Plan Chapter 6 “Economic Development” 	<ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to the promotion of economic growth as provided for by Leitrim County Development Plan Chapter 4 “Economic Development, including Retail” and Roscommon County Development Plan Chapter 6 “Economic Development” 	<ul style="list-style-type: none"> Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Review internal systems

⁹ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

¹⁰ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Environmental Component	Indicators	Targets	Sources	Remedial Action
	<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan 	<ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA 	<ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA
	<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> CSO data Monitoring of Leitrim County Council's Climate Change Action Plan 2024-2029 and Roscommon County Council's Climate Change Action Plan 2024-2029 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Councils will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
	<ul style="list-style-type: none"> Number of spatial plans that include specific green infrastructure mapping/data 	<ul style="list-style-type: none"> Require all local level land use plans to include specific green infrastructure mapping/data 	<ul style="list-style-type: none"> Internal review of local land use plans 	<ul style="list-style-type: none"> Review internal systems
Soil (and Land)	<ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) 	<ul style="list-style-type: none"> Maintain built surface cover nationally to below the EU average of 4% as per the NPF In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlement To map brownfield and infill land parcels 	<ul style="list-style-type: none"> EPA Geoportal Compilation of greenfield and brownfield development for the DHLGH AA/Screening for AA for each application 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Councils will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
	<ul style="list-style-type: none"> Instances where contaminated material generated from brownfield and infill must be disposed of 	<ul style="list-style-type: none"> Dispose of contaminated material in compliance with EPA guidance and waste management requirements 	<ul style="list-style-type: none"> Internal review of grants of permission where contaminated material must be disposed of 	<ul style="list-style-type: none"> Consultations with the EPA and Development Management
	<ul style="list-style-type: none"> Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Internal monitoring of grants of permission 	<ul style="list-style-type: none"> Review internal systems
Water	<ul style="list-style-type: none"> Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD 	<ul style="list-style-type: none"> Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' Implementation of the objectives of the River Basin Management Plan 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance ¹¹ 	<ul style="list-style-type: none"> Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Councils will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.

¹¹ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available
CAAS for Leitrim and Roscommon County Councils

SEA Statement for the Carrick-on-Shannon Joint Local Area Plan 2025-2031

Environmental Component	Indicators	Targets	Sources	Remedial Action
	<ul style="list-style-type: none"> Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> Where planning applications are being permitted on flood zones, the Councils will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	<ul style="list-style-type: none"> Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan 	<ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in-combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure See also targets relating to greenfield and brownfield development of land under Soil 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Councils will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
	<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> CSO data Monitoring of Leitrim County Council's Climate Change Action Plan 2024-2029 and Roscommon County Council's Climate Change Action Plan 2024-2029 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Councils will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
Air	<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels NO_x, SO_x, PM10 and PM2.5 as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels Improvement in Air Quality trends, particularly in relation to transport related emissions of NO_x and particulate matter 	<ul style="list-style-type: none"> CSO data Data from the National Travel Survey EPA Air Quality Monitoring 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, Councils will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	<ul style="list-style-type: none"> Implementation of Plan measures relating to climate reduction targets 	<ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> Review internal systems
	<ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy 	<ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 	<ul style="list-style-type: none"> Monitoring of Leitrim County Council's Climate Change Action Plan 2024-2029 and Roscommon County Council's Climate Change Action Plan 2024-2029 	<ul style="list-style-type: none"> Where targets are not achieved, the Councils will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
	<ul style="list-style-type: none"> Share of renewable energy in transport 	<ul style="list-style-type: none"> Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030) 	<ul style="list-style-type: none"> EPA Annual National Greenhouse Gas Emissions Inventory reporting Climate Action Regional Office 	

Environmental Component	Indicators	Targets	Sources	Remedial Action
	<ul style="list-style-type: none"> • Energy consumption, the uptake of renewable options and solid fuels for residential heating 	<ul style="list-style-type: none"> • To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating 		
	<ul style="list-style-type: none"> • Proportion of journeys made by private fossil fuel-based car compared to previous levels 	<ul style="list-style-type: none"> • Decrease in the proportion of journeys made by residents of the using private fossil fuel-based car compared to previous levels 	<ul style="list-style-type: none"> • CSO data • Monitoring of Leitrim County Council's Climate Change Action Plan 2024-2029 and Roscommon County Council's Climate Change Action Plan 2024-2029 	<ul style="list-style-type: none"> • Where trends toward carbon reduction are not recorded, the Councils will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
	<ul style="list-style-type: none"> • Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> • Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> • CSO data • Monitoring of Leitrim County Council's Climate Change Action Plan 2024-2029 and Roscommon County Council's Climate Change Action Plan 2024-2029 	<ul style="list-style-type: none"> • Where proportion of population shows increase in private car use above previous CSO figures, the Councils will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
Cultural Heritage	<ul style="list-style-type: none"> • Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> • Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> • Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> • Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Councils will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
	<ul style="list-style-type: none"> • Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> • Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> • Consultation with DHLGH 	
Landscape	<ul style="list-style-type: none"> • Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> • No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> • Internal monitoring of likely significant environmental effects of grants of permission 	<ul style="list-style-type: none"> • Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Councils will re-examine Plan provisions and the effectiveness of their implementation



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