



**REVIEW OF TEMPLEMORE AND ENVIRONS DEVELOPMENT PLAN 2006-  
2012**

**AND**

**PREPARATION OF NEW TEMPLEMORE AND ENVIRONS DEVELOPMENT PLAN  
2012-2018**

DETERMINATION OF NEED FOR ENVIRONMENTAL ASSESSMENT OF  
DEVELOPMENT PLAN IN TERMS OF THE PROVISIONS OF ARTICLE 13 OF THE  
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT)  
REGULATIONS 2004

**Templemore Town Council  
North Tipperary County Council  
Forward Planning Section**

## **1.0 Legislative Context**

The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an environmental assessment to be carried out for all plans and programmes that are prepared for certain specified sectors, including land use planning. The Planning and Development (SEA) Regulations 2004 (S.I. 436 of 2004) (here in after referred to as the 'SEA regulations') transposed this directive into Irish Law.

Templemore Town Council and North Tipperary County Council (here in after referred to as 'the planning authorities') intend to make a Development Plan for Templemore and Environs in accordance with the Planning and Development Acts, 2000 to 2010. Therefore, this development plan in terms of its preparation and implementation is subject to the requirements of the SEA Regulations.

The SEA Regulations 2004 state that an SEA is mandatory for certain plans while screening for SEA is required for other plans and that fall below specified thresholds. Where plans fall below or outside specified thresholds a screening report is required to be carried out to determine whether the making and implementation of a particular plan will or will not, lead to significant environmental consequences for the plan area.

The SEA Regulations 2004 have set a threshold of 10,000 population for which an SEA is mandatory. The population of Templemore and Environs in 2006 was 2,384 (CSO, 2006) and thus falls below this specified mandatory threshold and therefore the development plan will be screened.

"Screening" is defined as "the process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects and would thus warrant SEA" (Assessment for the Effects of Certain Plans and Programmes on the Environment, 2004, Guidelines for Planning Authorities, page 12). The criteria for determining whether an SEA is required are set out under Schedule 2A of the Regulations.

## **2.0 Purpose of the Report**

The purpose of this screening report pursuant to Article 13A (3) of the SEA Regulations is to enable a determination as to whether a Strategic Environmental Assessment is required for the new development plan.

The report will firstly outline the key aims of the Templemore and Environs Development Plan, 2012-2018. The report will then assess the development plan in the context of the criteria set down by the regulations. The report will then conclude with a determination as to whether the Strategic Environmental Assessment is necessary.

## **3.0 Statutory Consultation**

The prescribed environmental authorities set out under Article 13 of the SEA Regulations, were consulted on 5th October, 2010. No replies were received during the consultation period as specified.

#### **4.0 Aims of the Templemore and Environs Development Plan 2012-2018**

The Templemore and Environs Development Plan, 2012-2018 will be prepared in accordance with the Planning and Development Acts 2000 to 2010. The Planning Act requires that development plans provide a land use planning framework which is underpinned by the principle of sustainable development. Therefore the plan will ensure that policies and objectives brought forward for economic and social development will not have an adverse effect on the environment.

The main aims of the development plan, having regard to legislative requirements and the local characteristics of the town, may be summarised as follows:

- (i) To provide a strategic, spatial land use framework in accordance with a Core Strategy to accommodate a number of development types:
  - (a) residential development on appropriately zoned lands taking full account of national and regional population targets.
  - (b) commercial, industrial, retail and associated development which will seek to deliver a more self-sustaining economy;
  - (c) amenity, recreational, social and public land uses which will consolidate and enhance community service provision in the town.
- (ii) To ensure the strategic development potential of the plan area is maintained for development in the future i.e. that developments in the short term do not impact negatively on the long term potential;
- (iii) To ensure that development seeks to promote and enhance sustainable mode of transport within the town and with other urban centres;
- (iv) To promote specified brownfield and other sites for specific development uses so as to ensure the sustainable renewal and regeneration of particular areas;
- (v) To protect the natural and built heritage of the town, by identifying structures, trees, views, habitats, sites, archaeological remains, which are worthy of conservation/protection and ensuring plan policies and objectives are consistent with the conservation/protection of these elements;

**5.0 Assessment in terms of Schedule 2A: Criteria for determining whether a plan is likely to have significant effects on the environment.**

<p><b>The characteristics of the plan having regard, in particular, to:</b></p>
<p><b>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</b></p> <p>The Templemore and Environs Development Plan will set out a development framework for the proper planning, co-ordinated and sustainable development of Templemore and its environs and for the conservation and enhancement of its natural and physical environment. The Plan as required under the Planning and Development Act, 2010 will incorporate a Core Strategy to ensure the plan is consistent with national and regional guidelines and will adopt an evidence based approach to the zoning of land.</p> <p>The Plan will detail the land use zoning objectives, policies and specific development objectives within the defined plan area based on the principle of sustainable development.</p> <p>In adopting a Core Strategy and associated land use zoning policies and objectives, a framework for development will be provided that shall be of a nature and scale appropriate to the town of Templemore.</p>
<p><b>The degree to which the plan influences other plans, including those in a hierarchy.</b></p> <p>The Templemore and Environs Development Plan, 2012-2018, as a land use planning framework at a town level, will not directly influence other plans and projects so as to have any significant environmental impact.</p>
<p><b>The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.</b></p> <p>The development plan, in accordance with the requirements of the Planning and Development Acts, 2000 to 2010 will identify a number of aims, specific development policies and objectives which will work toward achieving sustainability, <i>inter alia</i> through:</p> <p>(i) identifying lands for appropriate uses, to provide a policy framework and a number of specific objectives which will ensure the physical, economic, social and environmental development of the plan area is achieved through sustainable means;</p> <p>(ii) providing a basis for assessing the detailed planning applications submitted to the planning authority in order to allow the existing town and new settlement encourage and assimilate change, which is essential to the future sustainable development of the plan area.</p>

**Environmental problems relevant to the plan.**

There are not considered to be any strategic environmental problems related to the development and implementation of the plan. Where local environmental issues arise they will be dealt with by policies and objectives as may be appropriate.

It should be noted that a Strategic Flood Risk Assessment will be prepared in association with the Draft Development Plan, taking full account of the Ministerial Guidelines *"The Planning System and Flood Risk Management"* as published by the DoEHLG in November, 2009.

**The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).**

The North Tipperary County Development Plan 2010 has incorporated policies and objectives to ensure that full account is taken of European legislation and all plans in relation to waste management, water protection etc. Policies and objectives will be included into the new Templemore and Environs Development Plan as appropriate.

**Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:**

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

- **Key Effect – Residential**

Land use zoning provision for residential development will take full account of the population targets for the region as set out in the North Tipperary County Development Plan, 2010 and taking the sequential approach to development. All residentially zoned areas will be subject to various development policies which may, depending on the extent of the contiguous, residentially-zoned land identified, require the preparation of master plans and, where relevant, Environmental Impact Statements. The planning authorities consider that such policies will ensure that all residentially-zoned land will be developed in an integrated manner through the provision of adequate physical infrastructure, social, educational and community facilities.

- **Key Effect – Commercial**

Taking cognisance of recent development trends and the geographic spread of the area covered by the current Templemore and Environs Development Plan 2006, the new plan (once adopted) will identify existing Brownfield sites for appropriate commercial development. Relevant development briefs will be prepared for these sites. Throughout the plan area all retail-related commercial activities will be controlled by the provisions of the County Retail Strategy, and the relevant development control policies of the plan. Relevant commercial land uses will be set

out in a land use zoning matrix. More importantly however, the plan will protect the commercially-zoned lands from inappropriate uses.

- **Key Effect – Industrial**

The Mid-West Regional Guidelines 2010 has identified that the provision of employment in the industrial sector in Templemore is currently limited to small and medium-size enterprises. The aim of the plan will primarily seek to ensure that existing industry is protected and it is not anticipated that the new plan will identify new large areas of land for such uses.

- **Key Effect – Amenity & Open Space**

Templemore town has the benefit of a large public park located close to the town centre which provides a range of public passive and active recreational facilities. The plan will seek to ensure that this public facility is protected and supported by planning policies and objectives as appropriate. The plan will also ensure that amenity and open space is developed at a more localised level by implementing the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DoEHLG, 2008) together with its accompanying Urban Design Manual. Provision for open space will be in line with actual population growth and it is anticipated that a number of key specific amenity objectives will be set out in the plan. The minimum requirements for community facility requirements will be clearly stated.

**The cumulative nature of the effects.**

Having regard to the fact the plan will be based on a strategic framework and Core Strategy which will ensure the orderly and phased development of the town; it is not considered that cumulative effect of development will have any significantly environmental impact.

**The transboundary nature of the effects.**

It is considered that there will be no significant transboundary effects as a result of the orderly and planned growth of the town.

**The risks to human health or the environment (e.g. due to accidents).**

It is not considered that there will be any significant risk to human health or the environment in implementing the new development plan.

**The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).**

The town of Templemore, as defined by the Census of Population, had a population of 2,159 in 2002. The population of the town had increased to 2,255 in 2006. This amounts to a 4.4% increase in its population. It is not considered that the boundary of the existing plan area will be extended in order to facilitate further expansion of the town. It is anticipated that the development of a Core Strategy, as required under the Planning and Development Act, 2010 will result in a re-zoning of development lands to non-development uses. This re-zoning will be carried out having regard to the sequential approach to development, possible risk of flooding, availability of services and having regard to the proper planning and development of the area.

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

**(a) special natural characteristics or cultural heritage;**

It is not considered that the development plan will have any significant negative effect on special natural characteristics or cultural impact. Conversely, bearing in mind the requirements of the Planning and Development Acts 2000 to 2010 it is considered that the plan will have a positive impact on the natural characteristics of the area. Policies and objective will be to outlined in the plan to ensure the protection of architectural, cultural and archaeological heritage.

**(b) exceeded environmental quality standards or limit values;**

It is not anticipate that any environmental quality standards or limit values will be exceeded.

**(c) intensive land-use.**

It is not considered that any intensive land uses will be permitted on the basis of plan.

**The effects on areas or landscapes which have a recognised national, European Union or international protection status.**

There are no Natura 2000 sites within the site boundary or in the vicinity of the plan area. However, the Planning Authorities will be carrying out a screening process in accordance with the Habitats Directive at Draft Development Plan stage.

There is designated Natural Heritage Area in the Town Park, know as 'Templemore Wood'. The policies and objective set out in the new development plans will ensure the long term conservation and protection of this site is assured.

## 6.0 Screening Decision and Reasons

The Planning Authorities, pursuant to Article 13A(5) of the Strategic Environmental Assessment) Regulations, 2004 consider that the Templemore and Environs Development Plan, 2012-18 will not result in any significant impact on the environment. This decision is made for the following reasons:

- The Templemore and Environs Development Plan, 2012-18 will be fully consistent with Mid-West Regional Planning Guidelines 2010 and the North Tipperary County Development Plan, 2010 which was subject to Strategic Environmental Assessment. Therefore, the framework for development in the plan area will be subject to on-going environmental assessment.
- Templemore Town and its Environs is a plan area of limited area and extent and its population falls well below the population threshold for which a Strategic Environmental Assessment is mandatory. Furthermore, the Planning and Development Act, 2010, which has placed a requirement for the development, plan to include a Core Strategy and evidence, based approach to the zoning of land. The new legislative provisions will ensure the growth of the plan area will occur in a co-ordinated and phased manner.
- The Plan will ensure that policies and objectives are incorporated which ensure the long-term protection of the environment in its functional area.

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**Templemore Town Council  
North Tipperary County Council  
Forward Planning Section  
3rd November, 2010**

