ENVIRONMENTAL REPORT ADDENDUM FOR THE

STRATEGIC ENVIRONMENTAL ASSESSMENT

OF THE

DRAFT LISTOWEL MUNICIPAL DISTRICT LOCAL AREA PLAN 2020-2026

AND THE

THIRD VARIATION to the LISTOWEL TOWN DEVELOPMENT PLAN 2009-2015 (as extended)

Environmental Assessment Unit
Kerry County Council
County Buildings
Rathass
Tralee
Co. Kerry

June 2020
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1. INTRODUCTION

1.1. Background
This report is an addendum to the Environmental Report (ER) of the Strategic Environmental Assessment (SEA) of the Listowel Municipal District (MD) Local Area Plan (LAP) 2020-2026 and the third variation to the Listowel Town Development Plan (LTDP) 2009-2015, as extended. A Strategic Environmental Assessment (SEA) has run in parallel with the drafting of the Listowel MD LAP and 3rd variation to the Listowel TDP. SEA is a systematic and effective process for ensuring that environmental issues are taken into account at every stage in the preparation, implementation, monitoring and review of plans, programmes (P/P) and strategies.

A Scoping Report was undertaken at the initial stage of the SEA process in April 2018. It presented, in consultation with key stakeholders, initial understandings of key environmental issues within the study area. Submissions received were incorporated into the next phase of the SEA process - drafting of the Environmental Report (ER) undertaken in October 2019. The ER contains the findings of the assessment on the likely significant effects on the environment of the implementation of the Listowel MD LAP/3rd variation. Under the provisions of Article 6 of the Habitats Directive 92/43/EEC the Listowel MD LAP/3rd variation also underwent an appropriate assessment, as contained in a Natura Impact Report (NIR) and a Strategic Flood Risk Assessment (SFRA).

The Listowel MD LAP/3rd variation, SEA Environmental Report (ER), Natura Impact Report (NIR) and SFRA were subsequently placed on public display from October 31st to December 13th 2019 (both dates inclusive). An open day for members of the public was held in Listowel Civic Offices on the 21st November 2019. Thirty-three submissions were received within the time periods outlined above for the MD plan and thirty-nine for the third variation.

All submissions were subsequently outlined in two Chief Executive Reports (CERs) – Chief Executive’s report on submissions on the proposed variation no. 3 to the Listowel Town Development Plan 2009-2015, June 2020 and Chief Executive’s report on submissions on the draft Listowel MD LAP 2015-2021, June 2020. Both CERs were issued to Elected Members. The CERs included recommendations on material alterations to the Listowel MD LAP/3rd variation following submissions received. Material alterations, as proposed, were consequently adopted at the Listowel MD meeting on June 12th, 2020 and the third variation at the full Council meeting on June 15th, 2020. The details are presented in detail in Section 2 of this report but in summary, 33 amendments were made to the MD plan and 18 to the third variation.

This stage of the SEA process is to now assess the likely significant effects on the environment of the proposed material alterations to the Listowel MD LAP/3rd variation in light of the public consultation phase. This Addendum therefore describes the likely significant effects on the environment of the proposed material alterations to the draft Listowel MD LAP/3rd variation. It also records recommended changes to the SEA Environmental Report, where appropriate. This document should be read in conjunction with the SEA / Environmental Report and NIR placed on public display in October 2019.

1.2. SEA Process and Progress to Date
SEA is governed by the European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes (P/P) on the Environment (commonly known as the SEA Directive). It was transposed into Irish legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004), amended in Regulations 2011 (S.I. No 200 of 2011) and the Planning and
The SEA process consists of a series of steps or stages which are:

• Screening of P/P to establish whether it must undergo an SEA;
• Scoping of the details to be provided in the Environmental Report (ER), in consultation with environmental authorities;
• The Environmental Report (ER) containing the findings of the assessment on the likely significant effects on the environment of the P/P;
• Consultation on the Draft Plan and associated Environmental Report;
• An SEA Statement - identifying how environmental considerations and consultations have been integrated into the Final Plan; and
• Monitoring Programme of the significant environmental effects of the P/P.

This report deals with step 4 of the above process, the incorporation of the public consultation phase of the draft Environmental Report (ER) of the Listowel MD LAP/3rd variation.

The ER, Listowel MD LAP/ 3rd variation, NIR and SFRA were put on public display from October 31st to December 13th, 2019 (both dates inclusive). Thirty-three submissions were received within the time periods outlined above for the MD plan and thirty-nine for the third variation. All of these submissions were outlined in 2 CERs. The CERs list the persons or bodies who made submissions or observations; summarises the issues raised by the persons or bodies and gives the response of the Chief Executive (CE) to the issues raised. The CER includes recommendations on material alterations to the Listowel MD LAP/ 3rd variation. Material alterations, as proposed, were consequently adopted at the Listowel MD meeting on June 12th, 2020 and the third variation at the full Council meeting on June 15th, 2020. They are listed in Section 2 of this report and in more detail in Proposed Material Alterations to the Draft Listowel Municipal Area Local Area Plan 2020-2026 and the Proposed Material Alterations to the Third Variation to the Listowel Town Development Plan 2009-2015 reports.

This addendum considers the likely significant impacts on the environment of the proposed material alterations to the Listowel MD LAP/ 3rd variation as adopted by Elected Members in June 2020. This is undertaken in Section 2 of this report. Where a likely significant effect is identified, mitigation measures are proposed, where appropriate, as detailed in Section 3 of this report.
2. REVIEW OF PROPOSED MATERIAL ALTERATIONS (MA) TO THE LISTOWEL MD LAP 2020-2026 AND THIRD VARIATION TO THE LISTOWEL TOWN DEVELOPMENT PLAN 2009-2015 (AS EXTENDED)

2.1. Introduction
The CERs issued to Elected Members included a series of recommended material alterations to both the Listowel MD LAP/3rd variation. Following consideration of these reports, the members, by resolution made 33 material alterations to the Listowel MD LAP and 18 to the 3rd variation.

2.2. Summary of the SEA of MA
This Addendum considers the proposed material alterations as adopted by the Elected Members and represents the next stage in the SEA process. It can be considered as an addendum to the Environmental Report put on public display in October 2019. Consistent with the approach in the Environmental Report, this addendum documents the environmental assessment of the proposed material alterations. It is undertaken in order to determine if the implementation of the material alterations would be likely to have a significant effect on the environment. The assessment is undertaken below in Sections 2.3-2.4. Where appropriate, mitigation measures are proposed so as to offset potential significant effects on the environment further to the assessment. Recommended mitigation measures are summarised in Section 3 of this report.

The material alterations listed below should be read in consultation with the following reports Proposed Material Alterations to the Draft Listowel Municipal Area Local Area Plan 2020-2026, June 2020 and the Proposed Material Alterations to the Third Variation to the Listowel Town Development Plan 2009-2015, June 2020. In total 33 amendments were made to the MD plan and 18 to the third variation.
2.3. Material Alterations (MA) proposed to the Listowel MD LAP 2020-2026

The following table presents the screening for significant effects of all material alterations (MAs) proposed to the Listowel MD LAP. MAs that are deemed likely to have a significant effect are highlighted in red text.

<table>
<thead>
<tr>
<th>Material Alterations (MA)</th>
<th>LIKELY SIGNIFICANT EFFECTS</th>
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<tbody>
<tr>
<td><strong>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</strong></td>
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<tr>
<td><strong>Amendment 1:</strong> Change the zoning in Marconi Ave from (R1) New/proposed residential to (R2) Existing Residential, see map 1.</td>
<td>Amendments 1-3 relate to the proposed amendment of zonings from new/proposed to existing residential (1); from new/proposed residential to strategic (R4) (2) and strategic to new proposed (3) in Ballybunion town.</td>
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<td><strong>Amendment 2:</strong> Change the zoning in Marconi Ave from (R1) New/proposed residential to (R4) Strategic Residential reserve and (O1) Strategic Reserve, see map 2.</td>
<td>The three amendments to residential zonings are on foot of the submission by the Office of the Planning Regulator. The office highlighted concerns regarding the quantity of lands allocated under table 3.6 of the County Development Plan for Ballybunion (12.75ha to accommodate 39 dwellings) and the potential for very low density of development to become the pattern of development in the town.</td>
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<tr>
<td><strong>Amendment 3:</strong> Change the zoning of lands to the east of Kit Ahern Road from (R4) Strategic Residential Reserve to (R1) New/Proposed Residential, see map 3.</td>
<td>Further to the submission, changes to zoning are now proposed as per these three amendments. While the County Plan refers to 39 houses in Ballybunion on 12.75ha of land, the LAP itself does not prescribe densities. The density of development will be determined based on the location and nature of the site, surrounding adjoining development, the quality of the design proposed and the criteria as set out in the Ministerial Guidelines Urban Development &amp; Building Heights and Sustainable Residential Development in Urban Areas. Further it should be noted that the County Plan extends to 2021 only and this LAP is planning for the longer-term proper planning and sustainable development of this important north Kerry district town. A review of the County Plan will commence in Summer of 2020 which will consider changes to policy and the new National and Regional plans made since the adoption of the 2015 County Plan.</td>
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<td></td>
<td>Only lands that are infill sites, brownfield sites or sites contiguous to established residential areas are zoned for proposed residential use in this plan. All these lands are physically suitable in terms of access, serviceability and all within walking distance of the town core and all its services and amenities.</td>
</tr>
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<td>The development potential of these blocks of lands were previously assessed in the SEA ER. Amendments 1-3 seek to either reduce the spatial or temporal use of the lands. It is noted that the lands are all still within the town boundary, are located within residential mixes and are not</td>
</tr>
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### Material Alterations (MA)

Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).

### LIKELY SIGNIFICANT EFFECTS

- In proximity to environmental sensitive receptors. Ultimately, any proposed infrastructure development will be subject to proper planning and sustainable development in compliance with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).

No significant effects are identified.

### Amendment 4:
Change the zoning at Coláiste Bhréanainn from (R1) New/proposed residential to (S1) Education, see map 4.

Amendment 4 relates to changing the zoning on lands adjacent to Coláiste Bhréanainn in Ballybunion to be amended from R1 New/proposed residential to S1 Education to reflect the existing use.

The development potential of this block of land was previously assessed in the SEA ER. Amendment 4 seeks to change the potential use from residential to education. Considering the nature of this amendment it is not deemed a significant change in use to that previously assessed in the SEA ER. It is noted that the land is still within the town boundary, is located within close proximity to an existing school/residential mixed area and is not in proximity to environmental sensitive receptors. Ultimately, any proposed infrastructure development will be subject to proper planning and sustainable development in compliance with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).

No significant effects are identified.

### Amendment 5:
Change the zoning at Sandhill Road from (R1) New/proposed residential to (R4) Strategic Residential reserve, see map 5.

As per amendments 1-3, amendments 5-6 seek, on foot of the Office of the Planning Regulator submission, to reduce the residential zoning in the town boundaries of Ballybunion. These zonings will see a reduction in R1 zoning to R4 (5) and R4 to agriculture (6). New objectives are also added for amendment 6 that seek to control any future development in the site. It is also noted that Master Plans will be required for any future development of lands within these areas.

### Amendment 6:
Change the zoning of lands from (R4) Strategic Residential Reserve to (P1) Agriculture (Map 6), include additional objectives in Section 3.3, page 67, and shown on maps 6 & 7;

**BB-Z-01:** Ensure that development of these plots of lands are carried out in a combined and coordinated manner. Facilitate the preparation of a masterplan for this area.

As per amendments 1-3, amendments 5-6 seek, on foot of the Office of the Planning Regulator submission, to reduce the residential zoning in the town boundaries of Ballybunion.

These zonings will see a reduction in R1 zoning to R4 (5) and R4 to agriculture (6). New objectives are also added for amendment 6 that seek to control any future development in the site. It is also noted that Master Plans will be required for any future development of lands within these areas.

The development potential of these blocks of lands were previously assessed in the SEA ER. Amendments 4-5 seek to either reduce the spatial or temporal use of the lands. It is noted that the lands are all still within the town boundary, are located within residential mixes and are not in proximity to environmental sensitive receptors. Ultimately, any proposed infrastructure
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<td>development will be subject to proper planning and sustainable development in compliance with the with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). No significant effect identified.</td>
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<tr>
<td><strong>BB-Z-02:</strong> Ensure that these lands are developed in a sequential manner.</td>
<td>Amendment seeks to encourage sustainable development of low-density and limit urban/ribbon development. This is considered a positive addition to the plan as it aims to promote consolidated growth in existing urban centres. No significant effect identified.</td>
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<tr>
<td><strong>Amendment 7:</strong> Include an objective, N-06; Encourage the sustainable development of low-density residential development, where appropriate, within the speed limit of villages, where proposals will not contribute to ribbon development/urban sprawl. Dwellings shall be permanent places of residence.</td>
<td>Amendment relates to the inclusion of maps into the MD plan. No significant effect identified.</td>
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<td><strong>Amendment 8:</strong> Include maps of Asdee, Finuge, Kilmoyley, Knockanure and Lisselton showing their location and extent of existing development in section 3.1.5, see map 8.</td>
<td>Amendment relates to a commitment to review LAPs once the new CDP in adopted. This is considered a positive addition to the plan as it acknowledges that once the new CDP is adopted, the LAPs will need to be updated accordingly. This is in line with hierarchical planning policy namely the Regional Spatial and Economic Strategy for the Southern Region. No significant effect identified.</td>
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<tr>
<td><strong>Amendment 9:</strong> Insert the following new objective OS-09 in Section 2.1.4 of the LAP: The Planning Authority is committed to reviewing this Local Area Plan following the adoption of the new Kerry County Development Plan in 2021 in the interests of consistency and proper planning and sustainable development of the area.</td>
<td>Amendment is on foot of a request by the Department of Education and Skills that seeks the change in wording of the existing objective. No significant effect identified.</td>
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<tr>
<td><strong>Amendment 10:</strong> Amend page 7 of the LAP to read as “ensure adequate sufficient and appropriate provision is made for schools”</td>
<td>Amendment on foot of a submission by the EPA. The amendments are considered positive additions to the plan as they seek to promote a clean environment in the MD area. No significant effect identified.</td>
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<td><strong>Amendment 11:</strong> Include the following text in Section 2.5.1 and new objective: 2.5.1 Natural Environment.....This plan also has regard to the State of the Environment Report, Ireland’s Environment</td>
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<td>– An Assessment 2016, EPA, 2016. In particular, air quality is highlighted as a key environmental factor in protecting human health and well-being.</td>
<td>Amendment seeks to clarify that the MD plan will seek to facilitate and support both an adequate and appropriate waste-water infrastructure.</td>
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<tr>
<td>New Objective: LS-AQ-1: Air Quality: Promote clean air policies to enhance and protect the quality of the air in the MD area</td>
<td>The amendment is seen as a positive inclusion into the plan as it seeks to ensure that infrastructure required for population growth is fully supported in the plan.</td>
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<td><strong>Amendment 12:</strong></td>
<td>No significant effects identified.</td>
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<tr>
<td>Amend Objective AD-GO-05 as shown in <em>italics</em>: Facilitate and support the provision of adequate and appropriate wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area</td>
<td>Amendment is made on foot of a submission by the EPA. It seeks to ensure that any proposals for beach management in the MD area aim to deter vehicular access. The amendment is considered a positive addition to the plan as it seeks to promote good environmental management of coastal environments.</td>
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<td><strong>Amendment 13:</strong></td>
<td>No significant effects identified.</td>
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<tr>
<td>Amend objective LS-BA-01 as shown in <em>italics</em>: Where appropriate facilitate the sustainable improvement and enhancement of beach access and beach infrastructure. Where possible deter private vehicular access to beaches.</td>
<td>Amendment is made on foot of a submission by the EPA. It seeks to strengthen the wording used in the original objective. The amendment is considered a positive addition to the plan in aiming to implement rather than promote sustainable development options around the use of brownfill/backland sites.</td>
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<td><strong>Amendment 14:</strong></td>
<td>No significant effects identified.</td>
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<tr>
<td>Amend objective LS-OO-04 as shown in <em>italics</em>: Promote Implement a more sustainable pattern of development through prioritising development on suitable derelict, backland, infill and brownfield sites</td>
<td>The amendment seeks to delete reference to inadequacies in the WWTP in Tarbert. It is on foot of a submission by Irish Water. Irish Water state that both WWTPs in Ballylongford and Tarbert have capacity to meet the population growth needs of both villages. Irish Water have confirmed that the WWTP in Tarbert can meet its assigned population growth.</td>
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<td><strong>Amendment 15:</strong></td>
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<td>Under page 50, section 3.1.3 District Towns-Ballybunion, Ballyheigue, Ballylongford, &amp; Tarbert, delete the following statement: In Tarbert while provision has been made long-term under the core strategy of the County Plan for an increase in the population, this is subject to the upgrading of the wastewater treatment system.</td>
<td>No significant effects identified.</td>
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<td><strong>Amendment 16:</strong> Under page 78, section 3.5 Ballylongford, Infrastructure – amend the following text -The wastewater treatment plant serving Ballylongford has a p.e. of 260 with The wastewater treatment plant serving Ballylongford has a P.E. of 1,000. however, networks constraints do exist in Ballylongford.</td>
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<td>The amendment seeks to amend text that relates to the WWTP and network in Ballylongford. It is on foot of a submission by Irish Water. Irish Water acknowledges that the network in Ballylongford is constrained. Irish Water however have confirmed that the WWTP in the village can meet its assigned population growth. No significant effects identified.</td>
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<td><strong>Amendment 17:</strong> Include the at risk 1/1000 flooding maps for the settlements in the SFRA, see Map 9a-c.</td>
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<td>The amendment will see the addition of flood maps into the plan and is on foot of a submission by the OPW. No significant effects identified.</td>
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<td><strong>Amendment 18:</strong> Amend the 3rd paragraph of the Context section of the Ballybunion LAP, to read as follows: The town has a good range of educational, social and sporting facilities. These include a primary and secondary school, a library, church, Garda station, community centre, theatre, a leisure centre with pool and children’s playground.</td>
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<td>The amendment clarifies existing text in the plan to include and acknowledge a theatre in the town. No significant effects identified.</td>
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<td><strong>Amendment 19:</strong> Amend the zoning from (G3) Landscape Protection to (R2) Existing Residential, see map 10.</td>
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<tr>
<td>This amendment aims to change zoning from Landscape protection to existing residential. It is noted that the lands in question already have an entrance and driveway in situ it is considered appropriate to zone those lands as R2 Existing residential. The amendment therefore reflects an existing use. No significant effects identified.</td>
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<tr>
<td><strong>Amendment 20:</strong> Amend the zoning from (G3) Landscape Protection to (R2) Existing Residential, see map 11.</td>
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<tr>
<td>This amendment aims to change zoning from Landscape protection to existing residential. It is considered appropriate to zone the site of the permitted planning application only existing residential (R2) in order to reflect the existing grant of permission on the site. The remainder of the lands outside of the application should remain G3, Landscape Protection, given their proximity to the cliffs. The amendment therefore reflects the planning status of the site whilst the zoning previously</td>
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<td>assessed in the SEA ER remains the same.</td>
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<tr>
<td>Amendment 21: Amend the zoning in Ballybunion from (R4) Strategic Residential Reserve to Tourism and Related (C5), see map 12.</td>
<td>Amendment 21 relates to changing the zoning on lands adjacent to the Tintean Theatre in Ballybunion is to be amended from R4 Strategic residential reserve to C5 tourism and related. This amendment is on foot of a submission by the Ballybunion Development Company that aim to further develop the potential of the community run theatre. The development potential of this block of land was previously assessed in the SEA ER. Amendment 21 seeks to change the potential use from residential to tourism/related and is linked to the neighbouring theatre. Considering the nature of this amendment it is not deemed a significant change in use to that previously assessed in the SEA ER. It is noted that the land is still within the town boundary and is not in proximity to environmental sensitive receptors. Ultimately, any proposed infrastructure development will be subject to proper planning and sustainable development in compliance with the with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). No significant effects are identified.</td>
</tr>
<tr>
<td>Amendment 22: Include a statement in section 2.1.4 to maintain the strategic capacity and safety of the national roads network and safeguard the investment in the roads.</td>
<td>This amendment seeks to clarify KCC’s role in relation to the maintaining the strategic capacity and safety of the national road network. The new text ultimately promotes infrastructure projects. As discussed in the ER, the nature of such projects implies possible significant effects on a range of environmental factors. In context of the Listowel MD this includes Natura 2000 sites, designated watercourses; archaeological sites; sensitive landscapes and cultural heritage. No significant effects are identified.</td>
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<tr>
<td>Amendment 23: Include an additional paragraph in the infrastructure section of the Ballylongford LAP, page 78: The Council recognises that pedestrian permeability is restricted within the village and over the Ballyline Bridge which is suitable for vehicular traffic only. The council will seek to facilitate works on the bridge to provide for pedestrian crossing.</td>
<td>These two amendments aim to add a paragraph/objective in relation to proposals to facilitate works to the Ballyline Bridge in Ballylongford. This bridge is located upstream of a number of European Sites and pNHA within Ballylongford Bay.</td>
</tr>
<tr>
<td>Amendment 24: Amend objective BD-T-01 to read as follows; Facilitate</td>
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Amendment 21 relates to changing the zoning on lands adjacent to the Tintean Theatre in Ballybunion is to be amended from R4 Strategic residential reserve to C5 tourism and related. This amendment is on foot of a submission by the Ballybunion Development Company that aim to further develop the potential of the community run theatre. The development potential of this block of land was previously assessed in the SEA ER. Amendment 21 seeks to change the potential use from residential to tourism/related and is linked to the neighbouring theatre. Considering the nature of this amendment it is not deemed a significant change in use to that previously assessed in the SEA ER. It is noted that the land is still within the town boundary and is not in proximity to environmental sensitive receptors. Ultimately, any proposed infrastructure development will be subject to proper planning and sustainable development in compliance with the with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). No significant effects are identified.

This amendment seeks to clarify KCC’s role in relation to the maintaining the strategic capacity and safety of the national road network. The new text ultimately promotes infrastructure projects. As discussed in the ER, the nature of such projects implies possible significant effects on a range of environmental factors. In context of the Listowel MD this includes Natura 2000 sites, designated watercourses; archaeological sites; sensitive landscapes and cultural heritage. No significant effects are identified.

These two amendments aim to add a paragraph/objective in relation to proposals to facilitate works to the Ballyline Bridge in Ballylongford. This bridge is located upstream of a number of European Sites and pNHA within Ballylongford Bay.
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<td>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</td>
<td>These two amendments aim to promote the use of Saleen Pier for a range of activities/uses. Saleen Pier is located close to European sites and a NHA. The area also has archaeological potential, is set within an attractive landscape and the pier is an important material asset.</td>
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- **Amendment 25:** Include an additional paragraph in the Tourism Potential section of the Ballylongford LAP, page 79: *Saleen Pier is located approximately 2 kilometres north of Ballylongford. This pier offers the potential for leisure, tourism and further economic sustainable development.*

- **Amendment 26:** Include an additional new Objective on page 81: BO-TM-02; *Facilitate the sustainable development of Saleen Pier for tourism and leisure related uses.*

- **Amendment 27:** Include a new Objective TT-I-03 on page 87. *Facilitate the preparation of a Traffic Management Plan for Tarbert. This plan should look at both vehicular movements in the town along with improvements to pedestrian infrastructure and safety.*

- **Amendment 28:** Amend objective LS-AI-02 to read as follows; *Facilitate the sustainable development of the Ballybunion to Listowel Greenway. Facilitate the sustainable development of a Greenway in North Kerry in accordance with the Kerry County Council Greenway Strategy (or similar adopted strategy). Any such strategy will be subject to SEA and AA Screening prior to adoption.*

- **Amendment 29:** Delete objective AD-OS-02—Support the sustainable development of the Tralee-Listowel Greenway along the dis-used railway line, while protecting features of...
Material Alterations (MA)

<table>
<thead>
<tr>
<th>Amendment</th>
<th>Description</th>
<th>Likely Significant Effects</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amendment 30:</strong></td>
<td>Amend the zoning in Ballybunion from Conservation (G3) to Tourism and Related (C5), see map 13.</td>
<td>This amendment will see the change of zoning of a green space/conservation to Tourism and Related. The amendment seeks to re-zone lands that had been assessed for conservation/green space in the SEA ER. The new zoning would permit tourism related development within the lands identified in Map 13 that were not considered in the SEA ER.</td>
</tr>
<tr>
<td><strong>Amendment 31:</strong></td>
<td>Extend the settlement boundary of Ballybunion and zone these lands as Strategic Residential Reserve (R4), see map 14.</td>
<td>This amendment seeks to extend the town boundary of Ballybunion to zone lands R4. It is noted that the lands here already have a permitted planning application for a housing development. The zoning reflects a permitted use. It is noted that the lands are still in close to the town centre, is not in proximity to environmental sensitive receptors, has an existing permission and as such the change in zoning is not likely to have a significant effect on the environment.</td>
</tr>
<tr>
<td><strong>Amendment 32:</strong></td>
<td>Include a new Objective BN-T-05: Preserve existing linkages and facilitate the development of new linkages, walkways and cycleways.</td>
<td>This amendment relates to the addition of text to support the roll out of greenways/cycleways and linkages. As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.</td>
</tr>
<tr>
<td><strong>Amendment 33:</strong></td>
<td>Amend the zoning in Lixnaw from (O1) Strategic Reserve to Strategic Residential Reserve (R4), see map 15.</td>
<td>Amendment 33 relates to changing the zoning on lands in Lixnaw from Strategic Reserve (O1) to Strategic Residential Reserve (R4). The development potential of this block of land was previously assessed in the SEA ER. Amendment 33 seeks to change the potential use from Strategic Reserve to Strategic Residential Reserve. This is to reflect the existing permitted use of the site for housing as a housing development had commenced on the site. It is noted at the time of writing that Lixnaw has a new ICW WWTP under construction. Therefore, although the settlement at present has not been allocated population growth, it is deemed appropriate that lands be identified for development once required infrastructure is in place. The ICW is due for completion in 2020/2021. The population allocated to the village will be reassessed in the county development plan review process. Considering the nature of this amendment it is not deemed a significant change in use to that</td>
</tr>
<tr>
<td>Material Alterations (MA)</td>
<td>LIKELY SIGNIFICANT EFFECTS</td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------</td>
<td></td>
</tr>
<tr>
<td>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</td>
<td>previously assessed in the SEA ER. It is noted that the land is still within the town boundary and is not in proximity to environmental sensitive receptors. R4 lands are further qualified by objectives that seek to ensure other lands zoned new/proposed are developed prior to R4. As stated required infrastructure will need to be in place before population figures are allocated to the settlement. No significant effects are identified</td>
<td></td>
</tr>
</tbody>
</table>
2.4. **Material Alterations (MA) proposed to the Third Variation to the Listowel Town Development Plan 2009-2015, as extended.**

The following table presents the screening for significant effects of all material alterations (MAs) proposed to the Third Variation to the Listowel Town Development Plan 2009-2015, as extended. MAs that are deemed likely to have a significant effect are highlighted in red text.

<table>
<thead>
<tr>
<th>Material Alterations (MA)</th>
<th>LIKELY SIGNIFICANT EFFECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</td>
<td>Amendment 1-5 relates to the proposed amendment of zonings from:</td>
</tr>
<tr>
<td><strong>Amendment:1</strong></td>
<td>1: new/proposed to strategic residential reserve</td>
</tr>
<tr>
<td>Re-zone lands to the north-east of Ballygologue Park residential estate from (R1) Proposed Residential use to (R4), Strategic Residential Reserve. See maps 1a and 1b.</td>
<td>2: new/proposed residential to strategic residential reserve</td>
</tr>
<tr>
<td><strong>Amendment:2</strong></td>
<td>3: new/proposed residential to strategic residential reserve</td>
</tr>
<tr>
<td>Re-zone lands in the townland of Clievragh from (R1) Proposed Residential use to (R4) Strategic Residential Reserve. See maps 2 a and 2b</td>
<td>4: new/proposed residential to agriculture.</td>
</tr>
<tr>
<td><strong>Amendment:3</strong></td>
<td>The amendments to residential zonings in Listowel are on foot of the submission by the Office of the Planning Regulator. The office highlighted concerns regarding the quantity of lands zoned for residential in Listowel.</td>
</tr>
<tr>
<td>Re-zoned lands in the townland of Island Ganniv North, on Greenville Road, from (R1) Proposed Residential use to (R4) Strategic Residential Reserve. See maps 3a and 3b</td>
<td>Further to the submission, changes to zonings are now proposed as per these four amendments. The PA notes that Proposed Variation no.3 does not propose to extend the development boundary of the Town to include significant residential developments located within the environs of the town.</td>
</tr>
<tr>
<td><strong>Amendment:4</strong></td>
<td>The lands originally proposed as R1 are all located in areas that are described as residential in character and are either infill sites or sites contiguous to existing established residential estates in line with the objectives of the National Planning Framework, and with NPO3c (compact growth).</td>
</tr>
<tr>
<td>Re-zone lands in the townland of Ballygowloge, from (R1) Proposed Residential use to (P1) Agriculture. See maps 4a and 4b</td>
<td>With respect to the Regulator’s comment that the revised land use zoning does not include R2 or R4 zoned lands, a review of the Listowel Town zoning map will show that established residential areas have been zoned as R2, existing residential use.</td>
</tr>
<tr>
<td><strong>Amendment:5</strong></td>
<td>With respect to the absence of R4 lands in the land use zoning, it is now proposed to designate some of the previously proposed R1, Proposed Residential lands as R4, Strategic Residential</td>
</tr>
<tr>
<td>Amend Objective H 1d as follows:</td>
<td></td>
</tr>
<tr>
<td>Prohibit development on lands zoned as Strategic Residential Reserve (R4) until 80% of all other residential zoned lands (R1, Proposed Residential and R2, Existing Residential) have been developed to the satisfaction of the Planning Authority.</td>
<td></td>
</tr>
</tbody>
</table>

13
In addition to the above, existing Objective H 1d in the draft Variation, which seeks to promote development on a phased basis, will be amended to ensure that a sequential approach to the development of lands in Listowel will take place.

An analysis of the location of the all the R1, Proposed Residential sites were undertaken, which included examining services in the area and flood risk together with a review of planning histories of the area and likelihood of the site being developed in the medium term. Based on the above it is now proposed to zone three parcels of land to the north-east, and west of the town centre as R4, Strategic Residential Reserve. It is also proposed to re-zone lands to the south-east of the town centre from R1, Proposed Residential Reserve to P1, Agricultural use.

The development potential of these blocks of lands that relate to Amendments 1-4 were previously assessed in the SEA ER. Amendments 1-4 seek to either reduce the spatial or temporal use of the lands. It is noted that the lands are all still within the town boundary, are located within residential mixes and are not in proximity to environmental sensitive receptors. Ultimately, any proposed infrastructure development will be subject to proper planning and sustainable development in compliance with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).

Amendment: 6
Re-zone lands in the townland of Castleinch, comprising of an area of 1.85ha from (R1) Proposed Residential to (O1) White Lands, see maps 5a and 5b.

Include these lands within the delineated red line for the Castleinch Masterplan area and attach objective OR -1/2 to these lands- that is a requirement to prepare a masterplan for these lands.

Amendment: 7
Insert the following additional objective into Section 7.4.6: OR-03; A Traffic Impact assessment shall be carried out as part of any proposals for the opportunity sites and Castleinch Masterplan area

These amendments to the Castleinch and Islandganniv North site in Listowel is on foot of the submission by the Office of the Planning Regulator. The office highlighted concerns regarding the incompatible zoning of lands in a flood risk area in the draft plan.

The PA having considered the potential flood risk, considered it prudent to re-zone the lands at Castleinch from R1 proposed residential to O1 White land and to include same within the delineated red line, which denotes the requirement to prepare a masterplan for these lands. This O1 designation does not propose a specific land use zoning, this approach is consistent with that taken for other lands at this location. The masterplan, accompanied by a detailed flood risk assessment for all the lands zoned O1 at this location will guide the Planning Authority in determining the most appropriate and sustainable use for this land, if any, into the future.

With respect to the lands at IslandGanniv North, on Greenville Road, the Planning Authority has carried out additional further assessment on these lands and is satisfied that this land is outside flood zone B and that subject to a flood risk assessment at planning application stage that the development of these lands would be in accordance with the Guidelines.
ensure the phased orderly development of residential lands in Listowel, these lands will now be zoned as R4, Strategic Residential Reserve.

The development potential of this entire site was previously assessed in the SEA ER and the policy of undertaking a Master plan was assessed at that time. Amendments 6 & 7 seek to either reduce the spatial or temporal use of the lands and ensure any such use is subject to a flood risk assessment. It is already proposed that the opportunity site be subject to a Masterplan while amendment 7 seeks to specifically ensure traffic management is a key part of that process. This masterplan will also have to take account of any flooding issues.

Any future projects within the masterplan area will be guided by the masterplan. As such any project will be subject to proper planning and sustainable development in compliance with the LTDP 2009-2015 and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). Any future developments are likely to be site-specific, localised impacts and mitigated at project level, if applicable. Overall the regeneration of the area is deemed a positive impact.

No significant effects identified.

**Amendment 8**

Insert the following new objective into Section 12.7: 

MAC32A, Ensure lands required for the approved N69 Listowel Town Bypass Scheme are retained free from development to facilitate the delivery of the scheme.

This amendment seeks to protect lands already approved for the N69 Listowel by-pass from development. It is noted that the Listowel by-pass has already been consented to by An Bord Pleanala.

No significant effects identified.

**Amendment 9:**

Insert the following text to Revision 22: 

The Council will seek to sustainably develop the proposed greenway, subject to the relevant environmental assessments being carried out, through the town, park and along the urban road/footpaths in order to join up the two route corridors linking Dromin/Woodview with Curraghatoosane.

This amendment aims to promote the further development of greenways within the town.

As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.

No significant effects identified.

**Amendment 10**

Insert the following new objectives into Section 13.2 of proposed Variation no.3

TPWDFRM15a: 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.

These amendments all relate to objectives that promote provision of adequate, safe and sustainable water infrastructure in the town. The amendments are proposed on foot of a submission by Irish Water.

No significant effects identified.
<table>
<thead>
<tr>
<th>Amendment:11</th>
<th>This amendment aims to clarify that the need to provide a mix of housing types be also promoted in existing residential schemes located in the town boundary.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insert the following additional text to objective H9b as follows:</td>
<td>This is a positive inclusion into the plan as it promotes a more mixed provision of housing types in both proposed and existing housing schemes.</td>
</tr>
<tr>
<td>Require all new residential development schemes <strong>and completion of existing residential schemes within the town boundary</strong> (over 5 units) to provide for a mix of house types profiles in the County.</td>
<td>No significant effect identified.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amendment:12</th>
<th>This amendment aims to clarify that all residential developments in the plan area abide by national guidelines.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delete the following proposed objective H 9a: <strong>Ensure that residential densities reflect the density of appropriate adjoining developments. Higher densities will be considered in the town centre or within close proximity to the town centre.</strong></td>
<td>This is a positive inclusion into the plan as it promotes national guidance on appropriate planning policy.</td>
</tr>
<tr>
<td>And replace with the following new objective H 9a: <strong>Proposals for new residential developments shall comply with Specific Planning Policy Requirements</strong></td>
<td>No significant effect identified.</td>
</tr>
</tbody>
</table>
(SPPR’s) as set out in Section 28 Guidelines such as the Urban Development and Building Heights Guidelines for Planning Authorities, (2018) and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2008) and any subsequent SPPR’s that may issue, in the interests of compact growth.

**Amendment:13**

Include the following text in section 8.4. Home working

_Similarly, technological changes have also led to the development and growth in co-working spaces (hubs) where groups of individuals work together. One of the responses to Covid-19 has resulted in significant numbers of people working remotely from home and opportunities now exist to capitalise on this cultural change as a mechanism to sustain and further economically develop Listowel. Kerry County Council will support the development of hubs in appropriate locations in (or adjacent to) the Town centre as a means to grow indigenous enterprise and to attract jobs and enterprise into the Town_

Include an Objective EEAUR 11. **It is an objective of the Council to facilitate the development of co-working spaces (hubs) at appropriate locations in or adjacent to the Town centre**

This amendment aims to promote working hubs/co-working spaces in the town.

This is deemed to be a positive inclusion in the plan as the provision of such facilities can rejuvenate urban centres suffering from the loss of more traditional retail/commercial premises. It is noted that Listowel town has a number of environmental sensitivities including the River Feale designated as the Lower Shannon cSAC. However, the NIR has qualified the objective by adding such spaces/hubs will be placed “in appropriate locations”. Any future projects within the masterplan area will be guided by the masterplan. As such any project will be subject to proper planning and sustainable development in compliance with the with the LTDP 2009-2015 and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). Any future developments are likely to be site-specific, localised impacts and mitigated at project level, if applicable. Overall the the provision of such spaces is deemed a positive impact on the town. No significant effect identified.

**Amendment:14**

Re-zone the lands from (P1), Agriculture to (G4) Active Open Space at Ballygrenane. See maps 6a and 6b.

This amendment aims to change the zoning from agriculture to active open space. It is on foot of a submission by the Listowel Athletics Club which intend to build an athletic training facility for the club.

The development potential of this block of land were previously assessed in the SEA ER. Amendments 14 seeks to change the zoning from agriculture to active open green space. Considering the nature the development proposed and the lack of environmental sensitivities in the general area, it is deemed appropriate at a strategic level that this land could accommodate such a facility be subject to proper planning and sustainable development in compliance with the with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). Any future development here is likely to be site-specific, localised impacts and mitigated at project level, if applicable. Overall the provision of such facilities is deemed a positive impact on the town.
<table>
<thead>
<tr>
<th>Amendment: 15</th>
<th>This amendment aims to change zoning that pertains to “Feale View House” and the surrounding lands from proposed Mixed General Green Conservation G5 to Existing Residential R1. The proposed amendment would therefore reflect the existing use of the land. No significant effect identified.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amendment: 16</strong></td>
<td>This amendment aims to change mixed/general recreation and conservation zoning to proposed residential development. This amendment is located directly adjacent to the Lower Shannon cSAC. Considering the nature of this amendment it relates to a change in zoning that was not previously assessed in the SEA ER. No significant effect identified.</td>
</tr>
<tr>
<td><strong>Amendment: 17</strong></td>
<td>As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.</td>
</tr>
<tr>
<td><strong>Amendment: 18</strong></td>
<td>This amendment relates to the change of name of a plot of land. No significant effects identified.</td>
</tr>
</tbody>
</table>

**Amendment: 15**  
Re-Zone 0.60 ha area of land surrounding Feale View House as (R2), Existing Residential, see maps 7a and 7b.

**Amendment: 16**  
Re-Zone land at Ballygowloge from (G5) Mixed/General Recreation and Conservation to R1 Proposed Residential and include additional linkages and a buffer-zone (see NIR Addendum report), see maps 8a and 8b.

**Amendment: 17**  
Amend objective MAC11e; Facilitate the sustainable development of the Listowel-Tarbert Greenway.

**Amendment: 18**  
Rename opportunity site Corridan’s Field to ‘Lands to the rear of Church Street’.
3. MITIGATION OF MATERIAL ALTERATIONS HIGHLIGHTED AS HAVING A POSSIBLE SIGNIFICANT EFFECT ON THE ENVIRONMENT

3.1. Mitigation of Material Alterations (MA) to the Listowel MD LAP 2020-2026 highlighted as having a possible significant effect on the environment

<table>
<thead>
<tr>
<th>MA</th>
<th>LIKELY SIGNIFICANT EFFECTS</th>
<th>MITIGATION</th>
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<tbody>
<tr>
<td>22</td>
<td>This amendment seeks to clarify KCC’s role in relation to the maintaining the strategic capacity and safety of the national road network. The new text ultimately promotes infrastructure projects. As discussed in the ER, the nature of such projects implies possible significant effects on a range of environmental factors. In context of the Listowel MD this includes Natura 2000 sites, designated watercourses; archaeological sites; sensitive landscapes and cultural heritage.</td>
<td>This amendment adds text that promotes road infrastructure projects – it is strategic in nature and no specific road projects are identified. Ultimately, any proposed infrastructure development will be subject to proper planning and sustainable development in compliance with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).</td>
</tr>
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</table>

<p>| 23 &amp; 24 | These two amendments aim to add a paragraph/objective in relation to proposals to facilitate works to the Ballyline Bridge in Ballylongford. This bridge is located upstream of a number of European Sites and pNHA within Ballylongford Bay. | These amendments add text to the MD plan that supports a pedestrian bridge in Ballylongford. The existing vehicular bridge crosses the river within the village. The area is adjacent to a number of ecological designations including the Lower Shannon cSAC, River Fergus and River Shannon Estuaries SPA and the Ballylongford Bay pNHA. It is noted that the objective is strategic in nature and no specific locational information is provided. The location of any proposed crossing in the village is within relatively built up disturbed lands. The main potential for significant effects relates to possible impacts on water quality of the nearby Ballylongford bay. At a strategic level it is deemed satisfactory that a structure could be facilitate in the general area. However, this addendum report has recommended that the text “subject to the relevant environmental assessment” be added to both proposed amendments. Further to this and as per any proposed infrastructure development, a bridge structure will be subject to proper planning and sustainable development in compliance with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). It is also noted that a pedestrian bridge would be of benefit to the local community providing improved transport networks, road safety and amenities including promoting cycling and walking. Positive impacts on climatic factors and air quality. |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>25&amp;26</td>
<td>These two amendments aim to promote the use of Saleen Pier for a range of activities/uses. Saleen Pier is located close to European sites and a pNHA. The area also has archaeological potential and the pier is an important material asset.</td>
<td>These amendments seek to promote various uses of Saleen Pier. It is noted that the pier is located within an area that has a number of ecological designations; archaeological potential, landscape as well as cultural heritage. The site however is a brown field site and is acknowledged that as a previously working pier, the feature has capacity to sustain other new uses/activities. This addendum report recommended the addition of the word “sustainable” to ensure that any future uses will be subject to proper planning and sustainable development in compliance with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).</td>
</tr>
<tr>
<td>27</td>
<td>This amendment aims to promote the drafting of Traffic Management Plan for the town. Considering the nature of these plans projects could entail changing public spaces in the town of Tarbert; traffic calming measures and introducing cycle ways and other shared spaces. The town has a number of sensitive environmental receptors including the close proximity of Natura 2000 sites; coastal/estuarine waters; archaeological potential and architectural heritage. The plan could also be of benefit to local the community providing improved transport networks, road safety and amenities including promoting cycling and walking. Positive impacts on climatic factors and air quality.</td>
<td>Any projects proposed from this plan will be predominately within the urban centre of Tarbert town and within built up areas. Limited potential for significant effects on environmental receptors identified. Ultimately any proposed development associated with the strategies will be subject to proper planning and sustainable development in compliance with the MD plan and KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).</td>
</tr>
<tr>
<td>28</td>
<td>This amendment relates to the addition of text to support the roll out of greenways. As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.</td>
<td>This amendment relates to the addition of a strategic objective to promote greenways in the MD area as per the Kerry County Council Greenway Strategy. It is noted that the NIR amended this objective to include the qualification that any such strategy will be subject to SEA and AA Screening. Further to this addition no significant effects are identified.</td>
</tr>
<tr>
<td>30</td>
<td>This amendment will see the change of zoning of a green</td>
<td>The amendment will see the loss of open green space from the plan area and</td>
</tr>
<tr>
<td>MA</td>
<td>LIKELY SIGNIFICANT EFFECTS</td>
<td>MITIGATION</td>
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<tr>
<td></td>
<td>space/conservation to Tourism and Related. The amendment seeks to re-zone lands that had been assessed for conservation/green space in the SEA ER. The new zoning would permit development within the lands identified in Map 13 that were not considered in the SEA ER.</td>
<td>seeks to permit development within a site that has a prominent location within the town of Ballybunion. It is noted that the site did previously contain a development within the lands that are now proposed for re-zoning. However, notwithstanding the recent use of the site, the area is now located in a prominent position in the town. The key location is located close the castle, playground, public right of way and has existing linkages between the town and beach. If the zoning is to be retained, it is recommended that a new objective be included that states: <em>Any proposal for the site will require a design statement and visual impact assessment</em>.</td>
</tr>
<tr>
<td>32</td>
<td>As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.</td>
<td>This addendum report recommended the addition of the word “sustainable” the objective to ensure that any future development will be subject to proper planning and sustainable development in compliance with the with the MD plan and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).</td>
</tr>
</tbody>
</table>
3.2. **Mitigation of Material Alterations (MA) to the Third Variation to the Listowel TDP 2009-2015, as extended, highlighted as having a possible significant effect on the environment.**

<table>
<thead>
<tr>
<th>MA</th>
<th>LIKELY SIGNIFICANT EFFECTS</th>
<th>MITIGATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.</td>
<td>This amendment is a strategic objective that compliments existing objectives/policies that promote greenways. It is noted that the NIR added additional text to the objective <em>subject to the relevant environmental assessment being carried out</em> which will ensure that any proposal for the greenway will have to be in compliance with various environmental assessments. Ultimately any proposed greenway infrastructure will be subject to proper planning and sustainable development in compliance with the LTDP 2009-2015 and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). It is also noted that a greenway infrastructure would be of benefit to the local community providing improved transport networks, road safety and amenities including promoting cycling and walking. Positive impacts on climatic factors and air quality.</td>
</tr>
<tr>
<td>16</td>
<td>This amendment aims to change mixed/general recreation and conservation zoning to proposed residential development. This amendment is located directly adjacent to the Lower Shannon cSAC.</td>
<td>The amendment will potentially bring residential development close to the Lower Shannon cSAC. The NIR has recommended particular mitigation to be incorporated for this amendment, namely a buffer of 15m between the development site and the cSAC boundary.</td>
</tr>
<tr>
<td>17</td>
<td>As previously noted in the ER, policies/objectives that promote greenways could promote infrastructure that is potentially in proximity to various sensitive environmental receptors including Natura 2000 sites; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive impact on local communities providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities along line of these greenways.</td>
<td>This amendment is a strategic objective that aims to promote a greenway between Listowel and Tarbert. This ER addendum has recommended the inclusion of the word sustainable in order to ensure no adverse effects on the environment/European sites. Ultimately any proposed greenway infrastructure will be subject to proper planning and sustainable development in compliance with the LTDP 2009-2015 and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management). As previously noted greenway infrastructure would be of benefit to the local community providing improved transport networks, road safety and amenities including promoting cycling and walking. Positive impacts on climatic factors and air quality.</td>
</tr>
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4. CHANGES TO BE MADE TO THE ER AS A RESULT OF SUBMISSIONS RECEIVED

4.1. Introduction
Further to the consultation period a number of submissions were made that relate to the ER that went on display with the draft Listowel MD LAP and 3rd variation to Listowel TDP in late 2019. As a result of submissions, a number of amendments are also now proposed to the ER. Those submissions and recommended changes to the ER are outlined and discussed below.

4.2. Submissions relating to the ER
4.2.1. EPA
The submission from the EPA comments on the Listowel MD LAP; the third variation and the SEA ER of the MD LAP/Variation. Comments on each are summarised below along with recommended responses.

4.2.1.1. Listowel MD LAP
In their submission the EPA note and acknowledge the environmental commitments included in the Plan. The submission goes on to stated that:
1. The plan would also benefit from including objectives related to protecting water quality and air quality.

2. With regards the intention to prepare masterplans for development of specific areas in the plan area, where these involve the zoning or development of lands, it is suggested that KCC should consider the requirements of the SEA and Habitats Directives. Additionally, it would be useful if a commitment was included in the Plan to require ‘construction and environmental management plans’ to be prepared as part of these masterplans, to fully take into account the relevant mitigation and management measures needed to protect the identified environmental sensitivities.

3. It is also stated that the Plan should include a commitment that once the RSES for the Southern Region is adopted, a review will be carried out to ensure that the Plan fully aligns with relevant aspects of this Strategy. It is important to ensure that the commitments to environmental protection and sustainable development within the RSES, are integrated as appropriate and relevant into the Plan.

4.2.1.2. Third Variation
In its submission on the third variation the EPA makes specific comments on the following revisions:
- Revisions to include Strategic Sites:
  - Former Mart Site: with respect to the former mart site, EPA states that given the location of this site, any relevant recommendations of the flood risk assessment should be considered and that it is important that water quality and biodiversity, including riparian area are protected.

  - Castleinch Masterplan: with respect to the masterplan, the Planning Authority is reminded to take account of the requirements of the SEA and Habitats Directives. Further the EPA states that a construction and environmental management plan for the development of this site, to ensure that environmental sensitivities are afforded significant protection should be established.
Revision 18 -Objective ENH 25B: The EPA states that the relevant aspects of the Article 17 Report on the Status of EU Protected Habitats and Species in Ireland (DCHG, 2019) should be considered with respect to the above objective.

Revision 22: With respect to the development of Greenways, the EPA recommends that the wording ‘subject to the relevant environmental assessments being carried out’ be included.

Revision 23: The EPA requests that clarification should be given on whether proposals for improved cycling related infrastructure and greenways are intended within the lifetime of the plan or over successive plans.

Revision 25: The submission states that the Planning Authority should ensure that the required mitigation measures for the development of the flood relief scheme and flood defence schemes are fully integrated during their construction. Further the requirements of the Habitats, EIA and Water Framework Directives should be fully considered.

4.2.1.3. SEA ER
The submission makes specific comments in relation to the SEA ER, summarised as follow:
1. The submission states that greater emphasis should be placed on the RSES in Figure 2.1 of the Environmental Report.
2. Reference is made the population allocation for Listowel MD under Table 2.2. The submission recommends that the most up-date population data is used from the CSO for the various settlements covered in the Plan.
3. Chapter 5- State of the Environment – the submission states that the newly launched Environmental Sensitivity Mapping webtool, be incorporated into the decision-making process.
4. References to EPA air quality reports should be updated to reflect the latest version of this report series, for the year 2018.
5. The submission recommends that a table showing the key environmental issues and challenges and the related objectives and commitments associated is produced in order to provide clarity.
6 Recommend that objective Ad-Go-05 is amended as follows “Facilitate and support the provision of adequate and appropriate wastewater treatment”
7. In relation to 6.1 and landscape considerations, the EPA recommends that areas of scenic amenity and areas of high landscape character within and adjacent to the plan area be set out.
8. Chapter 7, with respect to the proposed blueways and related infrastructure The EPA states it is important to ensure that appropriate control and management of invasive species and biosecurity are integrated into any development or planning considerations.
   • With respects to the beach access objective (LS-BA-01), the submission states that access to beaches should only be undertaken at appropriate locations, and that private access to beaches should be deterred.
   • The submission recommends that the wording of the objective in respect of section 7.1.1.2 Settlements, be amended to include the wording in the National Planning Framework.
9. Mitigation measures, the submission recommends that appropriate mitigation measures to avoid or minimise the like significant effects identified be included and that there should be a clear commitment in the Variation to implement the relevant mitigation measures.
10. Monitoring Measures-the submission states that the monitoring programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise, in addition to cumulative effects. The EPA states that suitable and effective
remedial action should be taken should any adverse impacts be identified during the monitoring of the implementation of the Plan and Variation.

4.2.2. **Responses to the EPA Submission.**

4.2.2.1. **Listowel MD LAP**

Comments in relation to the Listowel MD LAP are noted, specific responses are provided below:

1. The plan already contains both policy and objectives that support the protection of water quality – specifically Section 2.5 and Section 2.4.
   - In relation to air quality, the following text in Section 2.5.1 and new objective will be added:

   2.5.1 Natural Environment

   …..This plan also has regard to the State of the Environment Report, Ireland’s Environment – An Assessment 2016, EPA, 2016. In particular, air quality is highlighted as a key environmental factor in protecting human health and well-being.

   New Objective:

   **LS_AQ_1: Air Quality:** It is an objective of the council to:
   Promote clean air policies to enhance and protect the quality of the air in the MD area

2. In relation to possible environmental effects of drafting and implement the masterplans referred to in the LAP MD, the masterplans will undergo environmental assessment as required under both the SEA and Habitats Directives. It is considered that “construction and environmental management plans” are best suited to the construction phase of any proposed development that may subsequently arise from the masterplan. CEMPs are by their nature best suited to actual construction phase. CEMPs can then be fit for purpose as opposed to being strategic in nature if tied to a masterplan. No alteration required.

3. Comments are noted. It is envisaged the MD LAP will fully align with hierarchical planning policy/plans including any environmental protection and/or sustainable development objectives. A commitment to adhere to the recently published “Regional Spatial and Economic Strategy for the Southern Region” including an update of all LAPs once the new county development plan has been adopted, has been included in the Listowel MD plan.

4.2.2.2. **Third Variation**

Comments in relation to the Third Variation are noted.

- Revisions to include Strategic Sites:
  - Former Mart Site: comments are noted. It is envisaged that the proposed masterplan will address all issues raised in the EPA submission including flood risk, water quality and biodiversity. No alteration required.
  - Castleinch Masterplan: 2. In relation to possible environmental effects of drafting and implement the masterplan referred to in the LAP MD, the masterplan will undergo environmental assessment as required under both the SEA and Habitats Directives. It is considered that “construction and environmental management plans” are best suited to the construction phase of any proposed development that may subsequently arise from the masterplan. CEMPs are by their nature best suited to actual construction phase. CEMPs can
then be fit for purpose as opposed to being strategic in nature if tied to a masterplan. No alteration required.

- Revision 18 -Objective ENH 25B: comments are noted however the objective mentions two specific plans. The Pollinator Plan and the National Biodiversity Action Plan are both “action” based plans. They provide specific “actions” that can be undertaken by the local authority; community groups and/or stakeholders for biodiversity e.g planting schemes. The Article 17 report referred to the by the EPA is a more technical report that is drafted by the NPWS to specifically inform the EU on Ireland’s progress re-obligations under the Habitats Directive. The Article 17 document is not deemed relevant in the context of this objective which seeks to include more user-friendly approach to biodiversity that is accessible to all interested stakeholders/parties. No alteration required.

- Revision 22: Comments noted and Section 12.3 will be re-worded as follows:
  The Council will seek to sustainably develop the proposed greenway, subject to the relevant environmental assessments being carried out through the town, park and along the urban road/footpaths in order to join up the two route corridors linking Dromin/Woodview with Curraghatoosane.

- Revision 23: the CER report clarifies that the greenway will be supported further to funding allocations. No alteration required.

- Revision 25: There is already an objective in the plan (TPWDF RM39) that relates to the proposed flood relief scheme/flood defence schemes in Listowel. This objective is linked to the CFRAMS for Listowel, which underwent a SEA/AA, as part of the drafting of the plan by the OPW. No alteration required.

4.2.2.3. SEA ER
1. Noted: the figure will be updated.
2. Comments noted, however Table 2.2 relates to a table that is referenced from the Kerry County Development Plan 2015-2021. The table therefore relates an earlier census valid at the time of writing of the CDP in 2015 and on which the county’s Core Strategy is based. A review of Section 2.6..2.1 of the ER provides an overview of populations figures relative to the 2016 census. However, it is the Core Strategy that determines allocated population figures for the town and other various settlements covered in the Plan.
3. Chapter 5- State of the Environment – the availability of the recently launched web tool is noted. The resource will be reviewed as appropriate as the drafting of the plan/variation progresses.
4. References to EPA air quality reports – noted, however the ER used the update data available at the time of writing. As the ER progresses more up to date data will be referenced.
5. The presentation of key environmental issues/related objectives and commitments is noted and will be included in the ER to provide clarity.
6. Objective AD GO 05 will be amended as outlined in red:
   Facilitate and support the provision of adequate and appropriate wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

7. Areas of scenic amenity and areas of high landscape character within and adjacent to the plan area will be include in to EO as follows red text to be added.
8. Chapter 7, with respect to the proposed blueways and related infrastructure, the comments made in the submission are noted. It should be noted that there are already objectives in place that support the appropriate control and management of invasive species/biosecurity measures for all developments in the MD area.

- With respects to the beach access objective (LS-BA-01), the objective was amended as part of the NIR to state “where appropriate” while the objective is also qualified by the wording “sustainable improvements”. The objective will be amended as follows:

Where appropriate facilitate the sustainable improvement and enhancement of beach access and beach infrastructure. Where possible deter private vehicular access to beaches.

- The submission recommends that the wording of the objective in respect of section 7.1.1.2 Settlements, be amended to include the wording in the National Planning Framework.

LS-OO-04 Promote Implement a more sustainable pattern of development through prioritising development on suitable derelict, backland, infill and brownfield sites.

9. Comments on chapter 8/Mitigation measures are noted. The mitigation proposed for each significant effect identified is provided in the ER, specifically Tables 8.2-8.2.14; 8.3.1-8.3.11;8.4 and 8.5.1-8.5.4.

10. Comments on chapter 9/Monitoring Measures- are noted. The ER provides details on the monitoring programme proposed for the MD LAP and the third variation. Comments on the SEA monitoring guidance is noted and it is acknowledged that since the drafting of the ER the guidance has been published.

4.3. **Recommended changes to the ER as a result of submissions received.**

Following a review of the submission received on the ER as detailed above, the following changes are recommended to the ER:

1. **Amendment 1**

Figure 2.1 will be amended as requested due to adoption in January 2020 of the *Regional Spatial and Economic Strategy for the Southern Region*.

2. **Amendment 2**

The Environmental Protection Objectives will be amended as requested, specifically the ‘landscape (flora/fauna)’ objective which will be updated to indicate the need to protect landscape sensitivities of adjacent plan areas. See recommendation change below:

| Landscape | L1 Protect the landscape of the plan area and adjoining areas | That landscapes identified in the plan area and adjoining the area, including local urban townscapes and streetscapes, are protected and enhanced by good design principles. | • Design statements/public realm plans undertaken  
• Village Renewal schemes/projects undertaken  
• Visual Impact Assessments/relevant sections of EIA submitted with planning applications  
• Architectural Impact Assessments undertaken for PS/ACAs |
3. Amendment 3
Section 7.2 will be amended to include specific policies or objectives within the Plan that are responsible for mitigating potential conflicts with objectives/policies in the LAP/3rd variation. Where specific policies / objectives are not provided for in the Plan, the key relevant chapters of the Kerry CDP where plan-level mitigation is provided will be considered.

4.4. Recommended changes to the MD LAP and Third Variation as a result of submissions received.

4.4.1. Variation
• Amendment 1: Section 12.3 will be re-worded as outlined in red:
The Council will seek to sustainably develop the proposed greenway, subject to the relevant environmental assessments being carried out, through the town, park and along the urban road/footpaths in order to join up the two route corridors linking Dromin/Woodview with Curraghatoosane.

4.4.2. MD Plan
• Amendment 1: Amend Section 2.5.1 and add new objective:

2.5.1 Natural Environment
…..This plan also has regard to the State of the Environment Report, Ireland’s Environment – An Assessment 2016, EPA, 2016. In particular, air quality is highlighted as a key environmental factor in protecting human health and well-being.

New Objective::
LS_AQ_1: Air Quality: It is an objective of the council to:
Promote clean air policies to enhance and protect the quality of the air in the MD area

• Amendment 2: Objective AD GO 05 be amended as outlined in red:
Facilitate and support the provision of adequate and appropriate wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area

• Amendment 3: objective (LS-BA-01), be amended as outlined in red::
Where appropriate facilitate the sustainable improvement and enhancement of beach access and beach infrastructure. Where possible deter private vehicular access to beaches.

• Amendment 4. objective (LS_00_04), be amended as outlined in red::
LS-OO-04 Promote Implement a more sustainable pattern of development through prioritising development on suitable derelict, backland, infill and brownfield sites.
5. NEXT STAGE

5.1. Material Alterations and ER Addendum Consultation

Signed submissions, observations or comments should be forwarded to the Planning Department of Kerry County Council at the address given below and should be marked “Submission on SEA ER Report Addendum for the Listowel MD LAP 2020-2026/Third Variation to the Listowel TDP 2009-2015”.

Ms Cathy Fisher  
Environmental Assessment Unit  
Kerry County Council  
Rathass  
Tralee  
Co. Kerry

Or emailed to cathy.fisher@kerrycoco.ie

Consultation forms an integral part of the SEA methodology. Further statutory and non-statutory consultation will be undertaken as the SEA progresses from this ER Addendum report to the final preparation of the SEA Statement. Consultation will continue to inform the Listowel MD LAP/3rd variation to the Listowel TDP 2009-2015 as appropriate.

This phase of consultation is open from Thursday June 25th to Friday July 24th, 2020.