



**ENVIRONMENTAL REPORT ADDENDUM FOR  
THE  
STRATEGIC ENVIRONMENTAL ASSESSMENT  
OF THE  
DRAFT TRALEE MUNICIPAL DISTRICT  
LOCAL AREA PLAN  
2018-2024  
AND THE  
FIFTH VARIATION to the TRALEE TOWN  
DEVELOPMENT PLAN 2009-2015**

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Rathass  
Tralee  
Co. Kerry

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## 1. INTRODUCTION

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### 1.1. Background

This report is an addendum to the Environmental Report (ER) of the Strategic Environmental Assessment (SEA) of the Tralee Municipal District (MD) Local Area Plan (LAP) 2018-2024 and the fifth variation to the Tralee Town Development Plan (TTDP) 2009-2015, as extended. A Strategic Environmental Assessment (SEA) has run in parallel with the drafting of the Tralee MD LAP and 5<sup>th</sup> variation to the Tralee 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 October 2017. 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 March 2018. The ER contains the findings of the assessment on the likely significant effects on the environment of the implementation of the Tralee MD LAP/ 5<sup>th</sup> variation. Under the provisions of Article 6 of the Habitats Directive 92/43/EEC the Tralee MD LAP/ 5<sup>th</sup> variation also underwent an appropriate assessment, as contained in a Natura Impact Report (NIR) and a Strategic Flood Risk Assessment (SFRA).

The Tralee MD LAP/ 5<sup>th</sup> variation, SEA Environmental Report (ER), Natura Impact Report (NIR) and SFRA were subsequently placed on public display from 19th April to 31st May 2018 (both dates inclusive). An open day for members of the public was held in the Tralee Library on the 8th May 2018. Thirty-one submissions were received within the time periods outlined above.

These submissions were subsequently outlined in two Chief Executive Reports (CERs) – *Chief Executive's report on submissions on the proposed variation no. 5 to the Tralee Town Development Plan 2009-2015* and *Chief Executive's report on submissions on the draft Tralee MD LAP 2015-2021*. Both CERs were issued to the Elected Members of Kerry County Council in July 2018. The CERs included recommendations on material alterations to the Tralee MD LAP/ 5<sup>th</sup> variation following submissions received. Material alterations, as proposed, were consequently adopted on the 16<sup>th</sup> of July, 2018. They are presented in detail in Section 2 of this report.

This stage of the SEA process is to now assess the likely significant effects on the environment of the proposed material alterations to the Tralee MD LAP/ 5<sup>th</sup> 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 Tralee MD LAP/ 5<sup>th</sup> 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 April 2018.

### 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 Development (Strategic Environmental Assessment Regulations 2004 (SI 436/2004), amended

in Regulations 2011 (S.I. No 201 of 2011) and Planning and Development (Amendment) Regulations 2011 (SI 262 of 2011).

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 Tralee MD LAP/5<sup>th</sup> variation.

The ER, Tralee MD LAP/ 5<sup>th</sup> variation, NIR and SFRA were put on public display from from 19<sup>th</sup> April to 31<sup>st</sup> May 2018 (both dates inclusive). Thirty-one submissions were received from the public and statutory bodies in relation to same. 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 Tralee MD LAP/ 5<sup>th</sup> variation.

This addendum considers the likely significant impacts on the environment of the proposed material alterations to the Tralee MD LAP/ 5<sup>th</sup> variation. Where a likely significant effect is identified, mitigation measures are proposed, where appropriate.

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## **2. REVIEW OF PROPOSED MATERIAL ALTERATIONS TO THE TRALEE MD LAP 2018-2024 AND FIFTH VARIATION TO THE TRALEE TOWN DEVELOPMENT PLAN 2009-2015 (AS EXTENDED)**

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### **2.1. Introduction**

The CERs issued to Elected Members included a series of recommended material alterations to both the Tralee MD LAP/5<sup>th</sup> variation. Following consideration of these reports, the members, by resolution made material alterations to the both the Tralee MD LAP and 5<sup>th</sup> variation. This Addendum therefore 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 April 2018. 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 2.2-2.3. 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 *Proposed Material Alterations to the Draft Tralee Municipal Area Local Area Plan 2018-2024* and the *Proposed Material Alterations to the Fifth Variation to the Tralee Town Development Plan 2009-2015*.

**2.2. Material Alterations (MA) proposed to the Tralee MD LAP 2018-2024**

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

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p><b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</b></p> <p><b>Amendment 1:</b>            Amend the following text in Section 1, Introduction (page 1) of the plan as highlighted:            A draft Local Area Plan has been prepared for the Tralee Municipal District in accordance with the requirements and provisions of the Planning and Development Act 2000, as amended. <del>The purpose of the plan is to set out a comprehensive local planning framework with clear policies and objectives including land use zoning in the interests of the common good.</del> <b>The purpose of the plan is to set out a comprehensive local planning framework with clear policies and objectives including land use zoning in the interests of the common good for the towns and villages of the Municipal District, with the exception of Tralee town. The Tralee Town Development Plan 2009-2015 as extended will continue to apply to the area formerly administrated by the Tralee Town Council. The Town Development Plan will remain in force until after the adoption of the new County Development Plan. All planning applications received within Tralee Town will be assessed against the policies, objectives and development standards of the current Tralee Town Development Plan 2009-2015.</b> Taken in conjunction with the Regional Planning Guidelines for the South West 2010-2022 <del>and the Kerry County Development Plan 2015-2021</del> <b>and The Tralee Town Development Plan 2009-2015</b>, the Municipal District Local Area Plan will complete the planning framework for the area and complement the implementation of the policies and objectives contained in these higher-level plans.</p>	<p>Material Alteration 1 (MA) amends text in the introduction that explains the planning context of both the proposed MD LAP and variation to the Tralee TDP. No significant effects identified from this clarification in text further to MA1.</p>

<b>Material Alterations (MA)</b>  <b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</b>	<b>LIKELY SIGNIFICANT EFFECTS</b>
<p><b>Amendment 2:</b> Delete the following text in section 1.1.1 of the plan, page 3</p> <p><del>The Planning Authority has decided to update where appropriate the land use zoning maps and associated policy objectives of the Tralee Town Development Plan 2009-2015 adopted by the former Town Council. The Tralee Town Development Plan 2009-2015 will be varied to include the updated land use zonings and updated associated policy objectives.</del></p> <p>Replace with the following highlighted text: <b><i>As the Tralee Town Development Plan 2009 remains the statutory planning policy framework for Tralee Town, all planning applications received within Tralee Town will be assessed against the policies, objectives and development management standards of the current Tralee Town Development Plan 2009- 2015.</i></b></p>	<p>As above MA2 clarifies the planning framework in which the MD LAP will sit, explaining that the Tralee TDP will remain the statutory planning policy framework for Tralee. No significant effect identified from MA2.</p>
<p><b>Amendment 3:</b> Delete the following text from section 1.8 of the plan: <del>Any new policies or objectives contained within this Municipal District Plan will be incorporated into the Tralee Town Plan by way of a Variation.</del></p>	<p>MA3 relates to the removal of reference to the Tralee TDP objectives/policies from the MD LAP. The Tralee TDP contains several objectives/policies that would nonetheless be applicable to the MD LAP. However, the MD LAP is still below the Kerry CDP 2015-2021 and all policies that relate to the protection of the environment are applicable to the MD LAP. No significant effects identified from MA3.</p>
<p><b>Amendment 4:</b> Amend the hierarchy of plans Fig 2.1 to include the current Tralee Town Development Plan.</p>	<p>MA4 relates to changes in the text to clarify the planning context of both the proposed MD LAP and variation to the Tralee TDP within the hierarchical planning framework. No significant effects identified from MA4.</p>
<p><b>Amendment 5:</b> Remove all proposed zonings that relate to the area within the Town Development Plan boundary and amend the maps accordingly.</p>	<p>MA5, 6 &amp; 7 relate to the removal of all maps associated with Tralee town. These maps will now only form part of the 5<sup>th</sup> variation to the TDP. Again this is to clarify the separation of the variation and MD LAP. No significant effects identified from MA5, 6 &amp; 7.</p>
<p><b>Amendment 6:</b> Remove the Town Centre and Infrastructure Map.</p>	
<p><b>Amendment 7:</b> Delete all objectives that relate specifically to Tralee in the following sections: 3.1.2 (TR01-TR03, 3.2.3 (TRR01-06),</p>	

<b>Material Alterations (MA)</b>  <b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</b>	<b>LIKELY SIGNIFICANT EFFECTS</b>
3.2.4 (TRM01), TROR01-02, TRAHC01-02, 3.2.7 TRRI01-11, TRAI01-06 and TRT01.	
<p><b>Amendment 8:</b>            Amend section 3.1.2 Tralee Town as follows:            This plan shall remain in force for a period of 6 years only from its date of adoption. The Tralee Town Development Plan 2009-2015 has been extended pursuant to Section 11 of the Planning and Development Act 2000-2017 and remains the statutory planning policy framework for Tralee town. <del>This Municipal District Plan incorporates and updates where appropriate the land use zoning maps and associated policy objectives of the Tralee Town Development Plan 2009-2015 adopted by the former Town Council. Amendments proposed to the Tralee Town Development Plan will take account of Census 2016 figures and population projections outlined in the core strategy of the County Plan. The National Planning Framework, Ireland 2040 policy document targets a significant proportion of future urban development on infill and brownfield development sites and in line with this, it is envisaged that at least 30% of all new housing development in Tralee shall take place on infill and brownfield sites.</del></p> <p><del>The Town Development Plan will be varied to include the updated land use zonings and updated associated policy objectives.</del></p> <p><del>The Tralee section of this plan highlights a number of opportunity sites suitable for development. In line with the overall core strategy of the Kerry County Development Plan 2015-2021, this Local Area Plan sets out the following objectives for Tralee Town.</del></p> <p>Add in the following text in 3.1.2  <b><i>The Municipal District Local Area Plan cannot be read</i></b></p>	<p>MA8 relates to the removal of text in the MD LAP which specifically relates to Tralee town. Text to be added clarifies the planning context of the MD LAP and the 5<sup>th</sup> variation to the Tralee TDP. No significant effects identified from MA8.</p>

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p> <p><i>in isolation of the existing Tralee Town Development Plan 2009-2015. Therefore, in order to provide context and an overall picture of the development potential in the Tralee Municipal District area, information on population, economic profile, infrastructure etc relating to the Tralee Town Development Plan 2009-2015 area will also be included in this plan for reference purposes only.</i></p>	
<p><b>Amendment 09:</b> Delete objective BV-GO-01 from section 3.6 and amend the Blennerville zoning map to highlight only the lands outside the Tralee settlement boundary. (see map 1).</p>	<p>MA9 &amp; 10 relates to the removal of mapping associated with Tralee town from the LAP MD plan, specifically in relation to Blennerville. Blennerville is located close to Tralee town boundary and as the new text explains, has an existing relationship with Tralee. The text aims to highlight this linkage. No significant effects identified from MA9 &amp; 10.</p>
<p><b>Amendment 10:</b> Include the following text to the note in section 3.6 as follows: <b><i>A substantial area of lands at Blennerville are located outside the Tralee settlement boundary including for example lands at the national school and the petrol filling station. In order to provide context and an overall picture of the development potential of Blennerville, some information on population, economic profile, environment and heritage are included in this section for reference purposes only.</i></b></p>	
<p><b>Amendment 11:</b> Delete all text from section 3.2.4 'Urban renewal and regeneration' page 52 (top right) from <del>Island of Geese site</del> to end of page 58, <del>TR-OR-02</del> inclusive.</p>	<p>MA11 relates to the removal of text that relates to the "Island of Geese" site which falls within Tralee town specifically and not the geographical area of the MD LAP. No significant effects identified from MA11.</p>
<p><b>Amendment 12:</b> Include a reference to the <i>Strategy for the Future Development of Greenways (DTTAS, 2017)</i> in section 2.6.5.</p>	<p>MA12 relates to the addition of text to support the role out of greenways.</p> <p>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; coastal waters; geological heritage, archaeological sites and landscapes. Development of greenways/walkways however also have a potential positive</p>

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<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p>	
<p><b>Amendment 13:</b>            Include additional text in Section 1.5.3: Climate Change – page 6:</p> <p><i>Underpinning national policy on climate change is the National Transition Objective - the goal of achieving a “low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050”. The key challenge is to integrate (or mainstream) the National Transition Objective into all levels of national, regional and local decision-making. This is envisaged by the parallel national dual strategies of mitigation - of greenhouse gas emissions (GHG), and adaptation - to the impacts of climate change. Nationally mitigation and adaptation responses are being led by statutory National Mitigation Plans (NMP) and National Adaptation Frameworks (NAF). The Atlantic Seaboard South, Climate Action Regional Office will see Kerry County Council, collaborating in a regional partnership with Cork, Limerick and Clare to produce regional adaptation guidelines. As local government is envisaged to play a key role in meeting national climate change challenges these guidelines will shape locally led county specific adaptation plans. Spatial planning is a key player in climate change action - particularly adaptation where more compact, less energy-intensive forms of urban development are crucial in the adaptation to climate change specifically at a local level. These principles inform this MD LAP</i></p>	<p>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.</p> <p>MA13 &amp; 14 relates to the addition of additional text on Climate Change and Climate Action further to a submission made by the EPA. The text and associated new objective clarifies further how the LAP will respond to the challenges of climate change. No significant effects identified from MA13 &amp; 14.</p>
<p><b>Amendment 14:</b>            Include a new objective CC1 to section 1.5.3  <i>To support the roll out of a county specific local</i></p>	

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<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p>	
<p><i>adaptation strategy and the mainstreaming of the climate change responses of adaptation and mitigation.</i></p>	
<p><b>Amendment 15:</b>  Include a new objective Tr-O-W2 to Section 2.4 Infrastructure – page 28:  <b>To support the roll out of the second and future cycles of the Water Framework Directive including integrated catchment based approaches to the protection of water in collaboration with key stakeholders.</b></p>	<p>MA15 relates to the addition of new objective that seeks to support the roll out of the second cycle of the WFD, further to a submission by the EPA. The objectives seeks to protect water resources across the MD area in collaboration with stakeholders. No significant effects identified from MA15.</p>
<p><b>Amendment 16:</b>  Include the following text at the start of the second paragraph, section 2.4, page 28 as follows: <b>Kerry County Council will endeavour to maintain the strategic capacity and safety of the national roads’ network and safeguard the investment in the roads. There has been significant investment, over the past 10 years in upgrading the access between the Tralee/Killarney Hub with the completion of the Tralee By-Pass, which has improved journey times</b></p>	<p>MA16 &amp; 17 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 Tralee MD this includes Natura 2000 sites, designated watercourses and coastal areas; archaeological sites; sensitive landscapes and cultural heritage.</p>
<p><b>Amendment 17:</b>  Include the following new objective TR-R-AI-09 in section 2.4 (Page 32) <b>To maintain the strategic capacity and safety of the national roads’ network and safeguard the investment in the roads.</b></p>	
<p><b>Amendment 18:</b>  Amend section 2.4;  <del>Transport Infrastructure Ireland</del> <b>Kerry County Council</b> is developing /progressing with.....</p>	<p>MA18 clarifies the role of KCC as opposed to TII in this section of text. No significant effects identified from MA18.</p>
<p><b>Amendment 19:</b>  Amend section 2.6.4 as follows:  The area is served by N21, N22 and N69, <b>N70 and N86</b> National Primary/Secondary <b>strategic</b> routes.</p>	<p>MA19 clarifies the national routes that actually serve the county. No significant effects identified from MA19.</p>
<p><b>Amendment 20:</b>  Amend objective BV-GO-03 by deleting ‘<del>with water compatible development</del>’ and replace with ‘<b>subject to a</b></p>	<p>MA20 clarifies that a FRA may be required in some instances and provides more definitive text. No significant effects identified from MA20.</p>

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<p><del>flood risk assessment</del>.</p>	
<p><b>Amendment 21:</b> Amend the zoning of these lands at Lisloose from Rural to R1 Existing residential (see Map 3).</p>	<p>MA21 amends a zoning located to the north of Tralee, to reflect that part of the site is actually already existing residential development. No significant effects identified from MA21.</p>
<p><b>Amendment 22:</b> Include the following objectives in section 2.6.5; TR-C-1; Promote a more cycle friendly environment through the provision of improved cycling infrastructure. Developments in urban areas shall have regard to the 'National Cycling Manual' (June 2011) – National Transport Authority.</p> <p>TR-C-2; Facilitate the development of a cycling network strategy for Tralee Town.</p> <p>TR-C-3; Facilitate the development and promotion of Eurovelo Route 1 where it passes through Tralee Municipal District.</p> <p>TR-C-4; Facilitate the interconnection of existing and proposed cycle paths and greenways throughout the Tralee MD area. Develop a masterplan for all cycle paths and greenways in the county prioritising the coherence of the network and linking greenways to the urban centres.</p>	<p>MA22 will see the addition of four new objectives that promote cycling and cycleways in the LAP.</p> <p>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; coastal waters; 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. They also open up possible tourism related business opportunities along the line of the routes.</p>
<p><b>Amendment 23</b> Include the following new objective TR-R-AI-09 into section 2.6: <b><i>A buffer zone shall be implemented, along the extent of the Tralee-Fenit railway line. The width and length of the buffer shall be determined by site conditions as necessary to facilitate the sustainable development of a greenway.</i></b></p>	<p>MA23 relates to the provision of a buffer zone along the Tralee-Fenit greenway. As noted in the ER, the greenway route is close to various sensitive environmental receptors including Natura 2000 sites; coastal water; geological heritage, archaeological sites and landscapes. It is noted however that the greenway is proposed along a former railway lines – this implies a brownfield site often with existing infrastructure e.g. bridges etc and/or disturbed lands.</p> <p>Development of a greenway also a potential positive impact on local community providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities.</p>

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<b>Amendment 24:</b> Include the additional following text in section 2.6.5:  Marked paths and cycle routes are an important resource for attracting tourists and providing recreation for local people. <b>Cycle paths have also significant potential to function as commuter routes, providing access to work, educational and leisure facilities.</b> The key to these <del>walkways</del> <b>and cycle paths</b> is that they are well developed, maintained and advertised in local villages and tourist offices. They can also open up potential for farm diversification into small-scale tourist services.	MA24 will see the addition of extra text that clarifies the potential benefits of cycleways/paths to communities. No significant effects identified from MA24.
<b>Amendment 25:</b> Amend the zoning of the lands outlined in map no. 3 from proposed C1.2 (retail warehousing) at Manor west to C2.1 (industrial, enterprise, employment), (See Map 4)	MA25 relates to change of zoning at Manor West from warehousing to industrial, enterprise, employment. Considering the existing nature of development at Manor West, this change in zoning is not deemed incompatible with existing zoning in the area and/or the nature of existing retail at the nearby Manor West shopping centre. No significant effects identified from MA25.
<b>Amendment 26:</b> Amend Manor West and Manor East Areas map page no. 51 showing the Tralee environs. (See Map 5)	MA26 relates to changes to the Manor West and Manor East map to show the division between the boundary of Tralee TDP and the LAP MD. No significant effects identified from MA26.
<b>Amendment 27:</b> Amend objective TR-RI-11 to read as follows; facilitate the sustainable development of an access road to Manor Retail park <b>from the Tralee bypass at Camp cross, subject to consultation and agreement with Transport Infrastructure Ireland.</b>	MA27 amends an existing objective to provide access to Manor Retail Park. The objective amendment seeks consultation with TII on an appropriate access point. No significant effects identified from MA27.
<b>Amendment 28:</b> Amend the zoning on part of the site at Ardfert from R4 (Strategic residential reserve) to R1 Proposed Residential (See Map 6)	MA28 amends residential zoning at Ardfert from strategic reserve to proposed residential. Ardfert has a recently commissioned waste water treatment plant that can meet the population allocation for the village. Further to this no significant effects identified from MA28.
<b>Amendment 29:</b> Remove the objective BA-O-01) from the identified site on the proposed zoning map. (See Map 7)	MA29 relates to the removal of an objective to place a playground at a specific location in Brosna village. Further to a submission from the community the Planning Authority is open to considering an alternative location for the proposed community playground at an appropriate location. The provision of a playground will remain but not at the location specified in the plan that went on display. No significant effects identified from MA29.
<b>Amendment 30:</b>	MA30 relates to the proposed extension of the boundary of the Fenit settlement to reflect that

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Extend the settlement boundary of Fenit and to zone the land for tourism (C5) use. (See Map 8)	shown in the KCDP 2015-2021. Further to this, lands within the boundary will be zoned tourism. The lands in question are predominately agricultural grassland that abut to the north the former Tralee-Fenit railway line. The latter is proposed for conversion to a cycle greenway and the zoning of “tourism” is deemed compatible with same. No significant effects identified from MA30.
<b>Amendment 31:</b> Amend the zoning on these lands at Tawlaght, Fenit to Residential R4 (see Map 9)	MA31 relates to the change of zoning from agriculture to strategic residential reserve. The lands are within the boundary of Fenit village. This zoning is strategic in nature and applies to lands presently not considered for development but may in the future. As discussed in the MD LAP, new development in Fenit is dependent on an upgrade to the waste water plant. No significant effects identified from MA31.
<b>Amendment 32:</b> Amend the proposed P1 agricultural zoning to G3 Active Open Space use. (See Maps 10&11)	MA32 relates to the change of zoning from agricultural to active open space use including a football pitch. The lands relate to agricultural grassland located within the boundary of Fenit. No significant effects identified from MA32.
<b>Amendment 33:</b> Re-zone the lands currently hosting the soccer club from G3 Active Open Space to R1 proposed residential use (See Maps 10&11).	MA33 relates to the change of zoning of a football pitch from active open space to proposed residential development. The site is located within the boundaries of the village. As discussed in the MD LAP, in Fenit new development is dependent on an upgrade to the waste water plant. No significant effects identified from MA33.
<b>Amendment 34;</b> Amend the zoning on this site from C6 (Mixed, General commercial, industrial, enterprise) to M1(Mixed use/Opportunity site), see Map 12.	MA34 & 35 relates to the change of zoning of the former racecourse in Tralee to an opportunity site. This reflects the nature of the site and the potential for the site’s redevelopment which includes potential re-use as a racecourse.
<b>Amendment 35;</b> Insert the following text in section 2.3.7; Ballybeggan Opportunity Site; This site is suitable for Mixed /general commercial/ industrial/ enterprise use (C6). Development proposals which include the extension, replacement with a similar facility or the reuse of the existing racecourse facility will also be acceptable.	The site is a large site on the outskirts of Tralee town – cultural heritage significance due to the long association of the site with the racing calendar in the county.
<b>Amendment 36:</b> Amend the zoning on this site from G3 landscape protection to M5 Mixed use, see Map 13 and insert a revised zoning matrix see Appendix B.	MA36 relates to the proposed change of zoning from landscape protection to mixed use. The site is located directly opposite an existing light industry site. The site was originally designated as mixed use, therefore the zoning is reverting back to the original zoning on the site. No significant effects identified from MA36.
<b>Amendment 37:</b> Amend the zoning on part of the site in Ardfert from R1 (proposed residential) to R4 (strategic Residential reserve),	MA37 & 38 relates to a change of zoning from proposed residential to strategic residential reserve in Ardfert. This zoning is strategic in nature and applies to lands presently not considered for development but may in the future once other more suitable lands have been

<b>Material Alterations (MA)</b>  <b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</b>	<b>LIKELY SIGNIFICANT EFFECTS</b>
see Map 14	developed. No significant effects identified from MA37&38.
<b>Amendment 38:</b> Amend the zoning on part of the site in Ardfert from R1 (proposed residential) to R4 (strategic Residential reserve), See Map 15	

**2.3. Material Alterations (MA) proposed to the Fifth Variation to the Tralee Town Development Plan 2009-2015, as extended.**

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

<b>Material Alterations (MA)</b>  <b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</b>	<b>LIKELY SIGNIFICANT EFFECTS</b>
<b>Amendment 1:</b>  Section 11.2 Land Use Zoning – replace text stating the Municipal District Local Area Plan with <b><i>Proposed Variation No. 5.</i></b>	Material Alteration 1 (MA) amends text that replaces the words MD LAP with proposed variation. No significant effects identified from this clarification in text further to MA1.
<b>Amendment 2:</b>  Insert the zoning matrix and omit all reference to the Tralee Municipal District Local Area Plan. See appendix A	MA2 relates to the amendment of the variation to remove reference to the Tralee MD LAP. No significant effects identified from this clarification in text further to MA2.
<b>Amendment 3:</b>  The boundary of the current Tralee Town Development Plan will be overlaid on the zoning and transport maps and all proposed zonings that relate to the area outside the Development Plan boundary will be obscured, see maps 1 & 2.	MA3 relates to the removal of all maps associated with the Tralee MD LAP. These maps will now only form part of the Tralee MD LAP. No significant effects identified from MA3.
<b>Amendment 4:</b>  Delete the following from the second paragraph on page 2 of the Variation:  <del>A draft Tralee Municipal District Local Area Plan 2018-2024 is being produced that will include the area in the Tralee Town Development Plan 2009-2015. This will require a variation to the Tralee Town Development Plan 2009-2015 to bring it in line with the objectives and policies as contained in the draft Tralee Municipal District Local Area Plan 2018-2024.</del>	MA4 relates to the removal of text in the variation that relates to the MD LAP. Text to be added clarifies the position of the MD LAP and the 5 <sup>th</sup> variation to the Tralee TDP in relation to the planning policy framework. No significant effects identified from MA4.

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p> <p>Include the following text in the second paragraph, page 2 and insert before relevant corresponding maps:- <b><i>‘Tralee Town and Blennerville will continue to be covered under the Tralee Town Development Plan 2009 – 2015 and any proposed amendments to these areas are to be dealt with under S.13 of the Planning and Development Act 2000 (as amended). The Draft Tralee Municipal District Local Area Plan is currently being prepared and any policies and zoning amendments relating to the Tralee environs and settlements of the Tralee MD are included within that Draft LAP’.</i></b></p>	
<p><b>Amendment 5:</b></p> <p>Amend Section 8.4 of Tralee Town Development Plan to include the following objective:</p> <p><b><i>ACA PO6: Ensure that developments within Blennerville have regard to and comply with the provisions of the Tralee Town Council (2012) Blennerville Architectural Conservation Area Management Plan.</i></b></p>	<p>MA5 relates to Blennerville which is located close to the Tralee town. Reference is now being made to the Blennerville ACA in the fifth variation due to the proximity of the village to the town boundary. This will ensure proposed developments within the town/village will have due regard to the ACA. No significant effects identified from MA5.</p>
<p><b>Amendment 6:</b></p> <p><b><i>Insert the Tralee Town Centre West and Island of Geese proposed Masterplan</i></b> in proposed variation no 5. See appendix B.</p>	<p>MA6 relates to the inclusion of the Tralee Town Centre West and Island of Geese Masterplan into the 5th variation.</p> <p>In brief, the Masterplan sets out to achieve the key objectives laid out by Kerry County Council to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese site, integrating with and in the context of the boarder masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner, which includes:</p> <ul style="list-style-type: none"> <li>• An inclusive and attractive new Urban Quarter – a “go to” space in the town</li> <li>• A Civic/Commercial hub in the town with a complimentary new “Living Quarter.”</li> <li>• The new people’s public plaza, for gathering, festivals, markets and community events.</li> </ul> <p>The Masterplan outlines a number of key challenges for the Tralee West Area (the area</p>

<b>Material Alterations (MA)</b>  <b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</b>	<b>LIKELY SIGNIFICANT EFFECTS</b>
	<p>includes the “Island of Geese” site). Challenges highlighted are: the cultural heritage of the site including remnant industrial fabric specifically a chimney stack; connectivity particularly to the existing lanes and streets of west Tralee and ways to link existing access routes; lack of connectivity to the main centre of Tralee town – the Square, Mall and Denny Street; ways to promote employment; incorporating existing infrastructure notably the nearby Garda station; promoting community use and the requirement to provide 30% public realm space within the site.</p> <p>As noted the Masterplan includes the Island of Geese site. Kerry County Council in partnership with the Southern Regional Assembly is working on the development of this site as part of the Designated Urban Centre Grant Scheme which is part funded by the European Regional Development Fund through the Southern Regional Operational Programme 2014 – 2020.</p> <p>The Masterplan area is located to the west of Tralee town centre within an urban setting. The likelihood for significant effects are deemed overall positive with the opportunity to improve this area of the town centre for a variety of mixed uses associated with its prominent location.</p> <p>No significant negative impacts identified - no watercourses in the vicinity, no designated sites, consists of the development of a brownfield site, promotes the sustainable use of the town centre, promotes access and walking within town and aims to provide/improve community space. Archaeological and industrial heritage assessed as part of the ongoing management of the site. The plan includes a recognition of the area’s archaeological potential; industrial heritage associated with the former Denny factory and local biodiversity associated with bat use of the site and incorporating swift nesting sites.</p> <p>Most likely significant effects are identified as positive as the regeneration relates to social, economic and amenity improvements for local communities and town.</p>
<p><b>Amendment 7:</b>  Include Denny Street as a regeneration area, under section 3.5.1 (page 9) of proposed variation no. 5 as follows:</p> <p><i>A number of sites/areas have been identified in the plan that are suitable for town centre regeneration..... Other areas include <b>Denny Street, Pembroke Street, Rock Street</b></i></p>	<p>MA7 &amp; MA8 relate to the addition of Denny street as suitable for town centre regeneration. As noted in the ER the development of these sites is of importance to the regeneration of the urban fabric and public realm of Tralee town. It is proposed to include Denny Street in the TDP as a site that will be encouraged for redevelopment. The likelihood for significant effects are deemed overall positive with the opportunity to improve the street for a variety of uses appropriate to its location as one of the main streets in Tralee town. Regeneration however could affect archaeological and architectural resources associated with the streetscape.</p>

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p> <p><i>and Strand Road where significant number of properties lie vacant and would be suitable to accommodate <del>both</del> <b>a mix of uses including offices, retail and residential uses.</b></i></p>	
<p><b>Amendment 8:</b> Revise map Town Centre Map to include Denny St as a regeneration area, shown hatched. See map 3.</p>	
<p><b>Amendment 9:</b> Inset the additional text in section 3.8.1 (page 13) as follows: <b><i>Archaeological test excavation and subsurface ground testing of the sites shall be carried out prior to the carrying out of any development.</i></b></p>	<p>MA9 &amp; 10 relates to the addition of text that will ensure the protection of any <i>hitherto</i> unknown archaeological deposits via pre-construction archaeological investigations. No significant effects identified from this clarification in text further to MA9 &amp; 10.</p>
<p><b>Amendment 10:</b> Include the following as objective TR-OR-03 <b><i>Require the carrying out of archaeological test excavations and ground testing prior to the re-development of opportunity sites identified.</i></b></p>	
<p><b>Amendment 11:</b> Inset in section 7.17 of plan: <b><i>Require a masterplan to be prepared prior to the development of the lands at Lohercannon. The masterplan shall set out the vision for the overall lands of the area in order to produce visual continuity/harmony. Piecemeal development should be avoided. Existing and potential access points shall be protected to ensure ease of movement particularly for pedestrians and cyclists.</i></b></p>	<p>MA11 &amp; 12 amendments recommend that a masterplan be undertaken for lands identified at Lohercannon. A masterplan will ensure that the lands are developed in a manner that will ensure the proper planning and sustainable development of the area. The plan will be subject to the SEA and Habitats Directive, as required. No significant effects identified from MA111 &amp; 12.</p>
<p><b>Amendment 12:</b> Amend Tralee Town Zoning map to delineate the lands at Lohercannon highlighting area where a masterplan shall be prepared for. See map 4.</p>	

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p> <p><b>Amendment 13:</b>  Insert in section 2.9 of the plan:  <i><b>Development proposals for new greenways shall comply with the following strategy: Strategy for the Future Development of Greenways (DTTAS, 2017).</b></i></p>	<p>MA13 relates to the addition of text to support the role out of greenways.</p> <p>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; coastal waters; 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.</p>
<p><b>Amendment 14:</b>  Add text below to existing text in Section 6.8: Climate Change</p> <p><i><b>Underpinning national policy on climate change is the National Transition Objective - the goal of achieving a “low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050”. The key challenge is to integrate (or mainstream) the National Transition Objective into all levels of national, regional and local decision-making. This is envisaged by the parallel national dual strategies of mitigation - of greenhouse gas emissions (GHG), and adaptation - to the impacts of climate change. Nationally mitigation and adaptation responses are being led by statutory National Mitigation Plans (NMP) and National Adaptation Frameworks (NAF). The Atlantic Seaboard South, Climate Action Regional Office will see Kerry County Council, collaborating in a regional partnership with Cork, Limerick and Clare to produce regional adaptation guidelines. As local government is envisaged to play a key role in meeting national climate change challenges these guidelines will shape locally led county specific adaptation plans. Spatial planning is a key player in climate change action - particularly adaptation where more compact, less energy-intensive</b></i></p>	<p>MA14 &amp; 15 relates to the addition of further text on Climate Change and Climate action further to submission made by the EPA. The text and associated new objective clarifies further how the LAP will respond to the challenges of climate change. No significant effects identified from MA14 &amp; 15.</p>

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p> <p><i>forms of urban development are crucial in the adaptation to climate change specifically at a local level.</i></p>	
<p><b>Amendment 15:</b> Add New objective ACLP04 to section 6.8 <b>To support the roll out of a county specific local adaptation strategy and the mainstreaming of the climate change responses of adaptation and mitigation.</b></p>	
<p><b>Amendment 16:</b> Add New objective DWTP012 to Section 6.4 <b>To support the roll out of the second and future cycles of the Water Framework Directive including integrated catchment based approaches to the protection of water in collaboration with key stakeholders.</b></p>	<p>MA16 relates to the addition of new objective that seeks to support the roll out of the second cycle of the WFD, further to a submission by the EPA. The objective seeks to protect water resources across the MD area in collaboration with stakeholders. No significant effects identified from MA16.</p>
<p><b>Amendment 17:</b> Amend objective TTS08 to read as follows; facilitate the sustainable development of an access road to Manor Retail park <b>from the Tralee bypass at Camp cross, subject to consultation and agreement with Transport Infrastructure Ireland.</b></p>	<p>MA17 amends an existing objective to provide access to Manor Retail Park. The objective amendment seeks consultation with TII on an appropriate access point. No significant effects identified from MA17.</p>
<p><b>Amendment 18:</b> Include the following new objective <b>RAOSPO21</b> in section 4.7, (page 77 of plan) <b>Support the development of a mountain bike/BMX pump track at an appropriate location in Tralee.</b></p>	<p>MA18 promotes the development a cycle track in Tralee town. No specific location is provided. The objective ultimately promotes an infrastructure project in the town. The nature of such projects implies possible significant effects on a range of environmental factors. In context of the Tralee this includes Natura 2000 sites, designated watercourses and coastal areas; archaeological sites; sensitive landscapes and cultural heritage.</p>
<p><b>Amendment 19:</b> Amend zoning map to re-zone lands at Manor from M3, District neighbourhood centre to M4 built up area. See Maps 5.</p>	<p>MA19 relates to the changing of zoning from a district neighbourhood to a built-up area. The area is already built on and no significant effects identified from the change of zoning proposed in MA19.</p>
<p><b>Amendment 20:</b> Include the following objectives in section 5.4 of variation; <b>CP012-Promote a more cycle friendly environment</b></p>	<p>MA20 will see the addition of five new objectives that promote cycling and cycleways in the LAP.</p>

Material Alterations (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</p> <p><del>through the provision of improved cycling infrastructure. Developments in urban areas shall have regard to the 'National Cycling Manual' (June 2011) – National Transport Authority.</del></p> <p><b>CPO13-Facilitate the development of a cycling network strategy for Tralee Town.</b></p> <p><b>CPO14-Facilitate the development and promotion of Eurovelo Route 1 where it passes through Tralee town.</b></p> <p><b>CPO15-Complete the development of the 6km cycle path from Forge Cross to Blennerville Village, linking the Institute of Technology Tralee to Blennerville via the Town Centre as per Tralee Active Travel Plan.</b></p> <p><b>CP016- Facilitate the interconnection of existing and proposed cycle paths and greenways throughout Tralee. Develop a masterplan for all cycle paths and greenways in the county prioritising the coherence of the network and linking greenways to the urban centres.</b></p>	<p>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; coastal waters; 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. They also open up possible tourism related business opportunities along the line of the routes.</p> <p>As previously noted in the ER, the <i>Tralee Active Travel Programme</i> was initiated in 2013. It aims to make the town of Tralee a Smarter and Active Travel Area, incorporating cycling, walking and public transport into the towns infrastructure.</p> <p>The strategy interlinks key aims: improved cycling and walk ways (including safe routes to, schools, the 3rd level institute and key business and workplace zones); introduce traffic calming measure in the town centre; promote school and workplace travel planning; and encourage car sharing.</p> <p>The projects proposed as part of the strategy vary from changing public spaces in the town of Tralee; traffic calming measures and introducing cycle ways and other shared spaces. The projects are predominately located in and around the urban centre of Tralee.</p> <p>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.</p> <p>Strategies also of benefit to local community providing improved transport networks, road safety and amenities including promoting cycling and walking. Positive impacts on climatic factors and air quality.</p>
<p><b>Amendment 21:</b>  Include additional text to support cycling under section 5.4  <b>It is acknowledged that cycling routes not only facilitate leisure and recreational use but have significant potential to serve as commuter routes providing access to places of work, school and other destinations</b></p>	<p>MA21 will see the addition of extra text that clarifies the potential benefits of cycleways/paths to communities. No significant effects identified from MA21.</p>

<b>Material Alterations (MA)</b>  <b>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (<del>strikethrough</del>) and additions (<b>bold</b>).</b>	<b>LIKELY SIGNIFICANT EFFECTS</b>
<b>Amendment 22:</b> Extend the C2.1 zoning at The Kerries as shown on Map 6.	MA22 relates to the changing of zoning from proposed residential to industrial, enterprise, employment. The area proposed for changing is located to the south of an existing waste transfer facility. The change of zoning is compatible with this use and the inclusion of a buffer will be of benefit to existing residential development in the vicinity. No significant effects identified from MA22.
<b>Amendment 23:</b> Zone the lands outside of the flood risk area as R1 Proposed Residential and the remaining lands identified as a flood risk as Open Space/Amenity as shown on Map 7.	MA23 relates to the proposed zoning of lands as proposed residential as they have identified as outside a flood risk zone. Lands within the flood risk will be zoned open space/amenity. No significant effects identified from MA23.

### 3. MITIGATION OF MATERIAL ALTERATIONS HIGHLIGHTED AS HAVING A POSSIBLE SIGNIFICANT EFFECT ON THE ENVIRONMENT

#### 3.1. Mitigation of Material Alterations to the Tralee MD LAP 2018-2024 highlighted as having a possible significant effect on the environment

MATERIAL ALTERATION	LIKELY SIGNIFICANT EFFECTS	MITIGATION
MA12	<p>MA12 relates to the addition of text to support the role out of greenways.</p> <p>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; coastal waters; 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.</p>	<p>This MA is a strategic text that compliments existing objectives/policies that promote greenways. Any proposed masterplan will have to be in compliance with the SEA and Habitats Directive. Ultimately any proposed greenway infrastructure will be subject to proper planning and sustainable development in compliance with the MD plan, TTDP 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).</p>
MA16	<p>MA16 &amp; 17 seeks to clarify KCC 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 Tralee MD this includes Natura 2000 sites, designated watercourses and coastal areas; archaeological sites; sensitive landscapes and cultural heritage.</p>	<p>This MA 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 with the MD plan, TTDP 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).</p>
MA22	<p>MA22 will see the addition of three new objectives that promote cycling and cycleways in the LAP.</p> <p>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; coastal waters; 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.</p>	<p>This MA relates to the addition of strategic objectives to promote greenways and cycleways in the MD area. Ultimately any proposed greenway infrastructure will be subject to proper planning and sustainable development in compliance with the MD plan, TTDP 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</p>

MATERIAL ALTERATION	LIKELY SIGNIFICANT EFFECTS	MITIGATION
	They also open up possible tourism related business opportunities along the line of the routes.	(development management).
MA23	<p>MA23 relates to the provision of a buffer zone along the Tralee-Fenit greenway. As noted in the ER, the greenway route is close to various sensitive environmental receptors including Natura 2000 sites; coastal water; geological heritage, archaeological sites and landscapes. It is noted however that the greenway is proposed along a former railway line – this implies a brownfield site often with existing infrastructure e.g. bridges etc and/or disturbed lands.</p> <p>Development of a greenway also a potential positive impact on local community providing a local amenity. Positive impacts on climatic factors and air quality and health/wellbeing. Also opens up possible tourism related business opportunities.</p>	<p>As noted in the ER, the planning of this project commenced in 2018 with initial environmental screening assessments undertaken. No significant effects on the environment or Natura 2000 sites identified further to screening of the project. The project is presently undergoing a Part 8. If passed the project will be subject to proper planning and sustainable development in compliance with the MD plan, TTDP 2009-2015 and/or KCDP 2015-2021.</p>
MA34&35	<p>MA34 &amp; 35 relates to the change of zoning of the former racecourse in Tralee to an opportunity site. This reflects the nature of the site and the potential for the site's redevelopment which includes potential re-use as a racecourse.</p>	<p>No specific mitigation required further to the proposed use of the site. Any future redevelopment will be subject to proper planning and sustainable development in compliance with the with the MD plan, TTDP 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).</p> <p>Any future developments are likely to be site-specific, localised impacts and mitigated at project level, if applicable. Overall the development of the lands deemed a positive impact including the possible re-use of the site for its former use as a race course.</p>

**3.2. Mitigation of Material Alterations to the Fifth Variation to the Tralee TDP 2009-2015, as extended, highlighted as having a possible significant effect on the environment.**

MATERIAL ALTERATION	LIKELY SIGNIFICANT EFFECTS	MITIGATION
MA6	<p>MA6 relates to the inclusion of the Tralee Town Centre West and Island of Geese Masterplan into the 5th variation.</p> <p>In brief, the Masterplan sets out to achieve the key objectives laid out by Kerry County Council to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese site, integrating with and in the context of the boarder masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner, which includes:</p> <ul style="list-style-type: none"> <li>• An inclusive and attractive new Urban Quarter – a “go to” space in the town</li> <li>• A Civic/Commercial hub in the town with a complimentary new “Living Quarter.”</li> <li>• The new people’s public plaza, for gathering, festivals, markets and community events.</li> </ul> <p>The Masterplan outlines a number of key challenges for the Tralee West Area (the area includes the “Island of Geese” site). Challenges highlighted are: the cultural heritage of the site including remnant industrial fabric specifically a chimney stack; connectivity particularly to the existing lanes and streets of west Tralee and ways to link existing access routes; lack of connectivity to the main centre of Tralee town – the Square, Mall and Denny Street; ways to promote employment; incorporating existing infrastructure notably the nearby Garda station; promoting community use and the requirement to provide 30% public realm space within the site.</p> <p>As noted the Masterplan includes the Island of Geese site. Kerry County Council in partnership with the Southern Regional Assembly is working on the development of this site as part of the Designated Urban Centre Grant Scheme which is part funded by the European Regional Development Fund through the Southern Regional Operational Programme 2014 – 2020.</p> <p>The Masterplan area is located to the west of Tralee town centre within an urban setting. The likelihood for significant effects are deemed overall positive with the opportunity to improve this area of the town centre for a variety of mixed uses associated with its prominent location.</p>	<p>The Masterplan overall aim is to ensure the proper planning and sustainable development of west Tralee. The Masterplan in itself is mitigation for the proposed regeneration and development of this part of Tralee town. It has been a long-standing objective of the Tralee Town Development Plan 2009-2015 to look at this key part of the town which since the closing of the Denny Factory has remained underutilized.</p> <p>In addition to the objectives outlined over, the Masterplan was informed by an appropriate assessment screening and a <i>Baseline Ecology Assessment of the Island of Geese Site (in support of the Tralee Town Centre West Masterplan)</i>. That process recommended that a key objective of the plan is to ensure compliance with both the Habitats and EIA Directives.</p> <p>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 MD plan, TTDP 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).</p> <p>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.</p>

MATERIAL ALTERATION	LIKELY SIGNIFICANT EFFECTS	MITIGATION
	<p>No significant negative impacts identified - no watercourses in the vicinity, no designated sites, consists of the development of a brownfield site, promotes the sustainable use of the town centre, promotes access and walking within town and aims to provide/improve community space. Archaeological and industrial heritage assessed as part of the ongoing management of the site. The plan includes a recognition of the area's archaeological potential; industrial heritage associated with the former Denny factory and local biodiversity associated with bat use of the site and incorporating swift nesting sites.</p> <p>Most likely significant effects are identified as positive as the regeneration relates to social, economic and amenity improvements for local communities and town.</p>	
MA7 & 8	<p>MA7 &amp; MA8 relate to the addition of Denny street as suitable for town centre regeneration. As noted in the ER the development of these sites is of importance to the regeneration of the urban fabric and public realm of Tralee town. It is proposed to include Denny Street in the TDP as a site that will be encouraged for redevelopment. The likelihood for significant effects are deemed overall positive with the opportunity to improve the street for a variety of uses appropriate to its location as one of the main streets in Tralee town. Regeneration however could affect archaeological and architectural resources associated with the streetscape.</p>	<p>None required – the cultural heritage of the streetscape is known and no other specific mitigation required further to the proposed regeneration of the streetscape.</p> <p>Any future projects will be subject to proper planning and sustainable development in compliance with the with the MD plan, TTDP 2009-2015 and/or KCDP 2015-2021 in consultation with the county Conservation Officer. Mitigation of possible significant effects therefore addressed in existing planning policies and objectives at strategic (DP) and project level (development management).</p> <p>Any future developments are likely to be site-specific, localised impacts and mitigated at project level, if applicable. Overall the regeneration of the streetscape deemed a positive impact.</p>
MA13	<p>MA13 relates to the addition of text to support the role out of greenways.</p> <p>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; coastal waters; 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</p>	<p>This MA is a strategic text that compliments existing objectives/policies that promote greenways. Ultimately any proposed greenway infrastructure will be subject to proper planning and sustainable development in compliance with the MD plan, TTDP 2009-2015 and/or KCDP 2015-2021. Mitigation of possible significant effects therefore addressed in existing planning</p>

MATERIAL ALTERATION	LIKELY SIGNIFICANT EFFECTS	MITIGATION
	possible tourism related business opportunities along line of these greenways.	policies and objectives at strategic (DP) and project level (development management).
MA18	MA18 promotes the development a cycle track in Tralee town. No specific location is provided. The objective ultimately promotes a infrastructure project in the town. The nature of such projects implies possible significant effects on a range of environmental factors. In context of the Tralee this includes Natura 2000 sites, designated watercourses and coastal areas; archaeological sites; sensitive landscapes and cultural heritage.	As noted no specific location provided. Ultimately any proposed development in the town will be subject to proper planning and sustainable development in compliance with the MD plan, TTDP 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).
MA20	<p>MA20 will see the addition of five new objectives that promote cycling and cycleways in the LAP.</p> <p>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; coastal waters; 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. They also open up possible tourism related business opportunities along the line of the routes.</p> <p>As previously noted in the ER, the <i>Tralee Active Travel Programme</i> was initiated in 2013. It aims to make the town of Tralee a Smarter and Active Travel Area, incorporating cycling, walking and public transport into the towns infrastructure.</p> <p>The strategy interlinks key aims: improved cycling and walk ways (including safe routes to, schools, the 3rd level institute and key business and workplace zones); introduce traffic calming measure in the town centre; promote school and workplace travel planning; and encourage car sharing.</p> <p>The projects proposed as part of the strategy vary from changing public spaces in the town of Tralee; traffic calming measures and introducing cycle ways and other shared spaces. The projects are predominately located in and around the urban centre of Tralee.</p> <p>The town has a number of sensitive environmental receptors including the close proximity of Natura 2000 sites; coastal/estuarine waters; archaeological potential and</p>	<p>As noted in the ER, any projects proposed from this strategy are predominately within the urban centre of Tralee town and within built up areas. Limited potential for significant effects on environmental receptors identified. Works relate to changing the configurations of existing built up public spaces with the aim of improving transport networks and promoting non-car modes of transport.</p> <p>Any proposed masterplan will have to be in compliance with the SEA and Habitats Directive.</p> <p>Ultimately any proposed development associated with the strategies will be subject to proper planning and sustainable development in compliance with the with the MD plan, TTDP 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).</p> <p>It should be noted that several of the projects outlined in the plan have already gone through Part 8 and that further to screenings for EIA and AA, no significant effects on the</p>

MATERIAL ALTERATION	LIKELY SIGNIFICANT EFFECTS	MITIGATION
	<p>architectural heritage.</p> <p>Strategies also of benefit to local community providing improved transport networks, road safety and amenities including promoting cycling and walking. Positive impacts on climatic factors and air quality.</p>	<p>environment/Natura 2000 sites were identified.</p>

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## 4. CHANGES TO BE MADE TO THE ER AS A RESULT OF SUBMISSIONS RECEIVED

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### 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 Tralee MD LAP and 5<sup>th</sup> variation to Tralee TDP in April 2018. 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 Fifth Variation; the Tralee MD LAP and the SEA ER of the LAP/Variation. Comments on each are summarised below.

##### 4.2.1.1. Fifth Variation

EPA note the commitment to prepare masterplans and recommends the plan are drafted in a manner consistent with higher level plans and programmes, namely the Kerry County Development Plan 2015-2021; the National Planning Framework (now adopted) and the imminent Regional Spatial and Economic Strategy for the Southern Region. They go on to note that the masterplans should be informed by and protect adjacent environmental sensitivities.

##### 4.2.1.2. Tralee MD LAP

The EPA notes the various infrastructural projects referenced in the Plan and states the projects should ensure that environmentally sensitive areas possibly impacted are adequately assessed and appropriate mitigation measures established. It notes that infrastructure-related development should also consider the requirements of the EIA, Habitats, Floods and Water Framework directives. The submission specifically notes that road infrastructure-related developments should consider noise and air quality aspects and mitigation of transport-related noise should also be considered. The submission notes the noise action plan for Co. Kerry stating the plan would be useful in assessing development proposals adjacent to key transport corridors, where relevant and appropriate.

Submission goes on to support the development of greenways/routes referred to in the Plan and notes consideration of linkages with the Strategy for the Future Development of Greenways currently being prepared.

##### 4.2.1.3. SEA ER

The submission makes specific comments in relation to the SEA ER, summarised as follow:

- **Climate Change:** Section in the SEA ER is noted and acknowledges that Kerry County Council, will collaborate with the 'Atlantic Seaboard South Regional Climate Change Office' to help inform county-level climate adaptation plans. Notes comments made in relation to compact urban development and notes the challenges of reversing the urban residential decline and increase in one-off housing in rural areas within the county should be acknowledged. Recommends commitments to reversing these trends are needed in the Plan and in implementing the Plan.
- **Habitat/Green Infrastructure Mapping:** Available relevant habitat/green infrastructure mapping should be included and if not available, a commitment to undertake such mapping within the lifetime of the Plan would be welcome.
- **Water:** Refers to Section 5.5 noting it should be amended to refer to and reflect the recently adopted National River Basin Management Plan for Ireland (DHPLG, 2018). An integrated catchment-based approach to the protection of these AFAs should also be supported in the Plan, in collaboration with other relevant key stakeholders.
- **Landscape:** A landscape sensitivity a map be included.

- Environmental Protection Objectives: Notes that 'biodiversity (flora/fauna)' objective could be updated to indicate the need to protect important ecological corridors / linkages supporting biodiversity, with an associated indicator for 'changes in the ecological connectivity'.
- Cumulative Effects: Environmental Sensitivity Mapping could help assess the cumulative potential for negative environmental effects in areas such as landscape, flood risk, water quality, groundwater vulnerability, architectural conservation, radon and other relevant sensitivities. Section 5 could be enhanced by including a summary map showing areas of overlapping environmental sensitivities.
- Mitigation Measures: Notes in Section 7.2 that specific policies or objectives within the Plan and/or Kerry CDP responsible for mitigating potential conflicts to EPOs are referenced. The intention to regenerate opportunity sites also noted and states this should be subject to the appropriate remediation of any contaminated soils/material/groundwater that may be identified.
- Biodiversity: Recommends more information in relation to setback distances and buffer zones between development and more environmentally sensitivity receptors. Submission welcomes the commitment to provide and enhance walking and cycling infrastructure within the Plan area, noting however it should be planned and developed in a manner that avoids or minimises disturbance to designated habitats and protected species. In relation to blueways, recommends measures to avoid the spread of aquatic invasive species be promoted.
- Historic Landfills: Recorded historic landfills within the Plan area are located near Tralee and Ardfert. Appropriate mitigation and remediation measures should be taken to account in relation to any proposed development adjacent to these locations to minimise any potential adverse impacts.
- Monitoring: In relation to Table 9.1 List of Environmental SEA objectives, targets, indicators and associated monitoring – recommends that the monitoring programme should monitor both positive and negative effects; be designed to allow possible cumulative effects and unforeseen adverse effects to be identified; and be linked to the Plan review. Text in Section 9.1 to be amended.
- Plan Amendments & Adoption: Recommends any future amendments to the plan are screened for significant effects. Notes an SEA Statement will be required on adoption of the Plan and a copy be sent to any environmental authority consulted during the SEA process.

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

### **4.2.2.1. Fifth Variation**

Comments in relation to the Fifth Variation are noted. The hierarchy plans and programmes referenced by the EPA are noted. Due cognisance of same was taken during the drafting of the variation. In relation to possible environment effects of drafting and implement the masterplans referred to in the variation, the masterplans will undergo environmental assessment as required under SEA and Habitats Directives.

### **4.2.2.2. Tralee MD LAP**

Comments in relation to the Tralee MD LAP are noted. In relation to specific comments on infrastructure projects, all projects referred in the plan have undergone environmental assessment as detailed in both the SEA ER and NIR that accompanies the Plan. As such matters referred to the EPA submission have been addressed in the ER/NIR. Further assessment under both the EIA and Habitats Directive will be undertaken, if applicable, at project level when and if these projects are brought to fruition. Comments in relation to the Noise Action Plan are noted.

### **4.2.2.3. SEA ER**

- Climate Change: Comments are noted and further text in relation to climate responses is recommended and a new objective proposed. The LAP/Variation already has strong commitments to the development of urban centres over one-off housing in rural areas. A significant focus of the Plan/Variation is to reverse urban decline.

- Habitat/Green Infrastructure Mapping: Comments noted. Habitat/green infrastructure mapping is an existing commitment within Kerry County Development Plan 2015-2021 and therefore applies to the LAP/Variation.
- Water: Point noted in relation to water and the roll out of the second cycle of the Water Framework Directive. An objective will be added to the Plan/Variation.
- Landscape: Landscape sensitivity mapping is already included in the Kerry County Development Plan 2015-2021 including archaeological landscapes of significance.
- Environmental Protection Objectives: Comments noted and the text will be amended in the ER.
- Cumulative Effects: Comments in relation to environmental sensitivity mapping are noted. However, the ER and NIR already contain several maps that details environmental sensitivities in the MD.
- Mitigation Measures: Specific policies/objectives within the Plan and/or Kerry CDP responsible for mitigating potential conflicts to EPOs will be referenced.
- Comments in relation to opportunity sites also noted and any development of same will be subject to project level assessment including measures for appropriate remediation of any contaminated soils/material/groundwater that may be identified.
- Biodiversity:
  - Comments in relation to setback distances and buffer zones noted. Buffer zones between European sites and zoning have already been included via the NIR. In relation to site specific buffers zones it is deemed more appropriate to address these issues on a case by case basis as projects arise. This allows a more flexible approach to buffers which can differ depending on the nature of the habitat and/or species/sensitive receptors. Having definitive buffers is not deemed particularly appropriate in nature conservation.
  - Comments in relation to walkways/cycleways noted. The SEA/NIR has assessed the projects for possible significant effects on the environment/European sites. There are several objectives in the KCDP 2015-2021/Tralee Town Development Plan 2009-2015 for invasive species.
- Historic Landfills: Comments noted, any development proposed within or near landfills will be subject to subject to project level assessment including measures for appropriate remediation of any contaminated soils/material that may be identified.
- Comments on monitoring noted and it is intended that monitoring recommended in the SEA ER will cover the issues raised by the EPA. Recommendations to text of Section 9.1 will be made as requested.
- Comments on plan Amendments/Adoption noted and this will be undertaken as part of the SEA

#### **4.2.3. Submission from Irish Water**

The Irish Water submission is summarised below.

Section 5.5.2.1 and 5.5.3 of the SEA ER should be updated to include the following:

- a. the nutrient removal project at Tralee WW plant has been completed and is in operation (as of April 2018),
- b. a Drainage Area Plan for Tralee town is to be prepared. A tender has been prepared and a contractor appointment is expected in June 2018.
- c. The National Certificates of Authorisation Programme is currently underway which will review treatment plants with Certificates of Authorisation and identify and prioritise those in need of upgrade. A number of WWTPs nationwide will be selected for upgrades as a pilot project under this programme,
- d. Preparation of the 2020-2025 Capital Investment Plan is currently underway.

- e. 25 year plans for are being prepared for strategic water supply zones around the county. A 25 year plan is proposed to be carried out for Central Kerry in 2018/2019.

#### **4.2.4. Responses to Irish Water Submission.**

The updated information from Irish Water is noted. The ER will be amended as requested.

#### **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

The Environmental Protection Objectives will be amended as requested, specifically the 'biodiversity (flora/fauna)' objective which will be updated to indicate the need to protect important ecological corridors / linkages supporting biodiversity, with an associated indicator for 'changes in the ecological connectivity'. This is outlined below in Table 4-1.

##### 2. Amendment 2

Section 7.2 will be amended to include specific policies or objectives within the Plan responsible for mitigating potential conflicts with objectives/policies in the LAP/5<sup>th</sup> 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.

##### 3. Amendment 3

Section 9.1 - Introduction, the typographical error in the third sentence will be amended as follows "*Monitoring ~~prevents~~ **allows** the actual impacts of the Plan to be measured against those that were predicted*".

##### 4. Amendment 4

Include the following Climate Change objective into the ER:

*To support the roll out of a county specific local adaptation strategy and the mainstreaming of the climate change responses of adaptation and mitigation.*

##### 5. Amendment 5

Include the following water objective into the ER:

*To support the roll out of the second and future cycles of the Water Framework Directive including integrated catchment based approaches to the protection of water in collaboration with key stakeholders.*

##### 6. Amendment 6

Section 5.5.1 will be updated to record that the publication of the *National River Basin Management Plan for Ireland (2018-2021)* has occurred since the original drafting of the ER.

##### 7. Amendment 7

Section 5.5.2.1 and 5.5.3 of the ER will be updated to include information from Irish Water's submission, namely:

- a. the nutrient removal project at Tralee WW plant has been completed and is in operation (as of April 2018),
- b. a Drainage Area Plan for Tralee town is to be prepared. A tender has been prepared and a contractor appointment is expected in June 2018.
- c. The National Certificates of Authorisation Programme is currently underway which will review treatment plants with Certificates of Authorisation and identify

- and prioritise those in need of upgrade. A number of WWTPs nationwide will be selected for upgrades as a pilot project under this programme,
- d. Preparation of the 2020-2025 Capital Investment Plan is currently underway.
  - e. 25 year plans for are being prepared for strategic water supply zones around the county. A 25 year plan is proposed to be carried out for Central Kerry in 2018/2019.

**Table 4-1 Recommended changes (highlighted in red) to the Biodiversity EPO & associated indicator further to submissions made on the SEA ER.**

SEA Topic	Objective	Target	Indicators	Monitoring Data Available & Who/Where
<b>Biodiversity (Flora/Fauna)</b>	B1: Protect biodiversity including ecosystem services <b>and important ecological corridor/linkages supporting biodiversity</b>	That biodiversity is integrated into all decision making across the functions of the MD LAP	<ul style="list-style-type: none"> <li>• Sustainable integration/provision of green infrastructure and blueways <b>including the supporting of ecological corridors/linkages</b></li> <li>• Compliance of plans/projects/activities originating from the MD plan with Article 6 of the Habitats Directive</li> <li>• Compliance with existing legislation/regulations/conditions for relevant licences, permits etc for discharges (including under the Urban Waste Water Directive for Tralee WWTP)</li> <li>• Landscaping plans for developments – native species/ecological networks/planting for pollinators</li> <li>• Ecological reports submitted with planning applications</li> <li>• Invasive species management plans</li> </ul>	Yes- information available from variety of sources including Forward Planning Unit & Development Management Unit, KCC; EDU (Economic Development Unit) KCC; Environmental Assessment Unit (EAU); MD office/r; Irish Water.  Also, Enforcement & Environment Sections KCC/EPA  IFI and NPWS data also available.

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## **5. NEXT STAGE**

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### **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 Tralee MD LAP 2018-2024/Fifth Variation to the Tralee TDP 2009-2015”.

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

**Or emailed to [cathy.fisher@kerrycoco.ie](mailto: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 Tralee MD LAP/5<sup>th</sup> variation to the Tralee TDP 2009-2015 as appropriate.