

SEA ENVIRONMENTAL REPORT

APPENDIX II – NON-TECHNICAL SUMMARY

FOR THE

LOUGHREA LOCAL AREA PLAN 2024-2030

for: Galway County Council

Áras an Chontae
Prospect Hill
Galway



Comhairle Chontae na Gaillimhe
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Section 1 Introduction and Terms of Reference

This is the Non-Technical Summary of the Environmental Report for the Loughrea Local Area Plan 2024-2030 (hereafter referred to as 'the Plan'). The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan. The Environmental Report has been prepared as part of a Strategic Environmental Assessment (SEA) process for the Plan.

What is SEA?

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

Why is SEA needed? The Benefits

SEA is the planning authority's and the public's guide to what are generally the best areas for development in the town.

SEA enables the planning authority to direct development towards robust, well-serviced and connected areas in the town – thereby facilitating the general avoidance of incompatible development in the most sensitive, least well-serviced and least well-connected areas, in the town and beyond.

SEA provides greater certainty to the public and to developers. Plans are more likely to be adopted without delays or challenges and planning applications are more likely to be granted permission. Environmental mitigation is more likely to cost less.

The Plan directs incompatible development away from the most sensitive areas in the town and focuses on directing compact, sustainable development within the existing envelope of the Plan area. Development of these generally more robust, well-serviced and well-connected areas of the town will contribute towards environmental protection and sustainable development, including climate mitigation and adaptation.

Compact development can be accompanied by placemaking initiatives to enable the town to become a more desirable place to live – so that it maintains populations and services.

Compatible sustainable development in the town's sensitive areas is also provided for, subject to various requirements relating to environmental protection and management being met.

How does the SEA work?

All of the main environmental issues in the area were assembled and considered by the team who prepared the Plan. This helped them to devise a Plan that contributes towards the protection and management of environmental sensitivities. It also helped to identify wherever potential conflicts between the Plan and the environment exist and enabled these conflicts to be mitigated.

The SEA was scoped in consultation with designated environmental authorities.

What is included in the Environmental Report that accompanies the Plan?

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Plan;
- An assessment of the provisions of the Plan; and,
- Mitigation measures, which will avoid/reduce the environmental effects of implementing the Plan and will contribute towards compliance with important environmental protection legislation.

Difficulties Encountered during the SEA process

No significant difficulties have been encountered during the undertaking of the assessment.

What happens at the end of the process?

An SEA Statement is prepared which summarises, inter alia, how environmental considerations have been integrated into the Plan.

Section 2 The Plan

2.1 Introduction

Galway County Council has prepared and adopted a Local Area Plan (LAP) for Loughrea under the Planning and Development Act 2000 (as amended). The Plan sets out an overall strategy for the proper planning and sustainable development of the town over the years 2024-2030.

LAPs are required to be consistent with the Policies and Objectives of the County Development Plan and its Core Strategy, as well as the National Planning Framework and Regional Spatial Economic Strategies.

The LAP should be read in conjunction with the Galway County Development Plan 2022-2028, which sets out the overarching development strategy for the County. Where conflicting objectives arise between the County Development Plan and the LAP, the objectives of the County Development Plan shall take precedence.

2.2 Content of the Plan

The LAP sets out an overall strategy for the proper planning and sustainable development of Loughrea in the context of Project Ireland 2040, the National Planning Framework, the Regional Spatial and Economic Strategy for the Western and Northern Region and the Galway County Development Plan. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Act together with EU requirements regarding SEA and AA.

The LAP is set out across three sections as follow:

- Section 1: This section contains the Written Statement for the LAP, which includes a zoning matrix table, the development strategy for the life of the Plan and a suite of Policy Objectives.
- Section 2: This section contains the land use zoning and Strategic Flood Risk Assessment Maps.
- Section 3: Local Transport Plan.

2.3 Strategic Aims

As identified in the Plan, the town will fulfil its role identified in the RSES to bring investment into the local economy and also provide employment opportunities in the town and surrounding regions. This can be achieved through the following aims:

- Realising Loughrea's potential as a Self-Sustaining Town as set out in the GCDP 2022 - 2028 and attracting the population target established in the Core Strategy/Settlement Strategy up to 2028 and beyond;
- Secure the delivery of compact growth with critical mass in a consolidated plan area;
- Promote the reuse of existing buildings along with a sustainable level of densities as appropriate depending on the character of the receiving environment and access to services and critical infrastructure such as sustainable means of mobility;
- Support investment in regeneration and other town centre improvement works to maintain Loughrea as an attractive place to live, work and visit;
- Maintaining a strong and vibrant town centre that sustains the ability to attract new businesses and meets the retail and services needs of the town and its surrounding hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living;
- Focus on the town's historic role as a major employment centre in east County Galway by supporting economic potential and investment in appropriately zoned locations;
- Provide future residential and employment development in Loughrea with supporting services and infrastructure as appropriate, including retail, community and amenity areas;
- Foster economic development and employment creation by optimizing the potential of towns strategic location and enhancing Loughrea's as a place of employment through the provision of a positive and flexible framework for the creation of a new employment;
- Encourage the promotion of sustainable mobility, including walking and cycling, in accordance with the aspirations of the LPT and support the continued provision of investment in public transport;
- Providing a variety of facilities, amenities, and support services for children, youths, adults, and the elderly, including educational, recreational, religious, social, community, and civic needs, to serve a growing community and promote an inclusive and cohesive local community;

- Optimising the potential of Loughrea in encouraging & fostering appropriate economic/tourism development while enhancing the town as a place of employment by setting a positive & flexible framework for the creation of new employment opportunities;
- Protecting and enhancing the heritage and character of Loughrea, including the natural assets, environment, built heritage, public realm, local character, and amenity for the benefit of current and future generations.

2.4 Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development

Far in advance of the placing of the Draft Plan on public display, Galway County Council undertook various works in order to inform the preparation of the Plan.

The findings of this strategic work have been integrated into the Plan and will contribute towards both environmental protection and management and sustainable development.

The undertaking of this SEA process was part of this strategic work and contributed towards the integration of environmental considerations into individual Plan provisions.

2.5 Relationship with other relevant Plans and Programmes

It is acknowledged that many of the major issues affecting Loughrea's development are contingent on national policy and government funding.

The Plan sits within a hierarchy of statutory documents setting out public policy for, among other things, land use planning, infrastructure, sustainable development, tourism, environmental protection and environmental management. The Plan must comply with relevant higher-level strategic actions and may, in turn, guide lower-level strategic actions. These documents include plans and programmes such as those referred to throughout this summary. These documents have been subject to their own environmental assessment processes, as relevant.

The National Planning Framework (NPF) sets out Ireland's planning policy direction up to 2040. The NPF is to be implemented through Regional Spatial and Economic Strategies (RSESs) and lower tier Development Plans and Local Area Plans. The RSES for the Western and Northern Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management that have been subject to environmental assessment and must be implemented through the Galway County Development Plan 2022-2028, which sets out the overarching development strategy for the County, and the Local Area Plan.

In order to be realised, projects included in the Local Area Plan (in a similar way to other projects from any other sector) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework.

Section 3 The Environmental Baseline

3.1 Introduction

The summary of the environmental baseline of the Plan area is described in this section. This baseline together with the Strategic Environmental Objectives, which are identified in Section 3.11, is used in order to identify, describe and evaluate the likely significant environmental effects of implementing the Plan and in order to determine appropriate monitoring measures.

3.2 Likely Evolution of the Environment in the Absence of the Plan

In the absence of a new Local Area Plan, the framework for development across the Plan area would be provided by the County Development Plan and other related documents. There would be no Local Area Plan to provide additional detail beyond that provided already through the existing planning framework as how to achieve sustainable development and environmental protection and management in the town.

As a result, there would be both:

- A decreased likelihood in the extent, magnitude and frequency of the positive environmental effects identified by this assessment occurring; and;
- An increased likelihood in the extent, magnitude and frequency of the adverse environmental effects identified by this assessment occurring.

3.3 Biodiversity and Flora and Fauna

Key ecological sensitivities within and surrounding the Plan area include:

- **Ecologically designated sites located partially within and adjacent to the south of the Plan area, comprising:**
 - Lough Rea Special Area of Conservation - the sensitive feature of this site comprises hard water lakes habitat;
 - Lough Rea Special Protection Area – sensitive features of this site comprise bird species of shoveler and coot;
 - Lough Rea proposed Natural Heritage Area – considered for designation as an area important for the habitats present and which holds species whose habitat needs protection;
- **Other ecologically designated sites less than 5 km of the Plan area, including:** Slieve Aughty Mountains Special Protection Area located 4 km to the south of the Plan area;
- **Locally important habitats within the Plan area**, various woodlands, parks, gardens, hedgerows, old buildings/stone walls and lands used for agriculture within and surrounding the Plan area, providing habitats for flora and fauna and facilitating linkages and corridors to the surrounding countryside for the wildlife; and
- Aquatic and riverine ecology associated with the rivers and streams, including the **River Kilcolgan**, its tributaries (including St. Cleran's) and riparian buffer zones, and **Lough Rea**.

Designated sites in the wider area include Special Areas of Conservation¹ (SACs) and Special Protection Areas² (SPAs). These are mapped on Figure 3.1. There are no SACs or SPAs designated within the Plan area; however, there are a total of eleven European sites (eight SACs and three SPAs) within 15 km of the Plan boundary.

CORINE³ land cover mapping is shown on Figure 3.2 and identifies the land cover of central parts of the Plan area as urban fabric. Surrounding areas are identified as pastures, with a large water body (Lough Rea) adjacent to the southern parts of the Plan area.

¹ SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000. The European Communities (Birds and Natural Habitats) Regulations 2011 consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010. The Regulations have been prepared to address several judgments of the Court of Justice of the European Union (CJEU) against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.

² SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - due to their conservation value for birds of importance in the EU.

³ The CORINE (Coordinated Information on the Environment) land cover data series was devised as a means of compiling geo-spatial environmental information in a standardised and comparable manner. CORINE has become a key data source for informing environmental and planning policy on a national and European level. The main land cover type in Ireland is agricultural land including forestry, which accounts for two-thirds of the national landmass. Most of this is permanent grassland pastures. Peatlands and wetlands are the second most widespread land cover type, covering almost one-fifth of the country. While forested areas cover about one-tenth of the country. Despite rapid development in the past two decades, Ireland's landscape is predominantly rural and agricultural.

Existing Problems

Ireland's Article 17 report on the Status of EU Protected Habitats and Species in Ireland (DCHG, 2019) identifies various Irish, EU-protected habitats and species to be of unfavourable status and many to be still declining, although it also identifies that a range of positive actions are underway. Categories for pressures and threats on Ireland's habitats and species identified by the report comprise:

- Agriculture;
- Forestry;
- Extraction of resources (minerals, peat, non-renewable energy resources);
- Energy production processes and related infrastructure development;
- Development and operation of transport systems;
- Development, construction and use of residential, commercial, industrial and recreational infrastructure and areas;
- Extraction and cultivation of biological living resources (other than agriculture and forestry);
- Military action, public safety measures, and other human intrusions;
- Alien and problematic species;
- Mixed source pollution;
- Human-induced changes in water regimes;
- Natural processes (excluding catastrophes and processes induced by human activity or climate change);
- Geological events, natural catastrophes;
- Climate change; and
- Unknown pressures, no pressures and pressures from outside the Member State.

The Plan includes measures to contribute towards the protection of biodiversity and flora and fauna and associated ecosystem services.

Previous changes in land uses arising from human development have resulted in a loss of biodiversity and flora and fauna however, legislative objectives governing biodiversity and fauna were not identified as being conflicted with.

3.4 Population and Human Health

Census 2016 recorded a population of 5,556 persons in Loughrea, which represents an increase of 494 persons from the 2011 Census figure. The Core Strategy in the Galway County Development Plan 2022-2028 sets out a significant population growth level in Loughrea and has allocated a population increase of 1,400 persons over the Plan period.

Loughrea is identified as a Self-Sustaining Town within the Galway County Development Plan 2022-2028. A Self-Sustaining Town have high-levels of population growth and a limited employment base. The growth strategy for Loughrea is to consolidate the designation as a Self-Sustaining Town and continue to support the expansion of their employment base, removing the reliance on other areas for employment and/or services, achieving a self-sufficient economy. In addition, residential development will be facilitated to support the sustainable growth of Loughrea.

The population provided for in the Plan will interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes;
- Contribution towards increase in demand for waste water treatment at the municipal level;
- Contribution towards increase in demand for water supply and associated potential impact of water abstraction;
- Potential interactions in flood-sensitive areas; and
- Potential effects on water quality.

Human health has the potential to be impacted upon by environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses for example. These factors have been considered with regard to the description of: the baseline of each environmental component; and the identification and evaluation of the likely significant environmental effects of implementing the Plan.

Existing Problems

The number of homes within the Plan area with radon levels above the reference level is within the normal range experienced in other locations across the country.

Parts of the Plan area are vulnerable to adverse effects from changes in the occurrence of severe rainfall events and associated flooding from surface water. Flooding in certain circumstances could pose a risk to human health. There is historic and predictive evidence of flooding within the Plan area.

3.5 Soil

Main soil types surrounding the built-up areas of Loughrea are brown earths (well-drained mineral soils, associated with high levels of natural fertility).

The GSI have identified⁴ the Plan area as having mainly low levels of landslide susceptibility.

There are no designated County Geological Sites occurring within the Plan area.

⁴ <https://www.gsi.ie/en-ie/programmes-and-projects/geohazards/projects/Pages/Landslide-Susceptibility-Mapping.aspx>
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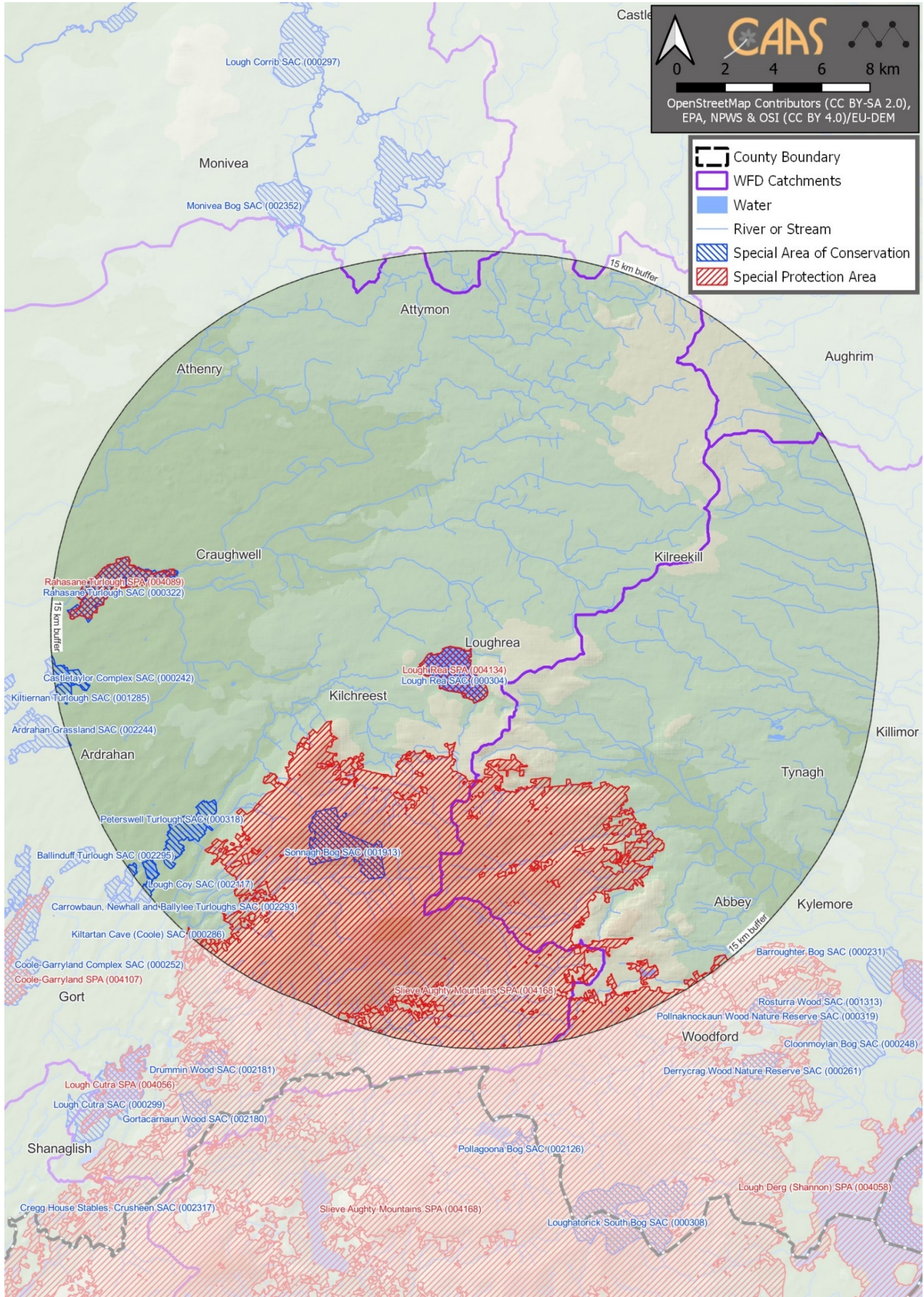


Figure 3.1 European Sites within and within 15 km buffer of Loughrea Plan area

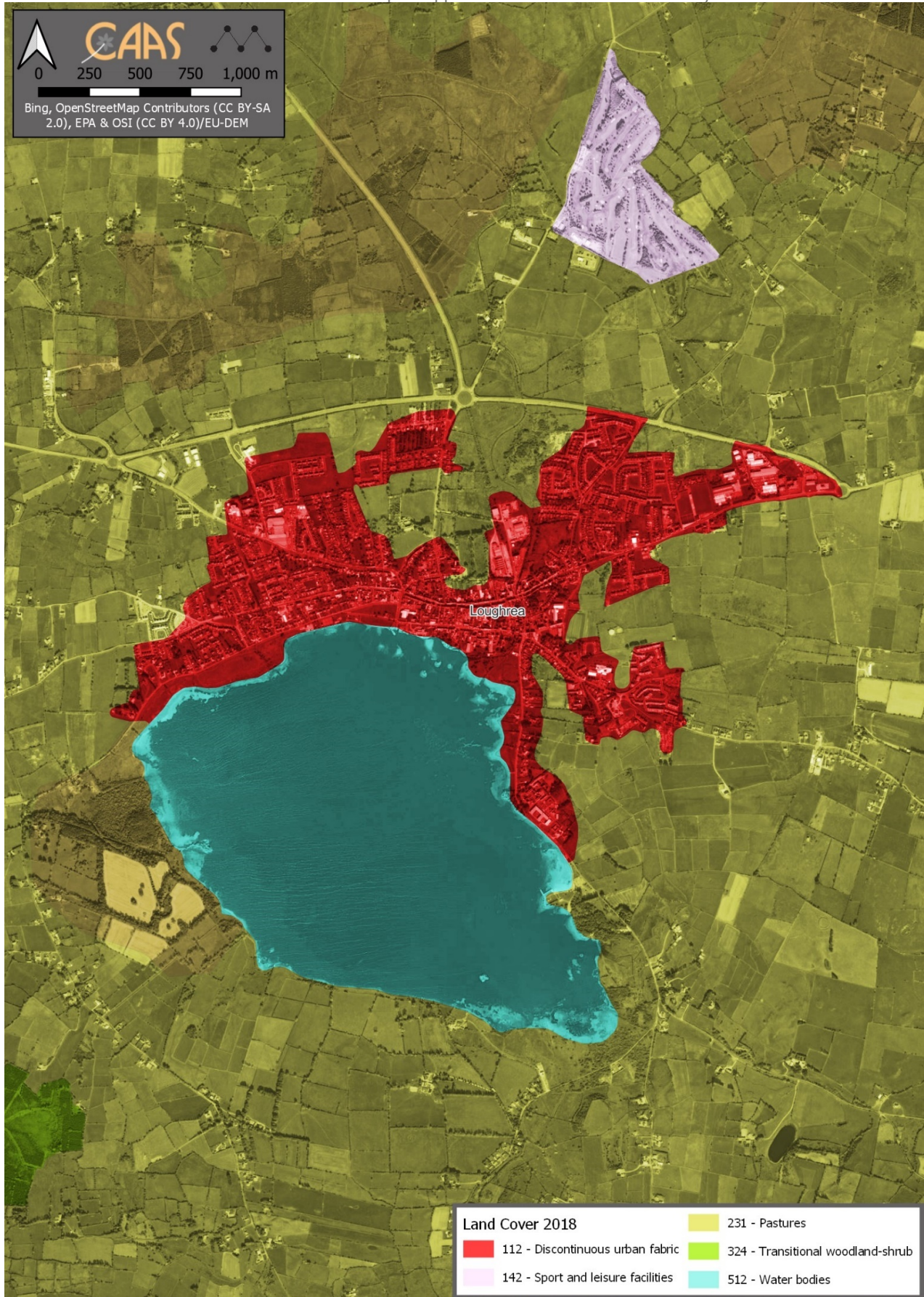


Figure 3.2 CORINE Land Cover Mapping 2018

3.6 Water

Surface and Ground Water Status

Surface water at and around the Plan area is channelled by rivers, streams and their tributaries, including the River Kilcolgan flowing from south to the north through the centre of the town. Lough Rea, a large limestone spring-fed lake is adjacent to the south of the Plan area.

The current WFD (2016-2021) status⁵ of the River Kilcolgan draining the Plan area is *moderate* (identified by the EPA as 'Kilcolgan_010') and *poor* (identified by the EPA as 'Kilcolgan_020' and 'Kilcolgan_030'). The WFD (2016-2021) status of Lough Rea adjacent to the southern parts of the Plan area is identified as *good*. Subject to exemptions provided for by Article 4 of the WFD, these water bodies will need improvement in order to comply with the objectives of the WFD.

Figure 3.3 illustrates the WFD surface water status within and surrounding the Plan area. The River Kilcolgan intersecting the Plan area is currently identified in the combined 2016-2021 data as being at risk of not meeting the WFD's objectives due to damage caused by significant pressures related to:⁶

- **Agricultural pressures**, which may include issues related to farming including loss of excess nutrients and sediment loss to surface waters from diffuse sources such as spreading of fertilisers and manures. Excess phosphorous and sediment are typically issues for rivers and lakes, and too much nitrogen is the main issue for estuaries and coastal waters; and
- **Urban wastewater pressures**, which may include direct discharge of nutrients from urban wastewater treatment plants and discharge from combined storm overflows or storm water overflows. Discharges of elevated concentrations of phosphorus, ammonium and nitrogen impact on the ecology of surface waters.

The WFD status (2016-2021) of all groundwater underlying the Plan area is currently identified as being of *good status*, meeting the objectives of the Water Framework Directive.

Aquifer Vulnerability and Productivity

Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. The aquifers underlying the Plan area are as a mix of vulnerabilities:

- *Extreme vulnerability* and *Extreme (Rock at or near surface or karst)*, areas within and surrounding the River Kilcolgan and Lough Rea and within the eastern, north-eastern and south-eastern parts of the Plan area; and
- *High* and *moderate vulnerability*, within and surrounding the central, north-eastern, western, north-western and southern parts of the Plan area.

Flooding

A Strategic Flood Risk Assessment (SFRA) document accompanies this SEA Environmental Report and the Plan. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014.

Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the LAP. In addition, land use zoning contained within the Plan has been informed by the SFRA process and associated delineation of flood risk zones.

Historical flooding is documented by the Office of Public Works. A recurring flood event, for example, is identified to the south of Lough Rea. Predictive flood risk mapping is also available from the Office of Public Works and is included in the SFRA document that accompanies the Plan.

The most significant source of flood risk within the Plan area is from fluvial (from rivers and streams), however there are other sources of flooding present including pluvial (from rainwater) and risk from surface drainage systems.

⁵ As per EPA's WFD Status 2016-2021 classification (<https://gis.epa.ie/EPAMaps/>).

⁶ <https://gis.epa.ie/EPAMaps/Water>

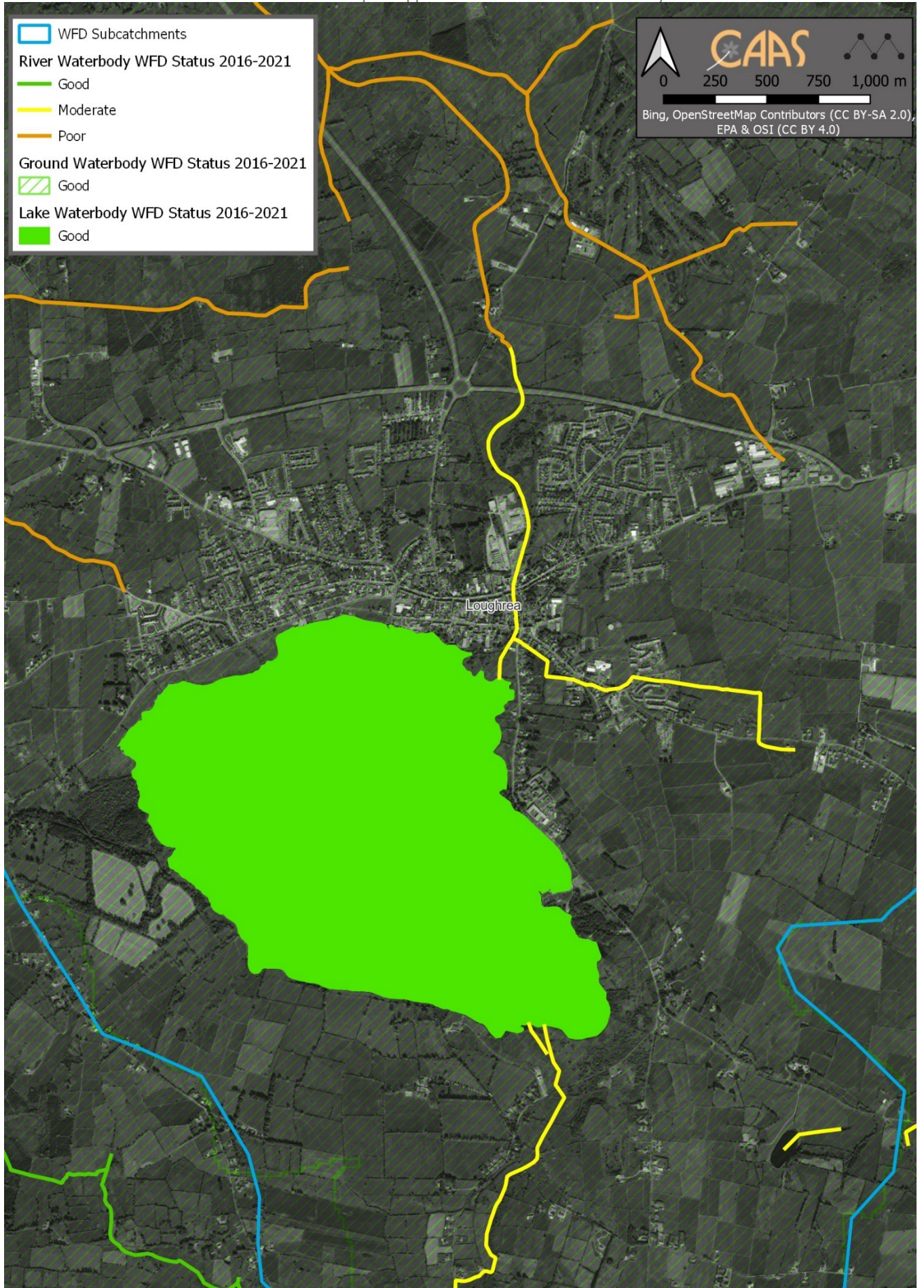


Figure 3.3 Surface and Ground Water Status (2016-2021)

3.7 Air and Climatic Factors

Climate mitigation describes the action to reduce the likelihood of climate change occurring or reduce the impact if it does occur. This can include reducing the causes of climate change (e.g. emissions of greenhouse gases) as well as reducing future risks associated with climate change.

The National Climate Action Plan 2024 provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting Ireland on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in the Climate Act 2021. The Plan lists the actions needed to deliver on climate targets and sets indicative ranges of emissions reductions for each sector of the economy. It will be updated periodically, to ensure alignment with legally binding economy-wide carbon budgets and sectoral ceilings.

Climate adaptation is a change in natural or human systems in response to the impacts of climate change. These changes moderate harm or exploit beneficial opportunities and can be in response to actual or expected impacts.

The National Adaptation Framework (Department of Communications, Climate Action and Environment, 2018), sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts. The National Adaptation Framework outlines a whole of government and society approach to climate adaptation. Under the Framework, a number of Government Departments will be required to prepare sectoral adaptation plans in relation to a priority area that they are responsible for.

Galway County Council's Climate Change Adaptation Strategy was prepared in 2019. The Strategy set out the Local Authority's strategic priorities, measures and responses for adaptation in County Galway over the subsequent years, up to 2024. The Strategy seeks to:

- Ensure a proper comprehension of the key risks and vulnerabilities of climate change;
- Bring forward the implementation of climate resilient actions in a planned and proactive manner; and
- Ensure that climate adaptation considerations are mainstreamed into all plans and policies and integrated into all operations and functions of Galway County Council.

The Galway County Council Climate Action Plan 2024-2029 will contribute towards addressing the mitigation of greenhouse gas emissions, climate change adaptation, and strengthening the alignment between national climate policy and the delivery of local climate action. The Galway County Council Climate Action Plan covers the following areas:

- An emphasis on a place-based approach to climate action, delivering a better understanding of greenhouse gas emissions and climate-related risks at a local level;
- Context-specific conditions and locally-tailored policy making;
- Evidence-based and integrated climate action through adaptation and mitigation measures, centred around an understanding of the role of the Council in climate action; and
- Strategic direction at local and community levels on the delivery of the national climate objective.

The EPA's (2023) *Air Quality in Ireland 2022 Report* identifies that:

- Air quality in Ireland is generally good, however, there are concerning localised issues.
- Ireland met all of its EU legal requirements in 2022 but it did not meet the more stringent health-based World Health Organisation (WHO) Air Quality guidelines.
- Fine particulate matter (PM_{2.5}) from solid fuel combustion and nitrogen dioxide (NO₂) from vehicle emissions are the main pollutants.
- It is estimated that there are approximately 1,300 premature deaths annually in Ireland due to poor air quality from PM_{2.5}.
- The choices people make in how they heat their homes and how they travel directly impact the quality of the air they breathe.
- Ireland's ambition in the Clean Air Strategy is to move towards the WHO Air Quality guidelines.

The report further identifies the critical role of local authorities in the enforcement and implementation of existing plans and investment in infrastructure to encourage cleaner and healthier air quality choices, including:

- Local authorities must provide more resources to increase air enforcement activities and implement the new solid fuel regulations.
- Investment in clean public transport infrastructure across the country must be maintained and increased.
- More safe footpaths and cycle lanes must be created to continue to increase active travel as a viable and safe alternative to car use and associated NO₂ emissions.

3.8 Material Assets

Other material assets, in addition to those referred to below, covered by the SEA include archaeological and architectural heritage (see Section 3.9) natural resources of economic value, such as water and air (see Sections 3.6 and 3.7).

Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Plan, if unmitigated, include: the town of Loughrea; resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); and natural resources that are covered under other topics such as water and soil.

Waste Water

The Wastewater Treatment Plant (WWTP) serving Loughrea is currently listed as a priority area (such areas are those where improvements are required to resolve urgent environmental issues) due to significant pressure on waters at risk of pollution.⁷

The Loughrea WWTP has a design capacity of 9,500 Population Equivalent (PE), with current load of 7,160 PE⁸. As indicated by Uisce Éireann, there is potential spare capacity to cater for the projected growth targets and applications will be assessed on an individual basis considering their specific load requirements.⁹ The capacity of the wastewater network west of Station Road is constrained due to issues associated with a stormwater overflow at Station Road in Loughrea.

The Loughrea WWTP (Registration No. D0194-01) is currently not compliant with the Emission Limit Values (ELVs) set in the Wastewater Discharge Licence in the most recent available Annual Environmental Report 2021 (published in May 2022).¹⁰

Water Supply

Uisce Éireann is responsible for providing and maintaining adequate public water supply infrastructure throughout County Galway.

Loughrea has recently been interconnected to the Tuam Regional Water Supply Scheme, resulting in Loughrea Town now being supplied by the Tuam Regional Water Supply Scheme which is part of the Corrib Water Resource Zone¹¹. Knockanima Water Treatment Plant (WTP) is also in operation supplying parts of the wider Loughrea area. Capacity is available to cater for the population targets although Level of Service improvements e.g. leakage reduction, and network upgrades, may be required as demand increases. The replacement of cast iron mains in Loughrea has recently commenced and will improve water quality and the Level of Service provided.¹²

Waste Management

Waste management within the Plan area is guided by the National Waste Management Plan for a Circular Economy.

Transport

Loughrea is located near the national road of the M6, providing important access and links to Galway and Dublin. The N65 also bypasses the Plan area, which connects surrounding towns throughout the County and adjoining counties. Other local roads provide links to Gort and Ballinasloe. In addition, bus services are provided by Galway Bus with daily services to Galway and Local Link with services to Gort, Athenry, Kilchreest, Mullagh, Portumna, Ballinasloe and Woodford. A number of buses to Galway are provided by local private companies, including Healy Bus and Kearns Galway. National, regional and local roads provide vital links between the towns and villages to retail, service and employment centres throughout the County and to adjoining counties.

⁷ <https://www.epa.ie/publications/monitoring--assessment/waste-water/Urban-Waste-Water-Treatment-in-2022-Report.pdf>

⁸ Galway County Development Plan 2022-2028

⁹ Uisce Éireann: Settlements with Waste Water Discharge Authorisations - *Wastewater Treatment Capacity Register*. The register provides an indication of available wastewater treatment capacity based on loads received in 2021 and available treatment plan capacity now or by completion of a project by 2024 (where relevant). Available at: <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/galway/> (Published in June 2022).

¹⁰ https://www.water.ie/docs/aers/2022/D0194-01_2022_AER.pdf

¹¹ A Water Resource Zone is an independent water supply system serving a region, city, town or village and is governed by topography or the extent of the water distribution network in an area. A WRZ may include multiple Water Treatment Plants and/or sources.

¹² Loughrea Local Area Plan

A Local Transport Plan (LTP) has been integrated into the Plan to help ensure a shift towards more sustainable modes of transport.

Existing Problems

The provisions of the Plan will contribute towards protection of the environment with regard to impacts arising from material assets.

The provision of infrastructure and supporting services for development, particularly water and wastewater services, is critical.

3.9 Cultural Heritage

Archaeological Heritage

The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. It is available from the National Monuments Service and at archaeology.ie.

Loughrea is an Anglo-Norman town with well-preserved remains of the medieval town wall, medieval priory, moat and a town gate.

There are various Zones of Notification designated within Loughrea, with entries to the Sites and Monuments Record (SMR) and Record of Monuments and Places (RMP). Clusters of monuments are located within the centre of the Plan area and across the town's hinterland. Entries to the RMP include: ecclesiastical remains; lime kilns; ringforts; burial grounds; mass rocks; schools; churches; and railways.

Architectural Heritage

Clusters of architectural heritage are indicated within the town's centre. The town has a number of key features, including ecclesiastical, monastic and religious buildings and structures, the medieval town wall/moat, street pattern and plot arrangement and historic streetscapes, mainly within the town centre. The historic core of Loughrea is surrounded by an extensive network of water related infrastructure, with a canalised river, culverts, millrace and sluices, partly following the line of medieval defences. Notable Protected Structures include: St. Brendan's Catholic Cathedral; Convent of Mercy; and the Carmelite Monastery.¹³

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. There is currently one ACA designated within the Plan area, Loughrea Town Centre ACA, which seeks to protect the special character of the historic core.

Existing Problems

The context of archaeological and architectural heritage has changed over time however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

3.10 Landscape

Loughrea is located near the foothills of the Slieve Aughty Mountains, on relatively flat land, with Lough Rea adjacent to the south and the Kilcolgan River flowing through the central parts of the town. The area surrounding the town is predominantly made up of agricultural lands.

There are a range of different landscapes found in the Plan area, each with varying visual and amenity values, topography, exposure levels and each containing a variety of habitats. Each landscape type has varying capacity to absorb development related to its overall sensitivity.

¹³ Galway County Development Plan 2022-2028
CAAS for Galway County Council

The existing Galway County Development Plan 2022-2028 and associated County Galway Landscape Character Assessment (LCA) 2022 identifies three Landscape Regions, which include ten Landscape Character Types (subdivided into smaller Landscape Character Units), 52 Viewing Points and seven Scenic Routes within the Council's administrative area. Landscape Character Units in County Galway are arranged in a hierarchy according to the level of their sensitivity.

The Plan area falls under the 'Eastern Plains' Landscape Region, the 'Urban Environs' and 'Central Galway Complex' Landscape Character Types and the 'Urban Environs' and 'South Loughrea Unit' Landscape Character Units. There are two viewpoints, No. 40 (Corry's Field Walk) and No. 41 (Loughrea Swimming Area), within the Plan area.

A landscape's capacity to absorb new development, without exhibiting a significant alteration of character or change of appearance is referred to as its 'sensitivity'. The Galway County Development Plan 2022-2028 and associated LCA 2022 outlined four separate sensitivity classes for County Galway (low, high, special and iconic). According to this classification the area surrounding Loughrea falls under "Class 1 – low: unlikely to be adversely affected by change".

Existing Environmental Problems

New developments have resulted in changes to the visual appearance of lands within the Plan area however legislative objectives governing landscape and visual appearance were not identified as being conflicted with.

3.11 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies that generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives that have been transposed into Irish law and which are required to be implemented.

The SEOs are set out under a range of topics (see Table 3.1) and are used as standards against which the provisions of the Plan and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if – in the case of adverse effects – unmitigated.

Table 3.1 Strategic Environmental Objectives

| Environmental Component | SEO Code | Guiding Principle | Strategic Environmental Objectives |
|--------------------------------------|----------|--|--|
| Biodiversity, Flora and Fauna | BFF | No net contribution to biodiversity losses or deterioration | <ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Strategy and its targets To protect, maintain and conserve the County's natural capital |
| Population and Human Health | PHH | Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments | <ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard the County's citizens from environment-related pressures and risks to health and well-being |
| Soil (and Land) | S | Ensure the long-term sustainable management of land | <ul style="list-style-type: none"> Protect soils against pollution, and prevent degradation of the soil resource Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County Safeguard areas of prime agricultural land and designated geological sites |
| Water | W | Protection, improvement and sustainable management of the water resource | <ul style="list-style-type: none"> Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive Ensure water resources are sustainably managed to deliver proposed |

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| Environmental Component | SEO Code | Guiding Principle | Strategic Environmental Objectives |
|--------------------------|-----------|---|---|
| | | | <p>regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments</p> <ul style="list-style-type: none"> • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion • Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals |
| Material Assets | MA | Sustainable and efficient use of natural resources | <ul style="list-style-type: none"> • Optimise existing infrastructure and provide new infrastructure to match population distribution proposals in the County - this includes transport infrastructure • Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, solar, hydro, biomass, energy from waste and traditional fossil fuels • Promote the circular economy, reduce waste, and increase energy efficiencies • Ensure there is adequate sewerage and drainage infrastructure in place to support new development • Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes • Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart-buildings, cities and grids |
| Air | A | Support clean air policies that reduce the impact of air pollution on the environment and public health | <ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health – Air Quality Directive • Significantly decrease noise pollution and move closer to WHO recommended levels |
| Climatic Factors | C | Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts | <ul style="list-style-type: none"> • To minimise emissions of greenhouse gasses • Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure) • Contribute towards the reduction of greenhouse gas emissions in line with national targets • Promote development resilient to the effects of climate change • Promote the use of renewable energy, energy efficient development and increased use of public transport |
| Cultural Heritage | CH | Safeguard cultural heritage features and their settings through responsible design and positioning of development | Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage |
| Landscape | L | Protect and enhance the landscape character | To implement the Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention |

Section 4 Alternatives

4.1 Introduction

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

4.2 Limitations in Available Alternatives

The Plan is required to be prepared by the existing, already in force, Galway County Development Plan 2022-2028 and the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan.

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

4.3 Type 1: Alternatives Already Considered

The preparation of the County Development Plan and associated SEA process already considered various different types of alternatives, including those relating to population allocations, which were integrated into that Plan and which set requirements for lower tier planning in the County.

4.4 Type 2: Land Use Zoning Alternatives

Alternative Type 2 (i): "More Consolidated, More Compact"

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

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

The development of the Town Centre would be more compact and sustainable under this scenario and would support the longer-term viability of the settlement. 30% of Residential units would be expected on Town Centre lands.

Opportunity sites identified with clear design and proposed uses identified – making successful applications for the sustainable, compact development of the town more likely.

The approach under Alternative Type 2 (i): "More Compact Development" would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree.

Alternative Type 2 (ii): “Less Consolidated, Less Compact”

By not following a more compact, serviced/serviceable land and infrastructure assessment approach, this alternative would not allow for water supply, waste water, compact growth, public transport and co-ordinated development considerations to be integrated into the Plan to the highest degree.

Additional infrastructure would be required to accommodate sporadic development, more than would be required for Alternative 1 ‘More Compact Development’ and some development may have to be serviced by private waste water treatment systems which would have to be properly maintained.

The development of the Town Centre would be less compact and less sustainable under this scenario and would not optimally support the longer-term viability of the settlement. 30% of Residential units would be less likely to be achieved on Town Centre lands (in comparison with Type 2 (i)).

Opportunity sites are identified but no clear guidance on the design parameters or uses identified – making successful applications for the sustainable, compact development of the town less likely.

An opportunity to mitigate potentially adverse effects arising from land use development to a significant degree would have been missed by the approach under Alternative Type 2 (ii): “Less Compact Development”.

Selected Alternative: Type 2 (i): “More Consolidated, More Compact” however, Proposed Material Alteration MA35 (relating to the zoning of land from outside the original Draft Plan Settlement Boundary, to the north of the N65, as “Community Facilities”) that was adopted as part of the Plan would introduce elements of Type 2 (ii): “Less Compact Development”

4.5 Type 3: Alternatives for Transport

Type 3 (i) Low Carbon Corridors and Connections

Supporting the use of a low carbon corridors and connections within the Plan boundary (Type 3 (i) Alternative A) would facilitate a greater achievement of sustainable modes of transport more likely. This would be likely to improve the potential for meeting important objectives relating to emissions/energy objectives. Applications for such development would be more likely to be granted permission. Project level consideration of environmental impacts and mitigation, including those relating to construction, would need to take place in the context of more detail around potential proposals.

Not explicitly supporting the use of a low carbon corridors and connections within the Plan boundary, would make a greater achievement of the sustainable modes of transport less likely. This would be likely to reduce the potential for meeting important objectives relating to emissions/energy objectives. Applications for such development would be less likely to be granted permission. Project level consideration of environmental impacts and mitigation, including those relating to construction, would need to take place in the context of more detail around potential proposals.

Selected Alternative: Alternative A

Type 3 (ii) How to provide new transport infrastructure

The provision of new transport infrastructure, with all additional environmental mitigation left to be defined until project level (Alternative A) would offer the least certainty for environmental protection and management and would be more likely to result in important individual projects (relating to sustainable mobility and emissions objectives) not getting permission.

Specifying environmental constraints (including those related to habitats and potential impacts such as disturbance from lighting – e.g. minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques) at Plan level (Alternative B) would offer the most certainty for environmental protection and management and would be more likely to result in important individual projects (relating to sustainable mobility and emissions/energy objectives) receiving permission.

Selected Alternative: Alternative B

Type 3 (iii) Road Space Capacity

Reallocating road space would have the potential to change behaviours and would influence the profile of users of the urban centre and mode share of transport. Reallocating road space within Loughrea to walking, cycling and public transport to accompany / occur concurrently with the provision of any additional road space capacity that may arise in the future (Type 3 (ii) Alternative A) could take the form of removing traffic from streets, removing lanes of traffic, narrowing carriageways, traffic management measures, or removing on-street parking to provide cycle tracks or widened footpaths. This would benefit efforts to maximise sustainable mobility. This would also facilitate the enhancement of the public realm (including cultural heritage and its context) by contributing towards the replacement of motorised transport modes with more sustainable and non-motorised modes. Project level consideration of environmental impacts and mitigation, including those relating to construction, would need to take place in the context of more detail around proposals. To not accompany the development of additional road space capacity by a corresponding reallocation of road space within Loughrea to walking, cycling and public transport (Type 3 (ii) Alternative B) would not benefit efforts to maximise sustainable mobility.

Selected Alternative: Alternative A

Section 5 Summary of Effects arising from Plan

Table 5.1 summarises the overall environmental effects arising from Plan provisions. The effects encompass all in-combination/cumulative effects arising from implementation of the Plan. The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Plan are detailed as are residual effects, taking into account mitigation integrated into both the Plan and the Galway County Development Plan 2022-2028 – see Section 6.

Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site-specific environmental factors. Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site-specific environmental factors. Strategic Environmental Objective (SEO) codes are taken from Table 3.1.

Appropriate Assessment (AA) Screening and Stage 2 AA have been undertaken alongside the Plan. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The conclusion of the AA is that the Plan will not affect the integrity of any European Sites, alone or in combination with other plans or projects.¹⁴ The preparation of the Plan, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

A Strategic Flood Risk Assessment (SFRA) document accompanies this SEA Environmental Report and the Draft Plan. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the LAP. In addition, land use zoning contained within the Draft Plan has been informed by the SFRA process and associated delineation of flood risk zones.

¹⁴ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:

(a) no alternative solution available,
(b) imperative reasons of overriding public interest for the plan to proceed; and
(c) adequate compensatory measures in place.

Table 5.1 Overall Findings – Environmental Effects arising from Draft Plan Provisions

| Environmental Component | Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP, the Western and Northern RSES, the Galway County Development Plan 2022-2028 and adjacent Development Plans and lower-tier land use plans. | | | SEO Codes |
|---|--|--|---|------------|
| | Significant Positive Effect, likely to occur | Potentially Significant Adverse Environmental Effects, if unmitigated | Likely Residual Adverse Non-Significant Effects | |
| Biodiversity and Flora and Fauna | <ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats, such as semi-natural grasslands and marsh), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. Sustains existing sustainable rural management practices – and the communities who support them – to ensure the continuation of long-established managed landscapes and the flora and fauna that they contain. | <p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats such as semi-natural grasslands and marsh; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds (e.g. wetland birds, swifts) and bats. | <ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). | BFF |

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| Environmental Component | Environmental Effects, in combination with the wider planning framework | | | SEO Codes |
|------------------------------------|--|--|---|------------|
| | Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP 2018, the Western and Northern RSES, adjacent Development Plans and lower-tier land use plans. | | | |
| | Significant Positive Effect, likely to occur | Potentially Significant Adverse Environmental Effects, if unmitigated | Likely Residual Adverse Non-Significant Effects | |
| Population and Human Health | <ul style="list-style-type: none"> • Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. • Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the Plan area) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond • Contribution towards the protection of human health by facilitating development of lands (including those within and adjacent to the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. • Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, including air and water. | <ul style="list-style-type: none"> • Potential adverse effects arising from flood events. • Potential interactions if effects arising from environmental vectors. | <ul style="list-style-type: none"> • Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below. | PHH |
| Soil | <ul style="list-style-type: none"> • Contribution towards the protection of soils (including those used for agriculture) and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the Plan area and beyond. • Contribution towards the protection of the environment from contamination the highest standards of remediation, and where appropriate to consultations with the EPA and other relevant bodies, will be required to resolve any instances of environmental pollution created by contaminated land. | <ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. • Potential for riverbank erosion. | <ul style="list-style-type: none"> • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. • Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. | S |

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| Environmental Component | Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP 2018, the Western and Northern RSES, adjacent Development Plans and lower-tier land use plans. | | | SEO Codes |
|-------------------------|---|--|---|-----------|
| | Significant Positive Effect, likely to occur | Potentially Significant Adverse Environmental Effects, if unmitigated | Likely Residual Adverse Non-Significant Effects | |
| Water | <ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to the Plan area) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-serviced lands elsewhere in the Plan area and beyond. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. | <ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. | <ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Plan. | W |
| Material Assets | <ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the Plan area) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-serviced lands elsewhere in the Plan area and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart buildings, cities and grids. | <ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. Interactions between agricultural waste and soil, water, biodiversity and human health – including as a result of emissions of ammonia from agricultural activities (e.g. manure handling, storage and spreading) and the production of secondary inorganic particulate matter. | <ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. | MA |

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| Environmental Component | Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP 2018, the Western and Northern RSES, adjacent Development Plans and lower-tier land use plans. | | | SEO Codes |
|---------------------------------|---|---|--|-----------|
| | Significant Positive Effect, likely to occur | Potentially Significant Adverse Environmental Effects, if unmitigated | Likely Residual Adverse Non-Significant Effects | |
| Air and Climatic Factors | <ul style="list-style-type: none"> • Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to the Plan area) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the Plan area and beyond. • In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> ○ Sustainable compact growth; ○ Sustainable mobility, including walking, cycling and public transport; ○ Drainage, flood risk management and resilience; ○ Sectors including agriculture, residential heating and infrastructure; ○ Sustainable design, energy efficiency and green infrastructure. | <ul style="list-style-type: none"> • Potential conflict between development under the Plan and aiming to reduce carbon emissions in line with local, national and European environmental objectives. • Potential conflicts between transport emissions, including those from cars, and air quality. • Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. • Potential conflicts with climate adaptation measures including those relating to flood risk management. | <ul style="list-style-type: none"> • An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable compact growth and sustainable mobility. • Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Plan to ensure that noise levels at sensitive receptors will be minimised. | AC |
| Cultural Heritage | <ul style="list-style-type: none"> • Contributes towards protection of cultural heritage elsewhere by facilitating development within the Plan area. • Contributes towards protection of cultural heritage within the Plan area by facilitating brownfield development and regeneration. | <ul style="list-style-type: none"> • Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. | <ul style="list-style-type: none"> • Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. | CH |
| Landscape | <ul style="list-style-type: none"> • Contributes towards protection of wider landscape and landscape designations by facilitating development within the Plan area. | <ul style="list-style-type: none"> • Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. | <ul style="list-style-type: none"> • Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Plan's landscape protection measures. | L |

Instance whereby Environmental Considerations were not integrated into the Plan

The Plan was adopted with land from outside the original Draft Plan Settlement Boundary, to the north of the N65, zoned as "Community Facilities".

This zoning was proposed as Material Alteration MA35. The SEA advice provided on MA35 was as follows:

"As has already been identified in the SEA Environmental Report that was placed on public display alongside the Draft Plan:

- Environmental considerations, including those relating to ecology, cultural heritage, landscape and water, were integrated into the Draft Plan's zoning through an interdisciplinary approach which was informed by the environmental considerations identified by the SEA, AA and SFRA processes.
- Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Western and Northern RSES and Galway County Development Plan 2022-2028.
- Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the LAP. In addition, land use zoning contained within the Draft Plan has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk.

Proposed Material Alteration MA35 is beyond the N65 Bypass, would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including:

- Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur);
- Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);
- Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);
- Effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);
- Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur);
- Occurrence of visual impacts (residual effects would occur); and
- Increased loadings on water bodies; these sites would require on on-site individual servicing.

Part of the undeveloped lands proposed to be zoned as "CF Community Facilities" by MA35 (a relatively minor part, in the south western corner) overlaps with Flood Zones A/B. This zoning would fail the Justification Test and would not be considered compatible to complying with the Flood Risk Management Ministerial Guidelines."

Section 6 Mitigation and Monitoring Measures

6.1 Mitigation

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan. Various environmental sensitivities and issues have been communicated to the Council through the SEA, Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) processes. By integrating all related recommendations into the Plan, the Council have ensured that both the beneficial environmental effects of implementing the Plan have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Mitigation was achieved through:

- Strategic work undertaken by the Council to ensure contribution towards environmental protection and sustainable development¹⁵;
- Considering alternatives for the Plan¹⁶;
- The integration of environmental considerations into zoning provisions of the Plan¹⁷;
- The integration of individual SEA, AA and SFRA provisions into the text of the Plan; and
- The integration of individual provisions into the text of the County Development Plan.

6.2 Monitoring

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. Monitoring is based around indicators that allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified at Table 3.1 and used in the evaluation. Monitoring indicators, targets, sources and remedial action is provided at Table 6.1 overleaf.

¹⁵ Far in advance of the placing of the Draft Plan on public display, Galway County Council undertook various works in order to inform the preparation of the Plan.

The findings of this strategic work have been integrated into the Plan and will contribute towards both environmental protection and management and sustainable development.

The undertaking of this SEA process was part of this strategic work and contributed towards the integration of environmental considerations into individual Plan provisions.

¹⁶ Although strategic alternatives in relation to the content of the Plan were significantly limited for the Plan (see Section 4), as part of the Plan preparation/SEA process, the Council considered a number of alternatives for the Plan. These alternatives were assessed by the SEA process and the findings of this assessment informed the selection of preferred alternatives, facilitating an informed choice with respect to the type of Plan that was prepared and placed on public display.

¹⁷ Environmental considerations, including those relating to ecology, cultural heritage, landscape and water, were integrated into the Local Area Plan's zoning through an interdisciplinary approach which was informed by the environmental considerations identified by the SEA, AA and SFRA processes.

Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Western and Northern RSES and Galway County Development Plan 2022-2028.

Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the LAP. In addition, land use zoning contained within the Plan has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Plan preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk.

Table 6.1 Indicators, Targets, Sources and Remedial Action

| Environmental Component | SEO Code | Indicators | Targets | Sources | Remedial Action |
|--------------------------------------|----------|---|--|--|---|
| Biodiversity, Flora and Fauna | BFF | <ul style="list-style-type: none"> Condition of European sites | <ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, County Galway Heritage and Biodiversity Plan 2017-2022 | <ul style="list-style-type: none"> DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years) Consultations with the NPWS | <ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. |
| | | <ul style="list-style-type: none"> Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted | <ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, County Galway Heritage and Biodiversity Plan 2017-2022 | <ul style="list-style-type: none"> Internal review of local land use plans | <ul style="list-style-type: none"> Review internal systems |
| | | <ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. | <ul style="list-style-type: none"> Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc. | <ul style="list-style-type: none"> Internal monitoring of preparation of local land use plans | <ul style="list-style-type: none"> Review internal systems |
| | | <ul style="list-style-type: none"> Status of water quality in the County's water bodies | <ul style="list-style-type: none"> Included under Water below | <ul style="list-style-type: none"> Included under Water below | <ul style="list-style-type: none"> Included under Water below |
| | | <ul style="list-style-type: none"> Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see County Development Plan Chapter 10 "Natural Heritage, Biodiversity and Green Infrastructure" | <ul style="list-style-type: none"> For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see County Development Plan Chapter 10 "Natural Heritage, Biodiversity and Green Infrastructure" | <ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission | <ul style="list-style-type: none"> Review internal systems |
| Population and Human Health | PHH | <ul style="list-style-type: none"> Implementation of Plan measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 5 "Economic, Enterprise and Retail" | <ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 5 "Economic, Enterprise and Retail" All citizens to have access to speeds of 30Mbps, and that 50% of citizens will be subscribing to speeds of 100Mbps (Also relevant to Material Assets) | <ul style="list-style-type: none"> Internal review of progress on implementing Plan objectives Consultations with DECC | <ul style="list-style-type: none"> Review internal systems Consultations with DECC |

SEA Environmental Report Appendix II: Non-Technical Summary

| Environmental Component | SEO Code | Indicators | Targets | Sources | Remedial Action |
|-------------------------|----------|--|---|---|--|
| | | <ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan | <ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan | <ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA | <ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA |
| | | <ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures | <ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures | <ul style="list-style-type: none"> CSO data Monitoring of Galway County Council's Climate Change Adaptation Strategy 2019-2024 | <ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response. |
| | | <ul style="list-style-type: none"> Number of spatial plans that include specific green infrastructure mapping | <ul style="list-style-type: none"> Require all local level land use plans to include specific green infrastructure mapping | <ul style="list-style-type: none"> Internal review of local land use plans | <ul style="list-style-type: none"> Review internal systems |
| Soil (and Land) | S | <ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) | <ul style="list-style-type: none"> Maintain built surface cover nationally to below the EU average of 4% as per the NPF In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlement To map brownfield and infill land parcels across the County | <ul style="list-style-type: none"> EPA Geoportal Compilation of greenfield and brownfield development for the DHLGH AA/Screening for AA for each application | <ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so. |
| | | <ul style="list-style-type: none"> Instances where contaminated material generated from brownfield and infill must be disposed of | <ul style="list-style-type: none"> Dispose of contaminated material in compliance with EPA guidance and waste management requirements | <ul style="list-style-type: none"> Internal review of grants of permission where contaminated material must be disposed of | <ul style="list-style-type: none"> Consultations with the EPA and Development Management |
| | | <ul style="list-style-type: none"> Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission | <ul style="list-style-type: none"> Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission | <ul style="list-style-type: none"> Internal monitoring of grants of permission | <ul style="list-style-type: none"> Review internal systems |
| Water | W | <ul style="list-style-type: none"> Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD | <ul style="list-style-type: none"> Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' Implementation of the objectives of the River Basin Management Plan | <ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance | <ul style="list-style-type: none"> Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity. |

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| Environmental Component | SEO Code | Indicators | Targets | Sources | Remedial Action |
|-------------------------|----------|--|---|--|---|
| | | <ul style="list-style-type: none"> Number of incompatible developments permitted within flood risk areas | <ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk | <ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission | <ul style="list-style-type: none"> Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures. |
| Material Assets | MA | <ul style="list-style-type: none"> Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan | <ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in- combination with other septic tanks– contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health | <ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission Consultations with the Uisce Éireann DHLGH in conjunction with Local Authorities | <ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity. |
| | | <ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures | <ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures | <ul style="list-style-type: none"> CSO data Monitoring of Galway County Council's Climate Change Adaptation Strategy 2019-2024 | <ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response. |
| Air | A | <ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels NO_x, SO_x, PM10 and PM2.5 as part of Ambient Air Quality Monitoring | <ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous National Travel Survey levels Improvement in Air Quality trends, particularly in relation to transport related emissions of NO_x and particulate matter | <ul style="list-style-type: none"> CSO data Data from the National Travel Survey EPA Air Quality Monitoring Consultations with Department of Transport and Department of Environment, Climate and Communications | <ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above |
| Climatic Factors | C | <ul style="list-style-type: none"> Implementation of Plan measures relating to climate reduction targets | <ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets – including the legally binding targets of the Climate Action and Low Carbon Development Act 2015, as amended, for Ireland to reach a target of net-zero emissions no later than 2050, and a cut of 51% by 2030 (compared to 2018 levels) | <ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission | <ul style="list-style-type: none"> Review internal systems |
| | | <ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy | <ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 | <ul style="list-style-type: none"> Monitoring of Galway County Council's Climate Change Adaptation Strategy 2019-2024 | <ul style="list-style-type: none"> Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop |

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| Environmental Component | SEO Code | Indicators | Targets | Sources | Remedial Action |
|--------------------------|----------|---|--|--|---|
| | | <ul style="list-style-type: none"> Share of renewable energy in transport | <ul style="list-style-type: none"> Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by facilitating the development of electricity charging and transmission infrastructure, in compliance with the provisions of the Plan | <ul style="list-style-type: none"> EPA Annual National Greenhouse Gas Emissions Inventory reporting Climate Action Regional Office Consultations with DECC (at monitoring evaluation) | <ul style="list-style-type: none"> solutions. |
| | | <ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating | <ul style="list-style-type: none"> To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating | | |
| | | <ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels | <ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the County using private fossil fuel-based car compared to previous levels | <ul style="list-style-type: none"> CSO data Monitoring of Galway County Council's Climate Change Adaptation Strategy 2019-2024 | <ul style="list-style-type: none"> Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions. |
| | | <ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures | <ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures | <ul style="list-style-type: none"> CSO data Monitoring of Galway County Council's Climate Change Adaptation Strategy 2019-2024 | <ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response. |
| Cultural Heritage | CH | <ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan | <ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan | <ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission | <ul style="list-style-type: none"> Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation. |
| | | <ul style="list-style-type: none"> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan | <ul style="list-style-type: none"> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan | <ul style="list-style-type: none"> Consultation with DHLGH. | |
| Landscape | L | <ul style="list-style-type: none"> Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan | <ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan | <ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission | <ul style="list-style-type: none"> Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation |