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**SEA and AA SCREENING REPORT**

**for**

**MATERIAL ALTERATIONS**

**TO**

**DRAFT VARIATION NO 1**

**OF THE**

**CAVAN TOWN AND ENVIRONS DEVELOPMENT PLAN**

**2014- 2020**

**October 2018**

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**INTRODUCTION**

Cavan County Council prepared the Variation No. 1 to the Cavan Town and Environs Development Plan 2014–2020 in accordance with the Planning and Development Acts 2000 as amended.

**SEA Screening**

A Strategic Environmental Assessment (SEA) Screening was undertaken on the Draft Variation in order to comply with the SEA Directive and transposing Regulations. Following careful review and consideration of the issues concerning the variation, it is concluded that the proposed Variation No.1 to the adopted Cavan Town and Environs Development Plan 2014-2020 would not in themselves result in a significant adverse environmental effect and will therefore not require a detailed assessment of their effect upon implementation through the SEA process.

**AA Screening**

Following an analysis of the Proposed Variation No. 1 to the Cavan Town and Environs Development Plan 2014- 2020 and potential relationships with European sites within the zone of influence, it was concluded that there would be no likelihood of significant effects on any European sites, either alone or in combination with other plans or projects. It was concluded that none of the aspects of the Proposed Variation No.1 would give rise to any of threats, particularly after the protective policies and objectives provided for in the existing development plan have been taken into account. Therefore there was no requirement to carry out further stages of Appropriate Assessment on the Proposed Variation No. 1 to the Cavan Town and Environs Development Plan 2014-2020.

**Draft Variation No. 1**

Variation No 1 was on public display for the period 12th July 2018 – 24th August 2018. In total, 8 no submissions were received on foot of the display of the draft variation. The Chief Executive’s report was prepared and distributed to the Elected Members. The Elected Members considered the Variation and the Chief Executive’s report at their Council meeting of 8th October 2018. As a result of these deliberations, a resolution was passed to materially amend the proposed Variation. Under Section 13 (6) (aa) of the Planning and Development Acts 2000 as amended, the Council is required to determine whether SEA or AA is required to be carried out on the proposed Material Alterations to the Draft Variation.

**PROPOSED ALTERATIONS TO DRAFT VARIATION NO. 1 TO THE CAVAN TOWN AND ENVIRONS DEVELOPMENT PLAN 2013-2019**

This report considers the need to undertake full Strategic Environmental Assessment (SEA) and Stage 2 Appropriate Assessment (AA) for the Proposed Material Alterations as required by Section 13 (6)(aa) of the Planning and Development Acts 2000 as amended.

This Screening Report considers:

* The draft variation as presented
* The existing and adopted safeguarding policies on environmental protection
* The existing and adopted Cavan Town and Environs Development Plan SEA Environmental Report and Screening for Appropriate Assessment.

**Requirement for SEA /AA for Proposed Material Alterations**

If it is determined that the Proposed Material Alteration would be likely to have significant effects on the environment, then the Material Alterations would be required to undergo SEA. Similarly if it is determined that there were resultant effects which are deemed to be significant, potentially significant or uncertain, on Natura 2000 sites, then Stage 2 AA would be required.

**ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS**

The following assessment table (Table 1 below), the Screening of the Material Alterations to the Draft Variation No. 1, are considered having regard to the requirement for SEA. In addition it is also considered in respect of the Qualifying Interests and Conservation Objectives from an AA perspective. The Material Alterations include proposed changes to existing and the insertion or deletion of Plan policies and objectives, changes to zoning map for one site, and text changes to the plan.

* Original (Variation No. 1) deletions are shown as a strikethrough text e.g. ~~deleted text is shown like this~~
* Original Alterations/Additions (Variation No. 1) are shown in red text e.g. new text from Variation No. 1 is in shown in red
* New text arising from the proposed Material Alteration (Variation with Material Alterations)are shown in blue e.g. new text arising from Material Alteration is shown in blue
* Text being deleted arising from the proposed Material Alteration (Variation with Material Alteration) will be ~~in red text with a strikethrough~~

**Table 1**

|  |  |
| --- | --- |
| **Proposed Material Alterations** | **SEA/AA Screening Conclusion** |
| **Chapter 2 Core Strategy** | |
| **Section 2.5 Phasing**  **~~Town Core, Infill Sites, Backlands and Brownfield sites~~**  **Policy CSP1:**  Toencourage and promote residential development of existing Brownfield and infill sites located in Town Core and Phase 1 and 2 ~~and 3~~ zoned lands of the Phasing Map. ~~The phased management and release of existing residential units, over that of Greenfield sites will take place within the life-time of the Plan.~~ The Council will implement the provisions of the Urban Regeneration and Housing Act 2015 which includes where appropriate the Vacant Site Levy in facilitating and encouraging the development and renewal designated vacant sites as provided for in the 2015 Act.  There are also a number of backland, infill and brownfield sites and many of these have been identified in the Urban Design Framework. The development of infill, brownfield and backland lands will be strongly encouraged in this zoning. The Council will utilise all available tools and mechanisms, including the Vacant Site Levy in facilitating and encouraging the renewal of vacant and/or underutilised sites. | **SEA:** The Material Alteration is deemed to be environmentally positive. It reduces the extent of lands for Residential development. As Phase 3 lands are located a greater distance from the town centre, the Material Alteration ensures the proper planning and sustainable development of Cavan Town. It is not considered that there will be any significant environmental effects as a result of implementation of this change as this is an environmentally positive Material Alteration.  **AA**: As the Material Alteration reduces the lands available as open for consideration for residential development, this change will not have a significant effect on any European Site as there are no source pathway relationships between the proposed changes and the European sites identified. |
| **Phase 2 ~~and 3~~ –circa 800m -1km of the town core**  Phase 2 lands are located a further distance from the town core and thus not as easily accessible to the town core services and sustainable transport modes. Further investment in some Phase 2 ~~and 3~~ sites ~~is~~ may be required to fully integrate these sites into the town. ~~The sites are located at Drumelis, Lisdarn, Swellan, Drumalee, Cullies, Drumlark and Killynebber.~~ Some of these sites may require infrastructure upgrade ~~and thus are not immediately suitable for development,~~ however many are suitable for development or are extensions to already developed housing developments. ~~These lands~~ The development of Phase 2 lands will be subject to a Justification Test and strict criteria in relation to suitability for housing development and as such will be considered on a case by case basis. | **SEA:** The Material Alteration is deemed to be environmentally positive. It reduces the extent of lands for Residential development. As Phase 3 lands are located a greater distance from the town centre, the Material Alteration ensures the proper planning and sustainable development of Cavan Town. It is not considered that there will be any significant environmental effects as a result of implementation of this change.  **AA**: As the Material Alteration reduces the lands available as open for consideration for residential development, this change will not have a significant effect on any European Site as there is no source pathway relationships between the proposed changes and the European sites identified. |
| **Phase 3 –Undeveloped Residential Lands**  These lands are considered suitable for development in a period of time outside the development plan, due to their distance to services, amenities and town core. These lands would require service investment and are not immediately suitable for development. | **SEA:** The Material Alteration is deemed to be environmentally positive. It reduces the extent of lands for Residential development. As these lands are located a greater distance from the town centre, the Material Alteration ensures sustainable development and clearly clarifies that Phase 3 lands are not suitable for development. It is not considered that there will be any significant environmental effects as a result of implementation of this change.  **AA**: As the Material Alteration reduces the lands available as open for consideration for residential development, this change will not have a significant effect on any European Site as there are no source pathway relationships between the proposed changes and the European sites identified. |
| **2.5.5 Phase 4 – Previous Housing Consolidation Area**  This is fringe urban housing located on the periphery of the town. The existing plan recognised the established residential groups or clusters. Many of these sites are unserviced in terms of public sewer and the existing plan sought to acknowledge them with this class of use.  Essentially Phase ~~2,~~ 3 and 4 lands are not suitable for residential development within the lifetime of this current plan i.e. 2014 to 2020. | **SEA:** The Material Alteration is deemed to be environmentally positive. It reduces the extent of lands for Residential development. As these lands are located a greater distance from the town centre, the Material Alteration ensures sustainable development. The Material Alteration also clarifies that Phase 3 and 4 are not considered suitable for development for residential purposes. It is not considered that there will be any significant environmental effects as a result of implementation of this change.  **AA**: As the Material Alteration reduces the lands available as open for consideration for residential development, this change will not have a significant effect on any European Site as there is no source pathway relationships between the proposed changes and the European sites identified. |
| **Sequential Test**  Applications for development on lands zoned for ‘Phase 2 will only be considered with the submission of a Sequential Approach included in the Justification Test.  The Sequential approach, as set out in the Departments’ Development Plan Guidelines (DoEHLG,2007) specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference, encouraging infill opportunities, and that areas zoned shall be contiguous to existing zoned development lands and that any exception must be clearly justified in the written statement in accordance with the principles of this Core Strategy. | **SEA**: The proposed Material Alteration includes the insertion of a Sequential Test which will ensure that new residential developments are close to the centre of the town, public transport and encourages infill opportunities and therefore in the interests of sustainable development. It is not considered that there will be any significant environmental effects as a result of implementation of this change and that this policy is environmentally positive for the growth of Cavan Town.  **AA**: As the Material Alteration ensures proposed residential developments are close to town centres, close to transport links and encourage infill sites, this change will not have a significant effect on any European Site as there is no source pathway relationships between the proposed changes and the European sites identified. |
| **Policy CSP2:**  To permit residential development on Town Core and Phase 1 and 2 ~~and 3~~ lands only during the plan period, subject to compliance with the Cavan Town and Environs Development Plan Core Strategy. Grants of permission on Phase 1 and 2 ~~and 3~~ lands shall be closely monitored by the Planning Authority to ensure compliance with the Core StrategyOnly on completion\* of 70% of lands included in Phase 1 and Phase 2 shall subsequent phasing be considered for additional development. In such circumstances proposals shall be accompanied with a Justification Test/Sequential Test consistent with that required for Phase 2.  \*Completion of a development is where all dwellings are constructed and permission is in full compliance with planning conditions. | **SEA:** The Material Alteration is deemed to be environmentally positive. It reduces the extent of lands for Residential development. As these lands are located a greater distance from the town centre, the Material Alteration ensures sustainable development. It is not considered that there will be any significant environmental effects as a result of implementation of this change.  **AA**: As the Material Alteration reduces the lands available as open for consideration for residential development, this change will not have a significant effect on any European Site as there is no source pathway relationships between the proposed changes and the European sites identified. |
| **Policy CSP2A** New developments on Phase 2 lands shall be accompanied by a detailed site section rationale. The feasibility of the development of all Phase 1 lands shall be detailed and new proposals shall only be considered when the rationale has proven how the proposed site contributes to the organic growth of Cavan Town and a satisfactory sequential test/justification test. The rationale shall assess and detail how the proposal   1. Avails of services and infrastructure – sustainable transport, services and proximity to town centre. 2. Contributes to the population allocation as set out in the Core Strategy 3. Results in potential for the economic and social development of Cavan Town 4. Complies with the principle of a Sequential Test 5. Integrates with the existing and future development of the lands and those in the vicinity of the site 6. Contributes to choice of housing type. 7. Contributes to the proper planning and sustainable development of Cavan Town, is in the interests of residential amenities and good design practice. 8. Demonstrates that the provision of development on the lands does not compromise the ability of the wider area of zoned land to be developed in the future. | **SEA**: The Material Alteration provides for documented site rationale analysis which will ensure that new residential developments are in the interests of sustainable development by being close to services, infrastructure, integrates with the area, creates house type choice, in the interests of residential amenities and does not compromise lands for the future. The Material Alteration is a positive addition to the proposed Variation and will not result in any significant environmental effects.  **AA**: As the Material Alteration ensures residential developments are in the interests of proper planning and sustainable development, this change will not have a significant effect on any European Site as there is no source pathway relationships between the proposed changes and the European sites identified. |
| **Zoning Alteration** | |
| **Alterations to Zonings**  Make following alteration to Zoning Map of Cavan Town and Environs Development Plan 2014-2020  Alteration of 6.615hectares of Phase 3 Residential lands to Phase 2 Residential lands as per attached Map A | **SEA**: This infill site currently zoned as Phase 3 Residential, on the basis of a Sequential test is located close to the town core, close to services and meets a housing demand in Cavan Town and therefore has been selected for inclusion as Phase 2. Its development for Resideital purposes is in the interests of proper planning and sustainable development. It is not considered that there will be any significant environmental effects as a result of implementation of this change.  **AA**: The Material Alteration includes a sustainable site suitable for residential purposes as Phase 2 and therefore open for consideration for residential purposes. This change will not have a significant effect on any European Site as there is no source pathway relationships between the proposed changes and the European sites identified. |

**4. CONCLUSION**

Following careful review and consideration of the issues concerning the Variation, it is concluded that the proposed Material Alterations to the Draft Variation No.1 of the adopted Cavan Town and Environs Development Plan 2014-2020 will not in themselves, result in a significant adverse environmental effect and will therefore not require a detailed assessment of their effect upon implementation through the SEA process or a Stage 2 Appropriate Assessment. This conclusion has been drawn through consideration of the following factors:

* The draft variation as presented
* The existing and adopted safeguarding policies on environmental protection
* The existing and adopted Town and Environs Development Plan SEA Environmental Report and Screening for Appropriate Assessment

It is considered the proposed variation will enable the Core Strategy to develop as planned in the adopted Development Plan and also has proposed a suitable range of sites in Phase 2 lands, that are sustainable for consideration for development. A further level of control has also been inserted with the introduction of a Sequential and Justification Test for applications for residential developments on Phase 2 lands.

In addition, the measures included in the existing Town and Environs Development Plan, and accompanying SEA and AA reports, will ensure that environmental effects are considered and mitigated for at consent stage. The screening process has therefore determined that there will not be any significant environmental effects due to the adoption of the proposed Material Alterations. As a result, there is no requirement to proceed beyond Stage 1 of the SEA or AA process.