

SEA ENVIRONMENTAL REPORT - APPENDIX III

NON-TECHNICAL SUMMARY

FOR

VARIATIONS
TO THE

NORTH TIPPERARY COUNTY DEVELOPMENT PLAN
(AS VARIED)

AND THE

SOUTH TIPPERARY COUNTY DEVELOPMENT PLAN
(AS VARIED)

for: Tipperary County Council

Civic Offices,
Nenagh,
County Tipperary



Comhairle Contae Thiobraid Árann
Tipperary County Council

by:

CAAS Ltd.

1st Floor
24-26 Ormond Quay Upper
Dublin 7



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Section 1 Introduction and Terms of Reference

This is the Non-Technical Summary of the Strategic Environmental Assessment (SEA) Environmental Report for the Variations to the South Tipperary County Development Plan (as varied) and North Tipperary County Development Plan (as varied). The purpose of the Environmental Report is to comply with SEA legislation and provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Variations.

What is an 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 it needed?

The SEA has been carried out in order to comply with the provisions of the SEA Regulations as amended and in order to contribute towards environmental management and sustainable development. The output of the process is an Environmental Report which should be read in conjunction with the Variations.

How does it work?

Relevant aspects of the current state of the environment are assembled and presented to the team who prepared the Variations. This helped them to devise the Variations in a way in which helps to protect whatever is sensitive in the environment. To decide how best to make the Variations that help to protect the environment as much as possible, the Council examined different alternatives for the Variations. This helped to highlight where conflicts could occur and facilitated the development of mitigation measures which will help to avoid/reduce adverse environmental effects.

What is included in the Environmental Report which accompanies the Variations?

The Environmental Report contains the following information:

- A description of the relevant aspects of the current state of the environment;
- A description and assessment of alternatives;
- An assessment of Variation provisions; and,
- Mitigation measures which set out to aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will help to avoid/reduce the adverse environmental effects of implementing the Variations.

What happens at the end of the process?

On finalisation of the Variations, an SEA Statement will be prepared and made available. The SEA Statement will include information on how environmental considerations have been integrated into the Variations and why the preferred alternative was chosen for the Variations.

Section 2 The Variations

Variations have been prepared to both the North Tipperary County Development Plan 2010 (as varied) and the South Tipperary County Development Plan 2009 (as varied) as follows:

- Variation of the North Tipperary County Development Plan 2010 (as varied).
- Variation of the South Tipperary County Development Plan 2009 (as varied).

The Variations will facilitate the planned, integrated and sustainable development of the **individual towns and villages in Tipperary** so that growth can take place in a co-ordinated manner and to provide a **consistent zoning and development framework** within the County to ensure that the continued expansion of these communities is well managed.

The County Development Plan areas are illustrated below.

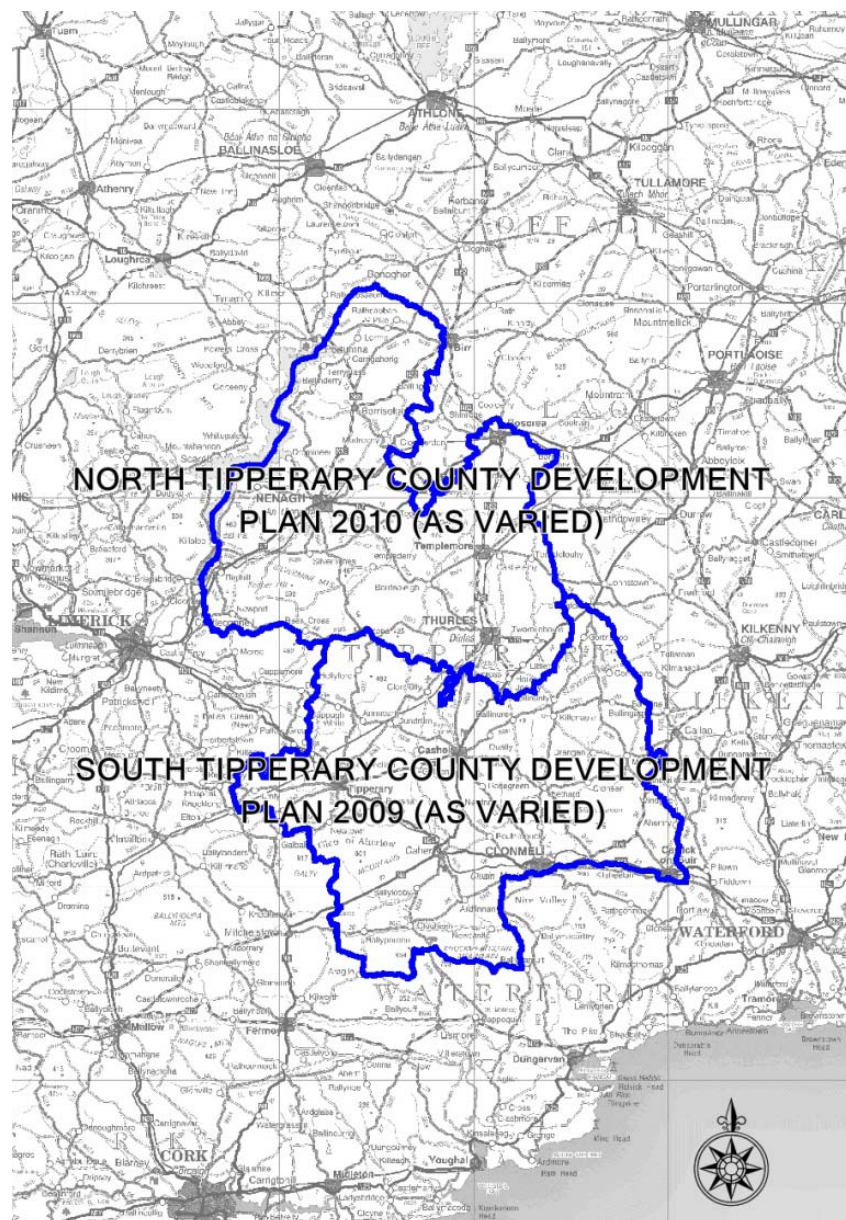


Figure 2.1 North and South Tipperary County Development Plan Areas

In accordance with Section 11A(2)(b) of the Planning and Development Acts 2000 (as amended) as inserted by Section 28 of the Electoral Local Government and Planning and Development (Amendment) Act 2013, both of the Development Plans have been extended until such a time that a new amalgamated Tipperary County Development Plan is produced. Having consideration to the single administrative area of Tipperary, created as a result of the amalgamation of the two counties and the material differences in the existing North and South Tipperary County Development Plans, it has been decided to vary both of the existing Plans in order to make them consistent with each other and with all relevant and current, national and regional planning and environmental guidance and legislation. With this in mind Tipperary County Council varied the North and South Tipperary Development Plans in order to harmonise policies through a new 'written statement' (Variation No. 2). Another Variation (No. 3) was made to integrate a renewable energy strategy into the Plans. The next step in policy harmonisation is the preparation of new settlement plans through a Variation process to each of the Development Plans.

The North and South Tipperary County Development Plans provide for zoning and development objectives for each town and village across the County (with the exception of those covered by Town Plans or LAPs). There are 116 settlements that are part of the Variation, each with specific zonings and development objectives. The key objective of the Variations is to ensure that these zonings and/or objectives provide a development framework which is fit for purpose for the future development of the individual towns and villages which is cognisant of the needs of the residents while protecting and preserving the character, heritage and amenity of these communities and making a positive contribution and improvement to the population's quality of life.

The Variations are subject to a number of high level environmental protection policies and objectives with which they must comply, including those which have been identified as Strategic Environmental Objectives in Section 3.12. Examples of Environmental Protection Objectives include the aim of the EU Habitats Directive - which is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of Member States - and the purpose of the Water Framework Directive - which is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which, among other things, prevents deterioration in the status of all water bodies and protects, enhances and restores all waters with the aim of achieving *good status*.

In addition, the Variations sit within a hierarchy of strategic actions such as plans and programmes, including the following:

- Second European Climate Change Programme (ECCP II)
- EU 2020 climate and energy package
- Habitats Directive (92/43/EEC)
- Birds Directive (2009/147/EC)
- The Clean Air for Europe Directive (2008/50/EC)
- Fourth Daughter Directive (2004/107/EC)
- Noise Directive 2002/49/EC
- Floods Directive (2007/60/EC)
- Water Framework Directive (2000/60/EC)
- Groundwater Directive (2006/118/EC)
- Drinking Water Directive (98/83/EC)
- Urban Waste Water Treatment Directive (91/271/EEC)
- Environmental Liability Directive (2004/35/EC)
- SEA Directive (2001/42/EC)
- EIA Directive (2011/92/EU as amended by 2014/52/EU)
- Smarter Travel – A Sustainable Transport Future – A New Transport Policy For Ireland 2009-2020 (2009)
- Ireland's First National Cycle Policy Framework (2009)
- Strategic Framework for Integrated Land use and Transport (SFILT) – Department of Transport, Tourism and Sport

- Delivering a Sustainable Energy Future for Ireland – The Energy Policy Framework 2007 – 2020 (2007)
- National Climate Change Adaptation Framework (2012)
- National Renewable Energy Action Plan
- National Energy Efficiency Action Plan for Ireland 2007-2020 (2007)
- Sustainable Development – A Strategy for Ireland (1997)
- Wildlife Act of 1976
- Wildlife (Amendment) Act, 2000
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)
- European Communities (Water Policy) Regulations of 2003 (SI 722 of 2003)
- European Communities (Water Policy) Regulations of 2003 (SI 350 of 2014)
- European Communities Environmental Objectives (Surface waters) Regulations of 2009 (SI 272 of 2009)
- European Communities Environmental Objectives (Groundwater) Regulations of 2010 (SI 9 of 2010)
- Water Pollution Acts 1977 to 1990
- European Communities (Urban Waste Water Treatment) Regulations 2001 (S.I. No. 254/2001)
- Water Services Act 2007
- Water Services (Amendment) Act 2012
- Water Services Act 2013
- Irish Water's Water Services Strategic Plan 2015 and associated Proposed Capital Investment Plan 2014-2016
- National Spatial Strategy 2002-2020 (2002)
- Grid25 Implementation Programme
- National Landscape Strategy 2015
- National Rural Development Programme 2014-2020
- National Forestry Programme 2014-2020
- National Peatlands Strategy (draft/in preparation)
- Onshore Renewable Electricity Development Plan (DCENR)
- National Hazardous Waste Management Plan (EPA) 2014-2020
- River Basin Management Plans and associated Programmes of Measures
- Regional Planning Guidelines
- Freshwater Pearl Mussel Sub-Basin Management Plans
- Management Plans for Natura 2000 sites
- Outputs from the South Eastern and Shannon Catchment Flood Risk Assessment and Management Programme, including Flood Risk Management Plans
- Southern Regional Waste Management Plan 2015
- County Development Plans (CDP):
- Groundwater Protection Scheme for County Tipperary (GSI):
- County Tipperary (South Riding) Groundwater Protection Scheme (2001)
- North County Tipperary Groundwater Protection Scheme (2002)
- Local Economic and Community Plan for County Tipperary (2015)
- Biodiversity Action Plans
- County Heritage Plans for County Tipperary and adjacent counties

Section 3 The Environmental Baseline

3.1 Introduction

Reflecting the specifications in the SEA Directive, the relevant aspects of the current state of the environment for the following environmental components are summarised in this section: biodiversity and flora and fauna, population and human health, soil, water, air and climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

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

The Variations have been prepared to facilitate the planned, integrated and sustainable development of the individual towns and villages in Tipperary so that growth can take place in a co-ordinated manner and to provide a consistent zoning and development framework within the County to ensure that the continued expansion of these communities is well managed.

In the absence of the replacement of the existing Plan provisions for these towns, the existing policy would remain in force for the northern and southern halves of the county independently of each other. The provisions of environmental relevant legislation would facilitate the management and protection of the environment.

The Variation provides additional provisions that will contribute towards the management and protection of the environment. In the absence of the replacement of existing policy, such additional protection and management would not be provided.

3.3 Biodiversity and Flora and Fauna

There are various highly sensitive and designated areas within County Tipperary on account of the species and habitats which they contain. Such areas include the Silvermine Mountains (in the west of the County), the Galtee Mountains (in the south), the Knockmealdown Mountains (in the south) and Slievenamon (in the south west); Lough Derg (in the north east) and the County's drainage network including the River Suir which rises in the north of the County and exits at Carrick-on-Suir in the south west. Sensitive habitats include peatlands, broad-leaved forests and rivers and streams while sensitive species include fish, otters, birds and bats.

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.

The Variations include robust measures to facilitate contributions towards the protection and management of biodiversity and flora and fauna.

3.4 Population and Human Health

The impact of implementing the Variations on population and human health is influenced by the impacts which the Variations will have upon environmental vectors. Environmental vectors are 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. Population and human health has the potential to interact with issues including the following:

- Developmental and recreational pressure on habitats and landscapes;
- Increase in demand for waste water treatment at the municipal level;
- Increase in demand for water supply water quality (see Section 3.6); and
- Flood risk (in flood sensitive areas) (see Section 3.6).

The Variations relate to plans for settlements on the lower three levels of the hierarchy (Service Centres, Local Service Centres and Settlement Nodes); plans for settlements from the upper three levels (Regional Centres, Sub-Regional Centres and District Service Centres) are not affected by the Variations.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a plan or programme began to have adverse health effects on surrounding populations it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population.

3.5 Soil

Peat soils are often indicative of areas that are the most sensitive to development due ecological sensitivities and impeded drainage issues. Settlements within County Tipperary are generally located away from peatland areas.

Sites of national or local geological heritage importance are classed by the Geological Survey of Ireland as County Geological Sites. There are number of County Geological Sites in County Tipperary that are identified as they occur within or nearby specific settlements.

As is the case with other urban and semi-urban areas across the country, there is potential for contamination at sites within County Tipperary, especially where land uses occurred in the past in the absence of environmental protection legislation.

Local knowledge on potentially contaminated soils and landfill sites was provided at cross-Departmental County Council Workshops as part of the Variations/SEA preparation process. Settlements where such local knowledge was identified are as follows: Silvermines, Dundrum, Donohill, Dolla.

3.6 Water

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving *good status*. All public bodies are required to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and improve polluted water bodies to *good status*.

The most recent available information from the EPA (for the years 2010-2015) generally classifies surface waters in County Tipperary as being of good or high status, however there are stretches of rivers and streams which are classified as being of moderate and, to a lesser extent, poor status. Rivers or streams with the most deteriorated status occurring within or adjacent to settlements include those at Killenaule, Mullinahone, Terryglass, Drangan, Moyne and The Ragg and Ballingarry (NT). The most recent available information from the EPA (for the years 2010-2015) generally classifies ground waters in County Tipperary as being of good status. Two smaller areas of poor status are found within the County – one in the north and one in the south.

Flooding is an environmental phenomenon which, as well have causing economic and social impacts, could in certain circumstances pose a risk to human health. Various locations of historical flooding events have been mapped by the Office of Public Works in County Tipperary. In addition to this historic mapping there is predictive, modelled mapping emerging from the National Catchment Flood Risk Assessment and Management (CFRAM) Study and Flood Risk Management Plans are currently being finalised. There is historic and predictive evidence of flooding in various locations in County Tipperary.

3.7 Air and Climatic Factors

The key issue involving the assessment of the effects of implementing the Variations on climatic factors relates to greenhouse gas emissions arising from transport.

Maximising sustainable mobility will help Ireland meet its emission target for greenhouse gases under the 2020 EU Effort Sharing target which commits Ireland to reducing emissions from those sectors that are not covered by the Emissions Trading Scheme (e.g. transport, agriculture, residential) to 20% below 2005 levels.

Between 2008 and 2011, Ireland's greenhouse gas emissions decreased across all sectors due to the effects of the economic downturn with emissions falling by 15.2% between 2008 and 2011. However, 2012 saw emissions rise by 1.2% when compared with 2011¹. Land-use planning contributes to what number and what extent of journeys occur. By addressing journey time through land use planning and providing more sustainable modes and levels of mobility, noise and other emissions to air and energy use can be minimised. Furthermore, by concentrating populations, greenfield development – and its associated impacts – can be minimised and the cost of service provision can be reduced.

The EPA's (2016) *Air Quality in Ireland 2015* identifies that:

- Overall, air quality in Ireland compares favourably with other EU Member States;
- Reducing levels of particulate matter, both PM₁₀ and PM_{2.5}, and ozone to below those recommended by the WHO Air Quality Guidelines is a challenge;
- As the improvement in the Irish economy continues compliance with EU legislation for pollutants emitted from car exhausts will pose a challenge;
- Economic activity will likely be mirrored by increases in NO_x emissions, particularly in urban areas; and
- City centre and urban monitoring sites in Ireland are approaching EU limit values for NO₂, and it is probable that we will see limit value exceedances in the near future unless mitigation steps are taken.

3.8 Material Assets

Since January 2014, Irish Water is the State body responsible for the delivery, integration and implementation of strategic water and waste water projects and infrastructural improvements. The upgrading of infrastructure will contribute towards compliance with the Water Framework Directive, EU Urban Waste Water Treatment Directive and Drinking Water Regulations and will help to protect human health and maintain the quality of surface and ground waters.

The Departmental Workshops has identified potential issues with waste water treatment at various settlements including the absence of a municipal waste water treatment plant, significantly limited waste water treatment capacity or significant waste water treatment network issues. Further details on these issues are provided in the main SEA Environmental Report and in Appendix II "*More Detail on Assessment of Individual Settlement Plans*".

Under Section 58 of the Environmental Protection Agency (EPA) Act 1992 the EPA is required to collect and verify monitoring results for all water supplies in Ireland covered by the European

¹ EPA (2014) Ireland's Greenhouse Gas Emissions in 2012

Communities (Drinking Water) Regulations, 2000. The EPA publishes their results in annual reports which are supported by Remedial Action Lists (RALs). The RAL identifies water supplies which are not in compliance with the Regulations mentioned above. The seven water supplies in County Tipperary on the most recent RAL (Q3 of 2017) include:

- Carrick-on-Suir (Crotty's Lake)
- Carrick-on-Suir (Lingaun River)
- Clonmel Poulavanogue

The RAL specifies measures to be taken to help to fix these issues.

The EPA's 'The Provision and Quality of Drinking Water in Ireland' (EPA, 2015) report identifies that:

- Microbiological compliance levels in Public Water Supplies in Tipperary were 99.9% in 2014; and
- Chemical compliance levels were 99.4% in 2014.

For the purposes of waste management planning, Ireland is now divided into three regions: Southern, Eastern-Midlands and Connacht-Ulster. Waste management plans for the three regions came into force in 2015. The EPA publishes data on waste generation and management in the National Waste Report and bulletins. The most recent National Waste Report was published in August 2014, reporting waste information for 2012, identified that in 2012, Ireland achieved all its EU obligations across a broad range of waste legislation. Other material assets covered by the SEA include archaeological and architectural heritage and natural resources of economic value, such as soil, water and air.

3.9 Cultural Heritage

Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment. Archaeological sites and monuments vary greatly in form and date; examples include earthworks of different types and periods, (e.g. early historic ringforts and prehistoric burial mounds), megalithic tombs from the Prehistoric period, medieval buildings, urban archaeological deposits and underwater features. Archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts. A recorded monument is a monument included in the list and marked on the map which comprises the RMP set out county by county under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified by the government. County Tipperary has a wealth of monuments ranging from 6,000 year old burial sites to 17th century fortifications. There are currently 8,578 protected archaeological monuments on record for County Tipperary. Protected monuments are found in clusters within existing settlements in County Tipperary and in lowland rural areas. Upland areas contain smaller concentrations of protected monuments. Zones of archaeological heritage are found at numerous locations across the county some settlements and within certain rural areas such as Derrygreenagh, Longfordpass South, Kilsheelan, Rock of Cashel and Fethard.

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest. Records of Protected Structures are legislated for under Section 12 and Section 51 of the Planning and Development Act 2000 as amended. Protected structures are found in clusters within existing settlements in County Tipperary and in lowland rural areas. Upland areas contain smaller concentrations of protected structures.

In addition to Protected Structures, the Planning and Development Act, 2000 provides the legislative basis for the protection of Architectural Conservation Areas (ACAs). An ACA is a place, area or group

of structures or townscape which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures, whose character it is an objective to preserve in a development plan. ACAs in County Tipperary include those at Ahenny, Ballinure, Borrisokane, Cahir, Cappagh, Carrick-On-Suir, Clogheen, Clonmel, Cloughjordan, Emly, Fethard, Killenaule, Nenagh, Newcastle, Newport, Ninemilehouse, Riverstown, Roscrea, Silvermines, Templemore, The Arch, Thurles and Tipperary.

3.10 Landscape

Landscapes are areas which are perceived by people and are made up of a number of layers: landform, which results from geological and geomorphological history; landcover, which includes vegetation, water, human settlements, and; human values which are a result of historical, cultural, religious and other understandings and interactions with landform and landcover.

In order to support and inform the Variations, an analysis of the landscapes within County Tipperary has been undertaken. One of the outputs of this process has been the identification of the following landscape sensitivities:

- Areas which have a slope which is greater than or equal to 15 degrees;
- Areas which have an elevation of 200m;
- Areas which are underlain by certain soils indicative of landscape sensitivity (acid shallow well drained mineral soil, blanket bog, cutover peat, lacustrine sediment and scree); and
- Areas which are identified as belonging particular CORINE landcover categories (continuous urban fabric, discontinuous urban fabric, broad leaved forest, mixed forest, natural grassland, moors and heathland, transitional woodland scrub, inland marshes, peat bogs and water bodies).

Sensitive areas in the County include the uplands and foothills of the Silvermines Mountains, Arra Mountains and the Devils Bit in the north of the County, the Slieveardagh Hills and Slievenamon in the east and southeast of the County and the Galtee and Knockmealdown Mountains in the west and south of the County. These areas are sensitive due to their elevation, slope, vegetation and soils. Other sensitive areas include Lough Derg and those which contain peatlands and other semi-natural habitats in lowland areas, including in the north and east of the county and urban and semi urban areas.

In addition landscape sensitivities in County Tipperary, sensitivities are in adjacent areas of the seven counties with which County Tipperary shares its county boundary with (including those for counties Clare, Galway, Offaly, Laois, Kilkenny, Waterford and Limerick).

3.11 Appropriate Assessment

Stage 2 Appropriate Assessment (AA) has been undertaken alongside the preparation of the Variations. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC).

The AA concluded that the Variations will not affect the integrity of the Natura 2000 network².

The preparation of the Variations, SEA and AA has taken place concurrently and the findings of the AA have informed both the Variations and the SEA. All recommendations made by the AA were integrated into the Variations.

² Except as provided for in Section 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/programme etc. to proceed; and
- (c) Adequate compensatory measures in place.

3.12 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies which generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives which have been transposed into Irish law and which are required to be implemented. SEOs used in the assessment (this assessment is detailed in the main SEA Environmental Report) are as follows:

Table 3.1 Strategic Environmental Objectives

Environmental Component	Strategic Environmental Objective(s)
Biodiversity, Flora and Fauna	B1: To ensure compliance with the Habitats and Birds Directives with regard to the protection of European Sites and Annexed habitats and species ³
	B2: To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones (designated or not) - are of major importance for wild fauna and flora and essential for the migration, dispersal and genetic exchange of wild species
	B3: To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of listed species
Population and Human Health	PHH1: To protect populations and human health from exposure to incompatible landuses
Soil	S1: To avoid damage to the hydrogeological and ecological function of the soil resource
Water	W1: To maintain and improve, where possible, the quality and status of surface waters
	W2: To prevent pollution and contamination of ground water
	W3: To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities
Material Assets	M1: To serve new development with adequate and appropriate waste water treatment
	M2: To serve new development with adequate drinking water that is both wholesome and clean
	M3: To reduce waste volumes, minimise waste to landfill and increase recycling and reuse
Air and Climatic Factors	C1: To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport
Cultural Heritage	CH1: To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context
	CH2: To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context
Landscape	L1: To minimise significant adverse visual impacts

³ 'Annexed habitats and species' refer to those listed under Annex I, II & IV of the EU Habitats Directive and Annex I of the EU Birds Directive.

Section 4 Summary of Description and Evaluation of Alternatives

4.1 Introduction

As per the requirements of the SEA Directive, the SEA considers reasonable alternatives, which are capable of being implemented for the Variations, taking into account the objectives and the geographical scope of the Plan.

4.2 Need for the Variations

Having consideration to the single administrative area of Tipperary, created as a result of the amalgamation of the two counties and the material differences in the existing North and South Tipperary County Development Plans, it has been decided to vary both of the existing Plans in order to make them consistent with each other and with all relevant and current, national and regional planning and environmental guidance and legislation. With this in mind Tipperary County Council varied the North and South Tipperary Development Plans in order to harmonise policies through a new 'written statement' (Variation No. 2). Another Variation (No. 3) was made to integrate a renewable energy strategy into the Plans. The next step in policy harmonisation is the preparation of new settlement plans through a Variation process to each of the Development Plans.

The North and South Tipperary County Development Plans provide for zoning and development objectives for each town and village across the County (with the exception of those covered by Town Plans or LAPs). There are 116 settlements that are part of the Variation, each with specific zonings and development objectives. The key objective of the Variations is to ensure that these zonings and/or objectives provide a development framework which is fit for purpose for the future development of the individual towns and villages which is cognisant of the needs of the residents while protecting and preserving the character, heritage and amenity of these communities and making a positive contribution and improvement to the population's quality of life.

4.3 Identification of where Alternatives are available

In the first instance, each settlement was assessed to determine whether the consideration of alternatives was relevant. There are four different types of circumstances in this regard and these are detailed below:

1. Alternatives not Applicable

This category applies to settlements where the variation generally proposes to continue the type, location and extent of existing land-use zoning or designations.

2. Alternative not Available

This category applies to settlements where alternatives are not available due to factors that cannot be readily or reasonably altered; including, but not limited to, the existing configuration of roads, water services, existing built fabric or environmental constraints.

3. Alternatives not Significant

This category applies to settlements where the variation proposes clarifications or additional that will not modify the type, location and extent of existing land-use zoning or designations.

4. Assessable Alternatives

This category applies to settlements where alternatives of layout, location, type, phasing or density exist.

Settlements where the conditions described in option 4 “Assessable Alternatives” occur were deemed to require an assessment of alternatives in 38 circumstances. In all other 78 circumstances alternatives were deemed to be not applicable, available or significant. Settlements requiring a consideration of alternatives are listed on Table 4.1 below.

Table 4.1 Settlements for which Assessment of Alternatives is required

No.	Service Centres and Local Service Centres	Nodes
1	Ardfinnan	Grange (Clonmel)
2	Ballyclerihan	Ballinderry
3	Ballyporeen	Ballingarry (node)
4	Clogheen	Ballinree
5	Kilsheelan	Kilcommon Upper
6	Ballina	Killusty
7	Borrisokane	Ballycahill
8	Cloughjordan	Clonakenny
9	Newport	Drom
10	Newtown	Drumbane
11	Toomevara	Horse & Jockey
12	Bansha	Knock
13	Cappawhite	Loughmore
14	Dundrum	
15	Golden	
16	Ballingarry (Service Centre)	
17	Borrisoleigh	
18	Twomileborris	
19	Lisronagh	
20	Rearcross	
21	Terryglass	
22	Lattin	
23	Drangan	
24	Glengoole	
25	Kilcash	

4.4 Summary of Assessment of Alternatives

Significant Positive Effects Common to all Alternatives

By providing for development within existing development boundaries and facilitating the use of existing utilities and brownfield sites, all alternatives would be likely to contribute towards a reduced need to develop more sensitive, undeveloped areas elsewhere in the wider County that are further from established settlements and less well serviced. This would be likely to result in significant positive environmental effects on the following environmental components:

- Biodiversity and flora and fauna
- Population and human health
- Soil (especially soil on greenfield lands)
- Water (status of rivers and groundwater)
- Flood risk
- Sustainable mobility and associated effects (energy usage and emissions to air including noise and greenhouse gases)
- Material Assets (provision of adequate and appropriate waste water and drinking water services and waste management)
- Cultural Heritage (architectural and archaeological heritage)
- Amenities

Although significant positive environmental effects would occur under each of the alternatives, the extent to which they would occur varies across each of the alternatives and this is addressed under the evaluation of each of the alternatives below.

Potentially Significant Adverse Effects Common to all Alternatives

All of the alternatives provide for development of the relevant settlements. Such development would have the potential to conflict with environmental components – to different degrees. Potentially significant adverse environmental effects arising from this conflict are common to all alternatives and are described on Table 4.2. For the Variation, these effects will be mitigated by both provisions integrated into the Variations and existing provisions already in force through the County Development Plans.

Although potentially significant adverse environmental effects would occur under each of the alternatives, the extent to which they would occur varies across each of the alternatives and this is addressed under the evaluation of each of the alternatives below.

Table 4.2 Potentially Significant Adverse Environmental Effects common to all alternatives

Environmental Component	Potential Effect
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> o Arising from both construction and operation of development and associated infrastructure: 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; and disturbance to biodiversity and flora and fauna o Habitat loss, fragmentation and deterioration, including patch size and edge effects. o Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species.
Population and Human Health	<ul style="list-style-type: none"> o Potential interactions if effects upon environmental vectors such as water and air are not mitigated
Soil	<ul style="list-style-type: none"> o Damage to the hydrogeological and ecological function of the soil resource.
Water	<ul style="list-style-type: none"> o Adverse impacts upon the status of water bodies arising from changes in quality, flow and/or morphology. o Increase in the risk of flooding.
Material Assets	<ul style="list-style-type: none"> o Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts). o Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts) o Increases in waste levels
Air and Climatic Factors	<ul style="list-style-type: none"> o Emissions to air including greenhouse gas emissions and other emissions.
Cultural Heritage	<ul style="list-style-type: none"> o Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.
Landscape	<ul style="list-style-type: none"> o Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape.

Best Environmental Alternatives and Selected Alternatives

The table below details the alternatives that were considered for each of the relevant settlements (see Section 4.3). The SEA Environmental Report provides further detail on the environmental consequences of each of these alternatives. The alternative that is likely to give rise to the least environmental effect is indicated in **bolded text**. The purpose of the assessment is to contribute to the decision-making process for Plan variation for each settlement where alternatives

are available. The **Best** environmental alternative was selected for inclusion as part of the Variations in all circumstances.

Town Name	Alternatives (Best environmental alternative marked in bold)
Ardfinnan	Higher density of residential lands Lower density of residential lands
Ballyclerihan	Variation that does not reduce the amount of land zoned Agriculture Variation that reduces the amount of land zoned Agriculture
Ballyporeen	Variation to zoning that does not integrate flood risk management considerations or reduce zoning in the town Variation to zoning that integrates flood risk management considerations and reduces zoning in the town
Clogheen	Variation to zoning that does not integrate flood risk management considerations Variation to zoning that integrates flood risk management considerations
Kilsheelan	Higher density of residential lands Lower density of residential lands
Ballina	Variation to zoning that does not integrate flood risk management considerations Variation to zoning that integrates flood risk management considerations
Borrisokane	Variation to zoning that does not consolidate zoning Variation to zoning that consolidates zoning including omission of an extent of agricultural lands
Cloughjordan	Variation to zoning that does not integrate flood risk management considerations or phasing Variation to zoning that integrates phasing and flood risk management considerations
Newport	Variation to zoning that does not integrate flood risk management considerations Variation to zoning that integrates flood risk management considerations
Newtown	Town Centre uses in centre including provision of higher density Lower density Residential uses in centre
Toomevara	Variation that does not reduce zoning to the west of the town Variation that reduces zoning to the west of the town
Bansha	Variation that does not change Business and Enterprise zoned lands re: permissible uses Variation that changes Business and Enterprise zoned lands re: permissible uses (only dry uses to be considered)
Cappawhite	Variation that does not reduce the amount of land zoned Variation that reduces the amount of land zoned
Dundrum	Variation that does not integrate flood risk management considerations or limit development until adequate levels of water services are provided Variation that integrates flood risk management considerations and limits development until adequate levels of water services are provided
Golden	Variation to zoning that does not integrate flood risk management considerations Variation to zoning that integrates flood risk management considerations
Ballingarry (Service Centre)	Variation that does not reduce the amount of land zoned as Residential and Business and Enterprise Variation that reduces the amount of land zoned as Residential and Business and Enterprise
Borrisoleigh	Variation that does not integrate flood risk management considerations Variation that integrates flood risk management considerations
Twomileborris	Variation that does not integrate flood risk management considerations Variation that integrates flood risk management considerations
Lisronagh	Variation to zoning that does not integrate phasing Variation to zoning that integrates phasing
Rearcross	Variation that does not reduce the amount of Residential lands zoned Variation that reduces the amount of Residential lands zoned
Terryglass	Variation that includes land zoned as Integrated Tourism Variation that does not include land zoned as Integrated Tourism
Lattin	Variation to zoning that does not reduce OSA zoning Variation to zoning that reduces OSA zoning
Drangan	Variation that does not reduce the amount of land zoned as Residential Variation that reduces the amount of land zoned as Residential
Glengoole	Variation that does not reduce the amount of land zoned as Residential Variation that reduces the amount of land zoned as Residential
Kilcash	Variation that does not reduce the amount of land zoned as Residential Variation that reduces the amount of land zoned as Residential

	Alternatives
Town Name	(Best environmental alternative marked in bold)
Grange (Clonmel)	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Ballinderry	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Ballingarry (node)	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Ballinree	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Kilcommon Upper	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Killusty	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Ballycahill	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Clonakenny	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Drom	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Drumbane	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Horse & Jockey	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Knock	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary
Loughmore	Variation that does not reduce the area encompassed by the settlement boundary
	Variation that reduces the area encompassed by the settlement boundary

Section 5 Summary of Effects arising from the Variations

Tipperary County Council have integrated all recommendations arising from the SEA and AA processes into the Variations (see Section 6).

By providing for development within existing development boundaries and facilitating the use of existing utilities and brownfield sites, the County Development Plan as varied would be likely to contribute towards a reduced need to develop more sensitive, undeveloped areas elsewhere in the wider County that are further from established settlements and less well serviced. This would be likely to result in significant positive environmental effects on various environmental components as detailed on Table 5.1 overleaf.

Table 5.1 provides a detailed overall evaluation of the environmental effects arising from the Variations. The effects encompass all in-combination/cumulative effects arising from implementation of the Variations. The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Variations are detailed as are residual effects, taking into account mitigation through both provisions integrated into the Variations and existing provisions already in force through the County Development Plans – 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. Strategic Environmental Objective (SEO) codes taken from Table 3.1.

Table 5.1 Overall Evaluation – Effects arising from the Variations

Environmental Component	Significant Positive Effect, likely to occur	Potential Effect, if unmitigated	Residual Adverse Effects	Relevant SEO Codes
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Facilitates lower overall effects on ecology (including designated sites, ecological connectivity, habitats) – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites. Facilitates protection of ecology with respect to the provision of water services. Facilitates contribution towards the protection of ecology as a result of contributing towards the protection of environmental vectors, including air and water. 	<ul style="list-style-type: none"> Arising from both construction and operation of development and associated infrastructure: 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; and disturbance to biodiversity and flora and fauna Habitat loss, fragmentation and deterioration, including patch size and edge effects. Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species. 	<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). 	B1 B2 B3
Population and Human Health	<ul style="list-style-type: none"> Facilitates protection of human health with respect to the provision of water services and the provision of transport infrastructure integrated with land use planning – and associated interactions with sustainable mobility, emissions and energy usage. Facilitates contribution towards the protection of human health as a result of contributing towards the protection of environmental vectors, including air and water. 	<ul style="list-style-type: none"> Potential interactions if effects upon environmental vectors such as water and air are not mitigated 	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors. This has been mitigated by provisions which have been integrated into the Plan, including those relating to sustainable mobility and infrastructural provision. 	PHH1
Soil	<ul style="list-style-type: none"> Facilitates lower overall effects on soil – due to increased utilisation of lands within existing development boundaries and use of existing utilities and brownfield sites. Facilitates protection of soil with respect to the provision of water services. 	<ul style="list-style-type: none"> Damage to the hydrogeological and ecological function of the soil resource. 	<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. 	S1
Water	<ul style="list-style-type: none"> Facilitates lower effects on ground and surface waters due to higher levels of development within established and serviced settlement centres that have installed/upgraded water services capable of delivering Water Framework Directive targets. 	<ul style="list-style-type: none"> Adverse impacts upon the status of water bodies arising from changes in quality, flow and/or morphology. Increase in the risk of flooding. 	<ul style="list-style-type: none"> Increased loadings as a result of development to be in compliance with River Basin Management Plans. Flood related risks remain due to uncertainty with regard to extreme weather events. 	W1 W2 W3
Material Assets	<ul style="list-style-type: none"> Provides for planned infrastructure including water services infrastructure and transport infrastructure. Make most use of existing water services and drainage infrastructure. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water that is both wholesome and clean (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts) Increases in waste levels 	<ul style="list-style-type: none"> Residual wastes to be disposed of in line with higher level waste management policies. 	M1 M2

SEA Environmental Report Appendix III – Non-Technical Summary

Environmental Component	Significant Positive Effect, likely to occur	Potential Effect, if unmitigated	Residual Adverse Effects	Relevant SEO Codes
Air and Climatic Factors	<ul style="list-style-type: none"> • Facilitates contribution towards a shift from car to more sustainable and non-motorised transport modes. • Facilitates contribution towards reducing congestion and associated adverse effects on air quality. • Facilitates contribution towards reductions in travel related greenhouse gas and other emissions to air. 	<ul style="list-style-type: none"> • Emissions to air including greenhouse gas emissions and other emissions. 	<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 mobility. 	C1
Cultural Heritage	<ul style="list-style-type: none"> • Contribution towards the protection of cultural heritage by facilitating compliance with protection legislation. 	<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 alteration to the context and setting of architectural heritage however these will occur in compliance with legislation. • Potential alteration to the context and setting of archaeological heritage however this will occur in compliance with legislation. • Potential loss of unknown archaeology however this loss will be mitigated by measures integrated into the Variations. 	CH1 CH2
Landscape	<ul style="list-style-type: none"> • Contribution towards the protection of cultural heritage by facilitating compliance with objectives relating to landscape management and protection. 	<ul style="list-style-type: none"> • Occurrence of adverse visual impacts and conflicts with the appropriate protection of statutory designations relating to the landscape. 	<ul style="list-style-type: none"> • None. The Variations contribute towards the protection of landscape designations. The County's landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments. 	L1

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 Variations. Various environmental sensitivities and issues have been communicated to the Council through the SEA and the Appropriate Assessment (AA). Provision has been integrated into the Settlement Plan Guide requiring compliance with individual SEA and AA mitigating measures. By requiring that development comply with the "Individual SEA and AA provisions" detailed on the table overleaf, the Council have ensured that both the beneficial environmental effects of implementing the Variation 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 development;
- Integration of individual SEA and AA provisions into the text of the Variations; and
- Integration of environmental considerations into zoning provisions of the Plan.

A summary of individual SEA and AA provisions into the text of the Variations is provided at Table 6.1.

6.2 Monitoring

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. The Environmental Report contains proposals for monitoring the Variations that are adopted alongside the Plan. Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The Environmental Report identifies indicators - which allow quantitative measures of trends and progress in the environment over time. Measurements for indicators generally come from existing monitoring sources or from an internal monitoring of the environmental effects of grants of permission in the Council.

Monitoring is an ongoing process and the Programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may also be updated to deal with specific environmental issues - including unforeseen effects - as they arise.

A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan will be prepared before in advance of beginning the review of the Plan. This report will address the indicators that are set out on Table 6.1.

Table 6.1 Summary of Mitigation Measures and Indicators for Monitoring

Environmental Component⁴	Individual SEA and AA provisions <i>The Variations requires that developments shall demonstrate compliance with the provisions laid out below as relevant and appropriate.</i>	Mitigating References provisions from the existing Plan	Monitoring Measures
All	<ul style="list-style-type: none"> Construction and Environmental Management Plans 	-	All
Biodiversity and flora and fauna	<ul style="list-style-type: none"> Protection of Biodiversity including the Network of European Sites Appropriate Assessment Annex I Species European Sites Freshwater Pearl Mussel Biodiversity and Ecological Networks Non-Designated Sites Riparian Zone and Waterbodies and Watercourses Alien invasive species Fisheries Roads Amenity/Tourism/Recreation Development Drainage or Reclamation of Wetlands Light Pollution 	POLICY LH5 POLICY LH6 POLICY LH7 POLICY LH9 POLICY LH11 OBJECTIVE S07-2	B1: Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive B2: Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan as varied B3i: Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied B3ii: Number of significant impacts on the protection of listed species
Population and human health	<ul style="list-style-type: none"> Human Health Radon 	POLICY T112 POLICY T113 POLICY ED13	PHH1: Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan as varied, as identified by the Health Service Executive and Environmental Protection Agency
Soil	<ul style="list-style-type: none"> Geological Sites Soil Soil and Contamination 	POLICY LH10 OBJECTIVE S07-5	S1i: Soil extent and hydraulic connectivity
Water	<ul style="list-style-type: none"> Also see measures under soil above and material assets below. Water Framework Directive and associated legislation River Basin Management Plan(s) 	POLICY LH8 POLICY LH12 POLICY ED6 POLICY T111 POLICY CEF8 POLICY T19	W1: Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC W3: Number of incompatible developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk
Air and climatic factors	<ul style="list-style-type: none"> CAFÉ Directive National Climate Change Adaptation Framework Green Infrastructure 	POLICY CEF1	C1: Percentage of population travelling to work, school or college by public transport or non-mechanical means

⁴ The SEA Directive identifies a number of environmental topics which must be considered in the assessments being undertaken for plans and programmes. These topics are listed in this column and comprise biodiversity and flora and fauna, population and human health, soil, water, air and climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape.

SEA Environmental Report Appendix III – Non-Technical Summary

Environmental Component⁴	Individual SEA and AA provisions <i>The Variations requires that developments shall demonstrate compliance with the provisions laid out below as relevant and appropriate.</i>	Mitigating References provisions from the existing Plan	Monitoring Measures
Material Assets	<ul style="list-style-type: none"> • Irish Water • Sufficient Capacity • Waste Water Treatment or Network Issues • Focus on Urban Waste Water Discharges in Ireland • Urban Waste Water Treatment Regulations • Drinking Water Regulations • The Provision and Quality of Drinking Water in Ireland • EPA's Remedial Action List • Construction Waste • Waste Disposal • Construction and Environmental Management Plans 	POLICY T18 POLICY T16 POLICY T17 POLICY T110	M1: Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan as varied M2: Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied M3i: Total collected and brought household waste M3ii: Packaging recovered (t) by self-complying packagers
Cultural Heritage	<ul style="list-style-type: none"> • Protection of Archaeological and Architectural Heritage • Archaeological and Architectural Heritage Surveys and Assessments 	POLICY LH13 POLICY LH14 POLICY LH15 OBJECTIVE S07-3 OBJECTIVE S07- 4 POLICY LH16 OBJECTIVE S07-6	CH1: Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) - protected from significant adverse effects arising from new development granted permission under the Plan as varied CH2: 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 as varied
Landscape	<ul style="list-style-type: none"> • Landscape Designations 	POLICY LH1 POLICY LH2 POLICY LH3 POLICY LH4 OBJECTIVE S07-1 POLICY T114 POLICY SS3 (iii) POLICY ED3	L1: Number of complaints received from statutory consultees regarding avoidable adverse visual impacts on the landscape resulting from development which is granted permission under the Plan as varied