

SEA SCREENING PROPOSED
MATERIAL ALTERATIONS TO
THE ADARE LOCAL AREA
PLAN 2024-2030

Prepared under SI 436 of 2004 as amended

December 2023

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1 Introduction

The Draft Adare Local Area Plan 2024-2030 was placed on public display for a six week period from the 19th August 2023 to 2nd October 2023 inclusive. A public drop in information session was held between 3pm and 7pm on the 7th of September in the Village Hall in Adare.

Submissions/Observations were invited over the public consultation period. Copies of the draft Plan, associated documents and public notice were issued to prescribed bodies, including government departments and other agencies, as required by the Planning and Development Act 2000 (as amended).

The Draft Adare Local Area Plan 2024 - 2030 (Volume 1) comprises a written statement and maps and is accompanied by a Draft Public Realm Plan (Volume 2) and Strategic Environmental Assessment Environmental Report, Appropriate Assessment Natura Impact Statement and Strategic Flood Risk Assessment (Volume 3).

Submissions and Observations Received

One hundred and twenty three written submissions were received within the statutory timeframe.

The summary and recommendations made on these submissions in a Chief Executives Report are available for public viewing at <https://www.limerick.ie/sites/default/files/media/documents/2023-11/CE-Report-to-Elected-Members-on-submissions-received-on%20Draft-Adare-LAP-Public-Consultation.pdf>

Comments and assessment were provided from the SEA and AA on each of the material alterations proposed by the Chief Executive and these can be found with the above report and link.

The purpose of this SEA Screening Report is to determine if the material alterations are assessed as giving rise to significant environmental effects as required under SI 436 of 2004 as amended.

A Screening Assessment is provided along with a draft SEA determination in Section Three of this report.

2 Proposed Material Alterations

Table 2. 1SEA Assessment Table

Note new text in green font, deleted text in strikethrough, red text

No	Name/Group:	CE Recommendations	Further SEA assessment required?
1	OFFICE OF THE PLANNING REGULATOR (OPR) Ref: LCC — C244-ADAR2 – 112	<p>2(d)- Amend Objective SM5(b) as follows:</p> <p>Support the delivery of the Foynes to Limerick (including Adare Bypass) Road, subject to all appropriate environmental and planning assessments <u>and ensure future development proposals do not compromise the development of this scheme.</u></p> <p>Include a map identifying the location of the proposed Adare Bypass in Section 7.4 Roads of the Volume 1 Written Statement of the Draft Local Area Plan.</p> <p>4- Amend Objective IU05(b) as follows:</p> <p>Ensure development proposals within <u>the townlands of Adare, Ardshanbally, Blackabbey, Bouladally, Curraghbeg and Mountwilliam or other</u> areas outlined as being at risk of flooding <u>both within and outside the core (where the Justification Test is not applied)</u> are subject to Site Specific Flood Risk Assessment as outlined in “The Planning System and Flood Risk Management Guidelines”, DECLG and OPW (2009) and measures outlined in Section 7.2 of the SFRA Volume 3.</p>	NO.
<p>SEA comment :The integration to the Draft Plan of the SEA mitigation measures relating to landuse zonings and the Public Realm (Section 8.4 and 8.5 of the SEA ER)plan are supported through the SEA process as they provide fuller integration to the Draft Plan and make explicit mitigation measures identified through the SEA process. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations outlined in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant</p>			

No	Name/Group:	CE Recommendations	Further SEA assessment required?
<p>(adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
6	DEPARTMENT OF TRANSPORT Ref: LCC – C244–ADAR2 - 106	Replace National Active Travel policy in the first paragraph on Page 54 with ' National Sustainable Mobility Policy ' Amend Section 7.2 Achieving modal shift to include the following text The Council promotes the use of shared mobility options such as rented bikes, e-scooters and car sharing in line with the National Sustainable Mobility Policy and the Climate Action Plan 2023(CAP23).	NO
<p>SEA comment: Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
7	TRANSPORT INFRASTRUCTURE IRELAND (TII) Ref: LCC – C244 – ADAR2 - 18	3 - Amend SM 5(b) to include the following text " and ensure future development proposal do not compromise the development of this scheme ". 4.(i)-(ii) No change (iii) Amend Objective SM5(a) Road as follows: Safeguard the capacity of the national road network, and ensure any future development requiring access onto the N21 shall be in accordance with objective TR039 and objectionable TR048 of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. (i) Road Safety audits and Traffic Impact Assessments in accordance with TII guidance and publications will be required to demonstrate implications of development proposals on the national and regional road network which are in line with the appropriate and necessary environmental and ecological assessments as require. (ii) A Design Report will be required in accordance with TII Publications DN-GEO-03030 for works to the strategic national road network.	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		<p>(iv) Objective H1(a) Residential Development shall be amended as follows:</p> <p>Early engagement with all utilities providers <u>statutory stakeholders</u> including Uisce Eireann is strongly advised.</p> <p>5.No change</p> <p>6. Amendment to Objective SM5(a) Road as follows:</p> <p>Safeguard the capacity of the national road network, and ensure any future development requiring access onto the N21 shall be in accordance with objective TR039 and objectionable TR048 of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network.</p> <p>(i) Road Safety audits and Traffic Impact Assessments <u>in accordance with TII guidance and publications</u> will be required to demonstrate implications of development proposals on the national and regional road network which are in line with the appropriate and necessary environmental and ecological assessments as require.</p> <p>(ii) <u>A Design Report will be required in accordance with TII Publications DN-GEO-03030 for works to the strategic national road network.</u></p>	
<p>SEA comment: Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
6	<p>UISCE EIREANN</p> <p>Ref: LCC – C244–ADAR2 - 107</p>	<p>4(a) – Update the Settlement Capacity Audit to include the following text</p> <p><u>Sites 1a, 2, 3, 4 - likely servicing of these sites to be facilitated by provision of new developer led sewer through sites 1 to 4, connecting to the 300mm diameter sewer on N21 at Adare Boys N.S. Third party permissions may be required. 100mm diameter sewer to the rear of existing properties and parallel to the N21 to be protected.</u></p>	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		<p><u>Sites 8, 9, 10, 11- closest available sewer is on N21 outside Adare Boys N.S. Long extension of 300-600m required to connect to public network, depending on site. Upon development of site 4, potential may also exist to connect via this site.</u></p> <p><u>Site 12- available GIS indicates the nearest network is approximately 140m away (Adare Old WWPS).</u></p> <p><u>Opportunity sites 1, 2, 3, 4, 5- sewers passing through site to be protected.</u></p> <p>4(b) – Update the Settlement Capacity Audit to include the following text</p> <p><u>Sites 5, 6, 7, 12- GIS indicates area is served by a 75mm diameter main. Localised water network upgrades/ extension likely to be required.</u></p> <p><u>Sites 9, 11- short extensions may be required.</u></p> <p><u>Opportunity sites 2, 4 - watermains running through site to be protected.</u></p> <p>5(a-d) – No change</p> <p>6.(a) Update text in Section 9.1 as follows:</p> <p>Limerick City and County Council delivered water services in accordance with a Service Level Agreement <u>until Uisce Éireann assumed full responsibility for the delivery of all public water services in Limerick in 2023, in line with the Water Services Bill 2022.</u> designed for a biological capacity of 2,500 population equivalent (PE) and the current load is estimated at 1,472 population equivalent as per the 2022 Settlements with Waste Water Discharge Authorisations Wastewater Treatment Capacity <u>Register.</u></p> <p>Update text in Section 9.1 as follows:</p> <p>Adare’s public water supply is currently provided from the existing Water Treatment Plant in Castleroberts located to the southeast of the village and there is capacity in the system to cater for the population growth anticipated over the lifetime of the Plan.</p> <p><u>Adare is served by the Adare Water Resource Zone(WRZ). A project to facilitate interconnection with Limerick City WRZ, via Croom is underway and is expected to be delivered by 2026, subject to the necessary approvals. It is</u></p>	

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		<p><u>envisaged that, with these works there will be adequate capacity available to cater for the proposed population growth over the Plan period.</u></p> <p>6 (b) No change</p> <p>6(c) Amend the Land Use Zoning Map and the Flood Map to zone an area offor Open Space and Recreation purposes</p> <p>Amend Table 10.3 Total Land Zoned to reflect this change</p> <p>6(d-f) – No change</p>	
<p>SEA comment: The minor change from area without zoning along the river to open space and recreation is not identified as giving rise to significant environmental effects, given the existing mitigation measures in the Draft Plan. In relation to other material alternations, taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p>			
9	<p>OFFICE OF PUBLIC WORKS (OPW)</p> <p>Ref: LCC – C244–ADAR2 – 112</p>	<p>3. Amend Objective CH01(b) Climate Change to include the following text <u>Finished floor levels should be assessed in relation to the specific development, but the minimum levels set out in Table 7-2 Volume 3c of the Strategic Flood Risk Assessment shall apply.</u></p> <p>4(i) Insert the following text in SFRA Section 8.5 Conclusion: <u>That new highly vulnerable development is only appropriate in Flood Zone C and that new less vulnerable development is only appropriate in Flood Zone B or C. Existing development will need to be dealt with in accordance with Section 5.28 of the Planning Guidelines.</u></p> <p>(ii) –(ii) Amend Objective IU05(b) as follows: Ensure development proposals within <u>the townlands of Adare, Ardshanbally, Blackabbey, Bouladally, Curraghbeg and Mountwilliam or other</u> areas outlined as being at risk of flooding <u>both within and outside the core (where the Justification Test is not applied)</u> are subject to Site Specific Flood Risk Assessment as outlined in “The Planning System</p>	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		<p>and Flood Risk Management Guidelines”, DECLG and OPW (2009) and measures outlined in Section 7.2 of the SFRA Volume 3.</p> <p>5. Update Section 5.5 of the SFRA as follows:</p> <p>“Flood risk relating to groundwater has been screened under Section 5.4.4 and confirmed that Adare is not at risk from predicted or historic groundwater flooding”.</p> <p>6. Update Section 7.6.1 of the SFRA to include the following text <u>Arterial Drainage embankments should be regarded as informal defences, the purpose of which is to improve land for agriculture.</u></p>	
<p>SEA comment: Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions including the Strategic Flood Risk Assessment, and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p>			
11	<p>NATIONAL TRANSPORT AUTHORITY</p> <p>Ref: LCC – C244 – ADAR2-105</p>	<p>2 Amend Objective SM1(b) as follows: Deliver a Traffic Management <u>Transport</u> Plan for the village within the lifetime of the Plan, which will consider traffic flow and parking around the village and improved pedestrian and cyclist provision</p> <p><u>The plan will assess the existing traffic, transport and movement conditions in the village and surrounding context, will identify key transport interventions for the village including parking, and will identify key measures for sustainable and active travel infrastructure.</u></p> <p>3-4. No change</p> <p>5. Amend Draft Adare Public Realm Plan Chapter 3: Key Public Realm Opportunities under section 1: A Sustainable Green Infrastructure, on page 50 titled Walking & Cycling Strategy, text as follows:</p> <p>The following cycling proposal are being put forward subject to further analysis under the Traffic Management Plan.</p>	NO

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		<p><u>The following indicative cycling proposals are being put forward subject to further analysis under the Traffic Management Plan, and will be informed by the National Transport Authority's Cycle Design Manual in collaboration with the NTA.</u></p> <p>Amend Draft Adare Public Realm Plan Chapter 3: Key Public Realm Opportunities, under section 3: Main Street Area on page 69 titled "Walking & Cycling Strategy", text as follows:</p> <p>The proposed cycle routes in this plan <u>are indicative,</u> and will be subject to further review under the future traffic management <u>transport</u> plan for Adare. Future designs must adhere to national standards outlined in the Design Manual for Urban Roads and Streets and the National Cycle Manual. <u>Final design will be informed by the National Transport Authority's Cycle Design Manual, and in collaboration with the NTA.</u></p> <p>6(a) No change</p> <p>6(b) Amend the land use zoning map and the Flood Map to zone an area of .494 hectares along the railway for Agricultural purposes</p> <p>Amend Table 10.3 Total Lands Zoned to reflect this change</p> <p>6(c)-(d) No change</p>	
<p>SEA comment: Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse).</p> <p>The amendment of landuse zoning and flood map along railway are not identified as giving rise to significant environmental effects as a result. In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA</p>			
14	CLLR BRIDIE COLLINS	<p><u>PR S03:</u></p> <p><u>Create a Liveable Village where individuals, families and person of all ages can live in the village for their entire life.</u></p>	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
	Ref: LCC-C244 – ADAR2-2		
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions including implications for public realm to enhance village viability and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
21	DR YVONNE WILLIAMS – SHANNON MEDICAL CENTRE Ref: LCC – C244 – ADAR2-9	<p>Amend the land use zoning, the flood map and the Amenity and Sustainable Transport Map to include an area of land zoned for Open Space and Recreation (.217 hectares) in site number 8 as identified in the Settlement Capacity Audit and decrease the area of land zoned for New Residential at this location by .217 hectares.</p> <p>Update the Settlement Capacity Audit to change the site area of Site number 8 from 1.1 to <u>.883</u> and associated changes and amend the site boundary of site number 8 in the Settlement Capacity Audit map.</p> <p>Amend Table 10 Total Zoned Lands and the figures included for New Residential and Open Space and Recreation to reflect these changes</p>	NO
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). The minor amendment to landuse zoning at Site 8 above, from residential to open space is not identified as giving rise to significant environmental effects. In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
23	CLLR BRIDIE COLLINS Ref: LCC – C244-ADAR2-11	<p>a) Amend the land use zoning, the flood map and the Amenity and Sustainable Transport Map to include an area of land zoned for Open Space and Recreation (.217 hectares) in site number 8 as identified in the Settlement Capacity Audit and decrease the area of land zoned for New Residential at this location by .217 hectares.</p>	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		<p>Update the Settlement Capacity Audit to change the site area of Site number 8 from 1.1 to <u>.883</u> and associated changes and amend the site boundary of site number 8 in the Settlement Capacity Audit map.</p> <p>Amend Table 10.3 Total Zoned Lands and the figures included for New Residential and Open Space and Recreation to reflect these changes.</p> <p>b) Amend the land use zoning, the flood map and the Amenity and Sustainable Transport Map to increase the area of land zoned for new residential in site number 7 as identified in the Settlement Capacity Audit to increase by .24 hectares</p> <p>Update the Settlement Capacity Audit to change the site area of Site number 7 from 0.13 to <u>0.338</u> and associated changes</p> <p>Amend Table 10 Total Zoned Lands and the figures included for New Residential and Open Space and Recreation to reflect these changes.</p>	
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). The minor amendment to landuse zoning at Site 8 above, from residential to open space is not identified as giving rise to significant environmental effects. In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
	<p>SUBMISSIONS NUMBERS 24, 29, 30 TO 39</p> <p>41 TO 55</p> <p>57 -65, 67, 68,76,77, 78</p> <p>81 TO 84</p> <p>86,88 TO 90</p> <p>92,93, 95, 101,108, 113, 115, 116, 123</p>		

No	Name/Group:	CE Recommendations	Further SEA assessment required?
	AS ABOVE		
40	DUNRAVEN ESTATES COMPANY Ref: LCC – C244-ADAR2-30	<p>3. Amend the text in Opportunity Site 1 as follows:</p> <p>This shall include for the provision of age friendly parking spaces and potential for a drop off point for coaches and long stay out of centre coach parking set down facilities. and/or the provision of an overflow coach parking area on undeveloped lands at the rear of the existing car park should be considered. <u>The Transport Plan being prepared for the village should investigate the potential for the provision of an overflow car parking area on undeveloped lands at the rear of the existing car park.</u></p> <p>Amend the text in Objective SM2: Overflow Car Parking as follows:</p> <p><u>As part of the Transport plan for Adare a) Investigate the potential to provide alternative locations for car parking off the Main St in Adare</u></p> <p>b) explore the possibility of the provision of an overflow car park on lands to the rear of the Heritage Centre car park indicated with a P on the Amenity and Sustainable Transport Map subject to compliance with the Flood Risk Management Guidelines, the Strategic Flood risk Assessment contained in Volume 3 of this Plan and a Flood Management Plan detailing procedures including closure of the car park in predicted times of tidal inundation. Any development of a car park at this location shall demonstrate appropriate Sustainable urban Drainage Systems (SuDS) which are in line with the appropriate and necessary environmental and ecological assessments as required.</p> <p>Include references across the Plan to the identification of alternative locations for car parking in Adare off the Main St.</p>	NO
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Per OPRs submission, that cautions that care should be taken to ensure that there is no net increase in car parking in the central area which would attract increased car traffic. In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			

No	Name/Group:	CE Recommendations	Further SEA assessment required?
80	MKO ON BEHALF OF ADARE VILLAGE OWNERS MANAGEMENT COMPANY Ref: LCC – C244-ADAR2-72	1. Amend the land use zoning, the flood map and the Amenity and Sustainable Transport Map to include an area of land zoned for Open Space and Recreation (.217 hectares) in site number 8 as identified in the Settlement Capacity Audit and decrease the area of land zoned for New Residential at this location by .217 hectares. Update the Settlement Capacity Audit to change the site area of Site number 8 from 1.1 to <u>.883</u> and associated changes and amend the site boundary of site number 8 in the Settlement Capacity Audit map.	NO
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). The minor amendment to land use zoning at Site 8 above, from residential to open space is not identified as giving rise to significant environmental effects. In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
96	SHARON FITZGERALD ON BEHALF OF THE RESIDENTS AT BLACKABBEY GATE REF: LCC – C244-ADAR2-89	Amend the Land use zoning map, the Flood Zone Map and the Amenity and Sustainable Transport Map to increase the area of Open Space and Recreation zoning and reduce the New Residential zoned lands to .136. Update the Settlement Capacity Audit to change the site area of Site number 6 to <u>.136 and associated changes</u> Amend Table 10 Total Zoned Lands and the figures included for New Residential and Open Space and Recreation to reflect these changes.	NO
<p>Minor positive interactions with SEOS arising from increase from .033 to .05 in Open Space and accompanying minor reduction in New Residential. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
98	CLLR BRIDIE COLLINS	AMEND THE LAND USE ZONING AND FLOOD MAP TO ZONE AN AREA OF .069 HECTARES AS UTILITIES. AMEND TABLE 10 TOTAL LAND ZONED TO REFLECT THIS CHANGE	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
	REF: LCC – C244-ADAR2-91		
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p>			
102	<p>MICHELLE BRENNAN GALLAGHER</p> <p>Ref: LCC – C244-ADAR2-95</p>	<p>Amend the land use zoning, the flood map and the Amenity and Sustainable Transport Map to include an area of land zoned for Open Space and Recreation (.217 hectares) in site number 8 as identified in the Settlement Capacity Audit and decrease the area of land zoned for New Residential at this location by .217 hectares. Update the Settlement Capacity Audit to change the site area of Site number 8 from 1.1 to .883 and associated changes and amend the site boundary of site number 8 in the Settlement Capacity Audit map.</p> <p>Amend Table 10 Total Zoned Lands and the figures included for New Residential and Open Space and Recreation to reflect these changes.</p> <p>Amend text in Section 6.5.6 in the NIR as follows: Minor Ne changes in Open Space and Recreation have occurred as part of this plan 2 Include point (f) in SM1 Movement and Accessibility as follows (f) To support any future proposals for passenger rail services in Adare. (f) (g) Support the provisions set out in</p>	NO
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.</p>			
103	<p>EOIN O’CONNOR Ref: LCC – C244-ADAR2-97</p>	<p>Amend the land use zoning, the flood map and the Amenity and Sustainable Transport Map to increase the area of land zoned for new residential in site number 7 as identified in the Settlement Capacity Audit to increase by .24 hectares Update the Settlement Capacity Audit to change the site area of Site number 7 from 0.13 to 0.338 and</p>	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		associated changes Amend Table 10 Total Zoned Lands and the figures included for New Residential and Open Space and Recreation to reflect these changes	
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
105	BLACKABBEY PROPERTY ULC Ref: LCC – C244-ADAR2-99	<p>2. b) Protect existing space by not permitting development, which encroaches on such open space and land zoned open space and recreation from inappropriate development and facilitate/support the provision of allotment or community gardens at appropriate locations development in line with the uses set out in the zoning matrix and subject to appropriate environmental assessments.</p> <p>c) Protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations subject to appropriate environmental assessments.</p> <p>Renumber Objective C3 Parks, Open Space and Recreation accordingly.</p> <p>Amend the Land use zoning map and the Flood Map to zone an area of 1.5 hectares for Existing Residentially.</p> <p>Amend Table 10 Total Land Zoned to reflect these changes.</p>	NO
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			
110	TIZZARD HOLDINGS Ref: LCC – C244-ADAR2-104	<p>2. Amend the Land Use Zoning Map and the Flood Map as follows:</p> <p>a) Amend lands at the western Adare Manor Estate from Open Space and Recreation to Tourism Related Development</p>	NO

No	Name/Group:	CE Recommendations	Further SEA assessment required?
		b) Amend lands at the western Adare Manor Estate from Education and Community to Tourism Related Development c) Amend zoning of lands at the western Adare Manor Estates from Education and Community to Tourism Related Development.	
<p>Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive's Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive's Report do not require SEA.</p>			

2.1 Landuse

REF	CHAPTER 10: LAND USE FRAMEWORK, ZONING MATRIX AND SETTLEMENT CAPACITY AUDIT	FURTHER SEA ASSESSMENT REQUIRED?																																
<p>AMENDMENT NO. 21</p> <p>AMEND TABLE 10</p> <p>SECTION 10.3 AS</p> <p>FOLLOWS:</p>	<p>Amendment No. 21:</p> <p>Amend Table 10 Section 10.3 as follows:</p> <table border="1" data-bbox="589 363 1310 472"> <thead> <tr> <th>Zoning</th> <th>Total Area Zoned in 2024 LAP</th> </tr> </thead> <tbody> <tr> <td>Agriculture</td> <td>76.862 68.029</td> </tr> <tr> <td>Enterprise and Employment</td> <td>5.71</td> </tr> </tbody> </table> <table border="1" data-bbox="613 568 1346 1150"> <tbody> <tr> <td>Education and community facilities</td> <td>23.83 19.336</td> </tr> <tr> <td>Utilities</td> <td>0.85 0.923</td> </tr> <tr> <td>New residential/Phase-1</td> <td>13.27 14.19</td> </tr> <tr> <td>New residential/Phase-2</td> <td>No designation</td> </tr> <tr> <td>Existing Residential</td> <td>47.36 47.21</td> </tr> <tr> <td>Residential Serviced Sites/Phase-1</td> <td>3.11 10.77</td> </tr> <tr> <td>Residential Serviced Sites/Phase-2</td> <td>No designation</td> </tr> <tr> <td>Open Space and Recreation</td> <td>36.46 37.66</td> </tr> <tr> <td>Village Centre</td> <td>8.72</td> </tr> <tr> <td>Special Control Area</td> <td>21.61</td> </tr> <tr> <td>Semi-Natural Open Space</td> <td>6.34</td> </tr> <tr> <td>Proposed Natural Heritage Area</td> <td>6.7</td> </tr> <tr> <td>Tourism Related Development</td> <td>276.78 280.29</td> </tr> </tbody> </table>	Zoning	Total Area Zoned in 2024 LAP	Agriculture	76.862 68.029	Enterprise and Employment	5.71	Education and community facilities	23.83 19.336	Utilities	0.85 0.923	New residential/Phase-1	13.27 14.19	New residential/Phase-2	No designation	Existing Residential	47.36 47.21	Residential Serviced Sites/Phase-1	3.11 10.77	Residential Serviced Sites/Phase-2	No designation	Open Space and Recreation	36.46 37.66	Village Centre	8.72	Special Control Area	21.61	Semi-Natural Open Space	6.34	Proposed Natural Heritage Area	6.7	Tourism Related Development	276.78 280.29	<p>No</p>
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**Amendment No 22:
Amend Section 10.4 Land Use Zoning Matrix (sub no 85 and 100) and footnote 12 as follows:
(sub no 74)**

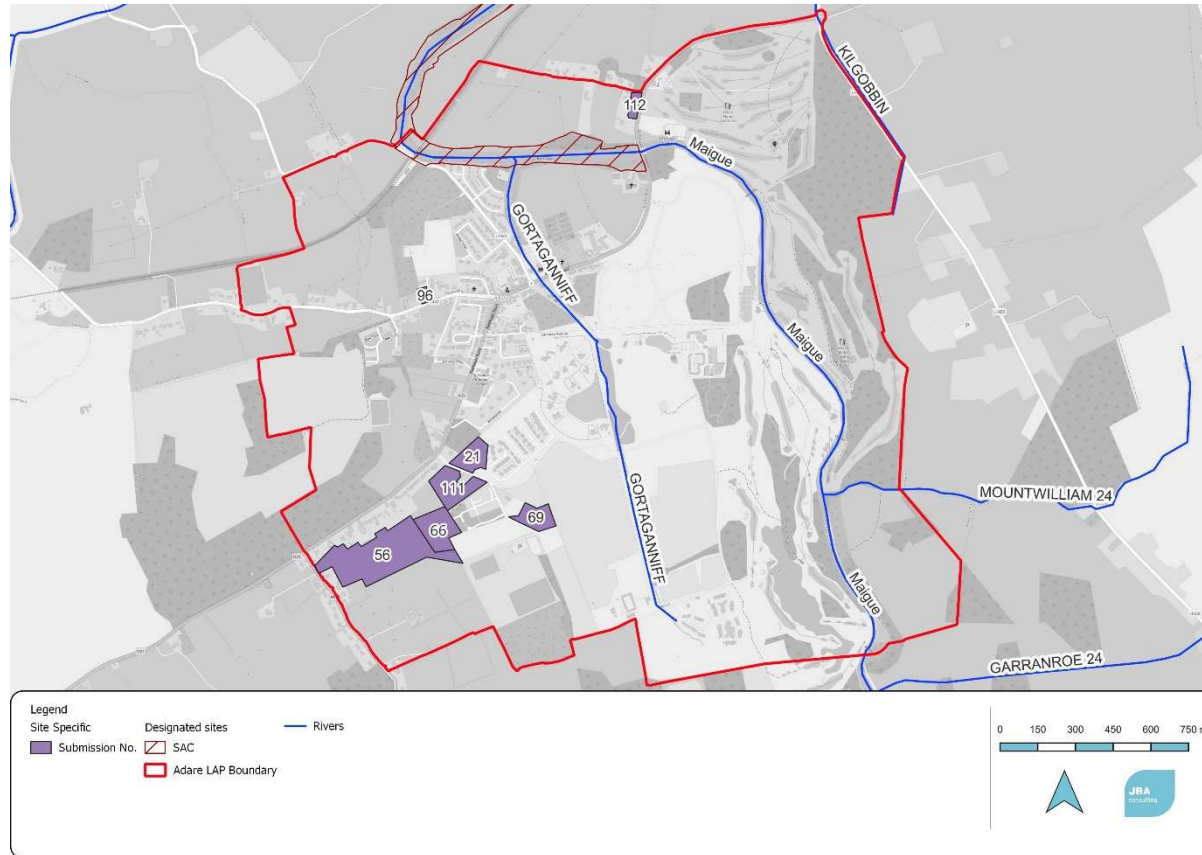
Land Use Zone	Village Centre	Existing Residential	New Residential	Education and Community	Enterprise and Employment	Open Space and Recreation	Special Control Area	Utilities	Agriculture	Tourism
Community/ Cultural/ Tourism Facility	/	/	/	/	X ¹²	/	X	X	X	O

¹² Ancillary to the primary use **only** or with respect to car parking if the site is identified in the [Adare Transport Plan](#)

Minor amendments to reflect changes above and per SEA comment no significant environmental effects identified. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Alterations outlined in this Chief Executive’s Report do not require SEA.

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	2 AMENDMENTS TO SETTLEMENT CAPACITY AUDIT SETTLEMENT	Minor amendments with provision of additional detail re servicing of sites	NO															
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2.2 Material alterations proposed by elected members



REF		FURTHER SEA ASSESSMENT REQUIRED?
Submission 96.	The zoning should be retained as open space and recreation as was previous in the local area plan 2015-2021(as extended)	NO

	REF		FURTHER SEA ASSESSMENT REQUIRED?
		Reason: This is in the interest of retaining and protecting the existing residential amenity of the existing estate. Further alternative suitable sites are available to meet the core strategy requirements.	
SEA Comment: De-intensification of use – moving from New Residential zoning back to Open Space and Recreation. No significant effect on environmental parameters from the zoning change is anticipated. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Material Alterations do not require SEA.			
	Submission 21	The zoning should be retained as open space and recreation as was previous in the local area plan 2015-2021(as extended) Reason: This is in the interest of retaining and protecting the existing residential amenity of existing estate. Further alternative suitable sites are available to meet the core strategy requirements.	NO
SEA comment: De-intensification in zoning moving from New Residential to Open Space and Recreation. No significant effect on the environmental parameters from the zoning change is anticipated. Slight positive impact is anticipated overall. No significant effect on environmental parameters from the zoning change is anticipated. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Material Alterations do not require SEA.			
	Submission 69	The lands adjacent to this site has been zoned as serviced sites in the Draft Adare LAP, however these lands are currently being developed and therefore should be zoned as existing housing allowing for the serviced sites zoning to be transferred to lands as indicated in submissions 69. Reason: The reason being to reflect the development that has happened on site.	NO
Slight intensification in change in zoning moving from <i>Tourism</i> to <i>New Residential/Existing Residential</i> . No significant effect on the environmental parameters from the zoning change is identified. Site is already serviced so less potential impact from project is anticipated. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be			

	REF		FURTHER SEA ASSESSMENT REQUIRED?
<p>mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Material Alterations do not require SEA.</p>			
	<p>Submission number 112</p>	<p>That the lands in Ardshanbally Adare be rezoned from Agriculture to exiting residential. Reason: To reflect the established boundary of the existing dwelling which includes this area.</p>	<p>NO</p>
<p>Alignment of the zoning in line with existing dwellings. No significant effect on the environmental parameters from the zoning change is anticipated, although any new development at this site would require appropriate environmental assessment, given proximity to the SAC and in line with provisions of the draft LAP and Limerick Development Plan 2022 -2028. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Material Alterations do not require SEA.</p>			
	<p>Submission number 56</p>	<p>Lands in Graigue Adare should be re-zoned from Agricultural use in the Draft Local Area Plan to Serviced Sites use. Reason: There are currently insufficient serviced sites located within the Tier 4 Settlement of Adare. These sites would be available to people who reside within the4 Tier 4 settlement and others and provide necessary housing units</p>	<p>NO</p>
<p>Intensification of use from <i>Agriculture</i> to a serviced site. No significant effect on the environmental parameters from the zoning change is anticipated Environmental Assessment required at project level (dependent on the nature and scale of project) in line with provisions of the draft LAP and Limerick CDP 2022 -2028. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely propose to add clarification or amended context setting text for Plan provisions and these will not result in significant environmental effects. Consequently, the above Proposed Material Alterations do not require SEA.</p>			
	<p>Submission number 111 and 66</p>	<p>Propose that land identified in submission 111 zoned as Open Space and Recreation in the Draft Adare LAP be zoned New Residential and in turn lands identified in submission 66 zoned as Agriculture in the Draft Adare Local Area Plan be zoned as Open Space and Recreation</p>	<p>NO</p>

	REF		FURTHER SEA ASSESSMENT REQUIRED?
		Reason: To ensure adequate supply of appropriate located residential lands that would lead to compact growth and to ensure no overall loss of open space and recreation	
<p>Intensification of use from <i>Agriculture</i> to a serviced site. No significant effect on the environmental parameters from the zoning change is anticipated Environmental Assessment required at project level (dependent on the nature and scale of project) in line with provisions of the draft LAP and Limerick CDP 2022 -2028. Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effects arising from the Proposed Alterations above in this Chief Executive’s Report: either are present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). Consequently, the above Proposed Material Alterations do not require SEA.</p>			

3 SEA Screening Schedule 2a

The Screening for Strategic Environmental Assessment (SEA) determination regarding whether or not Material Alterations to the Draft Adare Local Area Plan 2024-2030 would be likely to have significant effects on the environment is being made under the SI 436 of 2004 as amended.

1. The characteristics of the plan having regard, in particular, to:

the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,

The Draft LAP will set the six year framework for the sustainable development of Adare and material alterations as shown and assessed in the preceding section do not significantly alter the findings of the SEA, AA and SFRA of the draft LAP to date.

the degree to which the Plan influences other plans, including those in a hierarchy,

The Plan is prepared in the context of new national and regional planning frameworks, namely the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) and Limerick City and County Development Plan 2022-2028 (CDP). The LAP includes a written statement comprising development objectives, policies, standards and maps including land use zoning. Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,

The draft Adare LAP has been subject to full SEA, AA and SFRA and has integrated environmental considerations with a view to promoting sustainable development at local plan level in the plan area. Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

Environmental problems relevant to the plan

Environmental problems relevant to the plan have been identified through the SEA process and measures to address same have informed the LAP development and mitigation measures. Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

the relevance of the plan to the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

The plan provides a land use framework for the plan area and is subject to SEA and AA and SFRA. The plan considers and integrates European Union legislation on the environment including those relating to topics such as Waste Management and Water protection. Taking the above and the examination

of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects

the cumulative nature of the effects,

Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental cumulative effects.

the transboundary nature of the effects

No such effects are identified through the examination of the material alterations.

Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

the risks to human health or the environment (e.g. due to accidents),

As above, taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

As above, taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

(b) exceeded environmental quality standards or limit values,

Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

(c) intensive land-use,

The draft plan provides in line with national, regional and county policies the provision of relatively intensive landuse within the urban setting. Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

Taking the above and the examination of likely significant environmental effects in Section 2 of this SEA Screening report, the material alterations would not be likely to result in significant environmental effects. The Screening Statement for appropriate assessment has examined the material alterations and a finding of no likely significant effects on the conservation management objectives of European Sites was concluded.

A draft SEA Screening determination is provided under separate cover.

In light of the above findings, it is determined that the proposed material alterations to the Draft Adare LAP 2024-2030 does not require full SEA.

This is the preliminary SEA Screening determination and will be finalised following consultation with the statutory environmental authorities.

In accordance with Article 9(5) of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, Limerick City and County Council will provide notice to the specified environmental authorities that implementation of the proposed material alterations to the draft Adare LAP would not be likely to have significant effects on the environment and will seek submissions or observations prior to finalising the Screening for the requirement for SEA.

Upon receipt of submissions/observations, the SEA Screening determination will be finalised.
