



Leitrim County Development Plan 2023-2029

Proposed Material Alterations to Proposed Variation No. 1

Strategic Environmental Assessment (SEA) Environmental Report Non-Technical Summary



Comhairle
Chontae
Liatroma | Leitrim
County
Council

SEA ENVIRONMENTAL REPORT APPENDIX IV – NON-TECHNICAL SUMMARY

**FOR
PROPOSED MATERIAL ALTERATIONS
TO
PROPOSED VARIATION No. 1
TO THE
LEITRIM COUNTY DEVELOPMENT PLAN
2023-2029**

for: Leitrim County Council



**Comhairle Chontae Liatroma
Leitrim County Council**

by: CAAS Ltd.



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Section 1 Introduction and Terms of Reference

This is the Non-Technical Summary of the Environmental Report for Proposed Material Alterations to Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029, as varied. The Environmental Report has been prepared as part of a Strategic Environmental Assessment (SEA) process for the Proposed Material Alterations.

What is SEA?

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

Why is SEA needed? The Benefits

Following agreement on Proposed Material Alterations, Leitrim County Council determined that SEA is required for certain Proposed Material Alterations. This SEA Environmental Report, of which this report is a Non-Technical Summary, provides the findings of the assessment and will be placed on public display alongside the Proposed Material Alterations. The Elected Members will be required to take account of the main SEA Environmental Report, including this Non-Technical Summary, the Proposed Material Alterations and any submissions received on these after public display.

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

SEA has enabled the planning authority to direct development under the Proposed Variation, to which the Proposed Material Alterations relate, towards what are generally robust, well-serviced and connected areas – thereby facilitating the general avoidance of incompatible development in the most sensitive, least well-serviced and least well-connected areas. This approach will contribute towards environmental protection and sustainable development, including climate mitigation and adaptation

Compact development can be accompanied by placemaking initiatives to enable County Leitrim to become a more desirable place to live, work and visit.

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

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

Difficulties Encountered during the SEA process

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

What happens at the end of the process?

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

Section 2 Proposed Variation and associated Proposed Material Alterations

Proposed Variation No. 1 arises from the publication of the National Planning Framework (NPF) First Revision and the National Planning Framework Implementation: Housing Growth Requirements Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000 (as amended) which place a statutory obligation on Planning Authorities to ensure that the necessary planning framework is in place including sufficient residential zoned land to facilitate the achievement of housing growth requirements over the plan period.

The Proposed Variation includes amendments to the Written Statement (Volume I), Settlement Plans (Volume II) and the Book of Maps (Volume III) of the Leitrim County Development Plan 2023-2029 and the amendments are presented in Section 4.0 of this document. The proposed amendments included in this Proposed Variation are outlined, in summary, below:

1. To include the addition of further lands with a 'New Residential' land use zoning objective to address the new housing growth requirements.
2. To include the land use zoning objectives and the land use zoning map for Carrick-on-Shannon as contained in the Carrick-on-Shannon Joint Local Area Plan 2025-2031 into the Leitrim County Development Plan 2023-2029 thereby ensuring that all zoned lands in the county are now contained in the Leitrim County Development Plan 2023-2029.
3. To rezone a parcel of land in Kinlough currently identified with a 'New Residential - Low Density' land use zoning objective to 'Agriculture' arising from a submission to the Residential Zoned Land Tax (RZLT) process.
4. To include the addition of further lands in Manorhamilton with an 'Enterprise and Employment' land use zoning objective.
5. To update Section 8.11.2.1 of the Plan - N4 Carrick-on-Shannon to Dromod Project to reflect the revised scope of the project to now comprise the Carrick-on-Shannon Bypass and Traffic Management Plan and reference in objective TRAN OBJ 3 to same.
6. To update the text to the Leitrim County Development Plan 2023-2029 as consequential changes arising from the foregoing.

Proposed Variation No. 1 and associated SEA, AA and SFRA documents were placed on public display and submissions were invited. Submissions are responded to in a Chief Executive's Report within which recommendations were made for Proposed Material Alterations to the Proposed Variation. Members agreed Proposed Material Alterations taking into account the Chief Executive's Report. The alterations propose a number of text and map-based changes to the Proposed Variation/associated documents. For further detail, the Proposed Material Alterations should be referred to.

In preparing the Proposed Variation, to which the Proposed Material Alterations relate, information relating to various sectors, from different Departments within the Council and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included: preparing the original SEA Environmental Report that accompanied the Proposed Variation on public display; preparing a Screening for Appropriate Assessment; preparing an Addendum to the existing Plan's Strategic Flood Risk Assessment; and considering information on capacity/delivery with respect to existing and planned infrastructure. The undertaking of the SEA process was part of this strategic work and contributed towards the integration of environmental considerations into the Proposed Variation as summarised in Section 6 of this report.

It is important to note that when reading the Proposed Variation, and associated Proposed Material Alterations, the provisions of the County Development Plan are relevant and, in this regard, all documents should be read together. The existing County Development Plan to be varied sits within a hierarchy of statutory documents setting out public policy for, among other things, land use planning, infrastructure, sustainable development, tourism, environmental protection and environmental management. The Proposed Variation must comply with relevant higher-level strategic actions and will, in turn, guide lower-level strategic actions. The First Revision of the National Planning Framework sets out Ireland's planning policy direction up to 2040. The National Planning Framework is to be implemented through Regional

Spatial and Economic Strategies and lower tier Development Plans and Urban Area Plans. The Regional Spatial and Economic Strategy for the Northern and Western Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management that have been subject to environmental assessment and must, as relevant and appropriate, be implemented through the County Development Plan to be varied.

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

Section 3 The Environmental Baseline

3.1 Introduction

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

3.2 Likely Evolution of the Environment in the Absence of a Proposed Variation and associated Material Alterations

In the absence of a Proposed Variation, to which the Proposed Material Alterations relate, the framework for development across the Area Plan settlements would be provided by the County Development Plan and other related documents. There would be no Proposed Variation to provide additional detail beyond that provided already through the existing planning framework as how to achieve sustainable development and environmental protection and management.

As a result, there would be both:

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

3.3 Biodiversity and Flora and Fauna

Information on biodiversity and flora and fauna which is relevant to project planning and development and associated environmental assessment and administrative consent of projects includes available information on designated ecological sites and protected species, ecological connectivity (including stepping stones and corridors) and non-designated habitats.

Leitrim County supports a variety of natural and semi-natural habitats and a range of plant and animal species, which have come under threat due to development pressures and increased demand for new development land.

Within and surrounding the County, the ecological networks are made up of components including rivers, streams and their tributaries and banks, the various woodlands, parks, gardens, hedgerows and lands used for agriculture within and surrounding County Leitrim. These components provide habitats for flora and fauna and facilitate linkages to the surrounding countryside.

Hedgerows are valuable resource in the countryside, benefiting agriculture, wildlife, the environment, tourism, and the general community. The network of hedges across the country provides links between surviving fragments of other wildlife habitats, thereby allowing the movement and dispersal of species through otherwise hostile agricultural landscapes.

There are various ecologically designated sites within and surrounding the County. European sites comprise Special Areas of Conservation¹ (SACs) and Special Protection Areas² (SPAs). Such sites within a 15 km buffer around the County are mapped on Figure 3.1. There are 10 European sites designated within or partially within the County (eight SACs and two SPAs). Natural Heritage Areas (NHAs) are designated

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

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

due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. There are nine NHAs designated within the County.

Existing Problems

Ireland's Article 17 report on the Status of EU Protected Habitats and Species in Ireland (NPWS/DHLGH, 2025) provides the most recent assessment of EU-protected habitats and species in Ireland. The report confirms that the overall conservation status of habitats remains poor, with 90% assessed as unfavourable and over half showing declining trends. While some species are better - 58% are in favourable status and many exhibit stable or improving trends - the report highlights that significant pressures persist, despite ongoing positive actions and targeted conservation measures.

Ireland's Article 12 Birds Directive Reports and the 6th National Report under the Convention of Biological Diversity identify similar issues.

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

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

3.4 Population and Human Health

The results of Census 2022 recorded a population of 35,199 persons within County Leitrim.

The First Revision of the NPF was approved and published in April 2025. It identified the need to plan for approximately 50,000 additional households per annum to 2040 at national level. Arising from this, the Government issued Guidelines entitled NPF Implementation: Housing Growth Requirements under Section 28 of the Planning and Development Act (2000 as amended) to implement and interpret the national targets at county level. In order to implement the objectives of these guidelines, including increased housing targets for County Leitrim, it is necessary to vary the Plan and increase the quantum of land zoned for residential purposes.

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

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

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors e.g. interactions with human health that could occur in urban locations that experience high-levels of traffic congestion and associated particulate matter and noise emissions to air.

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.

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and habitats and species. As is the case with other historically developed areas across

the country, there is potential for contamination at local sites within the County, especially where land uses occurred in the past in the absence of the high standards of today's environmental protection legislation.

Existing Problems

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

Sources of flood risk within the County include: coastal; fluvial; pluvial (rainwater); and surface drainage systems sources. There is historic and predictive evidence of flooding throughout the County.

3.5 Soil

The most dominant soil types³ surrounding the built-up areas⁴ of Leitrim County are surface water gleys (wetland soils with slowly permeable horizons resulting in seasonal waterlogging). Peat soils (both minerotrophic and ombrotrophic) are found throughout the County.

The GSI (Geological Survey Ireland) have a suite of data sources available that would be useful in planning and assessing individual projects with regard to the environmental topic(s) of soil and/or material assets. These include:

- Aggregate Potential Mapping;
- Bedrock mapping;
- Quaternary and Physiographic mapping; and
- National Aquifer and Recharge mapping.

Geological Survey Ireland coordinate the Irish Geological Heritage Programme, whereby an objective has been set to identify and select sites of geological interest within each county across the country. County Geological Sites (CGSs) do not receive statutory protection like Natural Heritage Areas but receive an effective protection from their inclusion in the planning system. There are 32 CGS identified in County Leitrim. Concentrations of these designations can be found in the upland areas and in the north of the County.

The term "landslide" describes a wide variety of processes that result in the downward and outward movement of materials such as rock, debris, earth, mud and peat under the force of gravity. Issues such as existing ground conditions, slope stability and storage of excavated material have the potential to influence susceptibility to landslides/bog bursts. The potential impacts of landslides include loss of human life/injury, flooding, pollution of watercourses and impacts upon aquatic biodiversity. The GSI have identified⁵ that most of the County has relatively low levels of landslide susceptibility, with moderate to high susceptibility associated mainly within upland areas where the slope is elevated.

Existing Problems

Legislative objectives governing soil were not identified as being conflicted with.

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 that are currently unpolluted and improve polluted water bodies to *good status*.

³ All soil types belong to a Sub-Group and so in turn to one of the 11 soil Great Groups. Great Groups and Sub-Groups are a hierarchical arrangement of soils used for taxonomical classification (<http://gis.teagasc.ie/soils/soilguide.php>).

⁴ The built-up areas are mainly made up of urban soils. Urban soils are soils, which have been disturbed, transported or manipulated by human activity in the urban environment and are often overlain by a non-agricultural, man-made surface layer that has been produced by mixing, filling or by contamination of land surfaces in urban and suburban areas.

⁵ <https://www.gsi.ie/en-ie/programmes-and-projects/geohazards/projects/Pages/Landslide-Susceptibility-Mapping.aspx>

County Leitrim is situated within the surface water catchments Erne⁶, Sligo Bay⁷ and Upper Shannon⁸. The main waterbodies in the County include Lakes Melvin and Allen and the Rivers Shannon, Erne, Duff, Cloone and Yellow.

The current WFD status (2019-2024)⁹ of surface waterbodies that drain Leitrim County ranges from *high* to *bad*. Subject to exemptions provided for by Article 4 of the WFD, water bodies of *moderate*, *poor* and *bad* status will need improvement in order to comply with the objectives of the WFD. Figure 3.3 illustrates the WFD surface water status within and surrounding Leitrim County.

The WFD status (2019-2024) of groundwater underlying Leitrim County is currently identified as being of *good* status and meeting the objectives of the WFD.

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

Flood risk management and drainage provisions are already in force through the Leitrim County Development Plan 2023-2029. Predictive flood risk mapping is available from the Office of Public Works and included in the accompanying Strategic Flood Risk Assessment. Sources of flood risk within Leitrim County include: coastal; fluvial; pluvial (rainwater); and surface drainage systems sources.

There is historic and predictive evidence of flooding throughout the County.

Existing Problems

Subject to exemptions provided for by Article 4 of the WFD, based on available water data, the recorded status of certain water bodies will need improvement in order to comply with the objectives of the WFD. The Development Plan includes provisions that will contribute towards improvements in the status of waters.

There is elevated levels of flood risk from fluvial sources at various locations across Leitrim County. The preparation of the Proposed Variation, SEA and SFRA has taken place concurrently and the findings of the SFRA have informed both the Proposed Variation and the SEA.

⁶ This catchment is cross border and includes the area drained by the River Erne and all streams entering tidal water between Aughrus Point and Kildoney Point, Co. Donegal.

⁷ This catchment includes all streams entering tidal water in Sligo Bay and between Lenadoon Point and Aughrus Point, Co. Donegal.

⁸ This catchment is characterised by the Breda upland areas including the karst area of the Geelvagh Hills, the karstic southern slopes of Cuilcagh Mountain and the western flanks of Slieve Anierin which surround the lowland area containing the large source of the River Shannon (Shannon Pot) and Lough Allen.

⁹ As per EPA's WFD Status 2019-2024 classification (<https://gis.epa.ie/EPAMaps/>).

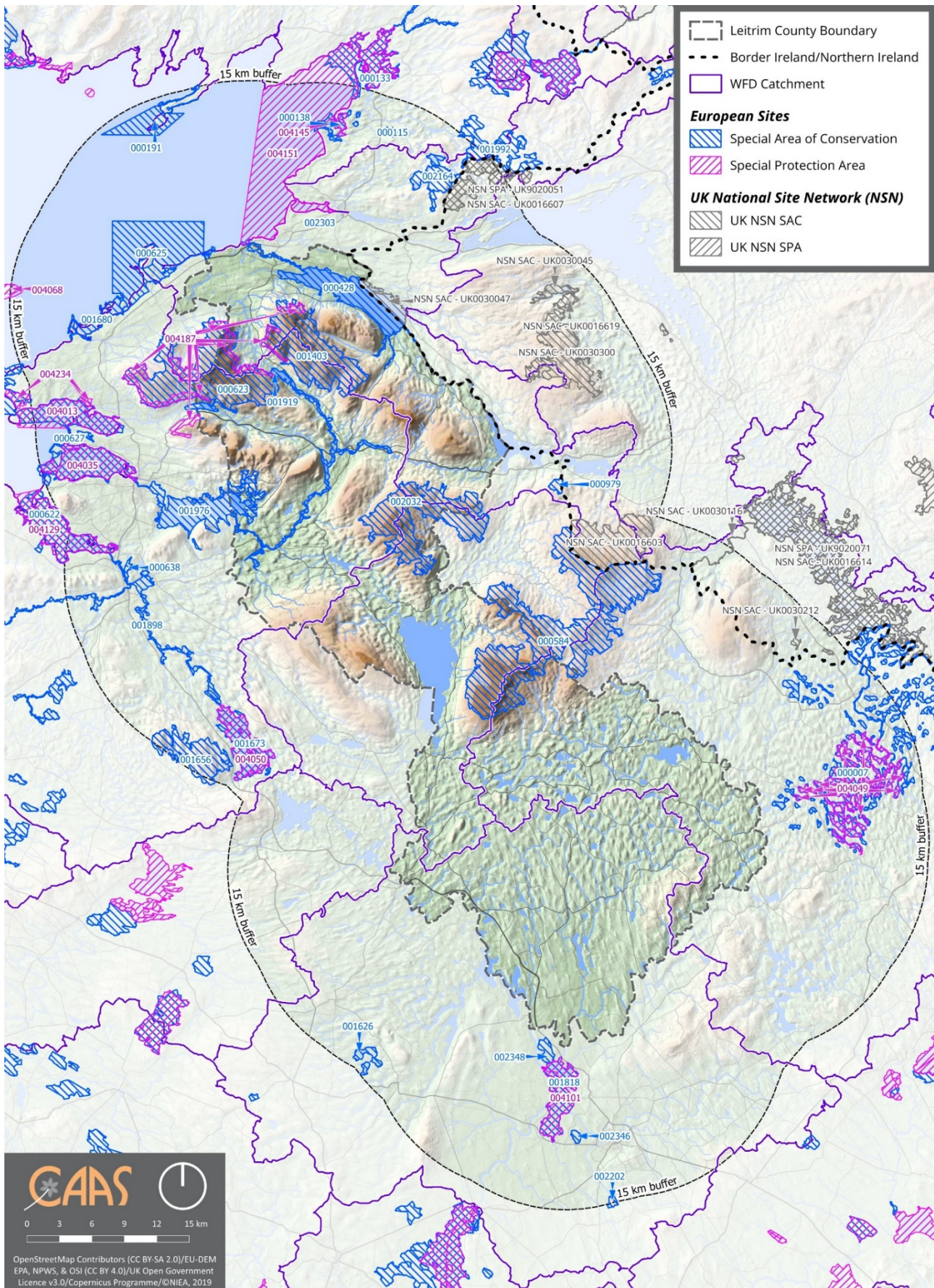
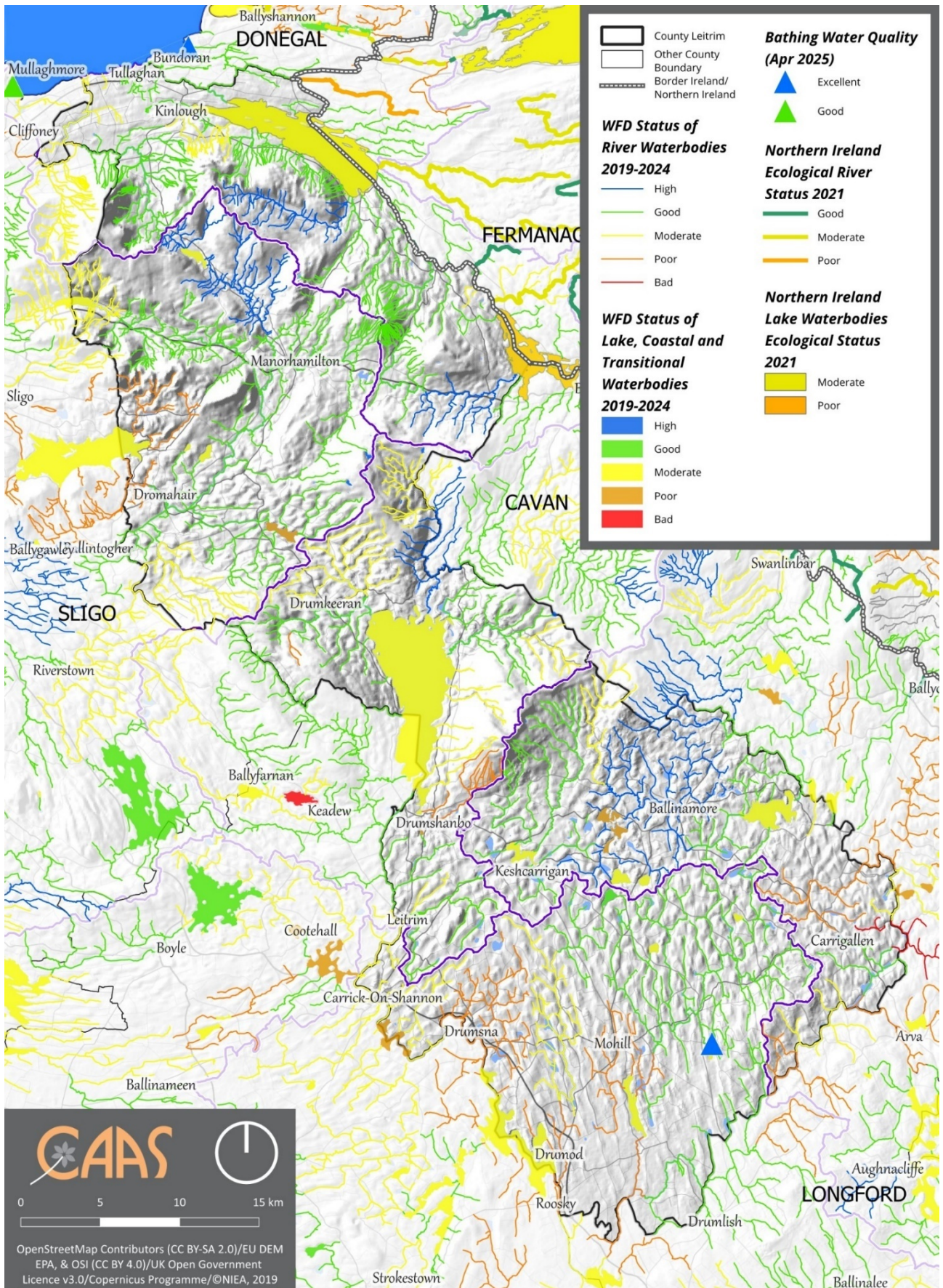


Figure 3.1 European Sites within and within 15 km buffer of Leitrim County

**Figure 3.2 Surface Water Status (2019-2024)**

(This map also shows 'Ecological Status' for lakes and rivers in Northern Ireland for 2021. More detail available on <https://www.daera-ni.gov.uk>)

3.7 Air and Climatic Factors

Total emissions of greenhouse gases by humans come from various sectors including transport, agriculture, energy industries, manufacturing combustion, industrial processes, residential developments, commercial services developments, waste management processes and fluorinated gases equipment (such as refrigeration and fire protection systems).

In 2023, Ireland's greenhouse gas emissions are estimated to be 55.01 million tonnes carbon dioxide equivalent (Mt CO₂ eq), which is 6.8% lower (or 4.00 Mt CO₂ eq) than emissions in 2022 (59.00 Mt CO₂ eq) and follows a 2.0% decrease in emissions reported for 2022. Emissions are 1.2% below the historical 1990 baseline for the first time in 33 years. In 2023, emissions in the stationary EU Emissions Trading System emissions (covering emissions from sectors including Agriculture, Transport, Energy, Industries, Residential, Manufacturing Combustion and Industrial Processes) decreased by 17%. When land use, land-use change and forestry is included, total national emissions decreased by 3.8%. Emissions under the Effort Sharing Regulation (covering emissions from the electricity and heat generation, industrial manufacturing and aviation sectors) decreased by 3.4%. Decreased emissions in 2023 compared to 2022 were observed in the largest sectors except for transport which showed an increase of 0.3%.

Climate mitigation describes the action to reduce the likelihood of climate change occurring or reduce the impact if it does occur. This can include reducing the causes of climate change (e.g. emissions of greenhouse gases) as well as reducing future risks associated with climate change. The National Climate Action Plan 2025 is the third statutory update to the plan since the Climate Action and Low Carbon Development (Amendment) Act 2021 was signed into law, committing Ireland to 2030 and 2050 targets for reducing greenhouse gas emissions. It builds on Climate Action Plan 2024, outlining how Ireland will accelerate the actions required to respond to the climate crisis, putting climate solutions at the centre of Ireland's social and economic development.

Climate adaptation is a change in natural or human systems in response to the impacts of climate change. These changes moderate harm or exploit beneficial opportunities and can be in response to actual or expected impacts. The National Adaptation Framework (2024) aims to create a unified approach involving both government and society to adapt to climate change. It outlines how various sectors and local authorities can implement adaptation measures to minimise Ireland's vulnerability to climate change's adverse effects while taking advantage of any beneficial impacts. The Framework emphasises the importance of integrating adaptation strategies into all levels of policy making, infrastructure development, and local planning.

The Leitrim County Council Climate Action Plan 2024-2029 sets out mitigation, adaptation and other climate measures to create a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy in County Leitrim. The Climate Action Plan sets out five strategic goals as follow:

SG1 Governance and Leadership

- Leitrim County Council will provide robust leadership, governance and commitment to climate action to achieve our Vision, Mission and Strategic Goals.

SG2 Built Environment and Transport

- To pursue climate actions to increase climate resilience of the built environment and transport and work towards emission reductions in line with national targets.

SG3 Natural Environment and Green Infrastructure

- To enhance the Natural environment of County Leitrim to work in support of nature-based solutions for climate resilience and emission reductions whilst promoting enriched biodiversity.

SG4 Communities: Resilience and Transition

- To support and empower communities to activate on climate action with enhanced sustainability and resilience.

SG5 Sustainability and Resource Management

- To influence and create a sustainable and resource conscious culture within County Leitrim.

Carrick-on-Shannon is identified as a Decarbonisation Zone and a number of additional actions are set out in the Climate Action Plan to reduce greenhouse gas emissions and improve energy efficiency in this area.

The EPA's (2025) *Air Quality in Ireland 2024 Report* is based on data from Ireland's extensive air monitoring network of 115 stations. It reveals that, while Ireland currently meets EU air quality standards, it is projected to fall short of the stricter air quality standards set for 2030 under the new Ambient Air Quality Directive. The new EU Directive, part of the Zero Pollution Action Plan, aims to reduce premature deaths from air pollution by 55% by 2030. Ireland faces significant challenges in meeting these targets, with projected compliance levels of only 93 per cent for fine particulates (PM_{2.5}) and 78% for nitrogen dioxide (NO₂). Ireland also continues to fall short of achieving the more stringent World Health Organization health-based 2040 guidelines for several key pollutants. The report identifies that the primary sources of air pollution in Ireland are solid fuel burning and traffic emissions. The European Environment Agency estimates that in Ireland, more than 1,700 premature deaths annually are attributable to air pollution.

In order to apply with European Directives relating to air quality, the EPA manages the National Ambient Air Quality Network and measures the levels of a number of atmospheric pollutants at monitoring stations across the country.¹⁰ There are six stations within Leitrim County.

Information on Particulate Matter (PM) monitoring is available for Leitrim County from the EPA. PM is the main pollutant of concern in Ireland. It is responsible for a broad range of health impacts and decreased quality of life. PM consists of very small particles which can be solid or liquid. Some of these particles occur naturally, and many are man-made. The EPA monitors two types of PM and compares levels to limit values in the Cleaner Air for Europe Directive and World Health Organisation guidelines. These are PM₁₀ and PM_{2.5}. In Ireland the main source – especially of the smaller and more impactful PM_{2.5} particles – is solid fuel burning for home heating. PM₁₀ particles are larger and can be made up of several sources, many of which can be natural sources such as pollen, or wind-blown sea salt and others are man-made sources such as pollution from road transport or construction activities. The daily limit for PM₁₀ is 50 µg/m³ and the limit is deemed breached if more than 35 exceedances occur during the year.

Existing Problems

Significant progress is being made in the reductions of greenhouse gas emissions; however, Ireland is not on track to meet the 51% emissions reduction target (by 2030 compared to 2018) based on the projections contained in the latest (2025) assessment.

The Climate Change Advisory Council's *Annual Review 2025* outlines Ireland's commitment to achieving climate resilience by 2050, emphasizing the need for effective adaptation measures and coordinated government action, however, it points out that significant gaps remain in preparedness for extreme weather events, particularly in critical infrastructure such as electricity, water, and communication networks. The National Climate Change Risk Assessment and revised National Planning Framework are positive developments, but implementation of adaptation measures is urgently needed.

The Review details that four sectors (Transport, Flood Risk Management, Built and Archaeological Heritage, and Local Government) demonstrated good overall progress, four showed moderate progress (Agriculture, Forestry and Seafood, National Adaptation Framework, Electricity and Gas Networks, and Water Quality and Water Services Infrastructure), two showed limited progress (Communications Networks and Health), and one sector (Biodiversity) showed no progress and supplied insufficient evidence.

The overall results showed a slight decline compared with the results in 2024 review; however, the transport sector was one of the four sectors that demonstrated good overall progress in the 2025. The transport sector has made significant progress in climate adaptation, particularly in enhancing infrastructure resilience and exploring innovative solutions. However, the review emphasizes the need for sustained investment, improved planning, and stronger cross-border collaboration to address vulnerabilities and ensure long-term resilience in the face of increasing climate risks.

Air quality and noise can present challenges, especially in urban areas, as detailed under the relevant sub-sections above. With regard to air quality, air pollution from transport is dominated by NO_x emissions. Of these, NO₂ is particularly impactful from a health perspective. The Proposed Variation will help to facilitate reductions in emissions and a transition from dependence on fossil fuel combustion powered transport.

¹⁰ For more detail on current daily air quality data refer to: <https://gis.epa.ie/EPAMaps/>.
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3.8 Material Assets

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

Public Assets and Infrastructure

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

Land

The Proposed Variation has the potential to assist with the reuse and regeneration of brownfield sites thereby contributing towards sustainable mobility and reducing the need to develop greenfield lands and associated potential adverse environmental effects. Brownfield lands are generally located within urban/suburban areas.

Coastline

Management of the coastline and coastal erosion to the east of Leitrim County are topics with relevance to various environmental components. The coastline is amongst the most sensitive and valuable resources, in terms of natural and cultural heritage, scenic beauty and recreation.

Green Infrastructure

There is a variety of green infrastructure throughout the area to which the Proposed Variation relates. Parks and open space promote health and well-being, provide recreational facilities and range of habitats for various species. Green Infrastructure is also a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality.

Forestry

Leitrim has the highest percentage of forest cover of any county in Ireland (20.1% in 2022).¹¹ provide recreational opportunities in addition to their heritage and economic benefits. They are a valuable resource in terms of biodiversity, recreation and tourism, and also important as links in the County's green infrastructure network.

Peatlands

Peatlands provide a valuable natural and archaeological resource. Peatlands are also important controllers of water levels in river catchments, providing a source of water in dry conditions and soaking up excess water during wetter periods; they actively capture and hold carbon and are an important natural resource in combatting climate change. Cutaway bogs have the potential to facilitate land uses such as employment, renewable energy generation, waste management, industrial, and tourism and recreation. Peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues; various peatland areas are subject to ecological designations.

Transport

Transport infrastructure in the County has the potential to support reductions in energy demand from the transport sector, including through electrification of modes.

The County is well served by public transport and road links. The N4/N15/N16 national routes traverse the County. Irish Rail operate services to Carrick on Shannon and Dromod via the Dublin/Sligo rail line.

There are a number of public and private bus operators linking settlements within the County. In addition, Bus Éireann and private operators service the number of long-distance routes to and from the County daily.

County Leitrim shares the international land border with Northern Ireland and is seen as a 'Gateway' to the North, providing fundamental connections with other urban centres in these regions. Both regional and

¹¹ DAFM (2023): *Forest Statistics Ireland 2023*
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local roads provide vital links between the towns and villages to retail, service and employment centres throughout the County and to adjoining counties.

Water Services

The provision of well-maintained quality wastewater treatment infrastructure is essential to facilitate sustainable development of the town while also protecting the environment and public health. Uisce Éireann is now responsible for the collection, treatment and disposal of wastewater where public wastewater facilities exist in towns and villages.

As indicated by Uisce Éireann, there is spare capacity available in a majority of WWTPs within County Leitrim, subject to level of service improvements, except for Leitrim Village, Carrigallen, Drumcong and Keshcarrigan WWTPs.¹² There is capacity available or potential capacity available (if the level of service is improved) in all supplies servicing the County¹³.

Waste Management

The National Waste Management Plan for a Circular Economy (Regional Waste Management Planning Offices, 2024) sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030. The Development Plan to which the Proposed Variation relates seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.

Existing Problems

The provisions of the Proposed Variation will contribute towards protection of the environment with regard to impacts arising from material assets. The provision of infrastructure and supporting services for development, particularly water and wastewater services, is critical.

3.9 Cultural Heritage

Archaeological Heritage

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.

The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. There are approximately 1,400 Recorded Monuments within County Leitrim, including examples of megalithic tombs, churches, castles, linear earthwork and ringforts. Sites of particular archaeological significance in the County include the Iron Age linear earthworks of the Black Pig's Dyke and Park's Castle on the shore of Lough Gill, constructed in the early 1600's. Clusters of archaeological heritage are identified within and surrounding settlements and in lowland rural areas. There are lower concentrations in the central upland areas.

Architectural Heritage

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 as amended. The Leitrim County Development Plan 2023-2029 Record of Protected Structures contains a total of 274 entries. Similar to the general spatial spread of archaeological heritage, clusters of architectural heritage are indicated within the County's settlements and in certain rural areas. County Leitrim has an important industrial heritage with many important historic structures, including examples of: cottages, houses, churches, castles, shops, railway stations, bridges, lodges, artisan

¹² <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/leitrim>

¹³ <https://www.water.ie/connections/developer-services/capacity-registers/water-supply-capacity-register/leitrim>

dwelling, mills and canals. Notable protected structures in County Leitrim include Lough Rynn House, Roosky Bridge, Rossinver Church of Ireland Church and Swiss Cottage in Clooncahir.

Existing Problems

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

3.10 Landscape

The Landscape Character Assessment for County Leitrim identifies 17 Landscape Character Types:

1. Coastal Plain
2. Coastal Drumlin Farmland
3. Wooded Lakeside Farmland
4. Clifed Uplands and Landslips
5. Moorland Plateau
6. Moorland Hills
7. Upland Farmland and Foothills
8. Valley Farmland
9. Drumlin Farmland
10. Major Loughs
11. Drumlin Loughs and Stream Margins
12. River Floodplain
13. Low Limestone Outcrops
14. Drumlin Farmland with Peat Bogs
15. Undulating Hill Farmland
16. Steep Mountain Peaks
17. Tabular Hills

The assessment also identifies 14 distinct Landscape Character Areas across the County:

- LCA 1: Tullaghan Coast
- LCA 2: Lough Melvin Lowlands
- LCA 3: Lough Macnean Upper
- LCA 4: Arroo and Mountain Outliers
- LCA 5: Tievebaun Uplands
- LCA 6: The Doons and Crockauns
- LCA 7: Benbo
- LCA 8: The Boleybrack Uplands
- LCA 9: The Northern Glens, Central Lowlands and Lough Allen
- LCA 10: Slieve Anierin
- LCA 11: Corry Mountain
- LCA 12: Ballinamore Loughlands
- LCA 13: South Leitrim Drumlins and Shannon Basin
- LCA 14: Corriga Uplands

Areas of Outstanding Natural Beauty identified for County Leitrim are as follows:

- A1 Leitrim Coast
- A2 Lough Melvin
- A3 Mountains and Glens of North Leitrim
- A4 Lough Gill, Lissan Mountain and Environs
- A5 Benbo
- A6 The Boleybrack Mountains
- A7 Lough Allen
- A8 Slieve Anierin and Bencroy

County Leitrim encompasses many sites and vantage points from which views over areas of great natural beauty, local landmarks, historic landscapes, adjoining counties may be obtained. There are also 29 Scenic Views and Prospects designated within County Leitrim.

Existing Problems

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

3.11 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies that generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives that have been transposed into Irish law and which are required to be implemented. The SEOs are set out under a range of topics (see Table 3.1) and are used as standards against which the provisions of the Proposed Variation, the Proposed Material Alterations and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if – in the case of adverse effects – unmitigated.

Table 3.1 Strategic Environmental Objectives

Environmental Component	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	• Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats. • Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function. • Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species. • Enhance biodiversity in line with the National Biodiversity Strategy and its targets. • To protect, maintain and conserve the County's natural capital.
Population and Human Health	• Provide high quality residential, community, working and recreational environments with access to sustainable transport options. • Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection. • Ensure that existing population and planned growth is linked with the required infrastructure and the services. • Protect human health and well-being from environment-related pressures.
Soil (and Land)	• Protect soils against pollution, and prevent degradation of the soil resource • Promote the sustainable use of infill and brownfield sites over the use of greenfield • Safeguard areas of prime agricultural land and designated geological sites
Water	• Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive • Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion • Integrate appropriate flood risk management measures and sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	• Optimise existing infrastructure and provide new infrastructure to match population distribution proposals in the County. • Promote the circular economy, reduce waste, and increase energy efficiencies. • Ensure there is adequate sewerage, water and drainage infrastructure in place to support new development • Reduce the energy demand from the transport sector and support moves to electrification of transport modes and active travel.
Air	• To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture. • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency. • Promote continuing improvement in air quality. • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution. • Meet Air Quality Directive standards for the protection of human health — Air Quality Directive. • Significantly decrease noise pollution and move closer to WHO recommended levels.
Climatic Factors	• Minimise contribution to Climate Change by adopting mitigation and adaptation measures. • Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure). • Contribute towards the reduction of greenhouse gas emissions in line with national targets. • Encourage and promote development resilient to the effects of climate change. • Promote the use of renewable energy, energy efficient development and increased use of public transport and active travel.
Cultural Heritage	• Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage.
Landscape	• To implement the Development Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention.

Section 4 Alternatives

4.1 Introduction

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

4.2 Limitations in Available Alternatives

The alternatives available for the Proposed Variation are significantly limited by the provisions of higher-level planning objectives, including those of Ministerial Guidelines, the Revised National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Region and the existing County Development Plan which set out various requirements for the content of the Variation. Notwithstanding these higher-level policy constraints and the limited scope of the Variation, alternatives to the land use zoning approach are identified and assessed.

4.3 Alternatives Description and Assessment Summary

Two alternatives (with associated components) for the approach to land use zoning were identified and assessed:

Land Use Zoning Approach Alternative 1: “More Compact Development, More Transport Orientated, More Infrastructure-Led”

Under this Alternative, County Leitrim would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would allow for social and community, drinking water, waste water, electricity supply and transport related considerations to be integrated into the Plan as varied to the highest degree.

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

The development of the County’s settlements would be more compact and sustainable under this scenario and would better support their longer-term viability. A higher number of residential units, in comparison with Alternative 2, would be expected to take place within the existing built-up footprints on brownfield, infill and under-utilised sites at appropriate densities, with a greater focus on use of consolidation and regeneration sites, with potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved. Giving a strong preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the County as envisaged by the wider planning framework to a greater degree.

There would be greater potential for transport orientated development, including proximate development patterns linked by active travel infrastructure and public transport where available.

Associated benefits and improvements to the public realm and appearance of the built environment, including liveability and quality of life improvements, would be more likely.

This Alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing envelopes of towns and villages) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County's settlements and beyond. This Alternative would be considered the most effective out of both alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the County and its settlements.

The approach under Alternative 1 would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Under this alternative there would be:

- More optimum use of land and resources, with positive role for addressing climate change, such as potential for reduced carbon heavy travel patterns.
- Greater potential for modal shift to sustainable travel such as walking, cycling and public transport, with resultant benefits for climate resilience.
- Use of already serviced lands within the existing envelopes of towns and villages could lead to potential reduced costs for delivery of new supporting infrastructure.
- Creation of more liveable built environments, with greater accessibility to services and amenities for local communities.

Land Use Zoning Approach Alternative 2: "Less Compact Development, Less Transport Orientated, Less Infrastructure-Led"

Under this Alternative, County Leitrim would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would not allow for social and community, drinking water, waste water, electricity supply and transport related considerations to be integrated into the Plan as varied to the highest degree.

Additional significant infrastructure would be required to accommodate sporadic development, more than would be required for Alternative 1 'More Compact Development, More Transport Orientated, More Infrastructure-Led'.

The development of the County's settlements would be less compact and less sustainable under this scenario and would not optimally support their longer-term viability. A lower number of residential units, in comparison with Alternative 1, would be expected to take place within the existing built-up footprints on brownfield, infill and under-utilised sites at appropriate densities. Under this alternative there would be potential for greater proportion of housing to be delivered outside of the built-up areas, including on urban fringe and outer areas, creating unsustainable travel patterns with a greater reliance on the private car. Giving less of a preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the County as envisaged by the wider planning framework to a lesser degree.

There would be greater potential for negative impacts on the vitality and viability of built-up areas, due to more sustained levels of vacancy and dereliction for existing buildings and brownfield lands. This alternative would be likely to result in a more dispersed pattern of low-

density town/village centre development, that would be more difficult to serve with active travel infrastructure and public transport.

This Alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing envelopes of towns and villages) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Development of more sensitive, less well-served lands in the County's settlements would be provided for. This Alternative would be considered the least effective out of both Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the County and its settlements.

The approach under Alternative 2 would benefit the protection of various environmental components to a lesser degree. Although potentially adverse effects associated with land use development would exist, they would be mitigated to in many cases; however, more residual environmental effects would result.

Under this alternative there would be:

- An increase in car dependency and associated carbon heavy travel patterns, which would undermine efforts aimed at securing climate resilience.
- Increased peripheral pattern of residential development with potential for self-contained and disconnected built environments.
- Reduced potential for modal shift to sustainable travel options such as walking, cycling and public transport.
- Potential for increased costs associated with the delivery on new supporting infrastructure (roads, footpaths etc.) in more peripheral areas.
- Increased costs for the delivery of necessary supporting infrastructure for a higher level of urban fringe and outer areas.

The selected land use zoning approach for the Variation is Alternative 1. This compact development approach performed more favourably across multiple Strategic Environmental Objectives, including those relating to climate, human health, material assets and landscape. This approach would facilitate Leitrim County in meeting the revised population targets and would enable the rapid activation of available and housing delivery in the interests of providing housing for people.

4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

The selected alternative for the Variation that emerged from the planning/SEA process is Alternative 1.

This alternative was integrated into the original Proposed Variation that was placed on public display having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that also were considered.

Notwithstanding the above, the Proposed Material Alterations that are the subject of this report (which overall are a relatively minor part of the Variation) align to Alternative 2 "Less Compact Development, Less Transport Orientated, Less Infrastructure-Led".

These findings informed the environmental evaluation of the Proposed Material Alterations presented in Section 8.

Section 5 Summary of Effects arising from the Proposed Variation

A summary of the likely significant environmental effects arising from the Proposed Material Alterations that were subject to SEA is provided on Table 5.1.

Appropriate Assessment (AA) Screening has been undertaken on the Proposed Material Alterations. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The Screening for AA for the Proposed Material Alterations has concluded that the any likelihood for significant effect to any European site as a result of the Proposed Material Alterations can be ruled out.

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Proposed Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Proposed Variation. The Proposed Material Alterations have been considered in the accompanying SFRA Report for Proposed Material Alterations to Proposed Variation No. 1 – these considerations have informed this SEA Environmental Report. Considering the existing provisions of the County Development Plan, and the provisions of the Proposed Variation and associated Proposed Material Alterations, it is concluded that Proposed Material Alterations have taken account of flood risk management and the provisions of the Flood Risk Management Guidelines as relevant and appropriate.

Table 5.1 Summary of Effects arising from Proposed Material Alterations

Proposed Material Alteration(s)¹⁴ and Description of Effects
Proposed Material Alteration No. 7 is to zone additional lands as 'New Residential' land use zoning objectives in the townland of Clooncorick, Carrigallen. As identified by the Chief Executive in response to the Notice of Motion related to this alteration: "The Chief Executive's Report that issued on the 9th of June highlighted the availability of key infrastructure as being essential in the identification of lands suitable for residential development over the remainder of the life of the County Development Plan. In their submission to the proposed Variation, Uisce Éireann (VAR SUB 1-21) outlined there is no capacity presently available for wastewater treatment in Carrigallen (Red). The submission also outlines that there is an upgrade project underway to increase capacity at Carrigallen Wastewater Treatment Plant and this is currently at Stage 2 under the Small Towns and Villages Growth Programme. The Small Towns and Villages Growth Programme is a national programme to cater for growth in smaller towns and villages with existing Uisce Éireann infrastructure. There are four stages in the process to facilitate the delivery of a capital project i.e. Stage 1: Strategic Assessment, Stage 2: Preliminary Business Case, Stage 3: Final Business Case, Stage 4: Implementation (Construction). The project at Carrigallen is currently at Stage 2 and is one of 11 other projects at this stage nationwide. Stage 2 involves detailed analysis, identification of a preferred option and cost estimation before moving to detailed design as part of Stage 3. Given the stage that the project to upgrade the Carrigallen Wastewater Treatment facility is at, it is unlikely that the project will be designed, constructed and operational during the lifetime of the Plan i.e. before March 2029. Accordingly, it is considered that the lands would be more appropriately considered for zoning within the next County Development Plan review, which will be for a 10-year Development Plan, rather than through the current variation process. The proposal is therefore considered premature." As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation: • The Proposed Variation's Land Use Zoning and Objectives have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Northern and Western RSES and existing Donegal County Development Plan. • Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the Variation. In addition, land use zoning contained within the Variation has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk. The land use zoning and objectives provided for by the Proposed Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Leitrim County Development Plan. Flood risk management and drainage provisions are already in force through the County Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk. • All sites where land use zoning is proposed to be changed under the Proposed Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the Land use Zoning Objectives being proposed for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage. • Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services. Taking into account the above, this proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary significant adverse environmental effects on various environmental components (refer also to Table 8.3), including: • Conflicts with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society; • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives; • Adverse impacts upon the economic viability of providing for public assets and infrastructure; • Adverse effects on non-designated habitats and species; • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces; • Occurrence of visual impacts; and • Increased loadings on water bodies.

¹⁴ Refer to Proposed Material Alterations document for description of Proposed Material Alterations.

Proposed Material Alteration No. 8 is to zone additional lands as 'New Residential' land use zoning objectives in the townland of Clooncorick, Carrigallen.

As identified by the Chief Executive in response to the Notice of Motion related to this alteration:

"The Chief Executive's Report that issued on the 9th of June highlighted the availability of key infrastructure as being essential in the identification of lands suitable for residential development over the remainder of the life of the County Development Plan. In their submission to the proposed Variation, Uisce Éireann (VAR SUB 1-21) outlined there is no capacity presently available for wastewater treatment in Carrigallen (Red). The submission also outlines that there is an upgrade project underway to increase capacity at Carrigallen Wastewater Treatment Plant and this is currently at Stage 2 under the Small Towns and Villages Growth Programme.

The Small Towns and Villages Growth Programme is a national programme to cater for growth in smaller towns and villages with existing Uisce Éireann infrastructure. There are four stages in the process to facilitate the delivery of a capital project i.e. Stage 1: Strategic Assessment, Stage 2: Preliminary Business Case, Stage 3: Final Business Case, Stage 4: Implementation (Construction). The project at Carrigallen is currently at Stage 2 and is one of 11 other projects at this stage nationwide. Stage 2 involves detailed analysis, identification of a preferred option and cost estimation before moving to detailed design as part of Stage 3.

Given the stage that the project to upgrade the Carrigallen Wastewater Treatment facility is at, it is unlikely that the project will be designed, constructed and operational during the lifetime of the Plan i.e. before March 2029. Accordingly, it is considered that the lands would be more appropriately considered for zoning within the next County Development Plan review, which will be for a 10-year Development Plan, rather than through the current variation process. The proposal is therefore considered premature."

As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation:

- The Proposed Variation's Land Use Zoning and Objectives have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water.
- Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Northern and Western RSES and existing Donegal County Development Plan.
- Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the Variation. In addition, land use zoning contained within the Variation has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk. The land use zoning and objectives provided for by the Proposed Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Leitrim County Development Plan. Flood risk management and drainage provisions are already in force through the County Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.
- All sites where land use zoning is proposed to be changed under the Proposed Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the Land use Zoning Objectives being proposed for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage.
- Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

Taking into account the above, this proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary significant adverse environmental effects on various environmental components (refer also to Table 8.3), including:

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

Proposed Material Alteration No. 9 is to change the land use objective of lands in the townland of Clooncorick, Carrigallen from 'Open Space' to 'New Residential'.

As identified by the Chief Executive in response to the Notice of Motion related to this alteration:

"The Chief Executive's Report that issued on the 9th of June highlighted the availability of key infrastructure as being essential in the identification of lands suitable for residential development over the remainder of the life of the County Development Plan. In their submission to the proposed Variation, Uisce Éireann (VAR SUB 1-21) outlined there is no capacity presently available for wastewater treatment

in Carrigallen (Red). The submission also outlines that there is an upgrade project underway to increase capacity at Carrigallen Wastewater Treatment Plant and this is currently at Stage 2 under the Small Towns and Villages Growth Programme.

The Small Towns and Villages Growth Programme is a national programme to cater for growth in smaller towns and villages with existing Uisce Éireann infrastructure. There are four stages in the process to facilitate the delivery of a capital project i.e. Stage 1: Strategic Assessment, Stage 2: Preliminary Business Case, Stage 3: Stage 3: Final Business Case, Stage 4: Implementation (Construction). The project at Carrigallen is currently at Stage 2 and is one of 11 other projects at this stage nationwide. Stage 2 involves detailed analysis, identification of a preferred option and cost estimation before moving to detailed design as part of Stage 3.

Given the stage that the project to upgrade the Carrigallen Wastewater Treatment facility is at, it is unlikely that the project will be designed, constructed and operational during the lifetime of the Plan i.e. before March 2029. Accordingly, it is considered that the lands would be more appropriately considered for zoning within the next County Development Plan review, which will be for a 10-year Development Plan, rather than through the current variation process. The proposal is therefore considered premature."

As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation:

- The Proposed Variation's Land Use Zoning and Objectives have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water.
- Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Northern and Western RSES and existing Donegal County Development Plan.
- Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the Variation. In addition, land use zoning contained within the Variation has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk. The land use zoning and objectives provided for by the Proposed Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Leitrim County Development Plan. Flood risk management and drainage provisions are already in force through the County Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.
- All sites where land use zoning is proposed to be changed under the Proposed Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the Land use Zoning Objectives being proposed for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage.
- Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

Taking into account the above, this proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary significant adverse environmental effects on various environmental components (refer also to Table 8.3), including:

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

Proposed Material Alteration No. 10 is to zone additional lands as 'New Residential' land use zoning objectives in the townland of Tully, Ballinamore.

As identified by the Chief Executive in response to the Notice of Motion related to this alteration:

"The Chief Executive's Report that issued on the 9th of June highlighted the availability of key infrastructure as being essential in the identification of lands suitable for residential development over the remainder of the County Development Plan. In their submission to the proposed Variation, Uisce Éireann (VAR SUB 1-21) outlined that there is limited headroom at the Wastewater Treatment Plant serving Ballinamore at this time. As a result, it is considered that it would not be appropriate to exacerbate this with further zoning for the lifetime of this Plan.

The Chief Executive's Report also outlines that the roads infrastructure serving the lands from Tully Lane was not deemed of appropriate gradient and width to service additional residential zoned lands and that an objective to develop a Local Distributor Road from the Willowfield Road connecting to Tully Lane and onwards to the Distributor Road at Tesco was removed from the current Plan. This was looked at the Senior Engineer in Roads at the time and it was on their recommendation that this objective was discontinued.

While the lands in question may represent an extension opportunity for residential development, due to the reduced carrying capacity of Tully Lane and the limited headroom available at the Wastewater Treatment Plant serving Ballinamore, it is considered that there are adequate lands now identified to provide for the anticipated needs of Ballinamore for the remainder of the LCDP. It would respectfully require the development of the adjoining lands onto the Willowfield Road in the first instance which will be required to provide access to the subject lands. The proposal is therefore considered premature."

As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation:

- The Proposed Variation's Land Use Zoning and Objectives have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water.
- Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Northern and Western RSES and existing Donegal County Development Plan.
- Flood risk management and drainage provisions are already in force through the County Development Plan and related provisions have been integrated into the Variation. In addition, land use zoning contained within the Variation has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of high flood risk. The land use zoning and objectives provided for by the Proposed Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Leitrim County Development Plan. Flood risk management and drainage provisions are already in force through the County Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.
- All sites where land use zoning is proposed to be changed under the Proposed Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the Land use Zoning Objectives being proposed for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage.
- Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

Taking into account the above, this proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary significant adverse environmental effects on various environmental components (refer also to Table 8.3), including:

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

Proposed Material Alteration No. 12 is to revise Section 3.5 Sites identified for new residential development to reflect Proposed Material Alteration No. 10. Refer to the assessment for Proposed Material Alteration No. 10 above.

Proposed Material Alteration No. 14 is to insert the following Section into the Settlement Capacity Report to reflect Proposed Material Alterations No. 7, No.8 and No. 9. Refer to the assessment for Proposed Material Alterations No's. 7, 8 and 9 above.

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 Proposed Variation, to which the Proposed Material Alterations relate. These measures also apply to Proposed Material Alterations. Various environmental sensitivities and issues have been communicated to the Council through the environmental assessment processes. By integrating related recommendations into the existing Development Plan and the Proposed Variation, the Council has helped to ensure that both the beneficial environmental effects of implementing the Plan to be varied 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 evidence-based planning;
- Considering alternatives for the Proposed Variation, to which the Proposed Material Alterations relate;
- The integration of individual provisions into the text of the existing, already in force, County Development Plan, to which the Proposed Material Alterations relate; and
- The integration of environmental considerations into the zoning provisions and text of the Proposed Variation, to which the Proposed Material Alterations relate¹⁵.

6.2 Monitoring

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

¹⁵ As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation:

The land use zoning and objectives provided for by the Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Leitrim County Development Plan. Flood risk management and drainage provisions are already in force through the County Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.

All sites where land use zoning is proposed to be changed under the Proposed Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the Land use Zoning Objectives being proposed for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage.

Some areas beyond Flood Zones A and B are identified as being at risk under OPW Mid-Range and High-End Future Climate Risk Scenario Area Mapping. Most sites where land use zoning is proposed to be changed under the Proposed Variation are situated outside of these areas. The following areas of Proposed Variation No. 1 lands are identified as being at risk by OPW Future Climate Risk Scenario Area Mapping:

- Ballinamore – relatively minor areas of lands currently zoned 'Agriculture' are identified as being at risk under the High-End Scenario;
- Dromod – relatively minor areas of lands currently not zoned are identified as being at risk under either the Mid-Range or the High-End Scenario;
- Manorhamilton – relatively minor areas of lands currently not zoned are identified as being at risk under either the Mid-Range or the High-End Scenario; and
- Mohill – relatively minor areas of lands currently zoned 'Agriculture' are identified as being at risk under either the Mid-Range or the High-End Scenario.

Any future development at these sites would need to comply with the provisions of the existing Plan relating to flood risk management and drainage. Furthermore, the Variation proposes the following amendment into Section 9.8 "Flood Risk Management" of the Plan: "Uses on lands associated with mid-range and high-end future climate scenario risk areas on Variation No. 1 sites within Ballinamore, Dromod, Manorhamilton and Mohill as identified in Appendix I of the SFRA Addendum shall be limited to less vulnerable or water compatible uses. This limitation shall take primacy over any other related land use zoning provision."

Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

In addition to the individual provisions integrated into the text of the existing County Development Plan, provisions have also been integrated into the text of the Proposed Variation through the environmental assessment process.

Table 6.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁶
Biodiversity, Flora and Fauna	BFF	Condition of European sites	- Require all local level land use plans, e.g. framework plans, to include ecosystem services and green/blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species - Implement and review, as relevant, the County Leitrim Local Biodiversity Action Plan - Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources	- DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years) - DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years) - Internal review of local land use plans, e.g. framework plans. - Internal review of development management / grants of permission	Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted	- Require all local level land use plans, e.g. framework plans, to include ecosystem services and green/blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species - Implement and review, as relevant, the County Leitrim Local Biodiversity Action Plan	Internal review of local land use plans, e.g. framework plans.	Review internal systems
		SEAs and AAs as relevant for new Council policies, plans, programmes etc. under the Development Plan	Screen for and/or undertake SEA and AA as relevant for new Council policies, plans, programmes etc. under the Development Plan	Internal review of preparation of new Council policies, plans, programmes etc. under the Development Plan	Review internal systems
		Status of water bodies	Included under Water below	Included under Water below	Included under Water below
		Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 11 “Heritage”	For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see Chapter 11 “Heritage”	Internal review of development management / of grants of permission¹⁷	Review internal systems
Population and Human Health	PHH	Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 4 “Economic Development, including Retail”	Progress in successfully implementing Plan measures relating to the promotion of economic growth as provided for by Chapter 4 “Economic Development, including Retail”	Internal review of progress on implementing Plan objectives	- Review internal systems - Consultations with DCEE
		Number of spatial concentrations of health problems arising from environmental factors resulting from	No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan	Review of published information from the Health Service Executive and EPA	Consultations with the Health Service Executive and EPA

¹⁶ Where remedial action is required, consultations with government agencies (e.g. DCEE, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

¹⁷ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on Natura 2000 sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

SEA Environmental Report Appendix IV: Non-Technical Summary

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁶
		development permitted under the Plan		Internal consultations with the Council's Environment Department	
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
		Number of spatial plans that include specific green infrastructure mapping	Require all local level land use plans, e.g. framework plans, to include specific green infrastructure mapping	Internal review of local land use plans, e.g. framework plans.	Review internal systems
Soil (and Land)	S	Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)	- Contribute towards NPF target of maintaining built surface cover nationally to below the EU average of 4% - In accordance with National Policy Objectives of the National Planning Framework, deliver at least 30% of all new homes targeted in settlements, within their existing built-up footprints and ensure compact and sequential patterns of growth - To map brownfield and infill land parcels across the County	- EPA Geoportal - Compilation of greenfield and brownfield development for the DHLGH - Internal review of development management / grants of permission	Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		Instances where contaminated material generated from brownfield and infill must be disposed of	Dispose of contaminated material in compliance with EPA guidance and waste management requirements	Internal review of development management / grants of permission where contaminated material must be disposed of	Consultations with the EPA and Development Management
		Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission	Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission	Internal review of development management / grants of permission	Review internal systems
Water	W	Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD	- Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' - Implementation of the objectives of the River Basin Management Plan	EPA Monitoring Programme for WFD compliance ¹⁸	- Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. - Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Number of incompatible developments permitted within flood risk areas	Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	Internal review of development management / grants of permission	Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk

¹⁸ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available.

SEA Environmental Report Appendix IV: Non-Technical Summary

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁶
					Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	- Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated - Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan	- All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan - Where individual on-site wastewater treatment systems are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the individual on-site wastewater treatment system will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive - Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure - See also targets relating to greenfield and brownfield development of land under Soil	Internal review of development management / grants of permission	Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Air	A	- Proportion of journeys made by private fossil fuel-based car compared to previous levels - NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring	- Decrease in proportion of journeys made by car compared to previous levels - Improvement in Air Quality trends, particularly in relation to transport related emissions - Progress in successfully implementing Plan measures relating to sustainable mobility and travel	- CSO data - EPA Air Quality Monitoring - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DCEE and NTA to develop a tailored response. See also entry under Population and human health above.
Climatic Factors	C	Implementation of Plan measures relating to climate reduction targets	For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets	Internal review of development management / grants of permission	Review internal systems
		A competitive, low-carbon, climate-resilient and environmentally sustainable economy	Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050	Confirmation of progress in implementing of Leitrim County Council's Climate Change Adaptation Strategy 2019-2024 and Climate Action Plan 2024-2029	Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		Share of renewable energy in transport	Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least	- EPA Greenhouse Gas Emissions reporting - Internal review of implementation of Plan	

SEA Environmental Report Appendix IV: Non-Technical Summary

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁶
			42.5% by 2030)	provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure	
		• Greenhouse gas emissions	• Contribute towards the target of aggregate reduction in carbon dioxide (CO ₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)		
		• Energy consumption, the uptake of renewable options and solid fuels for residential heating	• To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating		
		• Proportion of journeys made by private fossil fuel-based car compared to previous levels	• Decrease in the proportion of journeys made by residents of the County using private fossil fuel-based car compared to previous levels • Progress in successfully implementing Plan measures relating to sustainable mobility and travel	• CSO data • Internal review of progress on implementing Plan objectives	• Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		• Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	• Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures • Progress in successfully implementing Plan measures relating to active travel	• CSO data • Internal review of progress on implementing Plan objectives	• Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Cultural Heritage	CH	• Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan	• Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan	• Internal review of development management / grants of permission	• Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with the Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		• 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	• Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan	• Internal review of development management / grants of permission	
Landscape	L	• Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations, resulting from development which is granted permission under the Plan	• No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations, resulting from development which is granted permission under the Plan	• Internal review of development management / grants of permission	• Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation.



Leitrim County Development Plan 2023-2029

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