



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

**Screening for Appropriate Assessment
(AA) Determination under:
The Planning and Development Act 2000 (as amended)**

for:

**Proposed Material Alterations to the
Draft Waterford City and County Development Plan 2022-2028**

A Screening for Appropriate Assessment (AA) Determination is being made by Waterford City and County Council regarding Proposed Material Alterations to the Draft Waterford City and County Development Plan 2022- 2028.

Section 12 (7) (aa) of the Planning and Development Act 2000 (as amended), requires, inter alia, a determination to be made as to whether Proposed Material Alterations to the Draft Plan warrant the undertaking of AA.

The existing Draft Plan has already been informed by a Stage 2 AA and a Natura Impact Report has been prepared. As part of that AA, it was identified that the Plan may, if unmitigated, have significant effects on 6 no European sites. Plan elements that could potentially affect the integrity of European sites include:

- Provisions for sectors such as, economic development and tourism, housing and recreation, infrastructure, and renewable energy; and,
- Loading pressures from the operational phase of developments - these sources could result in habitat loss, disturbance effects, interactions with water quality and habitat fragmentation.

Mitigation was integrated into the Draft Plan that allowed the Natura Impact Report to conclude that the Draft Plan is not foreseen to give rise to adverse impacts on the integrity of designated European sites, alone or in combination with other plans or projects¹. The Draft Plan and AA Natura Impact Report were placed on public display and submissions were invited. Some of these submissions resulted in Material Alterations being proposed to the Plan. Screening of the Material Alterations highlighted a number of policies and land use zonings as detailed in table below that had potential for significant effects on the Natura 2000 Network and thus required Stage 2 AA and consideration of mitigation.

¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the plan to proceed; and c) adequate compensatory measures in place.

Table of Proposed Material Alterations	
Draft Development Plan: Volume 1 Written Statement	
Material Alteration Reference No.	Descriptor
28	Amend paragraph 4 in Section 3.3.9 of Chapter 3 to include river leisure use such as a Maritime Museum and Public Baths
52	Amend paragraph 11 of Section 4.10 Tourism and amend new Policy Objective ECON 22 in Chapter 4 'Tourism Accommodation/ Camp Sites' including; To maximise the potential of Waterford as a cruise ship destination.
77	Amend paragraph 4 in Section 6.4 'Energy' Chapter 6
78	Amend Section 6.6 'Renewable Energy' Chapter 6
80	Amend policy UTL 06
124	Amend Policy Objective BGI 06 Chapter 10
128	Amend 'Amenity Management Policy Objectives' in Section 10.5
129	BG20 Extension of the Waterford Suir Valley Railway from Bilberry to Waterford (Grattan Quay).
Draft Development Plan: Volume 2 Development Management Standards	
149	Amend DM Policy Objective DM 3
Draft Development Plan: Appendices	
161	Cappoquin CPDO9 (Specific development objective Appendix 2)
162	Clonmel CLED06 (Specific development objective)
169	PECDO10. Passage East/Crooke: Extend the settlement boundary of the village to the north. (Specific development objective Appendix 2)
174	WCD029. Waterford City/Ballinakill: New residential lands to the east of Kings Channel Estate (Island Land Cul-De Sac) Local Road L55289 and north of Ballinakill Crescent Local Road L 55285 may facilitate Low Density Residential Development/ Serviced Sites. (Specific development objective Appendix 2)
174	WCD032. Waterford City/Knockboy: Sections of new residential lands to the north of the Dunmore Road R683 at the River Cottage can facilitate Low Density Residential Development/ Serviced Sites. (Specific development objective Appendix 2)
186	BOS1 Ballyduff (Opportunity site)
186	PTOSO1 Portlaw (Opportunity site)
186	OPSO6 Waterford City (Opportunity site)
186	OPSO9 Waterford City (Opportunity site)
186	OPS17 Waterford City (Opportunity site)
186	OPS19 Waterford City (Opportunity site)
Draft Development Plan: Land Use Zoning	
354	Islandview (Land use zoning)
327	Knockboy (Land use zoning)
294	Tramore (Land use zoning)
203	Clonmel Environs (Land use zoning)

Taking into account the measures that have been already integrated into the Draft Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, the AA process identified that there is no potential for adverse impacts on the integrity of any European site as a result of the Proposed Material Alterations.

The undersigned, having carefully considered the information referred to above agrees with and adopts the reasoning and conclusion presented above. The undersigned hereby determines pursuant to Section 12 (7) of the Planning and Development Act 2000, as amended, and for the purposes of Article 6(3) of the Habitats Directive that Stage 2 AA is required for the above Proposed Material Alterations.

The AA Natura Impact Report that accompanies the Proposed Material Alterations is part of the ongoing and overall AA process that is being undertaken alongside the preparation of the Plan. All Plan and AA related documentation will be considered by the planning authority in advance of the adoption of the Plan and a final AA Determination will be undertaken by the planning authority at adoption. An AA Conclusion Statement will be prepared following adoption, which will detail the AA process undertaken for the Plan.

Signed: 

Liam McGree,

Senior Planner

Date: 24th February 2022

Waterford City and County Council, City Hall, The Mall, Waterford.
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