

Mayo County Council

Determination on the need for an environmental assessment of the Proposed Amendment of Kiltimagh Local Area Plan 2010-2016 in accordance with the Planning & Development (SEA) Regulations 2004 (as amended)

Pursuant to the Planning & Development (Strategic Environmental Assessment) Regulations 2004 (as amended) the Planning Authority carried out a Strategic Environmental Assessment (S.E.A.) Screening exercise for the proposed amendment to the Kiltimagh Local Area Plan. The resulting SEA Consultation Screening Report stated that it was the opinion of the Planning Authority that the proposed amendment would not be likely to have any significant adverse impacts on the environment.

Having complied with the requirements as set out in the Planning & Development SEA Regulations 2004, Mayo County Council, having regard to the responses received from the prescribed environmental authorities, has determined that the proposed amendment will not require an environmental assessment, and the preparation of an Environmental Report for the following reasons:

1. The proposed amendment outlines how substantially less land is required for residential development than is zoned in the existing plan. This will result in the phasing of zoned residential lands in Kiltimagh over a prolonged period whereby lands shall not be considered for development in Phase 2 until 70% of the lands in Phase 1 have been fully developed. The implementation of the proposed amendment will result in prioritising the completion of unfinished housing estates and contribute towards a sustainable plan-led approach to development within the LAP area.
2. The proposed amendment includes the addition of policies and objectives to mitigate and prevent flood risk in the plan area following SFRA. Applications for development on lands identified as being located in an area of flood risk and sites adjoining areas of flood risk shall be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed, in line with the DoELG Flood Risk Guidelines (November 2009). Flood Risk Assessments shall also apply to applications for development within or adjacent to lands identified as 'Benefitting Lands'.
3. The current Kiltimagh LAP and the proposed amendment thereto have been and will be made pursuant to the provisions of the Planning and Development Acts 2000-2010; as such, the plan seeks to achieve development in a sustainable manner. The proposed amendment is consistent with the objectives of the current LAP and the Mayo County Development Plan 2008-2014, both of which were subject to SEA. The implementation of the proposed amendment to the Kiltimagh Local Area Plan will have no predicted significant effects on the environment as it will not put any additional pressure on existing infrastructure which is in place to support the further development of the town.

Any amendments to the proposed amendment procedure that arise will be screened for the need for an environmental assessment.

Signed:



Paddy Mahon
Director of Services Planning

Date: 25/4/12