



Ballina Town Council

BALLINA TOWN COUNCIL

Planning & Development (Strategic Environmental Assessment) Regulations 2004 S.I. No. 436 of 2004 (as amended)

Decision on the need for an Environmental Assessment for proposed Variation No. 2 of the Ballina Town & Environs Development Plan 2009-2015

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of the implementing of a plan /programme before a decision is made to adopt the plan/programme; the procedures for which are set out in the Planning and Development (SEA) Regulations 2004 (as amended).

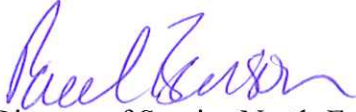
The preparation of a full SEA is not mandatory for a Variation of a Development Plan. However, in accordance with the above SEA regulations, the Planning Authority must determine whether or not the implementation of such a variation to the plan would be likely to have significant effects on the environment and hence required a SEA. In making this determination, the planning authority is required to consult with the prescribed Environmental Authorities.

Having complied with the requirements as set out in the Planning & Development (Strategic Environmental Assessment) Regulations 2004 (as amended), Ballina Town Council have determined that the Proposed Variation no. 2 to the Ballina Town & Environs Development Plan 2009-2015 will not require an environmental report for the following reasons:

1. The proposed variation consists of minor amendments of certain existing policies relating to Neighbourhood Shopping Areas, Architectural Conservation Areas, Signage, Plot Ratio and The Salmon Life Centre and indicating an indicative thru road and Salmon Quarter in the town. The proposed amendments to land use zoning arising from the proposed variation are located in areas that have no significant planning or environmental constraints.
2. Proposed Variation No. 2 of the Ballina Town & Environs Development Plan 2009-2015 is compliant with national and regional policy and planning guidelines.
3. A Habitats Directive Assessment for Appropriate Assessment as required under Article 6 of the Habitats Directive has been carried out and concluded that there will be no significant impact on the Natura 2000 network as a result of the variation of the

plan and that it was not necessary to proceed to Stage 2 (Natura Impact Report) Appropriate Assessment.

Any amendments to proposed Variation No 2 of the Ballina Town & Environs Development Plan 2009 – 2015 arising from the variation process will be screened for the need for an environmental assessment.



A/Director of Service North-East Region

25th March 2014