



**Laois County Council
Comhairle Chontae Laoise
&
Offaly County Council
Comhairle Chontae Uibh Fhaili**

**ADDENDUM NO. 1 TO THE
STRATEGIC ENVIRONMENT ASSESSMENT
APPROPRIATE ASSESSMENT
STRATEGIC FLOOD RISK ASSESSMENT OF THE
PORTARLINGTON JOINT LOCAL AREA PLAN
2018 – 2024**

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INTRODUCTION

Laois County Council Materially Altered the Draft Portarlinton Joint Local Area Plan (LAP) 2018-2024 in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

There were 6 Proposed Material Alterations to the Draft Joint Local Area Plan. The Material Alterations are outlined within the report '*Proposed Material Alterations to the Draft Portarlinton Joint Local Area Plan 2018 - 2024.*' This should be read in conjunction with this addendum.

This addendum is the:

- a) **Strategic Environmental Assessment (SEA) Screening Report**
- b) **Appropriate Assessment (AA) Screening Report**
- c) **Strategic Flood Risk Assessment (SFRA)**

for the Material Alterations to the Draft Portarlinton Joint Local Area Plan 2018-2024.

This report forms an addendum to the original SEA Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment for the Draft Portarlinton Joint Local Area Plan 2018 – 2024 issued in March 2018 and should be read in conjunction with same.

This report is set out as follows:

- **Section A:** Strategic Environmental Assessment
- **Section B:** Appropriate Assessment
- **Section C:** Strategic Flood Risk Assessment

SECTION A

STRATEGIC ENVIRONMENTAL ASSESSMENT

This section comprises the Strategic Environmental Assessment Screening Report for the Proposed Material Alterations to the Draft Portarlington Joint Local Area Plan 2018 – 2024. This report forms an addendum to the original SEA Environmental Report for the Draft Portarlington Joint Local Area Plan and should be read in conjunction with same.

This addendum presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Proposed Material Alterations to the Draft Joint Plan, incorporating screening of the Proposed Alterations and further assessment where necessary.

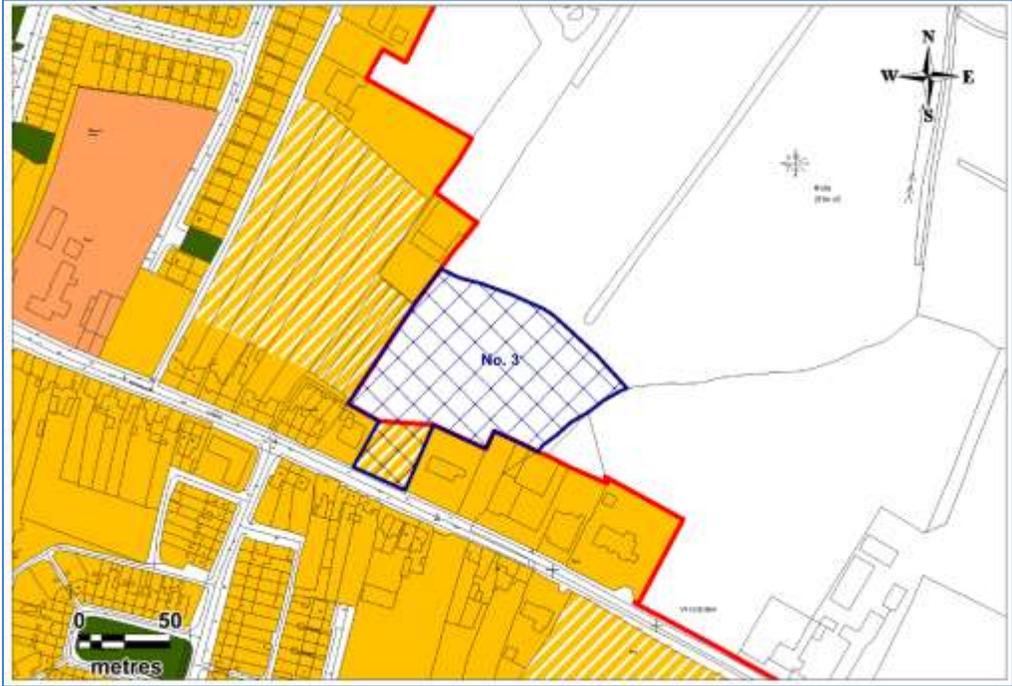
The tables below constitute an SEA Screening Assessment of the Proposed Material Alterations and consider the potential impacts of the Proposed Material Alterations to the Draft Joint Plan, in order to determine if any significant effects on the environment are likely to occur and if a Strategic Environmental Assessment of the Proposed Material Alterations is required.

In the event that it is determined that a Proposed Material Alteration would likely result in a significant environmental effect(s), the Proposed Material Alteration will be subject to further assessment in the form of Strategic Environmental Assessment.

**SEA SCREENING OF
PROPOSED MATERIAL AMENDMENTS**

MATERIAL ALTERATION REF. NO. 1	
Proposed Material Alteration	<p>Alter text as follows:</p> <p>The CFRAM maps for the South East region including County Laois were published on 4th May 2018 have been prepared, however these are not yet in operation.</p>
SEA Screening Assessment	<p>SEA: Minor and updated changes to text are not identified as giving rise to significant environmental effects from an SEA perspective.</p>
Further Assessment Required	<p>No</p>

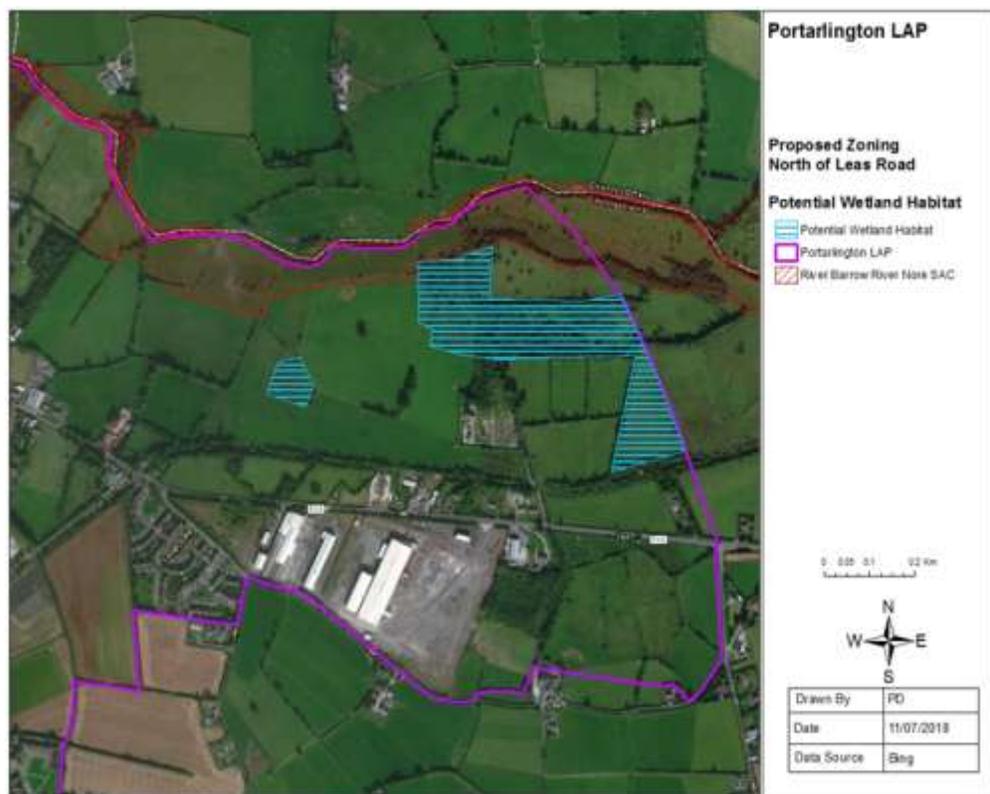
MATERIAL ALTERATION REF. NO. 2	
Proposed Material Alteration	<p>Amend text as follows:</p> <p>In accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), the Catchment Flood Risk Assessment and Management programme (CFRAM) and a Strategic Flood Risk Assessment (SFRA) have has been used to inform the preparation of the Draft Joint LAP and associated land use zoning. The CFRAM maps for the South East region including County Laois were published on 4th May 2018.</p>
SEA Screening Assessment	<p>SEA: Minor and updated changes to text are not identified as giving rise to significant environmental effects from an SEA perspective.</p>
Further Assessment Required	<p>No</p>

MATERIAL ALTERATION REF. NO. 3	
Proposed Material Alteration	<p>Change of zoning: From: Residential 2 To: Un-zoned lands and Residential 2 on lands at Bracklone Street</p> 
SEA Screening Assessment	<p>SEA: A minor change to zoning, including the de-zoning of lands is not identified as giving rise to significant land use changes or environmental effects from an SEA perspective.</p>
Further Assessment Required	<p>No</p>

MATERIAL ALTERATION REF. NO. 4	
Proposed Material Alteration	<p>Change of zoning: From: Un-zoned lands To: Industrial & Warehousing at Lea Road</p>  <p>The map displays a large, irregularly shaped area outlined in purple and filled with a blue cross-hatch pattern. This area is labeled 'No. 4'. A yellow dashed line indicates a boundary within the area. To the south of the area, a road is shown in red. A scale bar at the bottom left indicates 0 to 100 metres. A north arrow is located in the top right corner of the map area.</p>
SEA Screening Assessment	<p>SEA: The lands are located to the north of the R420. The lands extend to the River Barrow further north which incorporates the River Barrow/River Nore SAC and a flood zone. Access to the site is from the R420, Strategic Regional Road, outside the town speed limits.</p> <p>The proposed rezoning is not consistent with a number of SEOs in particular Biodiversity, Water and Material Assets. A preliminary review of satellite imagery for the lands indicate that approximately 10ha. of this land is representative of potential wetland habitat. The areas of potential wetland habitat within this area of proposed zoning are shown in the Figure further below.</p> <p>Part of the lands is located within a designated flood zone and the northern boundary of the land adjoins the boundary of the River Barrow and River Nore SAC. The proposed rezoning of this parcel from un-zoned lands to Industrial and Warehousing has the potential to result in likely significant effects on the River Barrow and River Nore SAC.</p>

The northern boundary of the proposed re-zoned lands abuts the River Barrow and River Nore SAC. A review of aerial mapping suggests that wetland habitats occur within the footprint of the proposed rezoning lands and drainage ditches may link these lands to the River Barrow. It is possible that any drainage ditches, should they occur and wetland habitat occurring within the proposed rezoning lands could have the potential to support otter resting or foraging habitat. In the event that these lands have the potential to support otters, the loss of these areas will have the potential to result in habitat loss for this qualifying species of the River Barrow and River Nore SAC.

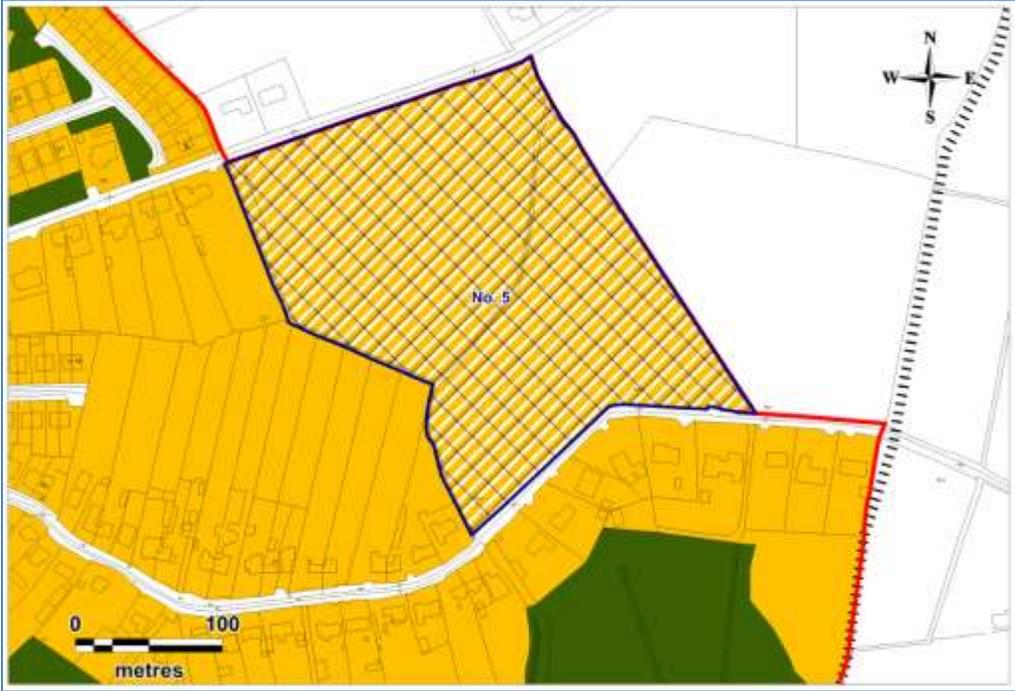
The potential also exists for development within this area to result in disturbance to otters that may rely on the riparian corridor of the River Barrow that abuts this area and any riparian Annex I qualifying habitats of the SAC should they also abut this area.



The CEO advised against this rezoning for the following reasons:

- Sufficient lands for Industrial/Enterprise and Employment lands are zoned in this area for the plan period;
- Proximity to the River Barrow and associated SAC;

	<ul style="list-style-type: none"> - Location of part of the lands within designated flood zones; - Access to the land is from outside the 60km/h speed limit and is located on Strategic Regional Road R420.
<p>Further Assessment Required</p>	<p>Mitigation Measures: In addition to the existing provisions of the Draft LAP in particular Strategic Aims 7 & 8 and Natural Heritage Objective No. NHO10, the following additional Mitigation Measures are recommended for these lands given the flood risk and potential for likely significant effects on the River Barrow and Nore SAC in the absence of mitigation:</p> <ul style="list-style-type: none"> • Strategic Flood Risk Assessment: Requirements as identified in the SFRA (Section C of this report): A portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/ watercourses. The zoning objective does not prescribe exactly where in the zone development should occur. In the event that development is proposed in Flood Zones A and/or B, the developer shall: <ul style="list-style-type: none"> -Comply with the objectives of Laois County Council 2017 – 2023; -Comply with Flood Objectives of Chapter 17 Flood Management of the Draft Portarlington Joint Local Area Plan 2018 – 2024; -Carry out the sequential approach in the Flood Risk Guidelines and SFRA and shall carry out the requirements of the sequential approach. • Biodiversity, Flora and Fauna: To undertake an ecological survey of the lands to include habitat surveys and hedgerow surveys prepared by a qualified ecologist. A biodiversity management plan should be prepared for the lands as a whole that provides appropriate buffer zones from the River Barrow and Nore SAC to ensure the integrity of the riparian zone is maintained and habitat loss for qualifying species including otters are avoided. <p>Further Assessment Required: Yes</p> <p>The Natura Impact Report (NIR) and Appendix 1 of the NIR will be updated to include an assessment of the potential for this proposed rezoning to result in likely significant effects to the River Barrow and River Nore SAC. Appropriate mitigation measures as provided above should be outlined to ensure that likely significant effects to the River Barrow and River Nore SAC are avoided as a result of any future development facilitated by this rezoning. This will also be reflected in the Annex to the SEA ER.</p>

MATERIAL ALTERATION REF. NO. 5	
Proposed Material Alteration	<p>Change of zoning: From: Un-zoned lands To: Residential 2 on lands at Droughill</p> 
SEA Screening Assessment	<p>SEA: This parcel of land is located approximately 400m from the nearest point of the River Barrow to the west.</p> <p>A review of aerial mapping indicates that this area supports agricultural grassland and bare ground. Drainage ditches appear to occur along the boundary of the area and these are likely to connect to the River Barrow. In the event that this parcel of land connects to the River Barrow via a hydrological pathway there is potential for activities during the construction phase to generate contaminated waters and for such waters to be emitted to the SAC. In the event of such emissions the facilitation of future development within this parcel of land will, in the absence of appropriate mitigation measures, have the potential to, alone or in-combination with other existing threats and pressures, result in adverse effects to water quality. Any adverse effects to the water quality of the River Barrow as a result of development in these lands will have the potential to result in likely significant effects to the Conservation Objectives of the River Barrow and River Nore SAC.</p>

	<p>Should new housing development be permitted over the lifetime of the plan, existing safeguards through LAP policies and objectives will apply. Additional mitigation measures are recommended in the event of lands being developed over the lifetime of the plan to mitigate for effects on the Conservation Objectives of the River Barrow and River Nore SAC.</p>
<p>Further Assessment Required</p>	<p>Mitigation Measures: In addition to the existing provisions of the Draft LAP in particular Strategic Aims 7 & 8, and Natural Heritage Objective NH010 the following additional Mitigation Measures are recommended for these lands given the potential for likely significant effects on the River Barrow and Nore SAC in the absence of mitigation:</p> <ul style="list-style-type: none"> • Biodiversity, Flora and Fauna: To undertake an ecological survey of the lands to include habitat surveys and hedgerow surveys prepared by a qualified ecologist to inform the provision of appropriate buffer zones from the River Barrow and Nore SAC to ensure the integrity of the riparian zone is maintained and habitat loss for qualifying species including otters are avoided. <p>Further Assessment Required: Yes</p> <p>The Natura Impact Report (NIR) and Appendix 1 of the NIR will be updated to include an assessment of the potential for this proposed rezoning to result in likely significant effects to the River Barrow and River Nore SAC. Appropriate mitigation measures should be outlined to ensure that likely significant effects to the River Barrow and River Nore SAC are avoided as a result of any future development facilitated by this rezoning. This will also be reflected in the Annex to the SEA ER.</p>

MATERIAL ALTERATION REF. NO. 6	
Proposed Material Alteration	<p>Change of zoning: From: Enterprise & Employment To: Residential 2 and Un-zoned lands on lands at Bog Road</p> 
SEA Screening Assessment	<p>SEA: This additional land for rezoning is considered to accommodate a single dwelling. The lands are serviced. As it is located within the town boundary it is not considered to give rise to significant adverse environmental effects.</p>
Further Assessment Required	<p>No</p>

SEA CONCLUSION

On the basis of the findings of this addendum for Strategic Environmental Assessment, it is concluded that the Proposed Material Alterations to the Draft Portarlington Joint Local Area Plan 2018-2024 satisfy the strategic environmental objectives of Laois County Council, and will not result in any significant negative impact(s) on the environment. Providing the additional mitigation measures for the Material Amendments Number 4 (Lea Road) and Number 5 (Droughill) are adopted, likely significant effects on the environment are avoided. A Strategic Environmental Assessment of the proposed Material Alterations is therefore not required.

SECTION B

APPROPRIATE ASSESSMENT

This section comprises the Appropriate Assessment Screening Report for the Proposed Material Alterations to the Draft Portarlington Joint Local Area Plan 2018 – 2024. This report forms an addendum to the original Natural Impact Report for the Draft Portarlington Joint Local Area Plan and should be read in conjunction with same.

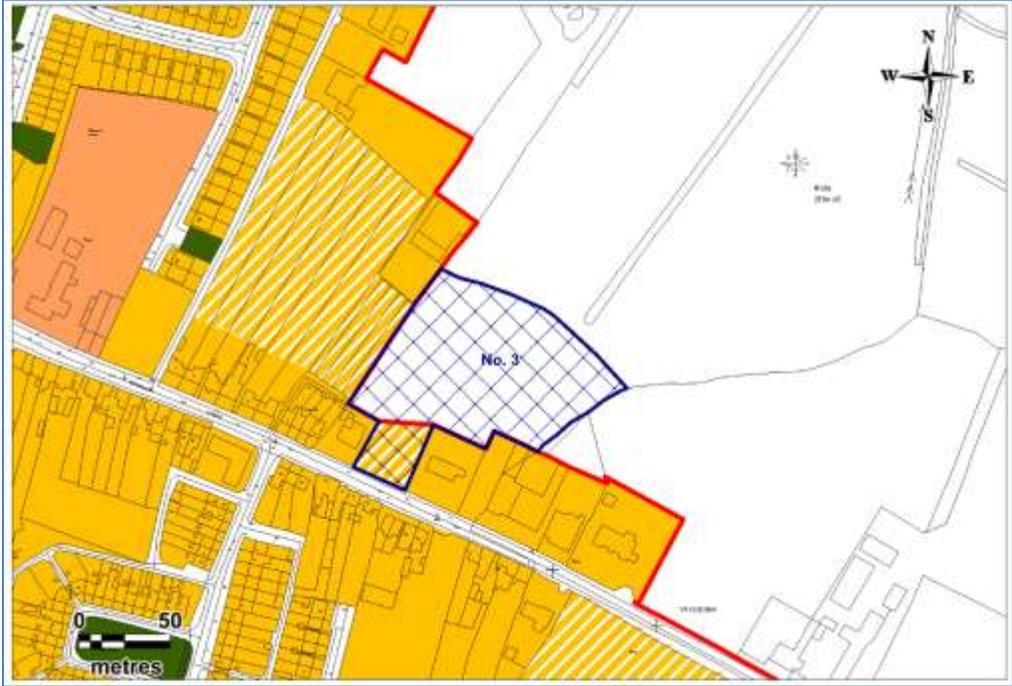
This addendum presents the findings of the Appropriate Assessment Screening of the potential effects on designated European Sites as a result of the Proposed Material Alterations to the Draft Portarlington Joint Local Area Plan 2018-2024, in order to determine if any potential effects on European Sites are likely to occur and if an Appropriate Assessment of the Proposed Material Alterations is required.

In the event that it is determined that a Proposed Material Alteration is likely to result in a significant effect on any European Sites, the Proposed Material Alteration will be subject to further assessment in the form of an Appropriate Assessment.

**APPROPRIATE ASSESSMENT SCREENING OF
PROPOSED MATERIAL AMENDMENTS**

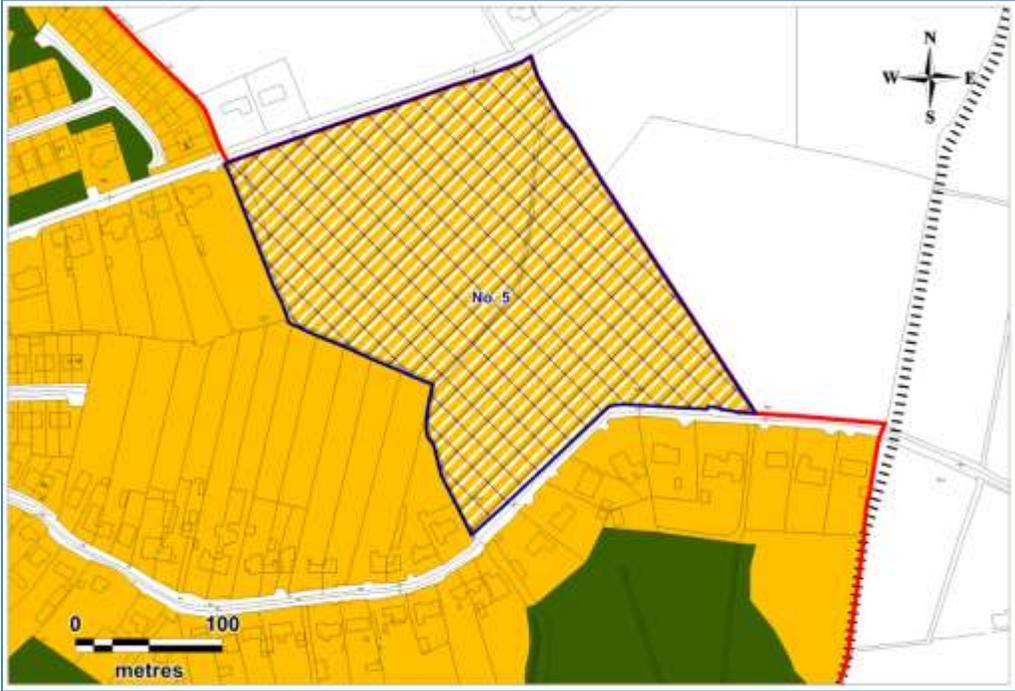
MATERIAL ALTERATION REF. NO. 1	
Proposed Material Alteration	<p>Alter text as follows:</p> <p>The CFRAM maps for the South East region including County Laois were published on 4th May 2018 have been prepared, however these are not yet in operation.</p>
AA Screening Assessment	<p>AA: Minor and updated changes to text are not identified as giving rise to significant environmental effects to European Sites.</p>
Further Assessment Required	<p>No</p>

MATERIAL ALTERATION REF. NO. 2	
Proposed Material Alteration	<p>Amend text as follows:</p> <p>In accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), the Catchment Flood Risk Assessment and Management programme (CFRAM) and a Strategic Flood Risk Assessment (SFRA) have has been used to inform the preparation of the Draft Joint LAP and associated land use zoning. The CFRAM maps for the South East region including County Laois were published on 4th May 2018.</p>
AA Screening Assessment	<p>AA: Minor and updated changes to text are not identified as giving rise to significant environmental effects from an AA perspective.</p>
Further Assessment Required	<p>No</p>

MATERIAL ALTERATION REF. NO. 3	
Proposed Material Alteration	<p>Change of zoning: From: Residential 2 To: Un-zoned lands and Residential 2 on lands at Bracklone Street</p> 
AA Screening Assessment	<p>AA: A minor change to zoning, including the de-zoning of lands is not identified as giving rise to significant land use changes or environmental effects from an AA perspective.</p>
Further Assessment Required	<p>No</p>

MATERIAL ALTERATION REF. NO. 4	
Proposed Material Alteration	<p>Change of zoning: From: Un-zoned lands To: Industrial & Warehousing at Lea Road</p> 
AA Screening Assessment	<p>AA: The proposed rezoning of this parcel of land from un-zoned to Industrial and Warehousing has the potential to result in likely significant effects to the River Barrow and River Nore SAC.</p> <p>The northern boundary of the proposed lands abuts the River Barrow and River Nore SAC. A review of aerial mapping suggest that wetland habitats occur within the footprint of the proposed rezoning lands and drainage ditches may link these lands to the River Barrow. It is possible that any drainage ditches, should they occur and wetland habitat occurring within the proposed rezoning lands could have the potential to support otter resting or foraging habitat. In the event that these lands have the potential to support otters, the loss of these areas will have the potential to result in habitat loss for this qualifying species of the River Barrow and River Nore SAC.</p> <p>The potential also exists for development within this area to result in disturbance to otters that may rely on the riparian corridor of the River</p>

	<p>Barrow that abuts this area and any riparian Annex I qualifying habitats of the SAC should they also abut this area.</p> <p>The potential exists for activities associated with the construction phase and operation phase of the development to generate contaminated surface water and wastewater, the emission of which to the main channel of the River Barrow will have the potential to undermine water quality and adversely effect aquatic qualifying species supported by the SAC.</p>
<p>Further Assessment Required</p>	<p>Mitigation Measures: In addition to the existing provisions of the Draft LAP in particular Strategic Aims 7 & 8, and Natural Heritage Objective No. NH010, the following additional Mitigation Measures are recommended for these lands given the potential for likely significant effects on the River Barrow and Nore SAC in the absence of mitigation:</p> <ul style="list-style-type: none"> • Biodiversity, Flora & Fauna: To undertake an ecological survey of the lands to include habitat surveys and hedgerow surveys prepared by a qualified ecologist. <p>A biodiversity management plan should be prepared for the lands as a whole that provides appropriate buffer zones from the River Barrow and Nore SAC to ensure the integrity of the riparian zone is maintained and habitat loss for qualifying species including otters are avoided.</p> <p>Further Assessment Required: Yes</p> <p>The Natura Impact Report (NIR) and Appendix 1 of the NIR will require updating to include an assessment of the potential for this proposed rezoning to result in likely significant effects to the River Barrow and River Nore SAC.</p>

MATERIAL ALTERATION REF. NO. 5	
Proposed Material Alteration	<p>Change of zoning: From: Un-zoned lands To: Residential 2 on lands at Droughill</p> 
AA Screening Assessment	<p>AA: This proposed parcel of land is approximately 400m from the nearest point of the River Barrow to the west.</p> <p>A review of aerial mapping indicates that this area supports agricultural grassland and bare ground. Drainage ditches appear to occur along the boundary of the area and these are likely to connect to the River Barrow. In the event that this parcel of land connects to the River Barrow via a hydrological pathway there is potential for activities during the construction phase to generate contaminated waters and for such waters to be emitted to the SAC. In the event of such emissions the facilitation of future development within this parcel of land will, in the absence of appropriate mitigation measures, have the potential to, alone or in-combination with other existing threats and pressures, result in adverse effects to water quality. Any adverse effects to the water quality of the River Barrow as a result of development in these lands will have the potential to result in likely significant effects to the Conservation Objectives of the River Barrow and River Nore SAC.</p>

<p>Further Assessment Required</p>	<p>Mitigation Measures: In addition to the existing provisions of the Draft LAP in particular Strategic Aims 7 & 8, and Natural Heritage Objective No. NH010, the following additional Mitigation Measures are recommended for these lands given the potential for likely significant effects on the River Barrow and Nore SAC in the absence of mitigation:</p> <ul style="list-style-type: none"> <p>Biodiversity, Flora & Fauna: To undertake an ecological survey of the lands to include habitat surveys and hedgerow surveys prepared by a qualified ecologist.</p> <p>A biodiversity management plan should be prepared for the lands as a whole that provides appropriate buffer zones from the River Barrow and Nore SAC to ensure the integrity of the riparian zone is maintained and habitat loss for qualifying species including otters are avoided.</p> <p>Further Assessment Required: Yes</p> <p>The Natura Impact Report (NIR) and Appendix 1 of the NIR will require updating to include an assessment of the potential for this proposed rezoning to result in likely significant effects to the River Barrow and River Nore SAC.</p>
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MATERIAL ALTERATION REF. NO. 6	
Proposed Material Alteration	<p>Change of zoning: From: Enterprise & Employment To: Residential 2 and Un-zoned lands on lands at Bog Road</p> 
AA Screening Assessment	<p>AA: The Natura Impact Report (NIR) for the Draft LAP identified potential impacts associated with future development in areas of existing greenfield land zoned for future development. The alteration of this area from Enterprise and Employment to Residential 2 will result in potential effects analogous to those identified in the NIR of the Draft Plan. As such this proposed change in zoning is not predicted to have the potential to result in likely significant effects over and above those already identified in the NIR of the draft Plan.</p>
Further Assessment Required	<p>No</p>

AA CONCLUSION

Having regard to the tables above the proposed Material Alterations to the Draft Joint Local Area Plan with respect to the zoning of lands north of Lea Road (MA No.4) and at Droughill (MA No.5) for future development are considered to have the potential for significant effects to the River Barrow and River Nore SAC. As such the Natura Impact Report of the Draft LAP will be required to be updated to outline the potential impacts to the River Barrow and River Nore SAC that may arise as a consequence of these proposed zoning and appropriate mitigation measures should be outlined (see preceding tables) to ensure that future development within these lands do not result in likely significant effects.

SECTION C

STRATEGIC FLOOD RISK ASSESSMENT

This section comprises a Strategic Flood Risk Assessment of the proposed zoning related Material Alterations to the Draft Portarlington Joint Local Area Plan 2018 - 2024. This report forms an addendum to the original Strategic Flood Risk Assessment for the Draft Portarlington Joint Local Area Plan and should be read in conjunction with same. It should be noted that the original Strategic Flood Risk Assessment includes information relating to the Definitions of Flood Zones, the Sequential Approach and Justification Test etc. and it is not intended to repeat the content in this addendum.

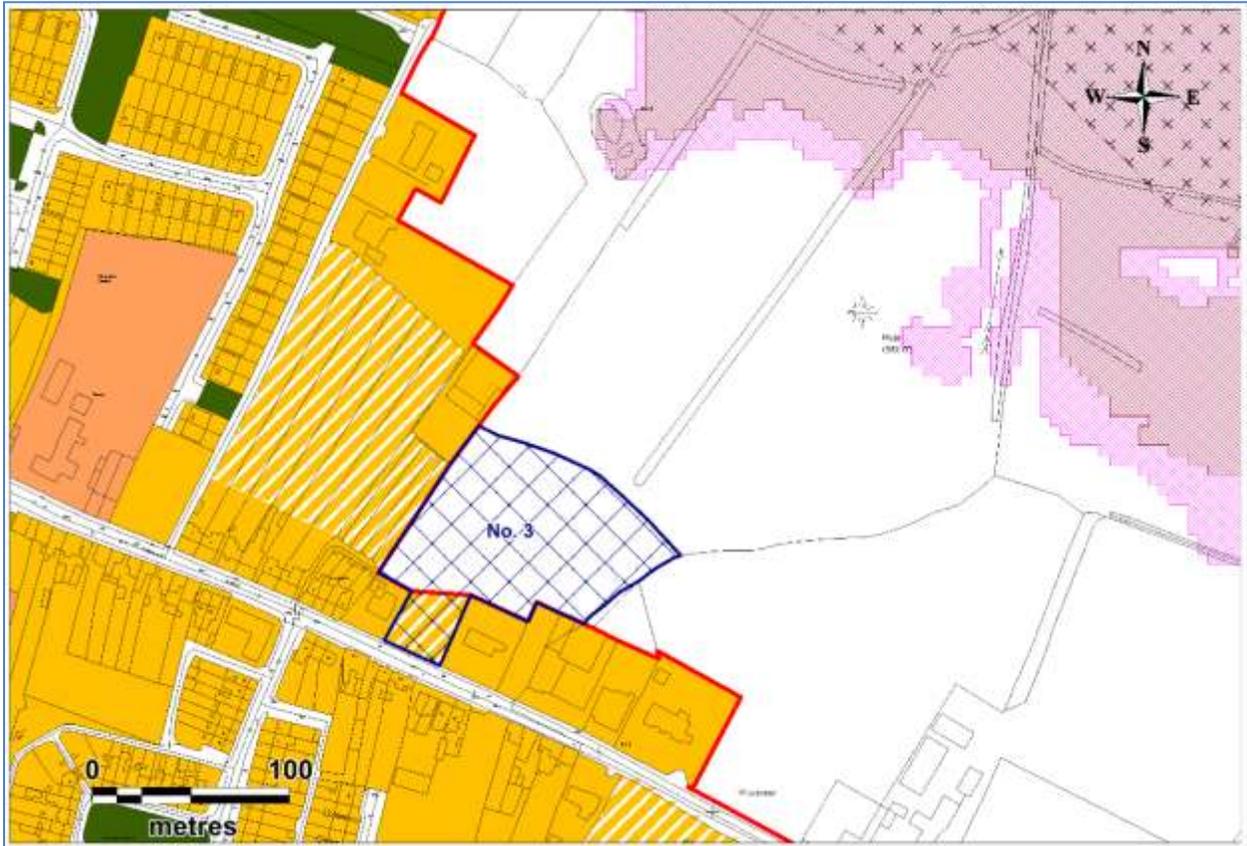
The tables below set out a Strategic Flood Risk Identification Assessment for each plot of land subject to a proposed alteration of zoning, identifying the designation of lands within Flood Zones A, B or C. In the event that the proposed zoning is located on lands within Flood Zone A and/or B, the Justification Test shall be applied.

The proposed zoning alterations are proposed Material Alteration No.s 3, 4, 5 & 6 as they are numbered in line with the Proposed Material Alterations document.

SFRA OF PROPOSED MATERIAL AMENDMENTS

MATERIAL ALTERATION REF. NO. 3

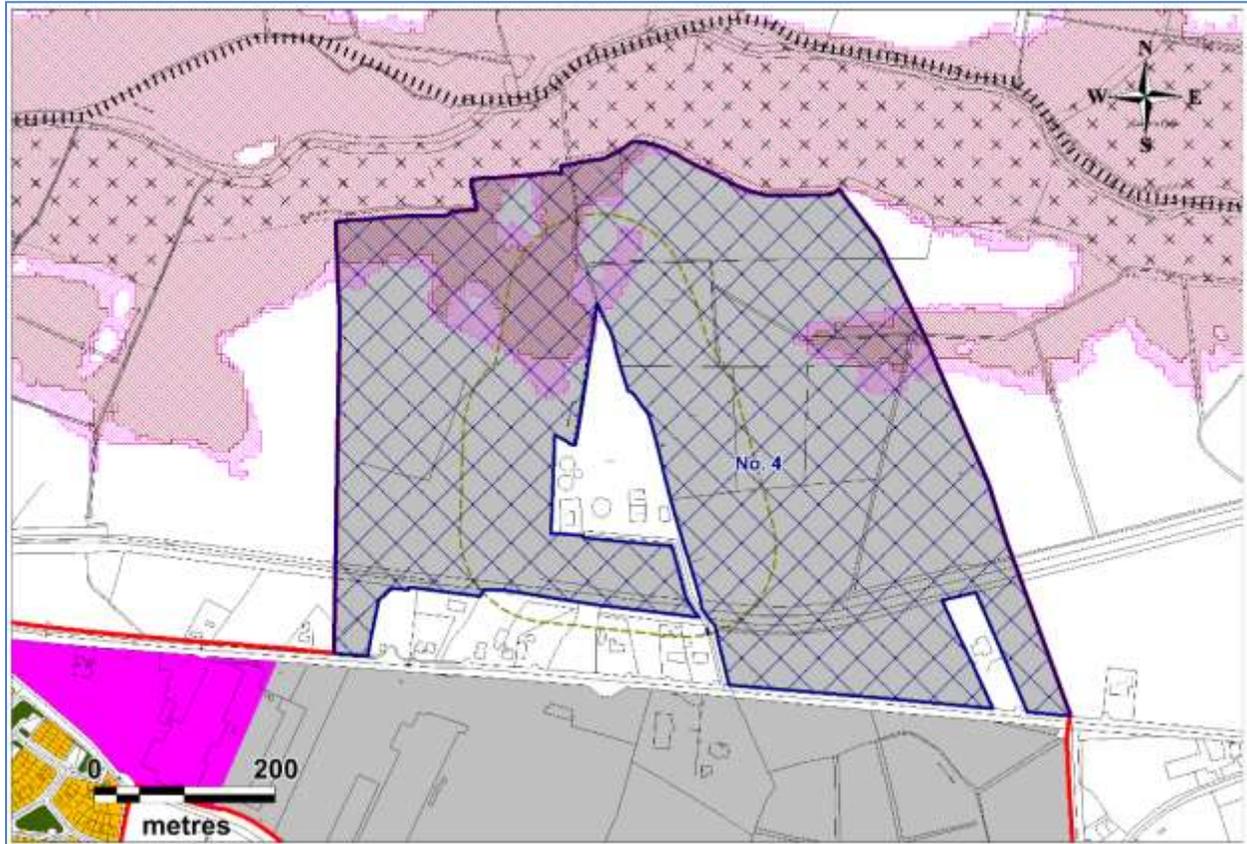
Change of zoning: From: Residential 2 **To:** Un-zoned lands and Residential 2 on lands at Bracklone Street



The de-zoning of lands is not relevant for the purposes of SFRA.

MATERIAL ALTERATION REF. NO. 4

Change of zoning: From: Un-zoned lands **To:** Industrial & Warehousing at Lea Road



Land Zoning in areas identified as being at risk of flooding	Area: Industrial & Warehousing – It is proposed to include lands around the waste water treatment plant for the purposes of Industrial & Warehousing
Flood Zone	A & B
Requirement for Justification Test	Yes

Justification Test	
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p> <p>In the Core Strategy of the Laois County Development Plan 2017-2023 Portarlinton is identified as Key Service Town and is recognized as a support to the County Towns of Portlaoise and Tullamore.</p>

2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this type of use
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Assessment of flood risk has been incorporated into the plan SEA process
Conclusion		
	Justification Test Failed	
Recommendation		
<p>A portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/ watercourses. The zoning objective does not prescribe exactly where in the zone development should occur. In the event that development is proposed in Flood Zones A and/or B, the developer shall:</p> <ul style="list-style-type: none"> -Comply with the objectives of Laois County Council 2017 – 2023; -Comply with Flood Objectives of Chapter 17 Flood Management of the Draft Portarlington Joint Local Area Plan 2018 – 2024; -Carry out the sequential approach in the Flood Risk Guidelines and SFRA and shall carry out the requirements of the sequential approach. 		

MATERIAL ALTERATION REF. NO. 5

Change of zoning: From: Un-zoned lands **To:** Residential 2 on lands at Droughill



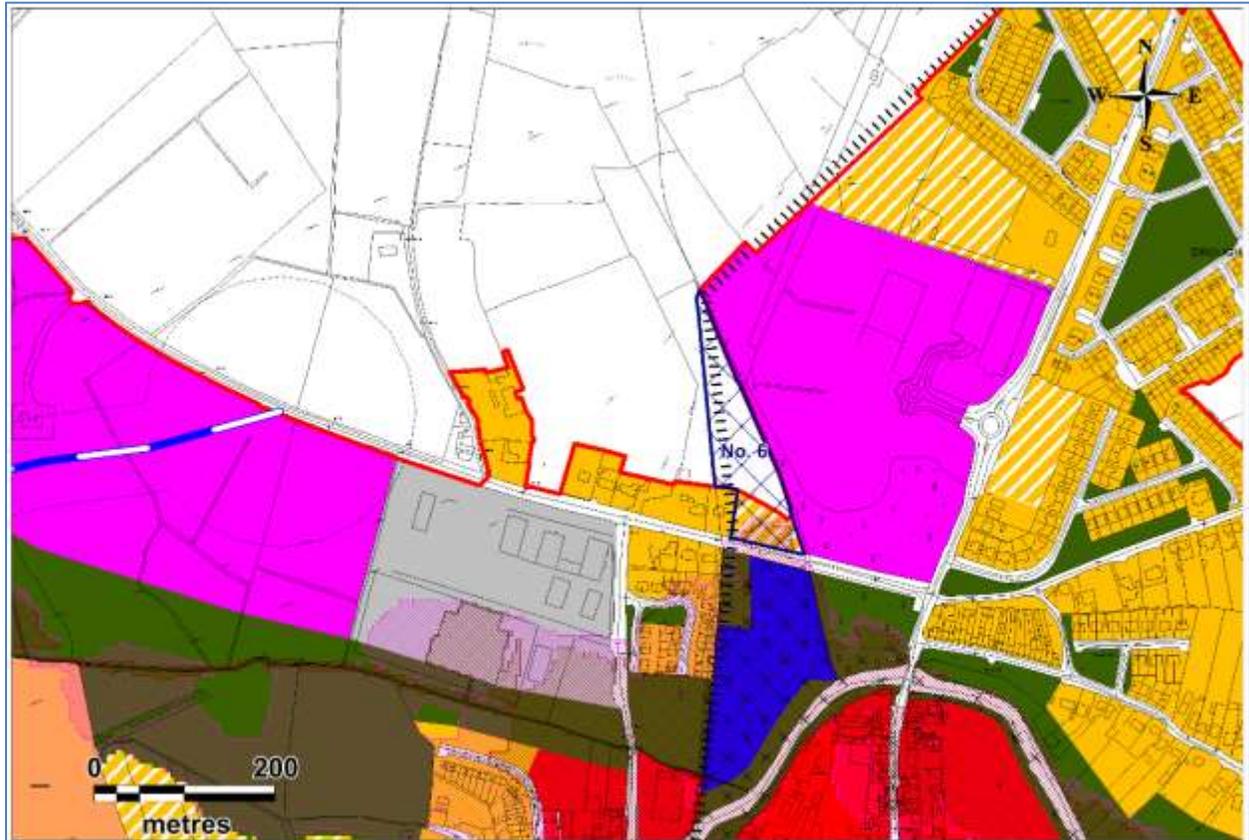
The proposed zoning alteration is located on lands identified as “Flood Zone C” defined in the “Planning System and Flood Risk Management Guidelines for Planning Authorities” as follows:

Zone	Risk	Description
Flood Zone C	Low probability of flooding	The probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all areas of the plan which are not in zones A/B.

Development in this flood zone is appropriate from a flood risk perspective, subject to assessment of flood hazards from sources other than rivers or tides and compliance with the normal range of other proper planning and sustainable development criteria.

MATERIAL ALTERATION REF. NO. 6

Change of zoning: From: Enterprise & Employment **To:** Residential 2 and Un-zoned lands on lands at Bog Road



The de-zoning of lands is not relevant for the purposes of SFRA. However, the proposed alteration of zoning from Enterprise and Employment to Residential 2 must be assessed. As part of the lands are located within Flood Zone A and B the Justification Test must be applied as follows:

Land Zoning in areas identified as being at risk of flooding		Area FR2: Residential 2 – It is proposed to alter the zoning of lands from Enterprise & Employment to un-zoned lands and Residential 2
Flood Zone		A & B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial	In the Core Strategy of the Laois County Development Plan 2017-2023 Portarlinton

	Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	is identified as Key Service Town and is recognized as a support to the County Towns of Portlaoise and Tullamore.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Assessment of flood risk has been incorporated into the plan SEA process
Conclusion		
	Justification Test Failed – Land use zoning not appropriate	
Recommendation		
<p>A portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/ watercourses. The zoning objective does not prescribe exactly where in the zone development should occur. In the event that development is proposed in Flood Zones A and/or B, the developer shall:</p> <p>-Comply with the objectives of Laois County Council 2017 – 2023;</p>		

-Comply with Flood Objectives of Chapter 17 Flood Management of the Draft Portarlington Joint Local Area Plan 2018 – 2024;
-Carry out the sequential approach in the Flood Risk Guidelines and SFRA and shall carry out the requirements of the sequential approach.