

Portlaoise Local Area Plan

Natura Impact Report

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Table of Contents

1.0	INTRODUCTION	1
2.0	ASSESSMENT METHODOLOGY	4
2.1	GUIDANCE	4
2.2	BACKGROUND TO HABITATS DIRECTIVE ARTICLE 6 ASSESSMENTS	4
2.3	STAGE 2: APPROPRIATE ASSESSMENT STEPS	5
2.4	INFLUENCE OF THE APPROPRIATE ASSESSMENT PROCESS ON THE DRAFT PORTLAOISE LAP	6
3.0	OVERVIEW OF THE PORTLAOISE LAP	7
4.0	SUMMARY OF THE SCREENING FOR APPROPRIATE ASSESSMENT	9
5.0	ASSESSMENT OF THE PORTLAOISE LAP	13
5.1	ELEMENTS OF THE PLAN THAT HAVE THE POTENTIAL TO RESULT IN SIGNIFICANT EFFECTS	13
☐	HYDROLOGICAL & WATER QUALITY IMPACTS	13
☐	HABITAT LOSS & DISTURBANCE TO SPECIES	14
5.2	IN-COMBINATION EFFECTS	19
5.3	CONSERVATION OBJECTIVES	23
5.4	DESCRIPTION OF HOW THE INTEGRITY OF THE SITE IS LIKELY TO BE AFFECTED	32
6.0	MITIGATION	34
7.0	CONCLUSIONS	44
	APPENDIX 1: LIKELY SIGNIFICANT EFFECTS OF OBJECTIVES & POLICIES OF THE PORTLAOISE LAP	46

1.0 INTRODUCTION

Minogue & Associates has been commissioned by Laois County Council to prepare a Natura Impact Report (NIR) in respect of the draft Portlaoise LAP.

The Portlaoise LAP is not directly connected with or necessary for the management of any European Site and hence the requirements of Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000, apply. Section 177U(1) of the Planning and Development Act 2000 requires that a screening for appropriate assessment of, inter alia, a land use plan be carried out by a competent authority to assess, in light of best scientific knowledge, whether the proposed Plan, individually or in combination with another plan or project is likely to have a significant effect on a European site. A Screening for Appropriate Assessment assessed the potential for the project to result in likely significant effects to the following European Sites:

- Slieve Bloom Mountains SAC (000412)
- River Barrow and River Nore SAC (002162)
- Mountmellick SAC (002141)
- Ballyprior Grassland SAC (002256)
- Knockacoller Bog SAC (002333)
- River Nore SPA (004137)
- Slieve Bloom Mountains SPA (004160)

The Screening concluded that the Portlaoise LAP has the potential to result in likely significant effects to the River Barrow and River Nore SAC. All other European Sites considered during the Screening stage have been Screened Out. These European Sites were Screened Out due to the absence of any source-pathway-receptor relationships with the plan area.

Accordingly, this NIR has been prepared to inform the Appropriate Assessment of the plan's potential to result in likely significant effects to the River Barrow and River Nore SAC and its qualifying features of interest occurring within the zone of influence of the plan. The location of the River Barrow and River Nore SAC with respect to the plan area is shown in Figure 1.1 below.

The remainder of this NIR is structured as follows:

Section 2: Assessment Method

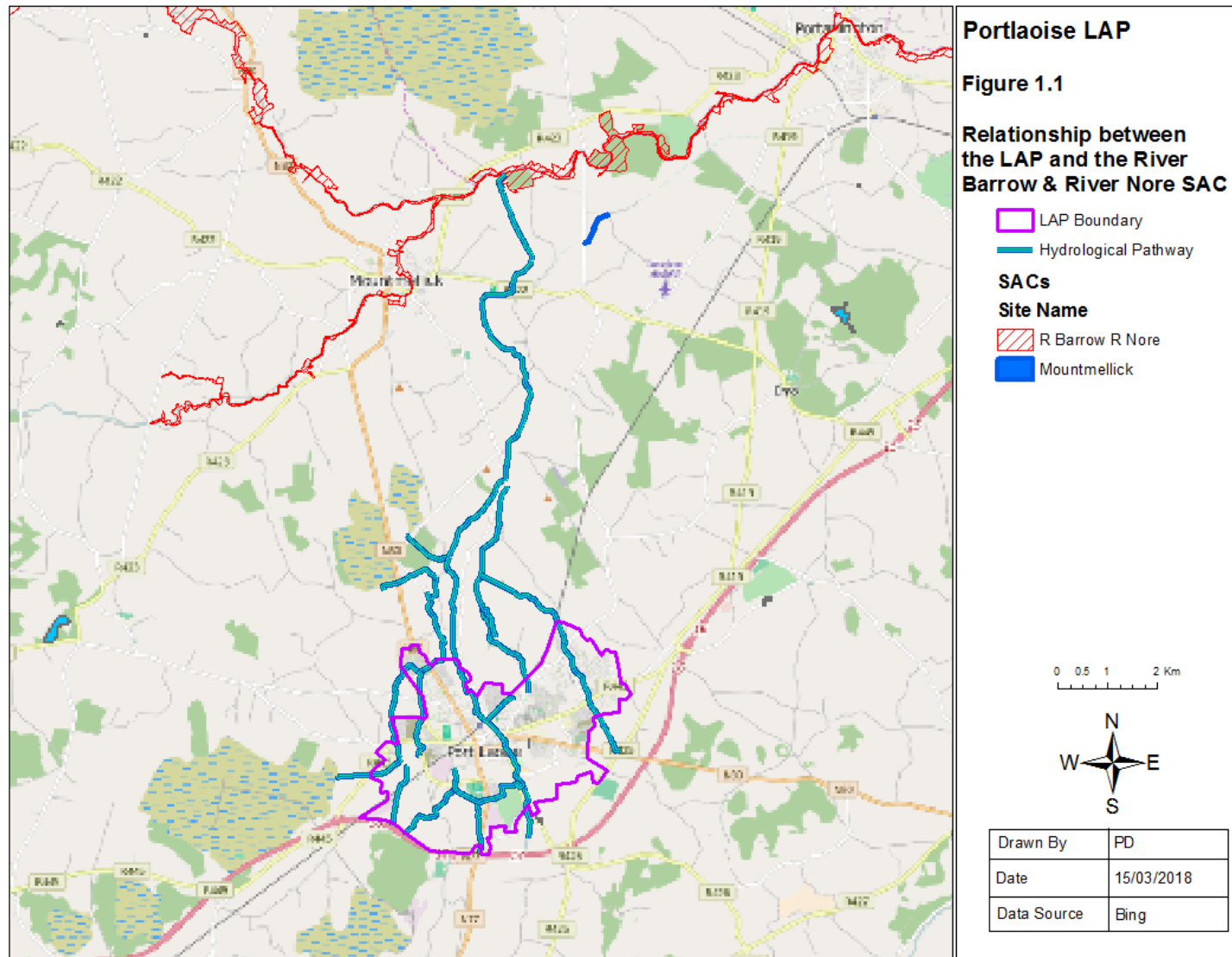
Section 3: Overview of the Portlaoise LAP

Section 4: Summary of the Screening for Appropriate Assessment

Section 5: Assessment of the Portlaoise LAP

Section 6: Mitigation

Section 7: Conclusions



2.0 ASSESSMENT METHODOLOGY

2.1 GUIDANCE

This NIR has been undertaken in accordance with National and European guidance documents: *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (DEHLG 2010)* and *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats directive 92/43/EEC*. The following guidance documents were also of relevance during this the preparation of this NIR:

- A guide for competent authorities. Environment and Heritage Service, Sept 2002. *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2010)*. DEHLG.
- *Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/42/EED*. European Commission (2001).
- *Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC*. European commission (2000). (To be referred to as MN 2000).
- *Communication from the Commission on the precautionary principle*. European Commission (2000).

2.2 BACKGROUND TO HABITATS DIRECTIVE ARTICLE 6 ASSESSMENTS

The EC (2001) guidelines outline the stages involved in undertaking an assessment of a project under Article 6(3) and 6(4) of the Habitats Directive. The assessment process comprises the four stages outlined below. Stage 1 to 3 form part of the Article 6(3) process, while Stage 4 forms part of the Article 6(4) process. This NIR presents the findings of an assessment for Stage 2 of this assessment process.

- Stage 1 – Screening: This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the Natura 2000 site and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.
- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.
- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.
- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

2.3 STAGE 2: APPROPRIATE ASSESSMENT STEPS

The EC Guidance Assessment Criteria for a Stage Two Appropriate Assessment seeks the following information:

1. A description of the elements of the project that are likely to give rise to significant effects to European Sites;
2. The Setting out the Conservation Objectives of the Site;
3. A description of how the project will affect key species and key habitats;
4. A description of how the integrity of the site (determined by structure and function and conservation objectives) is likely to be affected by the project (e.g. loss of habitat, disturbance, disruption, chemical changes, hydrological changes etc.);
5. A description of the mitigation measures that are to be introduced to avoid, reduce or remedy the adverse effects on the integrity of European Sites.

2.4 INFLUENCE OF THE APPROPRIATE ASSESSMENT PROCESS ON THE DRAFT PORTLAOISE LAP

The purpose of the Appropriate Assessment of the Portlaoise LAP is not only to assess the implications of this Plan on European Sites and their qualifying features of interest occurring within its zone of influence, but also to provide safeguards that aim to minimise the ecological implications of the Plan and avoid likely significant effects to European Sites. This latter element of the Appropriate Assessment process is manifest in the following scenarios:

- Where specific policies and objectives have been identified as have the potential to result in negative land use effects that could in turn result in impacts to the River Barrow and River Nore SAC, the text of the policies and objectives have been revised to minimise such effects.
- Where policies and objectives were of a more general nature that prevented the identification of specific impacts to the River Barrow and River Nore SAC, text was provided to ensure that all potential impacts arising out of these policies/objectives are assessed as part of an Appropriate Assessment at the project levels.
- All policies and objectives that aim to protect the natural environment were reviewed and where necessary the text of these policies were revised to reinforce their role in safeguarding European Sites.
- All zoning maps were reviewed and assessed for likely significant effects to the River Barrow and River Nore SAC and where necessary additional mitigation measures were provided.

3.0 OVERVIEW OF THE PORTLAOISE LAP

The Portlaoise Draft Local Area Plan 2018 – 2024 (LAP) has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000, as amended (hereafter referred to as ‘the Act’). The Draft LAP sets out an overall strategy for the proper planning and sustainable development of Portlaoise, in the context of the Laois County Development Plan 2017 – 2023 and the Midland Regional Planning Guidelines 2010 – 2022. The Draft LAP has also been informed by Ministerial Guidelines issued pursuant to Section 28 of the Act, together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

The Draft Local Area Plan comprises a written statement and accompanying maps. The written statement first outlines the strategic vision for Portlaoise and lists the key objectives and policies of the Plan. It then goes on to outline policies and objectives for the following aspects of future development within the plan area:

- Economic development
- Town Centre Revitalisation
- Key infrastructure
- Transport and Movement
- Housing
- Community Services & Culture
- Built heritage
- Natural Heritage
- Flood Management

The Portlaoise LAP also provides zoning maps for the future development of different types of land use within the plan area. The land use zonings included in the Plan include:

- Town Centre (Primary / Core Retail Area) Tier 1 lands

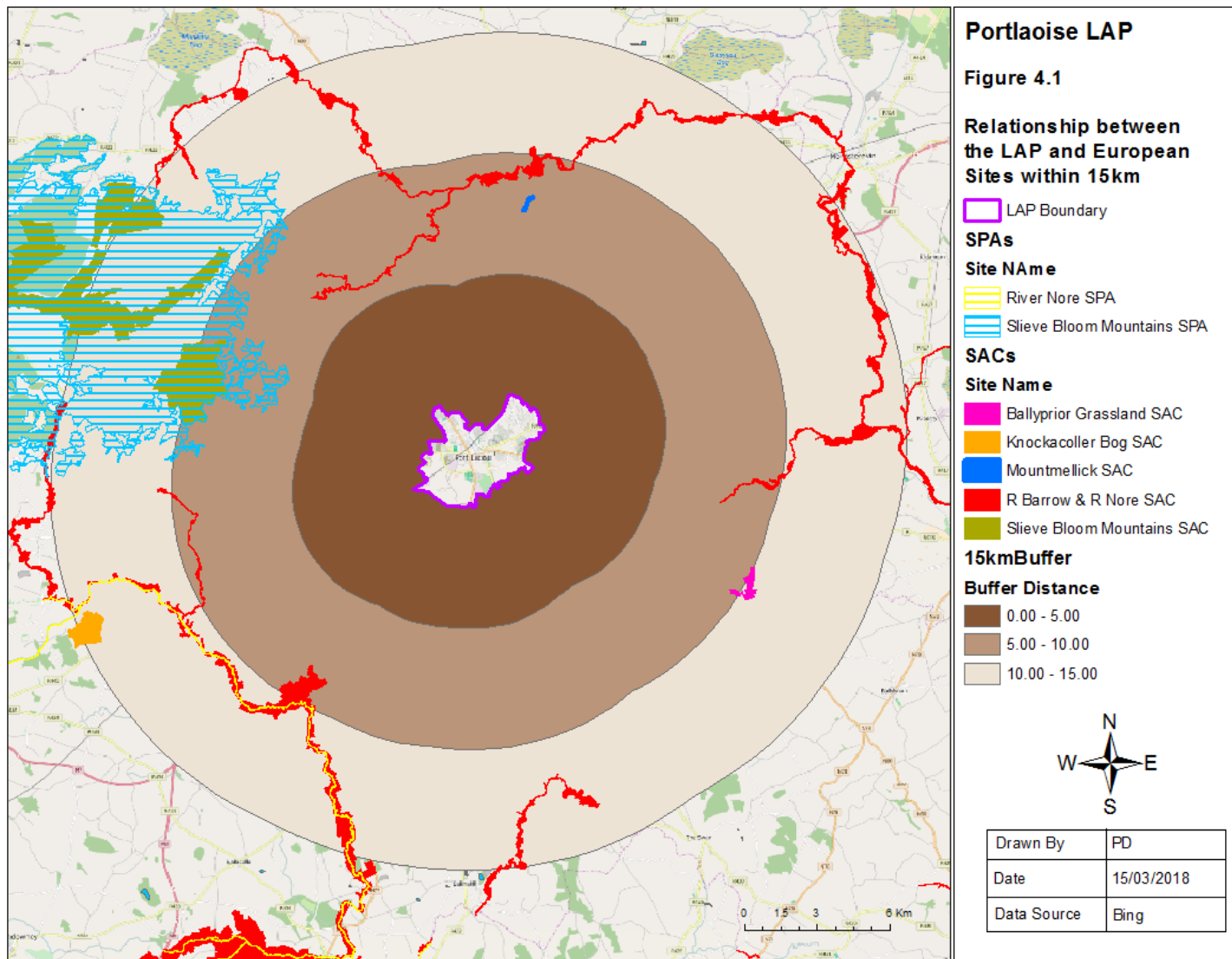
- Mixed Use- General Development
- Mixed Use- General Development
- Residential 1 Existing Residential
- Residential 2 – New Proposed Residential
- Strategic Residential Reserve
- Community, Educational & Institutional Services/Facilities
- Open Space & Amenity
- Industrial & Warehousing
- General Business
- Neighbourhood Centres
- Enterprise & Employment
- Transport & Utilities

4.0 SUMMARY OF THE SCREENING FOR APPROPRIATE ASSESSMENT

A Screening Statement for Appropriate Assessment has been completed for the Portlaoise LAP. This Screening was completed in line with the requirements of: Article 6(3) of the EU Habitats Directive, as transposed into Irish law in Part XAB of the Planning and Development Act 2000 (as amended) in relation to land use planning.

The Screening represents the first stage of the Article 6(3) Habitats Directive assessment process and was undertaken to identify whether the plan has the potential to result in likely significant effects to European Sites. All European Sites occurring within a 15km buffer distance of the plan area were screened for likely significant effects (Figure 4.1 shows the location of these European Sites with respect to the plan area). No European Sites at a distance greater than 15km were considered during the screening as no source-pathway-receptor relationship occurs with European Sites at such distance from the plan area. The European Sites occurring within 15km of the plan area represented a preliminary list of European Sites to be screened for likely significant effects. The next step in the screening was to identify which European Sites occur within the zone of influence of the plan. As no European Sites occur within the plan area, the zone of influence of the plan was determined by identifying the potential for pathways and connections between the plan area and these European Sites. A source-pathway-receptor approach was used during the screening with the plan area representing the source and European Sites representing the receptors. The pathways identified during the screening were restricted to hydrological pathways and potential for interactions between the plan and mobile qualifying species of European Sites. Given the distance between the plan area and the nearest European Sites (at over 5km) other pathways such as noise, air and visual pathways were not included as they were not considered to have the potential to function as impact pathways.

During the screening seven sites were identified as occurring within a 15km radius of the plan area. No source-pathway-receptor relationships were identified for six of these sites (see Section 1 above for a list of these sites). The only European Site for which a source-pathway-receptor relationship was identified was the River Barrow and River Nore SAC. This European Sites is connected to the plan area by the Triogue River, which flows through



Portlaoise and merges with the River Barrow and River Nore SAC approximately 10km downstream of the plan boundary.

The next step of the screening identified the qualifying features of interest of the River Barrow and River Nore SAC that occur within the zone of influence of the plan. A source-pathway-receptor model was again used with the plan representing the source and the qualifying features of interest of the SAC representing the receptors. The pathways were again restricted to hydrological and mobile species pathways. The River Barrow and River Nore SAC includes a range of features representative of terrestrial, freshwater, coastal and marine ecosystems. No source-pathway-receptor were identified between the plan and the terrestrial habitats and species of the SAC and due to the significant distance between the plan area and the coastal and marine interest features, amounting to over 100km, no functional impact pathway was identified between the plan and these features. However pathways were identified between the plan and the majority of the freshwater qualifying habitats and species of the SAC. These pathways relate to the hydrological pathway formed by the River Triogue that connects the plan area to the River Barrow and River Nore SAC downstream and to the potential for mobile freshwater dependent species to move upstream from the River Barrow and River Nore SAC, along the River Triogue to the plan area. The qualifying features of interest that were identified as occurring within the zone of influence of the plan are the Annex 1 habitats "Floating River Vegetation" and Tall Hydrophilous Herb Fringe and the annex 2 species: otters; Atlantic Salmon; white-clawed crayfish; brook lamprey; river lamprey; and sea lamprey. It is noted that two other freshwater dependent qualifying features of interest were screened out during the screening process. These are the freshwater pearl mussel and alluvial woodland. Both qualifying features were screened out due to the absence of a hydrological pathway connecting the plan area to the areas of the River Barrow and River Nore SAC that support these features.

Existing threats and pressures to the freshwater qualifying features of interest occurring within the plan's zone of influence were identified during the screening and it could not be ruled out that elements of the plan would not have the potential to exacerbate the impacts of these existing threats and pressures. Therefore the River Barrow and River Nore SAC and

its freshwater qualifying feature of interest occurring within the zone of influence of the plan were brought forward for stage two Appropriate Assessment.

5.0 ASSESSMENT OF THE PORTLAOISE LAP

As outlined in section 2.3 above the recommended steps for an Appropriate Assessment are as follows:

1. A description of the elements of the project that are likely to give rise to significant effects to European Sites;
2. The Setting out the Conservation Objectives of the Site;
3. A description of how the project will affect key species and key habitats;
4. A description of how the integrity of the site (determined by structure and function and conservation objectives) is likely to be affected by the project (e.g. loss of habitat, disturbance, disruption, chemical changes, hydrological changes etc.);
5. A description of the mitigation measures that are to be introduced to avoid, reduce or remedy the adverse effects on the integrity of European Sites.

5.1 ELEMENTS OF THE PLAN THAT HAVE THE POTENTIAL TO RESULT IN SIGNIFICANT EFFECTS

All objectives and policies of the Plan were reviewed and assessed in terms of their potential to result in negative effects on the conservation status of the River Barrow and River Nore SAC. The objectives and policies of the Plan that have been identified as having the potential to result in negative effects are identified in Appendix 1. Following on from the potential impacts identified in Appendix 1 the principal impacts and the related elements of the Plan with potential to cause these impacts are outlined below:

- ***Hydrological & Water Quality Impacts***

Qualifying habitats and species sensitive to changes in water quality occur downstream of the Plan area. The freshwater qualifying species of the River Barrow and River Nore SAC occurring within the zone of influence are also known to occur along the River Triogue, within and downstream of the plan area. Developments in areas adjacent to the River

Triogue or in areas connected via hydrological pathways to the River Triogue could adversely affect water quality through:

- Surface water runoff from construction sites and impermeable surfaces during the operation phase of developments. Runoff during the construction phase of developments can become contaminated with potentially polluting material associated with construction machinery. Sedimentation of River Triogue catchment resulting from sediment-laden runoff from areas of bare soils can also occur.
- The implementation of inadequate wastewater treatment facilities for new developments could give rise to surface water and groundwater pollution resulting in downstream impacts to qualifying habitats and species. Elevations in nutrient levels and eutrophication are likely to be the principal impacts arising from the discharge of any untreated wastewater from new developments.

● **Habitat Loss & Disturbance to Species**

Elements of the Plan supporting development will have the potential to undermine the status of freshwater habitats supported by the River Triogue and the River Barrow downstream. The status to these freshwater habitats will be undermined by potential water quality and hydrological effects arising from the potential negative objectives and policies of the Plan, as identified in Appendix 1. Such effects will in turn have the potential to result in the loss of suitable habitat for otters, Atlantic Salmon, crayfish and lamprey species along the River Triogue and River Barrow downstream of its confluence with the River Triogue.

The objectives and policies of the Portlaoise LAP that have been identified as having the potential to result in such potential adverse effects, as identified in Appendix 1, are summarised in Table 5.1 below.

Table 5.1: Summary List of Objectives and Policies with potential to result in adverse effects to the River Barrow and River Nore SAC

ED O5: Develop Togher as a National Enterprise Park;
ED O7: Facilitate the improvement and expansion of established enterprises and industries;

ED P1: Develop Togher, as a National Enterprise Park, focused in particular on trade warehousing, distribution, logistics and other uses associated with the transport industry. Other suitable uses include offline motorway services, retail warehousing, offices and conference facilities, leisure uses such as hotels, catering and indoor sporting facilities. Provision is also made within Togher for the development of significant heavy, light and ICT industry uses as well as general enterprise uses. In order to deliver the Togher National Enterprise Park, an implementation programme will be developed to include direct marketing campaigns to drive economic development;

ED P2: Support strategic enterprise and employment opportunities at other appropriate locations in Portlaoise and environs, having regard to proper planning and sustainable development and relevant development control standards;

Opportunity Site 1 Lyster Square –Town Centre

OPPORTUNITY SITE 2: FITZMAURICE PLACE INCLUDING THE SCHOOLS SITES Zoning: Town Centre

OPPORTUNITY SITE 5: FORMER BANK OF IRELAND BRANCH OFFICE, BANK PLACE

KI O1: Facilitate economic and social development through the provision of infrastructure and optimise the return of infrastructure investment;

KI O11: Facilitate, promote and encourage the expansion and improvement of telecommunications, broadband, electricity and gas networks infrastructure **subject to proper planning and sustainable development**

KI P8: Co-operate with and facilitate the work of national telecommunications, broadband, electricity and gas network providers in the improvement, expansion and provision of energy and communication infrastructure **subject to proper planning and sustainable development**

TM O2: Facilitate the economic and social development of the town through the provision and efficient use of transport infrastructure
TM O4: To facilitate the provision of a “park and ride” on the CBS lands to serve Portlaoise Railway Station which incorporates car parking and a bus stop/terminus
TM O5: To facilitate the provision of a “park and ride” adjacent to Lismard Business Park to serve the neighbouring school campuses
TM O15: To investigate, in conjunction with Irish Rail, the reopening and reuse of the Togher train line from Portlaoise Railway Station as part of the overall development of Togher National Enterprise Park
TM P1: Improve and provide pedestrian linkages, cycle networks and permeability including blueways and greenways throughout the town;
TM P6: Reserve all lands for future relief roads free of development in conjunction with the requirements of the Roads Authority;
TM P7: Complete the Orbital Route system for Portlaoise including the Southern Circular Route between the R426 Timahoe Road and the R922 Abbeyleix Road;
TM P8: Provide for improvements to the national road network, including reserving corridors for proposed routes, free of development, so as not to compromise future road schemes;
H O1: Ensure that sufficient zoned land is available at appropriate locations to cater for the envisaged population growth of the Core Strategy;

<p>H O5: To utilise the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy) to facilitate the appropriate development of vacant sites (residential zoned) that are in need of renewal or regeneration;</p>
<p>H O8: To encourage appropriate housing development on infill and brownfield sites subject to preservation of existing residential amenity, the provision of a high quality design respecting the established character, density and layout, compliance with all traffic safety, quantitative and qualitative standards of the Laois County Development;</p>
<p>H O9: To promote the efficient use of the Convent, CBS and Parish Lands for residential and other uses;</p>
<p>H O11: To increase the residential population of Portlaoise Town Centre from c.600 to a minimum of 2,500 by 2040;</p>
<p>H O14: To identify, acquire and provide suitable sites, accommodation and facilities for the housing and resettlement of travelling families;</p>
<p>H O15: To secure the provision of social infrastructure, community and recreational facilities in tandem with residential development.</p>
<p>H P1: Ensure that sufficient zoned land is available at appropriate locations to cater for the envisaged population growth of the Core Strategy;</p>
<p>CSC O1: Facilitate the provision of social infrastructure and to provide access to new and existing community and social facilities;</p>
<p>CSC O2: Facilitate the improvement and provision of community facilities, library and emergency</p>

services in appropriate locations
CSC O3: Facilitate the improvement and provision of educational, childcare and healthcare facilities in appropriate and accessible locations;
CSC P1: Ensure provision of sufficient zoned lands to allow for expansion of existing and provision of new educational facilities;
CSP 2: Facilitate the development of and expansion of services, amenities and facilities to cater for all society members, ages and community groups
CSC P3: Facilitate the development of primary, second-level, third-level outreach, vocational and lifelong learning facilities and digital capacity for distance learning including fourth level education, lifelong learning and Up-skilling generally
CSC P4: Ensure the provision and implementation of primary and secondary education facilities in concert with the planning and sustainable development of residential areas in order to maximise the opportunities for use of walking, cycling and use of public transport.
NH O6: Open up visual and physical access via the River Triogue from People's Park as a continuous pedestrian and cycle link through the town centre, and potentially through the Convent Lands having regard to ecological considerations including protected species and habitats.
NH O7: Reconnect the Triogue Linear Park with the residential areas to the north of the Town Centre;
NH P2: Develop a greenway/blueway walking and cycling route along the River Triogue;

5.2 IN-COMBINATION EFFECTS

An assessment for the plan to combine with other plans or project to result in cumulative effects to the River Barrow and River Nore SAC is provided in Table 5.2 below.

Plan	Comment	Cumulative effects
Water Services Strategic Plan	Ireland's first integrated national plan for the delivery of water services, the Water Services Strategic Plan (WSSP) addresses six key themes and was adopted in 2015. It was subject to full SEA and AA and concluded that Overall, the assessment has identified that the implementation of the draft WSSP is likely to have positive effects on the majority of the SEOs that have been used in the assessment to help characterise the environmental effects of the WSSP and no significant negative effects were identified.	No in-combination impacts were predicted as a result of implementation of the Plans
Neighbouring County Development Plans	These plans were subject to full SEA and AA and concluded that subject to full adherence and implementation of measures likely significant effects were not identified. The Offaly CDP 2014-2020 is of particular relevance and this LAP has been prepared in conjunction with Offaly County Council.	Regarding Offaly CDP 2014-2020, this plan has been prepared in conjunction and is a Joint LAP. Potential effects have been assessed through the SEA process of this Portarlinton Joint LAP.
River Basin District Management	The second cycle of these plans (2015 to 2021) are currently in preparation and will provide management measures to achieve WFD Objectives upto 2021. This	No in-combination impacts are predicted as a result of implementation of the Plans

Plan	Comment	Cumulative effects
Plans.	plan is undergoing both SEA and AA and is in draft form.	
CFRAMS Study	The Eastern CFRAM study has been commissioned in order to meet the requirements of the Floods Directive, as well as to deliver on core components of the 2004 National Flood Policy, in the Eastern district.	Flood Risk Management is being addressed in the LAP and in conjunction with the OPW. No adverse effects identified.
Laois Local Economic and Community Plan 2016-2021	The plan supports a range of high level goals, actions and objectives. It was subject to SEA and AA Screening, and was developed with support from the Forward Planning Section.	The plan is consistent with the CDP and no adverse in combination or cumulative effects are identified.
Laois Heritage Plan 2014-2019	<p>Key objectives as follows:</p> <p>Objective 1: Increase understanding of the heritage of Laois</p> <p>Objective 2: Record the heritage of Laois</p> <p>Objective 3: Protect and promote active conservation of the heritage of Laois</p> <p>Objective 4: Promote community participation in heritage plans and projects and</p> <p>Objective 5: Promote enjoyment and accessibility of heritage sites</p>	Potential for positive interactions between the Portarlinton Local Area Plan and this Plan; no adverse cumulative effects identified.

Plan	Comment	Cumulative effects
Offaly County Heritage Plan 2017-2023	<ul style="list-style-type: none"> • Offaly County Council Heritage related projects such as 1916/2016 Centenary Commemorations and the follow on programme Creative Ireland; management of key county sites such as Durrow and Clonmacnoise, public realm plans and ongoing projects as they arise. • Partnering with local communities and societies working on heritage projects, ranging from the Tidy Towns network to Historical Societies. • Heritage and Tourism – making sites accessible and improving signage and information including inputs to www.visitoffaly.ie • Developing a County Archive Service in partnership with Offaly History, the Library Service and private owners. • Medieval churches/Monastic Site conservation of the structures, management plans and access (these sites are predominantly in Offaly County Council ownership) • Publications – commissioning of and assisting with publications, specifically Offaly Castles and demesne landscapes which are currently in preparation. • Biodiversity - promotion of the National Pollinator Plan, submitting records to the National Biodiversity Data Centre and control of invasive species with particular focus on Japanese and Himalayan knotweed and Himalayan Balsam. • Access to heritage - coordinating and management of events such as Heritage Week, Offaly Naturalists’ Field Club, Annual Offaly Heritage Seminar and awareness of Offaly’s heritage through all appropriate means. 	<p>Positive effects associated with this plan particularly as they relate to awareness raising, biodiversity and alien invasive species.</p>
Offaly Local Economic and	<p>Strategic goals are as follows:</p>	<p>The LECP was subject to SEA and AA Screening and a</p>

Plan	Comment	Cumulative effects
Community Plan	<p>Employment, Enterprise and Innovation</p> <p>Education, Training and Skills</p> <p>Tourism and Promoting Place</p> <p>Local and Community Development</p> <p>Green Energy and Sustainable Living</p> <p>Empowering Communities</p>	<p>finding of no likely significant effects was determined. Should landuse activities arise from these LECPS they will be subject to development management as detailed in the Offaly CDP 2014-2020.</p> <p>No adverse in combination or cumulative effects identified.</p>
Irelands Ancient East and Laois Tourism Strategy 2018-2023	<p>A range of proposed actions and projects and targets in terms of aligning with the Ancient East and increasing tourism numbers form part of this strategy. Key project identified for Portarlinton relates to the Laois Town Experience Product -</p> <p>The identification of a strong theme built on a rich bank of heritage and stories associated with the towns. The subsequent phases will focus on engaging the local tourism industry and communities to build on the opportunity it can present. For Portarlinton this would relate to the links and associations of the French Huguenots.</p> <p>A secondary objective relate to promoting the Barrow Blueway potential.</p>	<p>The Town Experience product is not identified as giving rise to adverse in combination /cumulative effects.</p> <p>Proposals on the Barrow may give rise to adverse in combination effects. However, the provisions of the Laois CDP 2017-2023 are considered appropriate to address any potential in combination effects at this juncture. Policies TRANS 06 and NHO8 apply in particular.</p>

Plan	Comment	Cumulative effects
Barrows Blueway Project	<p>This project is a proposed Blueway along the Barrow Line traversing Counties Laois, Kildare and Carlow. Carlow CC have refused the planning application whilst Laois and Kildare County Councils have approved subject to conditions.(Laois CC Planning Reference: 1737) The route does not extend to Portarlinton as part of these applications. Approximately 16km is within County Laois.</p> <p>Submissions from the Department of Arts, Heritage and the Gaeltacht notes the following potential adverse effects:</p> <ul style="list-style-type: none"> • Reduction in water quality • Loss of habitats • Disturbance to habitats and species. 	<p>No potential for cumulative effects are considered likely as this project is associated with a stretch of the River Barrow a significant distance downstream from the LAP boundary.</p>

5.3 CONSERVATION OBJECTIVES

An overview of the generic and main conservation objectives for the River Barrow and River Nore SAC was provided in the Screening Statement for Appropriate Assessment for the Portlaoise LAP.

A more detailed discussion of the specific conservation objectives is outlined for the qualifying features of interest associated with European Sites brought forward for Appropriate Assessment. This is based on the published Site-Specific Conservation Objectives (SSCO's) for the River Barrow and River Nore SAC (NPWS, 2011).

The overall aim of a European Site designation is the maintenance and/or restoration of the favourable conservation status for the qualifying features of interest for which it is designated. The detailed SSCOs for each of the site's interest features. The SSCO's outline attributes and associated attribute targets for each qualifying features of interest that together represent the requirements for favourable conservation status for each of these features.

As an Appropriate Assessment of the Portlaoise LAP must be undertaken in view of the Conservation Objectives of the qualifying features of interest of the River Barrow and River Nore SAC occurring within its zone of influence, the SSCO's for these features represent the parameters against which an assessment of the plan's potential to result in likely significant effects should be undertaken. Table 5.1 lists the Conservation Objectives attributes and targets for each of these features and provides an assessment of the plan's potential to undermine each of these targets.

Table 5.2: Assessment Of The Plan's Potential To Result In Likely Significant Effects To The Conservation Objectives Of Qualifying Features Of Interest Occurring Within The Zone Of Influence Of The Plan

Attribute No.	Attribute	Target	Assessment
Lamprey Species			
1	Distribution (extent of anadromy for sea lamprey)	Access to all watercourses down to first order streams for brook and river lamprey. Greater than 75% of main stem length of rivers accessible from the estuary.	Any pollution to the River Barrow resulting from development promoted and facilitated by the plan could negatively affect the distribution of lamprey species within the river within and downstream of the plan area.
2	Population structure of juveniles	At least three age/size groups present	Any perturbations in water quality within the SAC as a result of land use activities facilitated by the plan will have the potential to negatively affect the population structure of juveniles within the watercourse.
3	Juvenile density in	Mean catchment juvenile density	Any perturbations in water quality within the

	fine sediment	of at least 2/m ² for river and brook lamprey and 1/m ² for sea lamprey	SAC as a result of land use activities facilitated by the plan will have the potential to negatively affect the population structure of juveniles within the watercourse.
4	Extent and distribution of spawning habitat	No decline in distribution and extent of spawning beds.	Juvenile spawning habitat consists of fine sediment substrates along watercourses. Adverse effects to water quality will have the potential to undermine the status of this instream habitat downstream of the plan area.
5	Availability of juvenile habitat	More than 50% of sample sites positive	Juvenile spawning habitat consists of fine sediment substrates along watercourses. Adverse effects to water quality will have the potential to undermine the status of this instream habitat downstream of the plan area.
Atlantic Salmon			
6	Distribution (extent of anadromy)	100% of river channels down to second order from the estuary.	The plan will not have the potential to result in a decrease in the extent of anadromy within the SAC given that it will not result in alterations to morphology the of watercourses within the SAC and will not result in any barriers to the movement of salmon within the SAC.
7	Adult spawning fish	Conservation Limit consistently exceeded	Any adverse effects to water quality could result in a decrease in adult spawning fish downstream along the River Triogue catchment and the main channel of the River Barrow.
8	Salmon fry abundance	Maintain or exceed 0+ fry mean catchment wide abundance	Any adverse effects to water quality could result in a decrease in the abundance of

		threshold value. Currently set at 17 salmon fry/5 min sampling.	salmon fry downstream along the Triogue River and main channel of the River Barrow. It is noted that the status of the Triogue River to support salmon is currently not at good status (Delanty, 2015). Any perturbations in the water quality of this river will interfere with the restoration of good status to this watercourse, which is a requirement under the Water Framework Directive.
9	Out-migrating smolt abundance	No significant decline	Any adverse effects to water quality or barriers to the movement of fish could result in a decline in the numbers of out-migrating smolt from the sections of the SAC downstream of the plan area.
10	Number and distribution of redds	No decline in numbers or distribution	Any adverse effects to water quality could result in a decline in the numbers of spawning redds supported by the main channel of the River Barrow downstream from the plan area. Such effects would also have the potential to undermine the restoration of good fish status along the River Triogue downstream from the plan area.
11	Water quality	At least Q4	Any adverse effects to water quality could result in a decline in the Q-value status of the River Triogue and River Barrow downstream from the plan area. It is noted that the latest biological water quality assessment of the River Triogue assigned a Q-value rating of Q4 to this watercourse.

Otters			
12	Distribution	No significant decline	Adverse water quality effects to the River Triogue and the River Barrow downstream could result in decline in the distribution of otters along these watercourses. Increases in human activity along the River Triogue could result in a decline in the use of this river by otters. However it is noted that otters are not sensitive to high levels of human activity and are known to habituate to a range of human-related activities (Chanin, 2003).
13	Extent of terrestrial habitat	No significant decline	The plan will not result in a reduction in the extent of terrestrial habitat for otters within the SAC due to the distance between the plan area and the nearest point of the SAC. Activities along the riparian zone of the River Triogue will have the potential to result in disturbance to terrestrial habitat used by otters along this watercourse.
14	Extent of marine habitat	No significant decline	Marine habitats occurring downstream at the Barrow estuary lie outside the zone of influence of the plan and there will be no potential for the plan to result in a decline in the extent of marine habitat for otters.
15	Extent of freshwater habitat (river)	No significant decline	Any changes to water quality downstream will have the potential to result in an indirect effect to the status of freshwater habitats that could result in a decline in the availability of this habitat.
16	Extent of freshwater habitat (lakes)	No significant decline	No lakes occur within the zone of influence of the plan and as such there will be no potential for the plan to result in a decline in

			the extent of lake habitat for otters.
17	Couching sites and holts	No significant decline	The nearest point of the SAC to the plan site is over 10km downstream. There will be no potential for the plan to result in disturbance to or declines in the numbers of couches and holts occurring within the SAC downstream. However activities promoted by the plan along the Triogue River could result in disturbance to otter holts and couches should they occur along this watercourse within the plan area.
18	Fish biomass	No significant decline	Any adverse effects to water quality could result in a decline in fish biomass downstream from the plan area.
19	Barriers to connectivity	No significant increase	The plan will not result in any instream works or in any obstacles to the movement of otters within the Barrow catchment.
White-clawed crayfish			
20	Distribution	No reduction from baseline.	Any adverse effects to water quality could result in a decline in the distribution of white-clawed crayfish downstream from the plan area. This species is known to occur downstream of the confluence of the River Triogue and River Barrow.
21	Population structure: recruitment	Juveniles and/or females with eggs in at least 50% of positive samples	Any adverse effects to water quality could result in a decline in the recruitment of juveniles downstream from the plan area.
22	Negative indicator species	No alien crayfish species	Increased human activity along the River Triogue promoted by the plan will have the potential to increase the risk of spreading non-native invasive species.
23	Disease	No instances of disease	Increased human activity along the River Triogue promoted by the plan will have the

			potential to increase the risk of spreading disease.
24	Water quality	At least Q3-4 at all sites sampled by EPA	Any adverse effects to water quality could result in a decline in the Q-value status of the River Triogue and River Barrow downstream from the plan area. It is noted that the latest biological water quality assessment of the River Triogue assigned a Q-value rating of Q4 to this watercourse.
25	Habitat quality: heterogeneity	No decline in heterogeneity or habitat quality	Adverse effect to water quality and particularly the discharge of silt laden runoff from development areas, promoted by the plan, to the River Triogue will have the potential to undermine this target.
Floating River Vegetation			
26	Habitat area	Area stable or increasing, subject to natural processes	Adverse effect to water quality and particularly the discharge of silt laden runoff from development areas, promoted by the plan, to the River Triogue will have the potential to undermine this target.
27	Habitat distribution	No decline, subject to natural processes.	Adverse effect to water quality and particularly the discharge of silt laden runoff from development areas, promoted by the plan, to the River Triogue will have the potential to undermine this target.
28	Hydrological regime: river flow	Maintain appropriate hydrological regimes	Development within the plan area leading to increased urban land cover and impermeable surfaces will have the potential to lead flashy surface water runoff to the River Triogue. Increased flow rates within this water course could in turn lead to localised changes in the flow rates of the River Barrow downstream.
29	Hydrological regime: tidal	Maintain natural tidal regime	The plan is located at a remote distance from the coast and will not have the potential to

	influence		interfere with the tidal influence along the lower River Barrow.
30	Hydrological regime: freshwater seepages	Maintain appropriate freshwater seepage regimes	No examples of freshwater seepage zones supporting this habitat occur within close proximity to the plan and therefore it will not have the potential to influence the hydrological regime of this feature.
31	Substratum composition: particle size range	The substratum should be dominated by the particle size ranges, appropriate to the habitat sub-type (frequently sands, gravels and cobbles)	Development promoted by the plan will have the potential to result in increased inputs of suspended solids to the River Triogue. Increases in suspended solids to this watercourse will have the potential result in changes to river substrates downstream along the River Triogue and at its confluence with the River Barrow.
32	Water quality: nutrients	The concentration of nutrients in the water column should be sufficiently low to prevent changes in species composition or habitat condition	Increases in populations, economic activity and development, which are promoted by the plan will have the potential to lead to an increases in wastewater generated within the plan area. The inadequate treatment of wastewater generated by such activities will have the potential to result in nutrient pollution to the River Triogue, which receives treated effluent from the Portlaoise Wastewater Treatment Plant (WwTP). Such an effect will also have the potential to result in nutrient pollution downstream along the River Barrow.
33	Vegetation composition: typical species	Typical species of the relevant habitat sub-type should be present and in good condition	Potential changes in water quality and hydrological regime for the reasons set out above for Attribute Nos. 28, 31 and 32 will have the potential to result in changes to the vegetation composition of this habitat.
34	Floodplain	The area of active floodplain at	As the plan boundary is located over 10km

	connectivity	and upstream of the habitat should be maintained	upstream of the River Barrow and River Nore SAC it will not have the potential to result in changes to the connectivity of the River Barrow to floodplain areas along its course.
35	Riparian habitat	The area of riparian woodland at and upstream of the bryophyte-rich sub-type should be maintained	This attribute refers specifically to the mapped example of this habitat along the King's River, which is not hydrologically connected to the plan area. As such there will be no potential for the plan to undermine the targets for this attribute.
Tall Herb Fringe			
36	Habitat distribution	No decline, subject to natural processes	Adverse effect to water quality and particularly the discharge of silt laden runoff from development areas, promoted by the plan, to the River Triogue will have the potential to undermine this target.
37	Habitat area	Area stable or increasing, subject to natural processes	Adverse effect to water quality and particularly the discharge of silt laden runoff from development areas, promoted by the plan, to the River Triogue will have the potential to undermine this target.
38	Hydrological regime: Flooding depth/height of water table	Maintain appropriate hydrological regimes	Development within the plan area leading to increased urban land cover and impermeable surfaces will have the potential to lead to flashy surface water runoff to the River Triogue. Increased flow rates within this water course could in turn lead to localised changes in the flow rates of the River Barrow downstream.
39	Vegetation structure: sward height	30-70% of sward is between 40 and 150cm in height	Potential changes in water quality and hydrological regime for the reasons set out above for Attribute Nos. 28, 31 and 32 will have the potential to result in changes to the vegetation composition that could result in changes to the sward height of this habitat.

40	Vegetation composition: broadleaf herb: grass ratio	Broadleaf herb component of vegetation between 40 and 90%	Potential changes in water quality and hydrological regime for the reasons set out above for Attribute Nos. 28, 31 and 32 will have the potential to result in changes to the vegetation composition in terms of the ratio of the broadleaved herb component of this habitat.
41	Vegetation composition: typical species	At least 5 positive indicator species present	Potential changes in water quality and hydrological regime for the reasons set out above for Attribute Nos. 28, 31 and 32 will have the potential to result in changes to the occurrence and diversity of positive indicator species present for this habitat.
42	Vegetation composition: negative indicator species	Negative indicator species, particularly non-native invasive species, absent or under control- NB Indian balsam (<i>Impatiens glandulifera</i>), monkeyflower (<i>Mimulus guttatus</i>), Japanese knotweed (<i>Fallopia japonica</i>) and giant hogweed (<i>Heracleum mantegazzianum</i>)	Potential changes in water quality and hydrological regime for the reasons set out above for Attribute Nos. 28, 31 and 32 will have the potential to result in an increase in the abundant of negative indicator species, particularly nitrophile species.

5.4 DESCRIPTION OF HOW THE INTEGRITY OF THE SITE IS LIKELY TO BE AFFECTED

EU Guidelines (2001) recommend as part of a Stage 2 Appropriate Assessment that a checklist of site integrity is carried out (see Table 5.2). This aids in establishing the nature of potential adverse effects to the integrity of the European Sites, as defined by the conservation objectives of special conservation interests occurring within the zone of influence of the plan.

Table 5.3: Checklist of Site Integrity

Conservation Objectives	
Does the Plan have the potential to:	
Cause delays in progress towards achieving the conservation objectives of the site	Yes.
Interrupt progress towards achieving the conservation objectives of the site	Yes
Disrupt those factors that help to maintain the favourable conditions of the site	Yes
Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site.	Yes
cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem?	Yes
change the dynamics of the relationships (between, for example, soil and water or plants and animals) that define the structure and/or function of the site?	Yes
interfere with predicted or expected natural changes to the site (such as water dynamics or chemical composition)?	Yes
reduce the area of key habitats?	Yes
reduce the population of key species?	Yes
change the balance between key species?	Yes
reduce diversity of the site?	Yes
result in fragmentation?	No
result in loss or reduction of key features (e.g. tree cover, tidal exposure, annual flooding, etc.)?	Yes

6.0 MITIGATION

While the Plan has sought to provide a template for the sustainable development of Portlaoise, a number of Policy and Objectives supporting individual plans and projects will have the potential to result in significant effects without the implementation of adequate environmental safeguards.

As outlined in the Plan a key consideration during its preparation has been the statutory provisions of the EU Habitats Directive. A Strategic Aim of the Plan is to seek to balance the promotion of sustainable development of Portlaoise against the need to safeguard and enhance the environmental sensitivities of the Plan area. To this end Specific Objective 7 and 8 have been included within the Plan so that overarching policies that aim to safeguard environmental sensitivities are integrated into the Plan. These Specific Objectives will ensure that the Plan will only support lower level Plans and projects that will not result in likely significant effects to European Sites.

In addition to the two overarching Specific Objectives No. 7 and 8, the Plan sets out a number of other natural heritage Policies and Objectives that aim to provide further protection for European Sites. These Policies and Objectives will ensure that all plans or projects that have the potential, either alone or in combination with other plans and project, to result in likely significant effects to European Sites and to natural heritage in general will only be supported where it can be demonstrated that no significant effects will arise.

Furthermore a number of mitigatory Policies and Objectives are included throughout the various sections of the Plan to ensure that the Plan affords protection to European Sites against specific policies and objectives that could otherwise result in likely significant effects.

A list of all Policies and Objectives affording protection to the water quality of the River Triogue and the River Barrow and River Nore SAC downstream are provided in Table 6.1 below. An

assessment of how these Policies and Objectives will ensure the protection of European Sites is provided.

In addition to the mitigatory Policies and Objectives outlined in Table 6.1, additional mitigation is recommended for all elements of the Plan that have been identified as having the potential to result negative effects. These additional mitigation measures are outlined in Table 6.2. This Table demonstrates the direct influence of the Appropriate Assessment process on the formulation of the Plan. The rewording of Policies and Objectives, as shown in Table 6.2 sought to specifically target and annul the potential negative environmental implications associated with them. It is noted that additional mitigation has not been recommended for all potential negative elements of the plan. This is because the mitigatory measures originally included within the Plan (as outlined in Table 6.1) are deemed sufficient to ensure potential likely significant effects associated with these elements are avoided.

Table 6.1: Mitigatory objectives & Policies of the Portlaoise LAP

Plan Reference	Objective/Policy identified as having the potential to mitigate negative effects of the plan and safeguard the environment	How the mitigatory measures safeguard the River Barrow and River Nore SAC
Strategic Aims	6. To protect, conserve and enhance the built, natural and cultural environment, through promoting awareness, utilising relevant heritage legislation and promoting good quality urban design.	This is a strategic aim of the Portlaoise LAP that sets out the approach to future development within the plan area. It aims to protect and safeguard the natural environment, of which European Sites such as the River Barrow and River Nore SAC are a critical part.

	<p>7. To require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report that accompany this LAP;</p>	<p>This strategic aim of the Portlaoise LAP clearly states that only those developments that can be shown not to have the potential to result in adverse effects to European Sites will be supported.</p>
	<p>8. To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and any necessary assessment to be undertaken, including assessments of disturbance to habitats and species , where required.</p>	<p>This strategic aim puts the requirements proper assessment at the forefront of the planning process that will be</p>
<p>Key Infrastructure</p>	<p>KI O3: Phase growth in line with the capacity of supporting infrastructure.</p>	<p>This objectives will ensure that developments will be permitted where it can be demonstrated that adequate supporting infrastructure, such as wastewater treatment capacity, is in place.</p>

	<p>KI O4: Facilitate Irish Water in the maintenance, expansion and upgrading of wastewater disposal and water supply infrastructure.</p>	<p>This objective will seek to ensure that adequate water services are in place during the lifetime of the plan.</p>
	<p>KI O5: Ensure a good quality of life, through maintaining and improving waste water treatment and water supplies and to minimise the adverse impacts of development on the environment, through policies for the management of wastes and emissions.</p>	<p>This objective pays particular attention to the key element of the plan, namely risks to surface water quality, that could result in adverse effects to the River Barrow and River Nore SAC and seeks to ensure that such effects do not arise.</p>
	<p>KI O6: Seek compliance with the standards and requirements of Irish Water in relation to water and wastewater infrastructure.</p>	<p>This objective will seek to ensure that adequate water services are in place during the lifetime of the plan.</p>
	<p>KI O7: Protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchments.</p>	<p>This objective pays particular attention to the key element of the plan, namely risks to surface water quality, that could result in adverse effects to the River Barrow and River Nore SAC and seeks to ensure that such effects do not arise.</p>
	<p>KI O8: Require all new developments to include proposals for Sustainable Drainage</p>	<p>This objective pays particular attention to the key element of the plan, namely risks to surface water quality as a result of uncontrolled storm water</p>

	Systems	runoff from development sites, that could result in adverse effects to the River Barrow and River Nore SAC and seeks to ensure that such effects do not arise.
	KI 09: Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in accordance with the South Eastern River Basin District River Basin Management Plan / National River Basin Management Plan for Ireland 2018-2021 (DHPLG) and associated Programme of Measures.	This objective pays particular attention to the key element of the plan, namely risks to surface water quality, that could result in adverse effects to the River Barrow and River Nore SAC and seeks to ensure that such effects do not arise.
	KI O10: Ensure developments will not adversely impact on the status of waterbodies in accordance with the Water Framework Directive and South Eastern River Basin District River Basin Management Plan; National River Basin Management Plan for Ireland 2018-2021 (DHPLG)	This objective pays particular attention to the key element of the plan, namely risks to surface water quality, that could result in adverse effects to the River Barrow and River Nore SAC and seeks to ensure that such effects do not arise.
	KI P1: Protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing	This objective pays particular attention to the key element of the plan, namely risks to surface water quality, that could result in adverse effects to the River Barrow and River Nore SAC and seeks to ensure that such effects do not arise.

	catchment.	
	<p>KI P2: Work with Irish Water on developing and upgrading the water supply schemes so as to ensure an adequate, resilient, sustainable and economic supply of piped water.</p>	<p>This objective seeks to ensure that a sustainable water supply is provided for Portlaoise during the lifetime of the plan.</p>
	<p>KI P3: Work with Irish Water on upgrading the wastewater treatment plant in line with the projected future growth of the settlement of Portlaoise.</p>	<p>This objective aims to ensure that adequate wastewater is provided for Portlaoise during the lifetime of the plan. The successful implementation of this objective will ensure that wastewater generated by development supported by the plan does not have the potential to negative affect the water quality of the River Triogue and the River Barrow and River Nore SAC downstream.</p>
	<p>KI P4: Promote and support the implementation of Irish Water's Eastern and Midlands Region Water Supply Project.</p>	<p>This objective seeks to ensure that a sustainable water supply is provided for Portlaoise during the lifetime of the plan.</p>
Natural Heritage	<p>NH O1: Identify, protect and conserve natural heritage sites, nationally designated conservation sites and non designated sites in co-operation and consultation with the relevant statutory</p>	<p>This objective specifically aims to protect European Sites, such as the River Barrow and River Nore SAC downstream. In effect the inclusion of this objective will require proponents of all future developments to demonstrate that adverse effects to conservation status of European Sites will not arise during the</p>

	authorities.	lifetime of the plan.
	NH O2: Seek integration of all elements of existing green infrastructure into new developments, prevent fragmentation and mitigate potential impacts on the existing green infrastructure network.	This objective will provide ecological benefits, which will have the potential to improve conditions for freshwater qualifying species of the River Barrow and River Nore SAC known to occur along the River Triogue.
	NH O8: Identify, protect, conserve and enhance wherever possible, wildlife habitats, stepping stones, corridors and features.	This objective will provide ecological benefits, which will have the potential to improve conditions for freshwater qualifying species of the River Barrow and River Nore SAC known to occur along the River Triogue.
	NH O10: Protect environmental quality and implement site appropriate mitigation measures with respect to air quality, water quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.	This objective aims to ensure that future developments do not result in significant adverse environmental effects.
	NH O11: Maintain riverbank vegetation along watercourses and ensure protection of a 20m riparian buffer zone on Greenfield sites and maintain free from development.	This objective will provide protection for the riparian zone of the River Triogue, reducing the potential for developments to have an adverse effect on surface water quality.

	NH O12: Facilitate the work of agencies redressing the issue of terrestrial and aquatic invasive species.	This objective will provide protection for the River Triogue and River Barrow and River Nore SAC downstream by aiming to minimise the spread of non-native invasive species.
	NH P4: Protect environmental quality in Portlaoise through the implementation of European, National and Regional policy and legislation relating to air quality, water quality, greenhouse gases, climate change, light pollution, noise pollution and waste management	This objective aims to ensure that future developments do not result in significant adverse environmental effects.

Table 6.2: Additional Mitigation Measures recommended for inclusion in the Portlaoise LAP

LAP	Mitigation Measure
Opportunity Site 1: Lyster Square	Public realm improvements would be beneficial; should be consistent with the Guiding Principles for Lyster Square as outlined in Portlaoise Vision 2040. Landscaping proposals including tree planting and 'greening' of the area.
Opportunity Site 2 Fitzmaurice Place	Interventions for this area, as described under 'Fort Protector a Heritage Quarter' and 'The Convent, CBS and Parish Lands' in the Portlaoise 2040 A Vision, should be considered and reflected in proposals.
Site 3 Centre Point	Public realm improvements would be beneficial; and should seek to maximise green and blue infrastructure through landscape design.
Site 4 Mountmellick Rd	Public realm improvements would be beneficial; and should seek to maximise green and blue infrastructure through landscape design.
KI O9:	Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in accordance with the South Eastern River Basin District River Basin Management Plan National River Basin Management Plan for Ireland 2018-2021 (DHPLG) and associated Programme of Measures.
KI O10:	Ensure developments will not adversely impact on the status of waterbodies in accordance with the Water Framework Directive and South Eastern River Basin District River Basin Management Plan ; National River Basin Management Plan for Ireland 2018-2021 (DHPLG)
KI O11	Facilitate, promote and encourage the expansion and improvement of telecommunications, broadband, electricity and gas networks infrastructure subject to proper planning and sustainable development
KI P7:	Co-operate with and facilitate the work of national telecommunications, broadband, electricity and gas network providers in the improvement, expansion and provision of energy and communication infrastructure subject to proper planning and sustainable development
NH O5:	Carry out and require the planting of native trees, hedgerows and vegetation in all new developments;
NH O6:	Open up visual and physical access via the River Triogue from People's Park as a continuous pedestrian and cycle link through the town centre, and potentially through the Convent Lands having regard to ecological considerations including protected species and habitats.

NH O10:	Protect environmental quality and implement site appropriate mitigation measures with respect to air quality, water quality , greenhouse gases, climate change, light pollution, noise pollution and waste management;
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7.0 CONCLUSIONS

This NIR has reviewed the impacts arising from the Portlaoise LAP and found that, without the implementation of mitigation measures, the Plan will have the potential to impact upon the integrity of River Barrow and River Nore SAC and its qualifying features of interest occurring within the Plan area.

The potential impacts that could negatively affect these European Sites have been outlined in Section 5 and Appendix 1 of this NIR. Section 6 outlines the environmental safeguards within the Plan that aim to ensure these potential impacts are avoided.

The requirement of the Plan to ensure Appropriate Assessment Screening and where necessary Appropriate Assessment of any future variations to the LAP, associated Plans or Projects which, alone or in combinations with other plans and project, are likely to have a significant direct or indirect impact on any European Sites will protect these Sites from potential adverse impacts.

The measures and the requirements for all new developments with the potential to adversely affect European Sites to undertake thorough assessments to inform the conclusions of Screening for Appropriate Assessment and where necessary an Appropriate Assessment will ensure adverse impacts to the integrity of the River Barrow and River Nore SAC will be identified in advance of receiving planning permission. Such developments will only be permitted where it can be shown that such adverse impacts can be mitigated or minimised so that likely significant effects will be avoided.

In summary and in light of the:

- **Original approach of the draft LAP;**
- **Requirement as set out in the recommended strategic objectives which will ensure that likely significant effects are avoided; and**
- **Plan-level mitigation measures as outlined in Section 6 of this NIR and incorporated into the draft LAP;**

it is considered that the adoption of the draft LAP will not result in likely significant effects to the Conservation Objectives or integrity of European Sites, either individually or in combination with other plans or projects.

APPENDIX 1: LIKELY SIGNIFICANT EFFECTS OF OBJECTIVES & POLICIES OF THE PORTLAOISE LAP

Table 1: Assessment Of Objectives And Policies

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
Strategic Vision Portlaoise "To fulfil its role as the Principal Town, by providing for sustainable growth in a coherent spatial manner, protecting and maximising opportunities presented by the unique natural and built environment of the town and delivering an exemplar quality of life for its residents	1. To support and facilitate sustainable intensification and consolidation of the town centre and in established residential areas.	No	No	No
	2. To promote balanced economic development and employment ensuring a diverse range of economic sectors are developed and supported.	No	No	No
	3. To promote and support the development of an enterprise and employment campus at National Enterprise Park/Togher Area. Development shall be planned and subject to a masterplan prepared in conjunction with this Draft Local Area Plan.	Yes	No	Yes
	4. To support and facilitate development on zoned land based on the policies and objectives of the Laois County Development Plan 2017-2023.	No	No	No
	5. To focus new residential development into brownfield sites.			
	6. To protect, conserve and enhance the built,	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	natural and cultural environment, through promoting awareness, utilising relevant heritage legislation and promoting good quality urban design.			
	7. To require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report that accompany this LAP.	No	No	No
	8. To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and any necessary assessment to be undertaken, including assessments of disturbance to habitats and species, where required.	No	No	No
	Key Policies			
	1. Implement the development strategies for Portlaoise in order to be consistent with, and in accordance with policies of higher tier plans.	No	No	No
	2. Support strategic enterprise and employment opportunities at other appropriate locations in Portlaoise and environs, having regard to proper planning and sustainable development and relevant development control standards.			
	3. Facilitate and promote Portlaoise's role as a	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	"Principal Town" as designated in the MRPGs and Laois County Development Plan 2017-2023.			
	4. Monitor and manage the delivery of population and housing in Portlaoise, in line with national, regional and county level objectives, through the development strategy in this plan and also through the development management process. To cooperate with the Eastern and Midland Regional Assembly as part of the monitoring and review approach.	No	No	No
	5. Implement the policies and objectives of the Portlaoise Public Realm Strategy "2040 and Beyond: A Vision for Portlaoise".	No	No	No
Economic Development: Strategic Aim: To promote, facilitate and enable economic development and employment generation activities in appropriate locations and in a sustainable manner	ED O1: Facilitate the future sustainable development of Portlaoise so as to optimise the benefits of its location, in accordance with the National Spatial Strategy (NSS) and the Midland Regional Planning Guidelines.	No	No	No
	ED O2: Promote balanced and sustainable economic development and employment, ensuring that a diverse range of economic sectors are developed and supported.	No	No	No
	ED O3: Promote employment opportunities by facilitating development on appropriately zoned lands.	Yes		
	ED O4: Facilitate the provision and expansion of all services and infrastructure which would contribute positively to the attraction of the town to economic			

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	development.			
	ED O5: Develop Togher as a National Enterprise Park.	The potential exists for impacts due to the presence of tributaries of the River Triogue within the Togher development area.	No. No examples of Annex 1 habitats occur within close vicinity of this area.	Impacts to the water quality of the River Triogue could result in adverse effects.
	ED O6: Improve the existing built environment of the Togher/Clonminam Area.	No	No	No
	ED O7: Facilitate the improvement and expansion of established enterprises and industries.	The potential exists for impacts due to the presence of tributaries of the River Triogue within the Togher development area.	No. No examples of Annex 1 habitats occur within close vicinity of this area.	Impacts to the water quality of the River Triogue could result in adverse effects.
	ED O8: Facilitate the improvement and expansion of Portlaoise Enterprise Centre.	No	No	No
	ED O9: Facilitate and promote the provision of incubator units for start up businesses and SMEs.	No	No	No
	ED O10: Provide opportunities for an IT Ecosystem centred on the SIRO high speed broadband capacity.	No	No	No
	ED O11: Facilitate development of Bank Place as an IT Hub / creative cluster.	No	No	No
	ED O12: Accommodate small employment generating	No	No	No

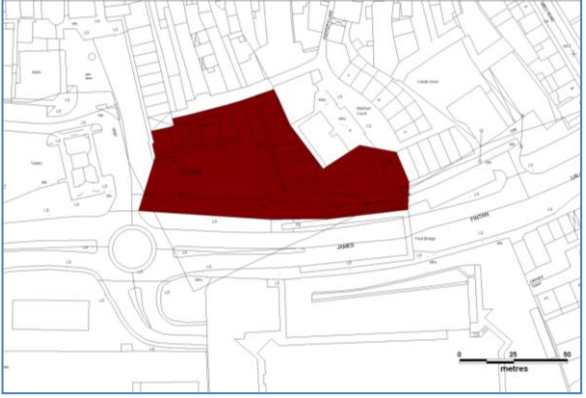
Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	activities at first floor level and vacant ground floor commercial premises on the Main Street.			
	ED O13: Support the continued operation and reasonable expansion of non conforming uses subject to maintenance of existing environmental, visual and residential amenity	No	No	No
	ED O14: Identify opportunities to improve the tourism product in cooperation with relevant statutory agencies, private providers and community groups.	No	No	No
	ED O15: Facilitate the provision of standardized tourism signage and interpretation facilities for tourist attractions.	No	No	No
	ED O16: Promote Portlaoise as a tourist destination.	No	No	No
	ED P1: Develop Togher, as a National Enterprise Park, focused in particular on trade warehousing, distribution, logistics and other uses associated with the transport industry. Other suitable uses include offline motorway services, retail warehousing, offices and conference facilities, leisure uses such as hotels, catering and indoor sporting facilities. Provision is also made within Togher for the development of significant heavy, light and ICT industry uses as well as general enterprise uses. In order to deliver the Togher National Enterprise Park, an implementation programme will be developed to include direct marketing campaigns to drive economic	The potential exists for impacts due to the presence of tributaries of the River Triogue within the Togher development area.	No. No examples of Annex 1 habitats occur within close vicinity of this area.	Impacts to the water quality of the River Triogue could result in adverse effects.

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	development.			
	ED P2: Support strategic enterprise and employment opportunities at other appropriate locations in Portlaoise and environs, having regard to proper planning and sustainable development and relevant development control standards.	The potential exists for impacts due to the presence of tributaries of the River Triogue within the Togher development area.	No. No examples of Annex 1 habitats occur within close vicinity of this area.	Impacts to the water quality of the River Triogue could result in adverse effects.
	ED P3: Facilitate the continuity of and encourage the expansion of established enterprises and to promote start-up enterprises, having regard to the protection of the amenity value of neighbouring properties.	No	No	No
	ED P4: Co-operate with IDA Ireland, Enterprise Ireland, the Local Enterprise Office and other agencies, organisations and individuals in promoting enterprise in Portlaoise.	No	No	No
	ED P5: Support the further development of broadband in Portlaoise and to facilitate the development of Portlaoise as an E-Commerce centre.	No	No	No
	ED P6: Encourage, in co-operation with the Local Enterprise Office and Laois Partnership, the development of further small to medium scale industries and services.	No	No	No
	ED P7: Create an integrated and sustainable public and private transport system to move people and goods efficiently within and through Portlaoise.			


Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	ED P8: Develop high quality business infrastructure	No	No	No
Town Centre Revitalisation: Strategy Aim: To support the sustainable long-term growth of Portlaoise, in accordance with the Core and Retail Strategies of the Laois County Development Plan 2017 – 2023 and the Portlaoise Public Realm Strategy “2040 and Beyond: A Vision for Portlaoise: A Strategy for a Better Town Centre”.	TCR O1: Improve the quality, vitality and vibrancy of the town centre through the implementation of the Portlaoise Public Realm Strategy “2040 and Beyond: A Vision for Portlaoise: A Strategy for a Better Town Centre”.	No	No	No
	TCR O2: Promote the town centre as a priority location for commercial, civic, social and cultural development and sustainable consolidation.	No	No	No
	TCR O3: Promote the consolidation of the town centre through the use of brownfield and backland sites without compromising streetscapes.	No	No	No
	TCR O4: Encourage and facilitate the reuse and regeneration of derelict and vacant sites and disused buildings, especially upper floors.	No	No	No
	TCR O5: Facilitate the redevelopment of strategic sites within the town centre such as the Convent, CBS and Parish lands, Fort Protector lands, Grain Store, and Main Street for a mixture of uses that will contribute to vitality of the central core area.			
	TCR O6: Renew, consolidate and develop the existing fabric of the town by achieving a high quality of design in new development and refurbishments.	No	No	No
	TCR O7: Ensure the type, quantum and location of future	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	retail floor space is consistent with the requirements and recommendations of the Laois County Development Plan 2017-2023, relevant regional policy frameworks and national planning guidelines.			
	TCR O8: Guide retail development, in accordance with the sequential approach to sustain and strengthen the town centre.	No	No	No
	TCR O9: Promote an appropriate mix of day and night time uses.	No	No	No
	TCR O10: Create attractive and secure pedestrian and cycling links.	No	No	No
	It is the Policy of the Council to			
	TCR O1: Encourage retail development within the existing town centre. Proposals which would undermine the vitality and viability of the town centre will not be permitted. The sequential approach to retail development set out in the "Retail Planning - Guidelines for Planning Authorities, 2012" will be strictly enforced.	No	No	No
	TCR O2: Promote the reuse of existing town centre buildings through appropriate design and adaptation.	No	No	No
	TCR O3: Prohibit the proliferation of uses in the town centre which would detract from the amenities of the area or the vitality and viability of the town centre.	No	No	No
	TCR O4: Promote living over the shop and conversion of	No	No	No


Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	town centre buildings into housing units.			
	TCR O5: Regenerate the town centre in accordance with "Portlaoise 2040 and Beyond A Vision For Portlaoise, A Strategy For A Better Town Centre".			
	TCR O6: Encourage the maintenance of original shopfronts, or the reinstatement of traditional shopfronts where poor replacements have been installed.	No	No	No
	TCR O7: Ensure new shopfronts have regard to existing shopfronts and complement the existing character.	No	No	No
	TCR O8: Prohibit internally illuminated fascias or projecting box signs. Concealed strip or flood lighting of fascias and traditional hand painted signs lit by spotlight may be an acceptable alternative.	No	No	No
Opportunity Sites	Opportunity Site 1 Lyster Square –Town Centre	Yes. This opportunity site is located in close proximity to the River Triogu, which is located 250m to the east. Runoff from the project site during re-development will have the potential to result in water quality effects.	Yes. The discharge of pollutants and suspended solids during re-development at this location will have the potential to undermine the status of the freshwater Annex 1 habitats occurring within the	Yes. The discharge of pollutants and suspended solids during re-development at this location will have the potential to undermine the status of the freshwater Annex 2 species occurring within the zone of influence of the plan.

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
			zone of influence of the plan.	
	<ul style="list-style-type: none"> ☐ Brownfield retail site. ☐ Large amount of surface car parking. ☐ Prime location for redevelopment of lands fronting onto James Fintan Lalor Avenue. ☐ Located within Portlaoise Architectural Conservation Area. ☐ No Protected structures within the site. ☐ Located within Archaeological Zone. ☐ Public realm improvements would be beneficial and should be consistent with the Guiding Principles for Lyster Square as outlined in Portlaoise Vision 2040. 			


Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	<p>Landscaping proposals including tree planting and 'greening' of the area.</p> <p>☐ Development could be intensified to provide a key landmark or gateway building.</p> <p>☐ Care should be taken that any building addresses the extensive street frontage available and be designed to an exceptional standard. Development shall comprise a high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures. Car parking should be provided to the rear of the building or within the structure itself.</p>			
	<p>OPPORTUNITY SITE 2: FITZMAURICE PLACE INCLUDING THE SCHOOLS SITES Zoning: Town Centre</p>	<p>Yes. The River Triogue, flows through this opportunity site. Runoff from the project site during re-development will have the potential to result in water quality effects to this watercourse and downstream along the</p>	<p>Yes. The discharge of pollutants and suspended solids during re-development at this location will have the potential to undermine the status of the freshwater Annex 1 habitats</p>	<p>Yes. The discharge of pollutants and suspended solids during re-development at this location will have the potential to undermine the status of the freshwater Annex 2 species occurring within the zone of influence of</p>

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	 <p> <input type="checkbox"/> Former school sites (Convent Lands and CBS) occupy a substantial portion of the lands. <input type="checkbox"/> Site also includes Laois County Council yards. <input type="checkbox"/> Fort of Maryborough is located within site – archaeological issues need to be addressed. <input type="checkbox"/> Located within Portlaoise Architectural Conservation Area. <input type="checkbox"/> Both schools are Protected Structures. <input type="checkbox"/> Conservation principles shall be taken into account in new design. </p>	<p>River Barrow and River Nore SAC.</p>	<p>occurring within the zone of influence of the plan.</p>	<p>the plan.</p>


Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	<p>☐ River Triogue flows through the Convent Lands, which shall be incorporated in a sensitive manner and include provision of a Greenway/Cycle Path.</p> <p>☐ A Masterplan has been prepared for the Convent Lands which if implemented, would bring substantial benefits to the vitality and vibrancy of the town centre.</p> <p>☐ A portion of the site is located within Flood Zone A.</p> <p>Interventions for this area, as described under 'Fort Protector a Heritage Quarter ' and 'The Convent, CBS and Parish Lands' in the Portlaoise 2040 A Vision, should be considered and reflected in development proposals.</p>			
	<p>OPPORTUNITY SITE 3: CENTRE POINT, MOUNTRATH ROAD. Zoning: Residential 2</p>			

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		<p>No. No surface watercourse is located within close proximity to this opportunity site. The nearest surface watercourse, the River Triogue is located approximately 500m to the east.</p>	<p>No</p>	<p>No</p>
	<ul style="list-style-type: none"> ☐ Brownfield retail site with a disused petrol station located at Mountrath Road, with access also from Harpers Lane. ☐ Extensive surface car park. ☐ Prime location for redevelopment. ☐ Not located within an Architectural Conservation Area. ☐ No Protected Structures within the site. ☐ Public realm improvements would be beneficial. and should seek to maximise green and blue infrastructure through landscape design. ☐ Development could be intensified to provide a 			

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	<p>key landmark or gateway building.</p> <p>☐ Care should be taken that this building addresses the extensive street frontage available and be designed to an exceptional standard. Development shall comprise a high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures.</p> <p>Car parking should be provided to the rear of the building or within the structure itself.</p>			
	<p>Opportunity site 4: the Maltings site, Mountmellick road zoning: residential 2</p>	<p>No. No surface watercourse is located within close proximity to this opportunity site. The nearest surface watercourse, the River Triogue is located approximately 350m to the east. The site is contained with existing walled areas with no surface water connection to the River</p>	<p>No</p>	<p>No</p>

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		Triogue.		
	<p>Comments:</p> <ul style="list-style-type: none"> ☐ Brownfield site. ☐ Planning Permission previously granted (now expired) for a substantial mixed use development. ☐ Prime location for redevelopment adjoining the N80 and Portlaoise Railway Station. ☐ Large amount of surface car parking on site. 			

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	<p>☐ Extensive site curtilage available and cleared for redevelopment.</p> <p>☐ Not located within an Architectural Conservation Area.</p> <p>☐ Public realm improvements would be beneficial. and should seek to maximise green and blue infrastructure through landscape design.</p> <p>☐ Development could be intensified to provide a key landmark or gateway building.</p> <p>☐ Care should be taken that this building addresses the extensive street frontage available and be designed to an exceptional standard. Development shall comprise high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures. Car parking should be provided to the rear of the building or within the structure itself.</p>			
	<p>OPPORTUNITY SITE 5: FORMER BANK OF IRELAND BRANCH OFFICE, BANK PLACE Zoning: Town Centre Primary</p>	<p>Yes. the River Triogue is located approximately 250m to the east of this opportunity site. This is an existing urban site and it is presumed that</p>	<p>Yes. The potential discharge of pollutants and suspended solids during re-development at this</p>	<p>Yes. The potential discharge of pollutants and suspended solids during re-development at this location will have the potential to</p>

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	 <p>Comments:</p> <ul style="list-style-type: none"> ☐ Brownfield site. ☐ Prime location for redevelopment of lands in close proximity to the Main Street and Portlaoise Railway Station. ☐ Located within Portlaoise Architectural Conservation Area. ☐ Two Protected Structures are located within the 	<p>existing drainage at this site conveys surface water to the River Triogue to the east. Runoff from the project site during re-development will have the potential to result in water quality effects to this watercourse and downstream along the River Barrow and River Nore SAC.</p>	<p>location will have the potential to undermine the status of the freshwater Annex 1 habitats occurring within the zone of influence of the plan.</p>	<p>undermine the status of the freshwater Annex 2 species occurring within the zone of influence of the plan.</p>

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	site. <input type="checkbox"/> Located within Archaeological Zone. <input type="checkbox"/> Public realm improvements would be beneficial. <input type="checkbox"/> Development could be intensified to provide a key landmark building. <input type="checkbox"/> Development shall comprise a high quality design, fine grained active frontage blocks providing a strong built edge to the surrounding public thoroughfare. New buildings should be permanent, timeless and contemporary structures. Car parking should be provided to the rear of the building or within the structure itself.			
Key Infrastructure: Strategic Aim: To enable development in line with the capacity of supporting infrastructure and to require the timely provision of infrastructure needed for the planned development of lands.	KI O1: Facilitate economic and social development through the provision of infrastructure and optimise the return of infrastructure investment.	Yes. The provision of infrastructure within the plan area, in areas with hydrological links to the River Triogue catchment will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
			the River Barrow and River Nore SAC.	
	KI O2: Promote and encourage the development of the critical mass of Portlaoise and to enhance its strategic location on the National and Regional road and rail network.	No	No	No
	KI O3: Phase growth in line with the capacity of supporting infrastructure.	No	No	No
	KI O4: Facilitate Irish Water in the maintenance, expansion and upgrading of wastewater disposal and water supply infrastructure.	No	No	No
	KI O5: Ensure a good quality of life, through maintaining and improving waste water treatment and water supplies and to minimise the adverse impacts of development on the environment, through policies for the management of wastes and emissions.	No	No	No
	KI O6: Seek compliance with the standards and requirements of Irish Water in relation to water and wastewater infrastructure.	No	No	No
	KI O7: Protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchments.	No	No	No
	KI O8: Require all new developments to include	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	proposals for Sustainable Drainage Systems			
	KI 09: Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in accordance with the South Eastern River Basin District River Basin Management Plan / National River Basin Management Plan for Ireland 2018-2021 (DHPLG) and associated Programme of Measures.	No	No	No
	KI O10: Ensure developments will not adversely impact on the status of waterbodies in accordance with the Water Framework Directive and South Eastern River Basin District River Basin Management Plan. National River Basin Management Plan for Ireland 2018-2021 (DHPLG)	No	No	No
	KI O11: Facilitate, promote and encourage the expansion and improvement of telecommunications, broadband, electricity and gas networks infrastructure subject to proper planning and sustainable development	Yes. The provision of such infrastructure within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
			influence of the plan, downstream along the River Barrow and River Nore SAC.	River Barrow and River Nore SAC.
	KI P1: Protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.	No	No	No
	KI P2: Work with Irish Water on developing and upgrading the water supply schemes so as to ensure an adequate, resilient, sustainable and economic supply of piped water.	No	No	No
	KI P3: Work with Irish Water on upgrading the wastewater treatment plant in line with the projected future growth of the settlement of Portlaoise.	No	No	No
	KI P4: Promote and support the implementation of Irish Water's Eastern and Midlands Region Water Supply Project	No	No	No
	KI P5: Assess all applications in the context of available and sufficient public infrastructural facilities, the protection of Surface Water and Groundwater Resources and their associated habitats and species	No	No	No
	KI P6: Promote public awareness and involvement in	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	water conservation measures by households, businesses and industries and supports the implementation of Energy Efficiency solutions in Water and Waste Water Systems.			
	KI P7: Promote and encourage the harvesting of rainwater to meet non-potable water needs	No	No	No
	KI P8: Co-operate with and facilitate the work of national telecommunications, broadband, electricity and gas network providers in the improvement, expansion and provision of energy and communication infrastructure subject to proper planning and sustainable development	Yes. The provision of such infrastructure within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
Transport and Movement: Strategic Aim: To promote and facilitate a sustainable transport system that	TM O1: To cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, integrated transport system.	No	No	No
	TM O2: Facilitate the economic and social development	Yes. The provision of	Yes. Any adverse	Yes. Any adverse effects

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
<p>prioritises and provides for walking, cycling and public transport facilities while ensuring sufficient traffic management.</p>	<p>of the town through the provision and efficient use of transport infrastructure</p>	<p>transport infrastructure within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.</p>	<p>effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.</p>	<p>to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.</p>
	<p>TM O3: Cooperate and facilitate Irish Rail, Bus Eireann and private operatives in the provision and frequency of public transport services, operation of services and facilities.</p>	<p>No</p>	<p>No</p>	<p>No</p>
	<p>TM O4: To facilitate the provision of a “park and ride” on the CBS lands to serve Portlaoise Railway Station which incorporates car parking and a bus stop/terminus</p>	<p>Yes. The River Triogue flows through these lands and in the absence of proper car parking designs and surface water treatment, there</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the</p>

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		will be potential for such use to result in adverse effects to the water quality of the River Triogue. This in turn will have the potential to affect the status of the River Barrow and River Nore SAC downstream.	result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	TM 05: To facilitate the provision of a “park and ride” adjacent to Lismard Business Park to serve the neighbouring school campuses	Yes. The River Triogue flows along the western boundary of the Lismard Business Park and in the absence of proper car parking designs and surface water treatment, there will be potential for such use to result in adverse effects to the water quality of the River Triogue. This in turn will have the potential to affect the status of the River	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		Barrow and River Nore SAC downstream.		
	TM O6: To promote the development of a transport interchange on James Fintan Lalor Avenue including bus stops and facilities in conjunction with the NTA.	No	No	No
	TM O7: Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in all new developments.	No	No	No
	TM O8: Promote sustainable and compact forms of development which reduce reliance of private car based transport.	No	No	No
	TM O9: Concentrate people intensive development in areas easily accessible to public transport.	No	No	No
	TM 10: Significantly reduce carbon emissions through interventions at James Fintan Lalor / Lyster Square.	No	No	No
	TM O11: Improve the pedestrian experience by reducing car dominance on James Fintan Lalor Avenue.	No	No	No
	TM O12: Improve pedestrian links, based on desire lines, from Main Street through Laneways and between the old and new shopping areas.	No	No	No
	TM O13: Seek a 40% increase in bicycle use by 2040.	No	No	No
	TM O14: Re-balance the existing circa 3,600 car parking spaces	No	No	No
	TM O15: To investigate, in conjunction with Irish Rail, the	The potential exists for	No. No examples of	Impacts to the water

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	reopening and reuse of the Togher train line from Portlaoise Railway Station as part of the overall development of Togher National Enterprise Park	impacts due to the presence of tributaries of the River Triogue within the Togher development area.	Annex 1 habitats occur within close vicinity of this area.	quality of the River Triogue could result in adverse effects.
	TM P1: Improve and provide pedestrian linkages, cycle networks and permeability including blueways and greenways throughout the town.	Yes. The provision of infrastructure to cater for blueways, cycleways and increases cycle and pedestrian linkages along or in close proximity to the River Triogue will have the potential to result in adverse impacts to the water quality of this watercourse, especially during the construction phase of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	TM P2: Examine the feasibility of introducing clear, direct pedestrian routes between the shopping areas, and provide pedestrian access across James Fintan Lalor Avenue and Lyster Square.	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	TM P3: Provide adequate, secure and dry bicycle parking facilities at appropriate locations.	No	No	No
	TM P4: Ensure all footpaths provide access for disabled and mobility impaired persons.	No	No	No
	TM P5: Facilitate and implement appropriate measures to reduce or manage traffic associated with schools to regularize vehicular movements and alleviate congestion.	No	No	No
	TM P6: Reserve all lands for future relief roads free of development in conjunction with the requirements of the Roads Authority.	Yes. The provision of future relief roads within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	TM P7: Complete the Orbital Route system for Portlaoise including the Southern Circular Route between the R426	Yes. A section of the River Triogue flows	Yes. Any adverse effects to water	Yes. Any adverse effects to water quality within

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	Timahoe Road and the R922 Abbeyleix Road.	through lands between the R426 and the R922. The construction and operation phase of such a road corridor will have the potential to result in adverse effects to water quality during the development of such infrastructure.	quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	TM P8: Provide for improvements to the national road network, including reserving corridors for proposed routes, free of development, so as not to compromise future road schemes.	Yes. The provision of future roads within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
			influence of the plan, downstream along the River Barrow and River Nore SAC.	River Barrow and River Nore SAC.
	TM P9: Prevent inappropriate development on lands adjacent to the existing national road network, which would adversely affect the safety, current and future capacity and function of national roads and having regard to possible future upgrades of the national roads and junctions.	No	No	No
	TM P10: Ensure that any development permitted along national roads is in accordance with the Spatial Planning and National Roads–Guidelines for Planning Authorities (DoECLG, 2012) or any updated version.	No	No	No
	TM P11: Facilitate a limited level of new accesses or the intensified use of existing accesses to the national road network on the approaches to or exit to Portlaoise that are subject to a speed limit zone between 50 kmh and 60 kmh otherwise known as the transition zone. Such accesses will be considered where they facilitate orderly urban development and would not result in a proliferation of such entrances, leading to a diminution in the role of these transitional zones. The Council will have regard to the nature of the proposed development and	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	the volume of traffic to be generated by it and the implications for the safety, capacity and efficient operation of the national road. A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010), shall be submitted where appropriate			
Housing: Strategy Aim: To deliver new residential development, to support the existing community infrastructure, recreation and amenity facilities and provide new facilities in tandem with new housing.	H O1: Ensure that sufficient zoned land is available at appropriate locations to cater for the envisaged population growth of the Core Strategy.	Yes. The provision of zoned land for the future development of residential housing within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	H O2: Promote and encourage the development of the critical mass of Portlaoise and to enhance its strategic location on the National and Regional road and rail	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	network.			
	H O3: Facilitate the provision of housing in a range of locations to meet the needs of the population, with particular emphasis on facilitating access to housing to suit different household and tenure needs, in a sustainable manner.	No	No	No
	H O4: To ensure compliance with the provisions of Part V of the Act (as amended) and to integrate such housing so as to prevent social segregation within residential developments.	No	No	No
	H O5: To utilise the provisions of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy) to facilitate the appropriate development of vacant sites (residential zoned) that are in need of renewal or regeneration.	Yes. The provision of residential housing in such sites that have hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
			River Nore SAC.	
	H O6: To encourage the sequential development of sustainable serviced residentially zoned lands in a sustainable manner.	No	No	No
	H O7: To promote a higher density at appropriate locations, particularly close to the town centre and public transport facilities.	No	No	No
	H O8: To encourage appropriate housing development on infill and brownfield sites subject to preservation of existing residential amenity, the provision of a high quality design respecting the established character, density and layout, compliance with all traffic safety, quantitative and qualitative standards of the Laois County Development.	Yes. The provision of residential housing in such sites within the plan area that have hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	H O9: To promote the efficient use of the Convent, CBS and Parish Lands for residential and other uses.	Yes. The River Triogue flows through these	Yes. Any adverse effects to water	Yes. Any adverse effects to water quality within

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		lands and there will be potential for residential developments in these lands to result in adverse effects to the water quality of this watercourse during the development of such infrastructure.	quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	H O10: To promote the reoccupation of vacant residential stock within Portlaoise Town Centre, including 'Living Above the Shop' units.	No	No	No
	H O11: To increase the residential population of Portlaoise Town Centre from c.600 to a minimum of 2,500 by 2040.	In the absence of adequate infrastructure, such as wastewater treatment etc. an increase in the population of Portlaoise will have the potential to put pressure on existing	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		infrastructure with resultant adverse effects to the water quality of the River Triogue.	of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	H O12: To ensure an appropriate and sustainable mix of dwelling types, sizes and tenures to cater for all members of society, including homeless persons, the elderly, disabled and travellers.	No	No	No
	H O13: To ensure provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	No	No	No
	H O14: To identify, acquire and provide suitable sites, accommodation and facilities for the housing and resettlement of travelling families.	Yes. The provision of such residential housing in such sites within the plan area that have hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan,

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		infrastructure.	within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	downstream along the River Barrow and River Nore SAC.
	H O15: To secure the provision of social infrastructure, community and recreational facilities in tandem with residential development.	Yes. The provision of such infrastructure within the plan area that have hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	H P1: Ensure that sufficient zoned land is available at appropriate locations to cater for the envisaged population growth of the Core Strategy.	Yes. The provision of zoned land for the future development of residential housing	Yes. Any adverse effects to water quality within the River Triogue	Yes. Any adverse effects to water quality within the River Triogue catchment will have the

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		within the plan area, in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	H P2: Require all new residential developments to be consistent with the Core Strategy of the Laois County Development Plan 2107-2023 and the settlement strategy of this plan.	No	No	No
	H P3: Promote and encourage the development of the critical mass of Portlaoise and to enhance its strategic location on the National and Regional road and rail network.	No	No	No
	H P4: Facilitate the provision of housing in a range of locations to meet the needs of the population, with particular emphasis on facilitating access to housing to suit different household and tenure needs, in a sustainable manner.	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	<p>H P5: To require the creation of sustainable communities and high quality residential areas at appropriate locations with a mix tenure and adequate amenities and facilities and to meet the standards and guidance of:</p> <ul style="list-style-type: none"> • Sustainable Residential Development In Urban Areas, Guidelines for Planning Authorities, DEHG (2009). • Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015). • The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013). • The development management standards of the Laois County Development Plan 2017-2023. • Technical Guidance Document L – Conservation of Fuel and Energy – Dwellings. 	No	No	No
<p>Community Services & Culture: Strategic Aim: To deliver, facilitate and support the provision of a broad range of high quality community, educational and cultural facilities and infrastructure to meet the needs of the population.</p>	<p>CSC O1: Facilitate the provision of social infrastructure and to provide access to new and existing community and social facilities.</p>	<p>Yes. The provision of such infrastructure in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of</p>

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		infrastructure.	1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	influence of the plan, downstream along the River Barrow and River Nore SAC.
	CSC O2: Facilitate the improvement and provision of community facilities, library and emergency services in appropriate locations	Yes. The provision of such infrastructure in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	CSC O3: Facilitate the improvement and provision of educational, childcare and healthcare facilities in appropriate and accessible locations.	Yes. The provision of such infrastructure in areas with hydrological	Yes. Any adverse effects to water quality within the	Yes. Any adverse effects to water quality within the River Triogue

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	CSC O4: Facilitate implementation of the Laois Age Friendly County Strategy 2016-2021	No	No	No
	CSC O5: Promote the amenities and ensure the accessibility of arts and cultural facilities within the ownership of Laois County Council.	No	No	No
	CSC O6: Facilitate the roll out of community policing and neighbourhood watch schemes.	No	No	No
	CSC P1: Ensure provision of sufficient zoned lands to allow for expansion of existing and provision of new educational facilities.	Yes. The provision of such infrastructure in areas with hydrological links to the River Triogue catchment, will have the	Yes. Any adverse effects to water quality within the River Triogue catchment will have	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in

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		potential to result in adverse effects to water quality during the development of such infrastructure.	the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	CSP 2: Facilitate the development of and expansion of services, amenities and facilities to cater for all society members, ages and community groups	Yes. The provision of such facilities in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
			River Nore SAC.	
	<p>CSC P3: Facilitate the development of primary, second-level, third-level outreach, vocational and lifelong learning facilities and digital capacity for distance learning including fourth level education, lifelong learning and Up-skilling generally</p>	<p>Yes. The provision of such facilities in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the development of such infrastructure.</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.</p>
	<p>CSC P4: Ensure the provision and implementation of primary and secondary education facilities in concert with the planning and sustainable development of residential areas in order to maximise the opportunities for use of walking, cycling and use of public transport.</p>	<p>Yes. The provision of such facilities in areas with hydrological links to the River Triogue catchment, will have the potential to result in adverse effects to water quality during the</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status</p>	<p>Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that</p>

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		development of such infrastructure.	of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
Built Heritage: Strategic Aim: To protect, conserve and manage the built heritage of the town and to encourage sensitive and sustainable development to ensure its preservation for future generations.	BH O1: Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and promoting good quality urban design.	No	No	No
	BH O2: Conserve, protect and enhance the built heritage of Portlaoise, including the Architectural Conservation Area, all Protected Structures and attendant grounds, Recorded Monuments and Places and the Zone of Archaeological Significance in accordance with best conservation practice.	No	No	No
	BH O3: Positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to consultation with suitably qualified Conservation Architects and / or other relevant experts, suitable design, materials and construction methods.	No	No	No
	BH O4: Ensure all development works on or at the sites	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection.			
	BH O5: Support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc.) previously existed.	No	No	No
	BH O6: Strongly resist the demolition of protected structures, unless it can be demonstrated that exceptional circumstances exist.	No	No	No
	BH O7: Consider the change of use of protected structures, provided that it can be shown that the structure, character, appearance and setting will not be adversely affected or where it can be shown it is necessary to have an economic use to enable its upkeep.	No	No	No
	BH O8: Ensure the protection within Architectural Conservation Areas, of all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals.	No	No	No
	BH O9: Ensure the design of any development in	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	Architectural Conservation Areas, including any changes of use of an existing building, should preserve and / or enhance the character and appearance of the Architectural Conservation Area as a whole.			
	BH O10: Promote schemes for the conservation and enhancement of the character and appearance of Architectural Conservation Areas.	No	No	No
	BH O11: No development in the vicinity of a feature included in the Record of Monuments & Places (RMP) will be permitted which seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.	No	No	No
	BH O12: Ensure archaeological assessment is carried out as required and promote 'preservation in situ' of archaeological remains and settings in developments that would impact upon archaeological sites and/or features.	No	No	No
	BH O13: Protect previously unknown archaeological sites and features, including underwater sites, where they are discovered during development works.	No	No	No
	BH O14: Facilitate public access to National Monuments in State or Local Authority care.	No	No	No
	BH O15: Facilitate the linking of the Fort site to the Old St Peter's Churchyard and to the Ridge Burial Ground	No	No	No
	BH P1: Ensure heritage assets that are the focus for	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	tourism development are appropriately managed and their special interest conserved from potential adverse effects from visitors or development in general and that best practice standards in relation for the environmental management of tourism enterprises are adhered to.			
	BH P2: Support and promote, with the co-operation of landowners, public access to heritage sites and features at appropriate locations whilst ensuring heritage related development does not result in negative impacts on the fabric or setting of Laois’s heritage assets.	No	No	No
	BH P3: Support and promote, with the co-operation of key stakeholders, the development of the Fort of Maryborough in Portlaoise and ensure that any development will not result in negative impacts on the fabric or setting of the site.	No	No	No
	BH P5: Support the implementation of Ireland’s Ancient East by facilitating the provision of visitor information– in line with the policies and objectives with respect to heritage sites. and integrating the objectives of Ireland’s Ancient East with transport programmes in the County.	No	No	No
	BH P6: Encourage and support the provision of foreign language interpretation interventions in order to ensure the appropriate interpretation and appreciation of the	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	county's heritage asset.			
Natural Heritage: Strategic Aim: To protect, enhance, create and connect natural heritage, green spaces and high quality amenity areas throughout Portlaoise for biodiversity and recreation.	NH O1: Identify, protect and conserve natural heritage sites, nationally designated conservation sites and non designated sites in co-operation and consultation with the relevant statutory authorities.	No	No	No
	NH O2: Seek integration of all elements of existing green infrastructure into new developments, prevent fragmentation and mitigate potential impacts on the existing green infrastructure network.	No	No	No
	NH O3: Require the preservation and maintenance of suitable mature trees, hedgerows and natural heritage features in new developments.	No	No	No
	NH O4: Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value.	No	No	No
	NH O5: Carry out and require the planting of native trees, hedgerows and vegetation in all new developments.	No	No	No
	NH O6: Open up visual and physical access via the River Triogue from People's Park as a continuous pedestrian and cycle link through the town centre, and potentially through the Convent Lands having regard to ecological considerations including protected species and habitats.	Yes. The provision of access along or in close proximity to the River Triogue will have the potential to result in adverse impacts to the water quality of this	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		watercourse, especially during the construction phase of infrastructure that will cater for such access.	effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	NH O7: Reconnect the Triogue Linear Park with the residential areas to the north of the Town Centre.	Yes. The provision of access along or in close proximity to the River Triogue will have the potential to result in adverse impacts to the water quality of this watercourse, especially during the construction phase of infrastructure that will cater for such access.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	Yes. Any adverse effects to water quality within the River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	NH O8: Identify, protect, conserve and enhance	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	wherever possible, wildlife habitats, stepping stones, corridors and features.			
	NH O9: Provide recreational amenities such as playgrounds and outdoor gym equipment within existing areas of open space.	No	No	No
	NH O10: Protect environmental quality and implement site appropriate mitigation measures with respect to air quality, water quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.	No	No	No
	NH O11: Maintain riverbank vegetation along watercourses and ensure protection of a 20m riparian buffer zone on Greenfield sites and maintain free from development.	No	No	No
	NH O12: Facilitate the work of agencies redressing the issue of terrestrial and aquatic invasive species.	No	No	No
	NH P1: Ensure heritage assets that are the focus for tourism development are appropriately managed and their special interest conserved from potential adverse effects from visitors or development in general and that best practice standards in relation for the environmental management of tourism enterprises are adhered to.	No	No	No
	NH P2: Develop a greenway/blueway walking and cycling route along the River Triogue.	Yes. The provision of a cycleway/blueway along or in close proximity to	Yes. Any adverse effects to water quality within the	Yes. Any adverse effects to water quality within the River Triogue

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
		the River Triogue will have the potential to result in adverse impacts to the water quality of this watercourse, especially during the construction phase of infrastructure that will cater for such access.	River Triogue catchment will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.	catchment will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan, downstream along the River Barrow and River Nore SAC.
	NH P3: Support and promote, with the co-operation of landowners, public access to heritage sites and features at appropriate locations whilst ensuring heritage related development does not result in negative impacts on the fabric or setting of the town's heritage assets	No	No	No
	NH P3: Support the implementation of Ireland's Ancient East by facilitating the provision of visitor information– in line with the policies and objectives with respect to heritage sites. and integrating the objectives of Ireland's Ancient East with transport programmes in the County.	No	No	No
	NH P4: Protect environmental quality in Portlaoise through the implementation of European, National and	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	Regional policy and legislation relating to air quality, water quality greenhouse gases, climate change, light pollution, noise pollution and waste management			
Flood Management: Strategic Aim: To manage flood risk in Portlaoise	FM O1: Manage flood risk in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).	No	No	No
	FM O2: Support and co-operate with the OPW in delivering the South Eastern CFRAM Programme.	No	No	No
	Policies: It is the Policy of the Council to:			
	FM O1: Comply with DoEHLG Guidelines "The Planning system and Flood Risk Management Guidelines for Planning Authorities (2009) and any future Guidelines in relation to flood risk	No	No	No
	FM O2: Ensure development proposals within the areas outlined on Flood Risk Map are the subject of Site-Specific Flood Risk Assessment as outlined in "The Planning System and Flood Risk Management Guidelines" 2009.	No	No	No
	FM O3: Ensure all development on lands identified as being at risk of flooding must demonstrate, through the carrying out of a Site Specific Flood Risk Assessment flood impact assessment and the use of Sustainable Urban Drainage Systems, that any flood risk can be adequately managed and the use or development of the	No	No	No

Strategic Aim/Policy	Portlaoise LAP Objectives & Policies	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
	lands will not cause unacceptable adverse impacts elsewhere.			
	FM 04: Co-operate with the OPW in relation to the development of the Catchment Flood Risk Assessment (CFRAM) South Eastern River Basin and for the River Triogue and its tributaries in particular and to comply with any guidance and recommendations of this flood risk management plan.	No	No	No
	FM 05: Incorporate the recommendations of the South Eastern CFRAM into any site specific flood risk assessment undertaken for individual sites/areas.	No	No	No
	FM 06: Provide an appropriate set back from the edge of the watercourse and proposed developments to allow access for channel clearing/maintenance.	No	No	No
	FM 07: Adhere to the requirements of the Inland Fisheries and National Parks and Wildlife Service in the construction of any flood alleviation measures.	No	No	No
	FM 08: Comply with relevant provisions of the Arterial Drainage Action, 1945 and the Arterial Drainage (Amendment) Act 1995			

Table 2: Assessment of Land Use Zonings

Land Use Zoning	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
Town Centre (Primary / Core Retail Area) Tier 1 lands Amount: Objective: <i>To protect and enhance the special physical and social character of the existing Town Centre and to provide for and improve retailing and commercial activities.</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.
Residential 1 Existing Residential	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.
Residential 2 – New Proposed Residential Objective: <i>To provide for new</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in

Land Use Zoning	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
<i>residential development, residential services and community facilities.</i>	infrastructure.	adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.
Strategic Residential Reserve Objective: <i>To provide lands for future development in line with national and regional targets.</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.
Open Space & Amenity Objective: <i>To preserve, provide for and improve active and passive recreational open space.</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.
Community, Educational & Institutional Services/Facilities Objective: <i>To protect and provide for</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of

Land Use Zoning	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
<i>local neighbourhood, community, ecclesiastical, recreational and educational facilities.</i>		freshwater Annex 1 habitats that occur within the zone of influence of the plan.	freshwater Annex 2 species that occur within the zone of influence of the plan.
Industrial & Warehousing Objective: <i>To provide for and improve industrial and warehousing development.</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.
Enterprise & Employment Purpose: To accommodate commercial and enterprise uses that are incapable of being situated in a town centre location, including low input and emission manufacturing, campus style offices, storage uses, wholesaling and distribution, commercial services with high space and parking requirements.	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.

Land Use Zoning	Potential to Negatively Affect Water Quality	Potential to Negatively Affect Annex 1 Habitats	Potential to Negatively Affect Annex 2 Species
Business Park type development shall be provided in high quality landscaped campus style environments, incorporating a range of amenities.			
Transport & Utilities Objective: <i>To provide for the needs of all transport users and other utility providers.</i>	Yes. The support of new development within zoned lands, in areas adjacent to or hydrological linked to the River Triogue, will have the potential to result in adverse effects to water quality during the development of such infrastructure.	Yes. Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 1 habitats that occur within the zone of influence of the plan.	Yes Any adverse effects to water quality within the River Triogue and downstream along the River Barrow will have the potential to result in adverse effects to the status of freshwater Annex 2 species that occur within the zone of influence of the plan.