

6. Strategic Environmental Assessment Statement

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6.1 Introduction

This is the SEA Statement for the Clonmel and Environs Development Plan 2008 and has been carried out with in accordance with the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations, S.I. 435 of 2004, which sets out the information that is required to be included in SEA Statements.

Article 9 of the SEA Directive (2001/42/EC) provides that when a plan is adopted, the environmental authorities and the public must be provided with a statement summarising how environmental considerations have been integrated into the plan, how the Environmental Report and the outcome of the consultations were taken into account, and the reasons for choosing the plan as adopted in light of other reasonable alternatives considered.

6.2 The SEA Statement

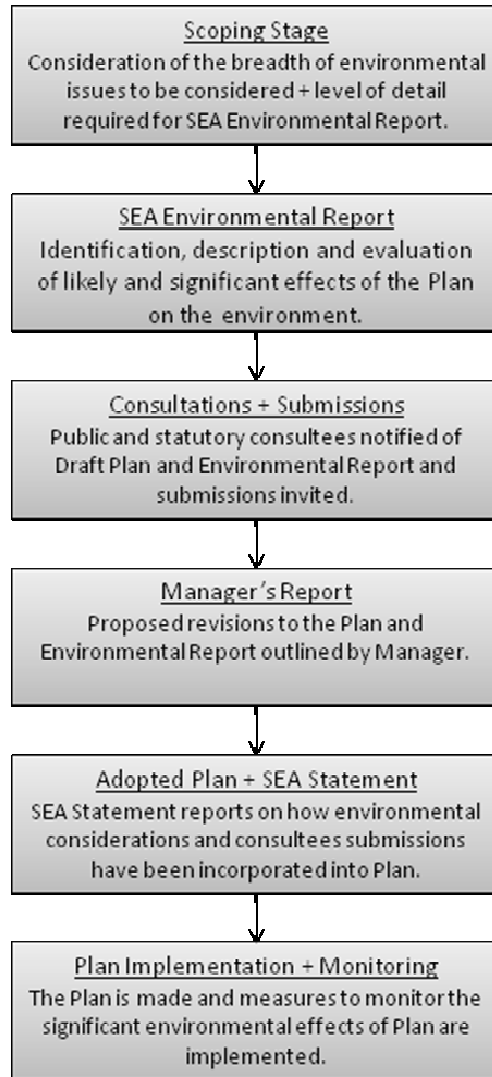
The SEA Statement for the Clonmel and Environs Development Plan 2008 has been structured according to the planning guidance for SEA provided in the document "Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment". The SEA Statement includes the following information:

- Summary of how environmental considerations have been integrated into the Plan;
- Summary of how the Environmental Report has been taken into account in response to a notice under 20(3) of the Act;
- Report on how consultation submissions have been taken into account;
- Reasons for choosing the Plan as adopted, in the light of other reasonable alternatives dealt with; and
- Monitoring measures that are to be undertaken to track the significant environmental effects of the Plan's adoption.

The SEA Directive also requires that the SEA Statement should be made available as soon as is practical after the Plan has been completed, i.e. after the decision- making stage.

Summary of the SEA Process

The SEA was prepared alongside the making of the Clonmel and Environs Development Plan 2008. The process carried out is summarized in the following flow chart:



6.3 Integration of Environmental Considerations into the Plan

The process of SEA is intended to improve the quality of plans in terms of sustainability and their potential impacts on the environment. This section outlines how the Plan evolved and describes the main stages at which the SEA influenced the Plan.

The SEA process involved consultation and meetings between the Development Plan Team, the SEA Team, the elected members and executive staff of the Borough Council, designated environmental authorities and the general public.

The initial scoping process and analysis of the baseline environment identified a series of key environment-related issues. These were highlighted following correspondence with the designated Environmental Authorities and a workshop conducted with representatives from the Environmental Protection Agency (EPA).

The SEA is applicable to the overall Plan but also to individual policies. Two levels of assessment were used subsequent to initial scoping and analysis; one for a broad overall objective as above (using a qualitative approach, i.e. alternative development strategies) and one for detailed Plan policies (more detailed matrix approach).

The environmental assessment of the objectives and policies of the Clonmel and Environs Development Plan 2008 forms a major focus of the Environmental Report. A part of the methodology involved the use of a matrix assessing the objectives of the Plan against a list of environmental objectives for the area. This process enabled an overview of where potential environmental problems may result from implementation of the strategy option and allowed the objectives to be revised where necessary.

The **General Objectives** within the Development Plan are outlined as follows:

<i>Sustainable Development:</i>	Guide the development of Clonmel in such a way that a careful balance is maintained between economic, social and environmental aspirations.
<i>The Vision for Clonmel</i>	Realise the economic potential of Clonmel by promoting it as the primary growth centre in the County.
<i>Housing and Community Services</i>	Provide for a range of new housing and community facilities appropriate to the population.
<i>Built Environment</i>	Promote Clonmel as the main County Town while securing and enhancing the heritage character of the town centre.
<i>Natural Heritage</i>	Guide future change in the environs, in order to protect and enhance its rural character.
<i>Recreation</i>	Promote the maintenance and development of opportunities for sport, recreation, leisure and the arts in accessible locations.
<i>Enterprise and Employment</i>	Facilitate the expansion of existing industries, promote sustainable economic growth and employment opportunities.
<i>Transport and Accessibility</i>	Pursue an integrated transport strategy, linked to sustainable land use objectives, which encourages a reduction in the need for travel, tackling traffic congestion and promoting public transport, cycling and walking.
<i>Environmental Management</i>	Protect and enhance the special environmental quality and character of Clonmel.

Development Management Standards Ensure the orderly development of the Plan area through setting out development policies and standards for a range of development types.

In the course of the SEA process, a set of **Key Environmental Objectives** were identified:

Biodiversity, Flora and Fauna: **B1: Conserve the diversity of habitats and protected species.**

Population and Human Health: **PH1: Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns.**

PH2: Minimise noise and emissions from traffic.

Water: **W1: To achieve and maintain required standards for ecological, biological and chemical water quality of the existing rivers and streams.**

Air/Climatic Factors: **A1: Reduce all forms of air pollution and reduce dependence on travel by private car.**

A2: Minimise emission of greenhouse gases to contribute to a reduction and avoidance of human-induced global climate change.

A3: Reduce waste of energy, and maximise use of renewable energy sources.

Material Assets: **M1: Maintain and improve the accessibility of key services to local communities.**

Cultural Heritage: **C1: Promote the protection and conservation of the cultural, including architectural and archaeological heritage.**

Landscape **L1: Conserve and enhance valued natural landscape features.**

The Key Environmental Objectives were considered throughout the development of the Clonmel and Environs Development Plan 2008.

The objectives and policies were assessed against a set of Sustainability Criteria. The Sustainability Criteria consist of a set of strategic objectives, with a strong environmental/sustainable focus.

The key environmental issues identified during the SEA process included the following:

- Visual and Landscape Impact of Development
- Flooding and Surface Water
- Material Assets and Cultural Heritage
- Transport and Movement
- Biodiversity
- Waste

Key Influence of SEA:

The recommendations made in the Environmental Report were assessed and dealt with in a similar way to other consultations made in relation to the Plan. A selection of the key recommendations and responses are outlined in the following table in order to illustrate how environmental considerations have been incorporated into the making of the Plan:

Incorporation of Environmental Considerations

Recommendation in Environmental Report	Response in Relation to Clonmel and Environs Development Plan 2008
<p>Visual and Landscape Impact</p> <p>The visual and landscape impact of future development was identified as a key environmental issue. The lands were subject to assessment and three main development options relating to the growth of Clonmel were considered.</p>	<p>A key element of the Development Plan Strategy as set out in Section 2 "Strategic Context" is the inclusion of policies aimed at limiting the visual and landscape impact of development particularly to the north of the town.</p> <p>The spatial pattern advocated by the Plan strategy reflects the need to prevent unrestricted suburban sprawl further northwards into the rural hinterland. Selected locations for future development are identified in the Plan where they can best balance medium-term development requirements with environmental considerations.</p> <p>Policies DP2 and DP3 ["Buffer Zone " and "Urban Fringe"] are included to protect the northern environs from uncontrolled expansion and to direct growth where visual and landscape character can be adequately protected.</p>
<p>Flooding and surface water</p> <p>The flooding regime and surface water quality were identified as key environmental issues in the SEA and existing data was analysed and further investigation recommended.</p>	<p>Section 8 "Environmental Management" contains the most relevant policies with respect to flooding and surface water issues.</p> <p>The Plan recognises the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. Policy EM.3: "Flood Defence" was included to ensure that development in an area at risk from flooding will only be permitted where key criteria are met. Flood risk assessments would need to be submitted in advance of such an application.</p> <p>In relation to surface water, the Plan encourages suitable storm water retention facilities for new developments and existing catchment areas in the design and layout of development to enable the collection and where possible recycling of surface water according to sustainable drainage techniques (SUDS).</p>
<p>Transportation</p> <p>Traffic generation and movement within and around the town was identified as a key environmental issue. The SEA assessed the potential impacts of proposed strategic network improvements as well as options in relation to the accommodation of development to the north of the town.</p>	<p>The Development Plan addressed the key environmental issues identified in the SEA in respect of transport and traffic issues, with particular attention paid to developing a coherent approach to integrating land use proposals and new transport infrastructure provision. Policies were included in the Plan in an attempt to minimise the traffic impacts associated with facilitating growth in population and employment. More sustainable approaches to the planning and design of residential areas is included in Sections 3 and 4 of the Plan.</p> <p>Section 7 "Transportation" was influenced considerably by SEA driven objectives and policies aimed at developing more sustainable and environmentally balanced transport policies. The Plan was also adapted to reflect a shift in policy emphasis away from</p>

Recommendation in Environmental Report	Response in Relation to Clonmel and Environs Development Plan 2008
	<p><i>traffic</i> towards a <i>movement and accessibility</i> approach whereby focus was placed on movement of people as opposed to simply vehicular movement.</p> <p>In addition, this approach was promoted as part of zoning strategies whereby individual land use designations were considered alongside sustainable transportation objectives and opportunities to encourage non-car modes of movement. Although real opportunities for non-car travel options were limited, the Plan endeavoured to maximize potential for walking/cycling and public transport.</p>
<p>Material Assets</p> <p>Clonmel's material assets and cultural heritage are identified as one of the town's most important attributes contributing to its distinctive physical and environmental character. Protecting and enhancing the physical and environmental qualities the town possesses was identified as one of the key challenges for the Plan.</p>	<p>One of the chief characteristics of Clonmel is the high quality of its built environment and landscape setting. The SEA emphasised the importance of maintaining an acceptable balance between accommodating growth and protecting these physical qualities and influenced the evolution of policies through the Plan making process.</p> <p>Policies included in Section 4 "Built Environment" , particularly Policy TC.1: Town Centre Policy TC.2: Environmental Enhancement, Policy TC.66: The Quays, Policy BH.1: Built Form and policies relating to the 2 Architectural Conservation Areas [St. Mary's and O'Connell/Gladstone St areas] were directed towards a need to protect and enhance the physical and heritage qualities of the town centre within the context of a vibrant and attractive urban environment.</p>
<p>Water supply</p> <p>Facilitating the provision of an adequate, sustainable and economic public water supply to provide for the existing and future populations of the town and its environs was identified as a key environmental concern as part of the SEA process.</p>	<p>Policies EM.5 and EM.6: [Up-grading of Water Supply] have been included in the Development Plan to place emphasis on the importance of securing an acceptable water quality for all residents and to promote the concept of sustainable economic water supply systems.</p>
<p>Biodiversity</p> <p>Particular attention was paid to the potential impacts on biodiversity as a consequence of development throughout the town.</p>	<p>In terms of the Biodiversity, the following key objectives are included under Section 5 of the Development Plan in response to SEA concerns; Policy ENV.2: Nature Conservation, Policy ENV.3: Trees, Woodland and Hedgerows as well as policies contained in Section 2 relating to the River Suir Corridor [Policy DP.5: River Suir Amenity Area].</p>
<p>Waste</p> <p>The problem of waste management in the region and the town was noted in the SEA and can be attributed to the lack of appropriate licensed facilities in the region, an increase in the level of waste production and a lack of appropriate waste management behaviour.</p>	<p>The Plan promotes measures aimed at effectively encourage the minimising, recovery and recycling of waste at source,. New waste infrastructure that includes extended collection systems, bring sites and improved community recycling centres as well as a local transfer station are required.</p> <p>The Plan makes reference to the Joint Waste Management Plan for the South East Region (2002) which identifies short, medium and long-term objectives for Waste Prevention; waste minimization, water recovery / reuse, recycling, energy recovery; and disposal of waste and upgrading collection.</p> <p>The Plan also incorporates into Policy EM.10: Polluter Pays, Policy EM.11: Pollution, and Policy EM.12: Waste Management a new emphasis on responsibility in relation to the management of waste and relates the regulatory environment within which waste is governed with Development Plan policy.</p>

6.4 Consultations and Submissions

A Section 11 Notice was published on February 4th 2006 in the Irish Examiner, inviting submissions in advance of the preparation of the Draft Development Plan. The Council also wrote to all statutory consultees to invite submissions and observations. A total of 32 responses were received during the relevant public consultation period (6th February 2006 to 10th April 2006).

The issues raised by the public and considered as part of the Plan/SEA process are as follows:

- Rezoning for residential use [13 No. Submissions]
- Rezoning for non-residential or mixed uses [6 No. Submissions]
- General infrastructure issues [9 No. Submissions]
- Heritage, Conservation and Environment Issues [3 No. Submissions]
- Amenity and recreation Issues [2 No. Submissions]

These issues were fully considered in the formulation of the plan strategy and the environmental issues in the SEA.

Under SEA Regulations SI No. 435 of 2004, the designated environmental authorities must be consulted in relation to the scope and level of detail to be included in the Environmental Report. Notices were served on the following in accordance with Article 13D of the Planning and Development Regulations in relation to the Strategic Environmental Assessment:

- Department of Environment, Heritage and Local Government (DoEHLG)
- Department of Communications, Marine and Natural Resources (DoCMNR)
- Environmental Protection Agency (EPA)

Detailed submissions were received from the Department of the Environment, Heritage and Local Government regarding key development, planning and strategic environmental issues that should be addressed in the plan making and assessment process. The key topics were identified as being archaeological and architectural heritage, candidate Special Areas of Conservation [Lower River Suir] and proposed Natural Heritage Areas [Marlfield Lake].

In addition to receipt of formal submissions from the designated environmental authorities on various issues relevant to the Development Plan and SEA process, a workshop meeting was conducted with the Environmental Protection Agency on July 04 2006.

This consultation workshop was held to determine the SEA Methodology, Objectives, Indicators and Targets, and the level of scope and level of detail to be included in the SEA. The workshop included members of the SEA/Development Plan review team, and a key representative from the Environmental Protection Agency.

A large number of suggestions were put forward regarding the main issues from an environmental protection perspective that should be addressed by the SEA. Advice was also provided regarding methodological approaches and how the SEA Report could be assembled in terms of structure format and content.

The Key Issues for Clonmel from an environmental perspective were identified as follows:

- Flooding
- Wastewater
- Water Supply
- Surface Water
- Fisheries
- Amenity
- Landscape
- Views
- Archaeology
- Traffic
- Air Quality

In accordance with statutory requirements, the Draft Clonmel and Environs Development Plan was made available for inspection from January 2007 for the statutory 6 week period. The Draft SEA Environmental Report was also on display in each of the Local Authority Offices together with the Plan. It was also available on the Local Authority website to read or download. Notices advertising the public consultation period and inviting members of the public for written comments and submission were placed in a selection of newspapers in the County.

The Draft Development Plan, which was formulated in tandem with the SEA, set out the optimum development strategy for the plan area having regard to existing environmental sensitivities and development constraints, and context of lands in relation to Marfield, the River Suir and its high quality rural setting. As part of the Development Plan process the future demands for infrastructure and services were assessed. In determining these needs regard was taken of existing physical and social infrastructure and services and the future demands in Clonmel and Environs arising from the development of the lands.

The Environmental Authorities were sent a copy of the Draft Development Plan and Draft Environmental Report at the start of the consultation period and written submissions were invited.

Following the consultation period, all submissions and comments submitted were compiled and reviewed. A report on the key environmental issues was produced for Members outlining the relationship between the SEA and Development Plan process to and identifying the key environmental issues that would influence the plan making process. This was presented to the Elected Members in the Local Authority.

Following consideration of the Draft Clonmel and Environs Development Plan 2008 and the Managers Report in accordance with Section 12 of the Planning and Development Act 2000 (as amended), the Members of Clonmel Borough Council and Members of South Tipperary County Council resolved that the Draft Plan be amended.

Following consideration of the potential material amendments, the Department of Environment, Heritage and Local Government submitted that a revised SEA would have been required in this case as the amendments could have significant environmental impacts. The Department also raised concerns about the extent of land proposed for zoning for residential development in the Amendments.

The Manager's Report acknowledged that the SEA would require revisions in respect of the proposed amendments, particularly in relation to the potential individual or cumulative impacts of the additional housing lands. However, in considering the various submissions and subsequent directions during the Section 12 procedures, the likely environmental impact comprised an integral part of the recommendations.

It was considered that the proposed amendments relating to land use zonings did not significantly undermine the Spatial Strategy identified in the Draft Plan or the preferred Strategic Development Alternative as identified in Section 9 of the Draft SEA. The individual or cumulative impact of these amendments was considered within the context of the sustainability criteria set out in the Draft Environmental Report.

In addition, the potential impacts of development zonings with respect to the flood plain was considered in light of the proposed material amendments and it was concluded that subject to implementation of agreed mitigation measures, the proposed amendments were compatible with the environmental objectives and sustainability criteria in the SEA.

6.5 Reasons for Choosing the Plan as Adopted.

The SEA Statement is required to provide reasons for adopting the Plan in light of the reasonable alternatives considered. Three broad development scenarios were developed in the context of the SEA Environmental Report to test possible development outcomes against their strategic environmental impact and to assess the most appropriate development approach for the plan area. The alternative scenarios have been generated within the context of a settlement and development strategy perspective. This settlement and development strategy articulates both general and specific policy objectives and clearly illustrates the potential advantages and disadvantages of each option.

ENVIRONMENTAL ASSESSMENT OF ALTERNATIVES

Strategy One: *Maintain Existing Development Policy Context*

This option is similar to a Do-Nothing scenario in that it would involve no material changes to the established development and zoning context provided by the Clonmel Town Development Plan 2002 and the Clonmel Environs Local Area Plan 2006. Under this scenario, the established zoning provisions of those statutory plans would remain in effect and there would be no changes to the existing policies and objectives in both of those plans. Effectively, the new Development Plan would incorporate all existing statutory provisions.

This strategy option performs poorly when assessed under environmental objectives, as well as according to social and economic criteria. It fails to acknowledge that the environmental parameters within which the plan area exists may be different than when those policies and objectives were formulated. It would also not allow for changes in the town's demographic and economic profile which influence the planning and development context of the town. In addition, it would result in a degree of imbalance in that the borough would have an older set of policies and objectives compared to the environs area.



Strategy One

Strategy Two: *Dispersion into Surrounding Countryside*

Clonmel could select a strategy where population expansion would no longer be concentrated close to the town itself. Instead expansion might be directed towards the undeveloped agricultural areas north and south of the town.

This Strategy would be based on the principle of dispersion of future growth away from the existing built up area north and south and would involve a considerable expansion of the town's physical footprint.



Strategy Two

New development would be facilitated by locating development along and between the radial routes entering and leaving the town centre. New residential and commercial zonings would be established along the various regional and national roads north and south of the town. This strategy would encourage a development and settlement pattern based on utilising the existing roads infrastructure as the basis for future development.

Policies for the town centre would be directed towards conservation and protection of the built environment and its various physical characteristics. Only limited forms of development would be considered and these would be restricted to small-scale schemes that would complement the existing town centre activities. Generally, development would be encouraged away from the town centre towards the newly identified development areas.

This development and settlement option is based on the principle of restricting future growth in the established built-up area and protecting the central area from further large-scale development. New developments would be directed away from the town centre area and away from recently developed areas at the edge of the contiguously developed built-up area north of Frank Drohan Road and south of the River Suir.

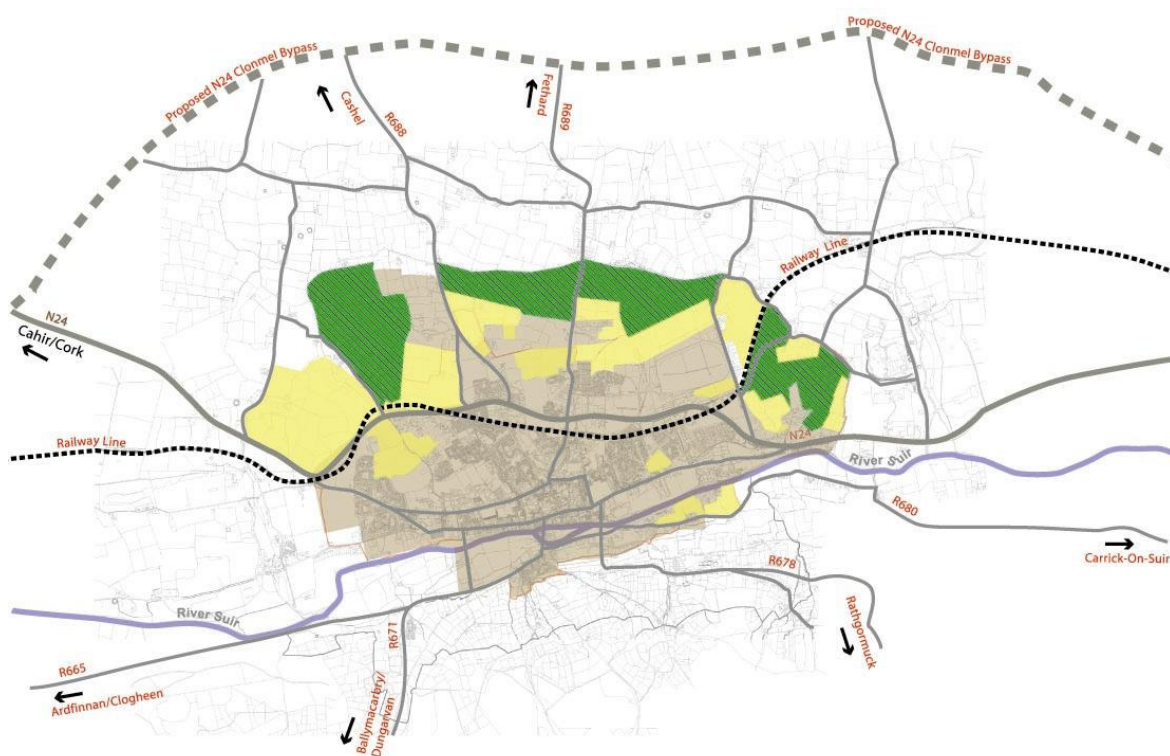
Strategy Three: Expansion and Consolidation of Existing Built Form

This development and settlement option is based on the principle of consolidation and is aimed at maximizing existing infrastructure and services and encouraging development within the established built up area of the town. Both the town centre area and the suburban edge would be targeted for further development and there would be an emphasis on encouraging redevelopment opportunities, developing sites in proximity to established residential and commercial areas and locating developments in areas with minimal visual and environmental impact.

Selected locations for development are identified where they can best balance development requirements with environmental considerations. This is complemented by an explicit buffer zone that is designed to provide a clear demarcation between the contiguous built up area and the surrounding countryside.

The spatial pattern of development advocated as part of this approach is sustainable in that clear land use constraints around the urban – rural fringe are put in place. The buffer zone approach in this instance involves the inclusion of an explicit land use designation that will protect the northern environs from uncontrolled expansion.

Subsequently, the land use zoning, transportation, employment, town centre and community objectives for the Clonmel and its Environs would be encapsulated within the framework of the Strategy outlined above.



Strategy Three

REASONS FOR THE SELECTION OF THE PREFERRED OPTION

Having regard to an assessment of the key environmental issues as part of the SEA, option three was selected as the preferred option and this approach formed the basis of the Development Plan Strategy.

The chosen strategy adopts “Strategy Three: *Expansion and Consolidation of Existing Built Form*” as it complements the existing structure of the town, is easily achievable and is deemed to be the most sustainable option. This strategy is aimed at protecting the character, quality and function of the established urban area and ensuring that the strategic development aspirations of the town can be delivered within the context of proper planning and sustainable development.

The spatial development pattern that is advocated reflects the need to prevent unlimited suburban sprawl northwards over the ridgeline and southwards into the floodplain of the River Suir. This strategy performs well in comparison to the previous two options, representing the most sustainable framework that balances the various environmental, economic and social objectives within a robust development strategy.

Existing and planned transportation and utilities infrastructure is maximized and growth is directed towards sites that will consolidate the existing physical structure of the town and towards areas that minimise any associated visual and ecological impact. Consequently, the town’s environmental constraints are acknowledged and important areas of visual, ecological and recreational amenity are protected. Areas of sensitivity such as Marlfield, the River Suir floodplain and the northern ridgelines are adequately protected.

Significantly, the chosen strategy does not inhibit the town’s aspirations to develop further as a key urban settlement and a focus for economic growth within the south east region. This strategy option contains adequate zoned lands at appropriate locations to cater for future residential, commercial and employment requirements and supports the ongoing development of the town as a strong economic hub within a high quality living and working environment.

6.6 Monitoring Measures

Article 10 of the SEA Directive requires Member States to monitor the significant environmental effects of the implementation of plans and programmes in order to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action. Also the effects predicted can be compared with effects which are found to occur during the implementation of the Plan. The Directive recommends the use of existing monitoring arrangements where possible to avoid duplication.

The main purposes of monitoring are:

- To show changes to the environment that would be attributable to implementation of the Plan, and to allow *Actual* impacts to be tested against *Predicted* impacts;
- To suggest possible actions to reduce the effects of unforeseen events, if they occur;
- To collect good baseline information for the next Plan and other plans requiring SEA Objectives, Indicators and Targets were developed at the scoping stage in consultation with the Environmental Authorities and were refined during the process.

The Objectives used to assess the Plan have associated indicators and those considered to be significant are flooding/water quality, air quality, landscape character and traffic congestion.

The Environmental Report includes proposals in relation to the monitoring of the Plan with a mixture of 'quantitative' and 'qualitative' indicators proposed.

These significant environmental effects of implementing the Plan are to be monitored through consideration in the following progress and monitoring reports:

- Annual Monitoring Report
As part of the monitoring process, it is proposed to prepare an annual monitoring report on the implementation of the Development Plan. Some indicators do not lend themselves to annual monitoring. The Authority will also co-operate with the relevant agencies in monitoring the environmental impacts of the Development Plan.
- Managers Progress Report
The statutory Managers Progress Report to be prepared 2 years after the adoption of the Development Plan under Section 15(2) of the Planning and Development Act, 2000 'shall include information in relation to progress on, and the results of monitoring the significant environmental effects of implementation of the development plan.'

It is anticipated that the environmental indicators set out in Section 10.2 of the Environmental Report will be used to monitor the predicted environmental impacts of implementing the Plan and will be presented in the context of the 2 year plan review. Where existing monitoring is being carried out i.e. in relation to water quality, air quality, etc., these data sets will be collated in the review.

As set out in the SEA, a number of monitoring measures will be implemented in relation to Surface Water, Flooding, Material Assets, Air and Climatic factors, Landscape and Visual Impact, Material Assets and Cultural Heritage, Transportation, Biodiversity and Waste.

The recommendations in relation to Monitoring are summarized in the following table:

Monitoring Recommendations

	Monitoring Measures	Monitoring Stage	Responsible Body	Sources
Visual + Landscape	<p>Assess in detail landscape and visual impacts of all development proposals at planning application stage.</p> <p>Proposals for large scale developments will be subject to Policy H4 and Policy H5 of the Development Plan, which require submission of Master Plans and Landscape Plans as part of planning applications.</p> <p>Monitor progress of County Landscape Character Assessment.</p> <p>Monitor developments in sensitive landscapes</p> <p>Indicator: Loss of landscapes identified as sensitive</p>	<p>Pre-Planning/Master Plan Stage</p> <p>Planning Application Stage</p> <p>Planning Consent Stage</p>	<p>Clonmel Borough Council</p> <p>South Tipperary County Council</p>	<p>Planning Applications</p> <p>2 year Manager Reports (Development Plan Progress Reports)</p>
Flooding + Surface Water	<p>Water Quality to continue to be measured through appropriate legislative arrangements: Water Framework Directive (2000/60 EC); Local Government Water Pollution Acts, 1997/1990; Water Quality (Dangerous Substances) Regulations, 2001; Water Quality (Phosphorous) Regulations 1998; European Communities (Quality of Salmonoid Waters), Quality of Bathing Waters Regulations 1992.</p> <p>Continue water quality monitoring at existing locations.</p> <p>Monitor progress of flood remediation works.</p> <p>Continue monitoring of estimated levels of water supply and waste water infrastructure required to serve new development</p>	<p>Pre-Planning/Master Plan Stage</p> <p>Planning Application Stage</p> <p>Planning Consent Stage</p>	<p>Clonmel Borough Council</p> <p>South Tipperary County Council</p> <p>Environmental Protection Agency (EPA) Office of Public Works (OPW)</p> <p>Regional Fisheries Board</p>	<p>EPA</p> <p>OPW</p>

	Monitoring Measures	Monitoring Stage	Responsible Body	Sources
	Indicator: Reported change in number of flood events in the town and its environs			
Material Assets	<p>Assess conservation and visual impacts of all development proposals at planning application stage.</p> <p>Conduct study of the St Mary's Architectural Conservation Area (ACA) and O'Connell St/ Gladstone St ACA and formulation of a local protection framework. Produce detailed statement of character.</p> <p>Continue compilation and maintenance of a Record of Protected Structures.</p> <p>Indicator: Reported loss of material assets in the built environment.</p>	<p>Pre-Planning/Master Plan Stage</p> <p>Planning Application Stage</p> <p>Planning Consent Stage</p>	<p>Clonmel Borough Council</p> <p>South Tipperary County Council</p> <p>An Taisce</p>	<p>Planning Applications</p> <p>Record of Protected Structures</p> <p>2 year Manager Reports</p>
Transportation	<p>Measure number of transport, pedestrian and cyclist accidents</p> <p>Assess proposals for large scale developments against the recommendations of the 2006 Clonmel Traffic Management Study</p> <p>Continue to review the 2006 Clonmel Traffic Management Study</p> <p>Proposals for developments which are expected to have a significant effect on travel demand and the capacity of surrounding transport links will be subject to the requirement of a Transport Assessment.</p> <p>Request Mobility Management Plans/ Green Travel Plans in the case of large scale developments.</p> <p>Monitor journey times, vehicle numbers and travel patterns on a regular basis.</p>	<p>Pre-Planning/Master Plan Stage</p> <p>Planning Application Stage</p> <p>To also be addressed during the lifetime of the plan as data becomes available.</p>	<p>Clonmel Borough Council</p> <p>South Tipperary County Council</p> <p>Environmental Protection Agency (EPA)</p>	<p>CSO</p> <p>NRA</p>

	Monitoring Measures	Monitoring Stage	Responsible Body	Sources
Biodiversity	<p>Assess ecological impacts of all development proposals at planning application stage according to principles set out in the national Biodiversity Plan (2002).</p> <p>Continue to implement and review the designation of Tree Preservation orders for the purpose of preserving public amenity.</p> <p>Establish a site condition monitoring programme to record the sources and effects of disturbance/ threats to the area of the River Suir catchment designated as a candidate SAC.</p> <p>Indicator: Known loss of habitat, flora and fauna</p>	<p>Pre-Planning/Master Plan Stage</p> <p>Planning Application Stage</p> <p>To also be addressed during the lifetime of the plan as data becomes available.</p>	<p>Clonmel Borough Council</p> <p>South Tipperary County Council</p> <p>Regional Fisheries Board</p> <p>Coillte</p>	<p>Lack of information available in relation to rare plants – information will be gathered as part of the Planning Application and Planning Consent process and utilized for future monitoring.</p>
Waste	<p>Monitor progress of Regional Waste Management Plan</p>	<p>To be addressed during the lifetime of the plan as data becomes available.</p>	<p>Clonmel Borough Council</p> <p>South Tipperary County Council</p> <p>Environmental Protection Agency (EPA)</p>	<p>EPA</p> <p>IPC/ Waste Licenses</p>

