

Section 11	SEA Suggested Additions to the Draft Planning Scheme as published
	<ul style="list-style-type: none"> • Amendments suggested in the SEA Draft Environmental report are outlined in green for inclusion and red with a strikethrough • Additional text recommended by the Chief Executive is outlined in blue
	<p>The majority of suggested amendments in the SEA Draft Environmental report just changes the emphasis on existing objectives to make them more robust and environmentally sustainable. The Chief Executive recommends accepting the amendments as presented in the Draft Environmental Report and in some instances adding additional text to ensure greater sustainability.</p> <p>The numbering of the objectives in the final planning scheme will be re-ordered to take into account the proposed additional objectives.</p>
1.	<p><u>SEA Commentary</u></p> <p>Amend PSI 7 as follows:</p> <p>To provide appropriate levels of car parking and cycle parking to serve a range of uses in accordance with the Waterford City Development Plan car parking standards (as amended by Variation No 1 to the Waterford City and County Development Plan). Reduction in car parking standards may be considered appropriate where alternatives means of sustainable transport are being provided for within the site. Planning applications should incorporate electric vehicle charging points across the site</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
2.	<p><u>SEA Commentary</u></p> <p>Amend PSI 10 as follows:</p> <p>To achieve best practise and innovations in SUDS design as part of the Planning Scheme, including the successful coordination of surface water management with ecology and amenity functions of open space and landscaped areas. All planning applications shall be accompanied by a surface water drainage plan which will include proposals for the management of surface water within sites in accordance with requirements as listed in Section 3b.1.3 above of the Planning Scheme, protecting the water quality of the existing water bodies and ground water sources, and retrofitting best practice SUDS techniques on existing sites, where possible. Design and implementation of SuDS shall be in keeping with best practice as detailed in CIRA 753 "The SuDS Manual".</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>

3.	<p><u>SEA Commentary</u></p> <p>Amend PSI 13 as follows:</p> <p>PSI 13-There is will be a requirement for a site specific flood risk assessment for all planning applications for the SDZ. The flood risk assessment will consider the impact of the proposed development in accordance with the “The Planning System and Flood Risk Management” (DEHLG & OPW, 2009). No development shall be allowed that contradicts the recommendations of the SFRA for the North Quays or increases the flood risk to existing developments within the SDZ. As part of the applicants’ site specific flood risk assessment a justification test will not be required as this has been completed as part of the Waterford North Quays SFRA</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
4.	<p><u>SEA Commentary</u></p> <p>Amend objective PSI 18 on waste management to include the following: All potentially contaminated land shall be dealt with in accordance with waste management legislation prior to redevelopment.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
5.	<p><u>SEA Commentary</u></p> <p>Amend PSS 1 as follows:</p> <p>All future planning applications shall comply with the relevant Waterford City Development Plan policies and objectives (and any subsequent revision)</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
6.	<p><u>SEA Commentary</u></p> <p>Amend PSS 2 as follows:</p> <p>All future applications are required to have regard to: –</p> <ul style="list-style-type: none"> • Design Standards for new Apartments, Best Practice Urban Design Manual, A Best Practice Guide (2009) Department of the Environment, Community and Local Government (and any subsequent revisions/updates). • Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (2015), Draft Updated (2017) and any subsequent revisions

	<p><u>/updates</u></p> <ul style="list-style-type: none"> Smarter Travel – A Sustainable Transport Future 2009-2020 and any subsequent revisions /updates. <p><u>CE Response</u></p> <p>Amend as suggested and include reference to draft updates issued in December 2017.</p> <p>Implications for SEA/AA</p> <p>The changes presented above have arisen as a result of undertaking the SEA process. The changes proposed and the subsequent CE Responses and amendments would not result in significant environmental effects arising from the Planning Scheme already determined in the SEA and AA.</p> <p>Determination for SEA and AA</p> <p>No significant integration and no significant change in the findings determined in the SEA/AA</p>
7.	<p><u>SEA Commentary</u></p> <p>Amend PSS 36 as follows</p> <p>To foster a sustainable rich mix of retail, commercial, residential, integrated transport, cultural and leisure activities to support a vibrant enlivened urban quarter.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
8.	<p><u>SEA Commentary</u></p> <p>Amend PSS 4 as follows:</p> <p>To provide a sustainable mix of uses throughout the SDZ site that that will create active and animated spaces both day and night.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
9.	<p><u>SEA Commentary</u></p> <p>PSS 5 To ensure an appropriate level of active ground floor uses to make a positive contribution to the street level activity and ensure passive surveillance across the site.</p>

	<p><u>CE Response</u></p> <p>Amend as suggested</p>
10.	<p><u>SEA Commentary</u></p> <p>PSS7 To provide a maximum of 30,000 of net retail comparison floor space in accordance with the Guidelines for Planning Authorities Retail Planning 2012, Department of the Environment , Community and Local Government and /or any subsequent revisions.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
11.	<p><u>SEA Commentary</u></p> <p>The text contained in Section 4.3.3 to be included as a Specific Objective</p> <p>PSS X The following mix is a requirement of the draft planning scheme:</p> <ul style="list-style-type: none"> • Maximum of 25-30% comprise of 1 bedroom apartments • Maximum of 10-12% of units comprise of studio apartments • Maximum of 50-60% comprise of 2 bedroom apartments • Maximum of 15-18% comprise of 3 bedroom apartments <p><u>CE Response</u></p> <p>Amend as suggested and having regard to PSS 14 on Apartment Standards and the alignment between office use and residential development the following additional text is recommend to be included in the objective.</p> <p>In the interest of greater sustainability it is considered appropriate to allow for some flexibility to respond to future social and economic circumstance subject to a justification at planning application stage so as to ensure that that the Planning Scheme is fit for purpose.</p> <p>Implications for SEA/AA</p> <p>The changes presented above have arisen as a result of undertaking the SEA process. The changes proposed and the subsequent CE Responses and amendments would not result in significant environmental effects arising from the Planning Scheme already determined in the SEA and AA.</p> <p>Determination for SEA and AA</p> <p>No significant integration and no significant change in the findings determined in the SEA/AA</p>

12.	<p><u>SEA Commentary</u></p> <p>Based on SEA commentary from Section 4.3.6. it is proposed to amend the Planning Scheme text as follows:</p> <p>PSS 20 To provide a minimum of 20% public open space to include a minimum 10 meter wide riverside promenade/s (exception to this may be permitted at certain locations if justified in a design statement) that contributes to local biodiversity and create a mix of well designed active and passive open spaces throughout in accordance with specific objectives in Section 3b.5 Biodiversity. Further guidance can be referred to in; “Green City Guidelines: Advice for the protection and enhancement of biodiversity in medium to high-density urban development’s” (2008)</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
13.	<p><u>SEA Commentary</u></p> <p>Amend PS21 to read as follows:</p> <p>To provide a public plaza at the landing point of the sustainable transport bridge. Pedestrian and cycling connectivity to the Dock Rd is required to should be provided at this location.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
14.	<p><u>SEA Commentary</u></p> <p>Amend PSS 22 as follows:</p> <p>To provide a public plaza at the eastern portion of the site on the Frank Cassin Wharf. Pedestrian connectivity to the northern environs of the city is required to should be provided through the proposed plaza.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
15.	<p><u>SEA Commentary</u></p> <p>Section 4.5 Views- Consideration should be given to including these views as a specific objective.</p> <p>“To safeguard, protect and enhance existing listed views while supporting the creation of new focal points in the landscape, respects culture of the site and scenic nature of the</p>

	<p>River Suir waterway corridor”.</p> <p><u>CE Response</u></p> <p>Amend as suggested and in the interest of greater sustainability include the following text :</p> <p>It is considered that only if supported by a clear design justification, will alterations to existing views be considered at planning application stage, taking into account the Goals of the Planning Scheme, functionality of the site and the need to develop a city centre of scale.</p> <p>Implications for SEA/AA</p> <p>The changes presented above have arisen as a result of undertaking the SEA process. The changes proposed and the subsequent CE Responses and amendments would not result in significant environmental effects arising from the Planning Scheme already determined in the SEA and AA.</p> <p>Determination for SEA and AA</p> <p>No significant integration and no significant change in the findings determined in the SEA/AA</p>
16.	<p><u>SEA Commentary</u></p> <p>Amend PSS 31 as follows:</p> <p>Develop a high quality public realm through the provision of appropriate public open space, surface treatments, street lighting, furniture and public art that promotes the North Quays as a modern innovative urban quarter while also respecting its rich historical past and cultural heritage. Reference should be made to Design Manual for Urban Roads and Streets (2013), Department of Transport, Tourism and Sport and Environment, Community and Local Government.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
17.	<p><u>SEA Commentary</u></p> <p>Amend PSS 32 as follows:</p> <p>Promoting the development of a legible urban structure with a well defined network of routes and spaces for pedestrian, cyclist and vehicular movement as well as creating safe, comfortable, unique neighbourhood developments.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>

18.	<p><u>SEA Commentary</u></p> <p>Amend PSA 4 as follows:</p> <p>To create a n-sustainable urban quarter of scale and mass while also acknowledging the existing city on the south bank. This can be achieved by creating a lively, varied and balanced compositional approach that counterpoints the south quays.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
19.	<p><u>SEA Commentary</u></p> <p>Amend PSA 10 as follows:</p> <p>PSA 10 To require that development within the Planning Scheme area is consistent with, and connected to the development of the Waterford greenway extending to New Ross.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
20.	<p><u>SEA Commentary</u></p> <p>Amend PSA 14 as follows:</p> <p>Particular consideration should be given to the treatment of the faces of the podium/s at the river edge. There should be a A design strategy is required at planning application stage proposed that is practical, ecological and aesthetically considered. One approach may be to face the lower plinth that addresses the river with a neutral type finish to create a continuous visual 'line' along the length of the quays and upper plinths recessed and brightly finished as part of the active</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
21.	<p><u>SEA Commentary</u></p> <p>Insert new Specific Objective in Section 5.1.8 as follows:</p> <p>PSA 31 All planning applications within 700m of the Seveso site require referral to the Health & Safety Authority for technical advice in order to reduce the risk and limit the consequences of major industrial accidents</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>

22.	<p><u>SEA Commentary</u></p> <p>Amend PSA 39 as follows:</p> <p>PSA 39: To develop an integrated public realm scheme for the North Quays which addresses elements including street furniture, hard and soft landscaping finishes, bin storage, bicycle parking and services including public lighting</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
23.	<p><u>SEA Commentary</u></p> <p>Amended the wording of PSS 54 as follows “To promote sustainable and creative proposals in lighting and display technologies, while respecting the unique biodiversity of the area, particularly light spill toward the lower River Suir SAC. All external lighting should be downlighting and should be time limited where possible. Lighting should be avoided in sensitive wildlife areas and light pollution avoided”.</p> <p><u>CE Response</u></p> <p>Amend as suggested and include the following text to ensure greater sustainability:</p> <p>All external light proposals should be accompanied by a light pollution study and deviations to the objective will only be considered where the applicant can clearly show that the proposed light solution would result in a more sustainable solution.</p> <p>Implications for SEA/AA</p> <p>The changes presented above have arisen as a result of undertaking the SEA process. The changes proposed and the subsequent CE Responses and amendments would not result in significant environmental effects arising from the Planning Scheme already determined in the SEA and AA.</p> <p>Determination for SEA and AA</p> <p>No significant integration and no significant change in the findings determined in the SEA/AA</p>
24.	<p><u>SEA Commentary</u></p> <p>Insert the following text into section 5.4.1.</p> <p>Sustainable Urban Form</p>

	<p>PSA 60 Each building within the development shall have advanced computer modelling undertaken, with the end goal of optimising the performance levels from building fabric / M&E services and as a means of reviewing the integration and performance of the buildings within the whole development.</p> <p>PSA 61 Sustainable urban forms and building design is demonstrate how they seek to: -Create a sustainable built environment taking into account the local natural environment and the River Suir SAC. -Create a sustainable environment through the design of efficient buildings and construction methods. -Maximise potential of southerly exposure and investigate the feasibility for renewable energy and incorporate into development proposals.</p> <p>Provision of sustainable urban drainage systems. -Proposals for water harvesting in future developments -Waste recycling facilities etc</p> <p>PSA 62 Sustainable urban forms should ensure that an appropriate microclimate is established between buildings. Buildings should receive adequate levels of light, ventilation, and passive solar energy while minimising heat loss, exposure and shading.</p> <p>PSA 63 Layout and design will seek to minimise overshadowing or loss of sunlight and daylight both to existing and proposed/new buildings as well as public spaces, whilst taking care not to unduly weaken any sense of enclosure required to create a high quality urban environment.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
25.	<p><u>SEA Commentary</u></p> <p>Amend PSA60 as follows:</p> <p>To comply with all the objectives of the current Waterford City Plan in relation to sustainable energy and the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017) or any subsequent revisions</p> <p><u>CE Response</u></p> <p>Amend as suggested.</p>
26.	<p><u>SEA Commentary</u></p> <p>Amend PSA 62 as follows:</p> <p>To support sustainable energy initiatives and to facilitate where possible new and</p>

	<p>innovative technologies within the draft planning scheme area.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
27.	<p><u>SEA Commentary</u></p> <p>Section 6.3</p> <p>In determining whether planning permission should be refused or granted, development proposals within the North Quays SDZ will be considered under the following:</p> <ul style="list-style-type: none"> • The Vision for the North Quays & principal goals. • The Planning scheme urban form and land uses. • The specific objectives contained within the Planning Scheme. <p><u>CE Response</u></p> <p>Amend as suggested</p>
28.	<p><u>SEA Commentary</u></p> <p>New specific objective to be inserted into section 5.4.1 of the Planning Scheme.</p> <p>To prevent high radon levels occurring in new buildings it is a requirements to install passive preventive measures in all buildings and to continuously monitor radon levels in all buildings.</p> <p><u>CE Response</u></p> <p>Amend as suggested</p>
29.	<p><u>SEA Commentary</u></p> <p>New specific objective to be included:</p> <p>To protect, preserve and /or record the archaeological value of terrestrial and underwater archaeology where feasible.</p> <p><u>CE Response</u></p> <p>Amend as suggested- insert objective as proposed into Section 3b.5 of the Planning Scheme.</p>
30.	<p><u>SEA Commentary</u></p> <p>New specific objective to be included</p> <p>PSI XX All planning applications are required to demonstrate as part of the Compliance Statement how the services and infrastructure requirements for each planning</p>

	<p>application will be development to include connections to the strategic network, together with a programme of installation works and responsibility for delivering infrastructure.</p> <p><u>CE Response</u></p> <p>Amend as suggested- insert objective as proposed into Section 6.3 of the Planning Scheme.</p>
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Summary of Implications for SEA/AA

The changes presented above have arisen as a result of undertaking the SEA process. The changes proposed and the subsequent CE Responses and amendments would not result in significant environmental effects arising from the Planning Scheme already determined in the SEA and AA.

Determination for SEA and AA

No significant integration and no significant change in the findings determined in the SEA/AA