

SEA Statement

OF THE

**TRALEE MUNICIPAL DISTRICT SETTLEMENTS' PLAN
VARIATION NO.1 TO THE KERRY COUNTY DEVELOPMENT PLAN 2022-2028**

Kerry County Council
County Buildings
Rathass
Tralee
Co. Kerry



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1 INTRODUCTION

This document (the SEA Statement) of the Tralee Municipal District Settlements' Plan, (Variation no. 1 of the Kerry County Development Plan 2022-2028) forms the final stage of the requirements for the Strategic Environmental Assessment (SEA). It is prepared in conjunction with the final adopted plan. This SEA Statement is written in parallel with a Natura Impact Report Conclusion Report and Strategic Flood Risk Assessment (SFRA).

The purpose of the Tralee Municipal District Settlements' Plan is to set out a comprehensive local planning framework with clear policies and objectives including land use zoning in the interests of the common good. The plan will be adopted as variation no. 1 of the Kerry County Development Plan 2022-2028.

The area and main settlements of the Tralee MD are listed in table 1 and shown in Figure 1. The principal town in the Tralee Municipal District is Tralee which is designated as a *Key Town* in the National Planning Framework (NPF) and re-emphasised in the Regional Spatial & Economic Strategy (RSES). Ardfert and Fenit occupy important roles as *district towns* for the area as identified in the Kerry County Development Plan 2022-2028. For the first time, the traditional boundary of the former Tralee Town Council has been amended to include lands within the environs of the town. These lands include mainly the existing built-up and brownfield lands that were included in the Tralee MD LAP 2018-24.

Table 1 Settlement Hierarchy in the Kerry County Development Plan 2022-2028

Settlements within Tralee MD	
Key Town	Tralee
District Towns	Ardfert, Fenit
Villages	Blennerville, The Spa

The Tralee MD Settlements' Plan will replace the previously adopted Tralee Municipal District Local Area Plan 2018-2024 and the Tralee Town Development Plan 2022-2028 as contained in the current Kerry County Development Plan 2022-2028.

As part of the above plan making processes a SEA was undertaken of the Tralee Municipal District Settlements' Plan/Variation no. 1 of the Kerry County Development Plan 2022-2028. A SEA is a systematic evaluation of the likely significant effects of implementing a Plan or Programme (P/P) before it is adopted. Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment was transposed into Irish law under:

- European Communities (Environmental Assessment of Certain Plans and Programmes (Amendment) Regulations 2011, (S.I. No. 200 of 2011), amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2001 (S.I. No. 435 of 2004),

- Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No 201 of 2011) and Planning and Development (Amendment) Regulations 2011 SI 262 of 2011, amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No.436 of 2004).

The SEA process consists of a series of steps or stages that need to be undertaken. These are:

- **Screening** of P/P to establish whether it must undergo an SEA,
- **Scoping** of the details to be provided in the Environmental Report (ER), in consultation with environmental authorities,
- **An Environmental Report** - containing the findings of the assessment on the likely significant effects on the environment of the P/P,
- **Consultation** on the draft plan and associated Environmental Report (ER),
- **An SEA Statement** - identifying how environmental considerations and consultations have been integrated into the Final Plan; and
- **Monitoring Programme** of the significant environmental effects of the P/P

This report deals with step 5 of the above process, the SEA Statement of the SEA for the Tralee Municipal District Settlements' Plan/Variation no. 1 of the Kerry County Development Plan 2022-2028, hereafter called the variation. It should be noted that the plan also underwent an Appropriate Assessment under Article 6 of Habitats Directive, in parallel with the SEA process. A Strategic Flood Risk Assessment (SFRA) was also undertaken concurrent with the plan making process.

1.1 Overview of the Tralee MD Settlements' Plan and SEA process

The drafting of the Tralee MD Settlements' Plan commenced in Autumn 2024.

Article 13(K)(1) of the Planning and Development Regulations 2001, as amended states that: *"Where a planning authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A."*

The proposed plan was screened under the criteria set out in Schedule 2A. Pursuant to the SEA Planning Regulations KCC determined that significant effects could not be ruled out and therefore it was deemed necessary to carry out an SEA.

The screening and scoping process was outlined in a SEA Screening and Scoping Report produced in October 2024. This report was sent to statutory consultees as required under aforementioned regulations.

It should be noted that the proposed plan has also undergone a Habitats Directive Assessment (HDA) under Article 6 of the Habitats Directive, and a Strategic Flood Risk Assessment (SFRA) in parallel with the SEA process.

The draft plan, ER, NIR and SFRA were placed on public display from Thursday 20th February until Friday 21st March 2025 (both dates inclusive). Open days for members of the public were held. The 70 submissions received within the time periods outlined above were read, categorised and summarised together with the Chief Executive's Response and Recommendations. These submissions and recommendations were subsequently outlined in a Chief Executive Report (CER) –*Chief Executive's report April 2025, Proposed variation no. 1 of the Kerry County Development Plan 2022-2028.*

The CER was issued to the Elected Members in April 2025. The CER included recommendations on material alterations to the Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028 following submissions received.

58 material alterations were consequently adopted at the special meeting held on the 23rd of May 2025. The proposed material alterations were then environmentally assessed and presented in addenda to the SEA ER, NIR and SFRA. These were presented in detail in Section 2 of Environmental Report Addendum Report dated June 2025.

The proposed material alterations and environmental addenda were subsequently placed on public display from Thursday 5th June 2025 until Friday 4th July 2025. A total of 11 no. submissions on the proposed material alterations were received during this second consultation period. A CER was again produced that outlined the Chief Executive's Response and Recommendations. Some minor modifications were recommended on foot of submissions made.

In accordance with Section 51 of the Local Government Act 2001 a Section 51 Committee was established to consider matters connected with the Chief Executive's Report on the submissions received in relation to Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 and to assist and advise the authority on same. This committee met on the 15th of July date. The Chief Executive's Report, Section 51 Committee Report, and Recommendations were presented and considered by Elected Members at a meeting held on the 21st of July 2025. No further modifications were made.

The material alterations as modified from the material alterations that went on display are assessed in this report as part of the ongoing SEA of both plans. This is to ensure that any modifications made to the material alterations at the plan adoption phase are assessed for possible significant effects on the environment.

1.2 Final Stage of the SEA - the SEA Statement

This document (the SEA Statement) of the Tralee MD Settlements' Plan/variation no. 1 of the Kerry County Development Plan 2022-2028 forms the final stage of the requirements for the Strategic Environmental Assessment (SEA). It is prepared in conjunction with the final adopted plan. A SEA Statement is a requirement of the Planning and Development Regs, 2001 (as amended) which set out (Article 13Q) the information to be included in a SEA Statement. These

requirements are discussed in the following section. It should be noted that this SEA Statement is written in parallel with a Natura Impact Report Conclusion Report and Strategic Flood Risk Assessment (SFRA). The interaction between the SEA, AA and SFRA and the Planning Policy Unit in Kerry County Council in preparing the draft plan is shown in Table 1-2.



Figure 1: Tralee Municipal District Settlement Plan area showing the main settlements

STAGES IN PLAN MAKING PROCESS	PLAN	SEA	SFRA	Article 6 of the Habitats Directive
Pre-review	Screening of plan to determine if SEA required	Significant effects cannot be ruled out, SEA required, Scoping report prepared	-	-
Initial consultation		Scoping of the ER, in consultation with environmental authorities noting SFRA to be undertaken and compliance with WFD		Notify consultees that an assessment under Art 6 will be undertaken
Preparation of Documentation	Preparation of draft plan	Preparation of ER including submissions made in scoping. The process will be iterative, amendments will be made to the plan by SEA where required, and record made of same	Inform plan making process, will be iterative	An assessment under Article 6 of the Habitats Directive will be drafted in parallel with SEA and Plan. The process will be iterative, amendments will be made to the plan where required, and record made of same
Public consultation	Publication of a statutory notice of intention to vary the Kerry County Development Plan/ Public display of draft plan and consideration of submissions	Public display of ER/SFRA and consideration of submissions		Public display of Assessment under Article 6 and consideration of submissions
2nd public display (if required)	Display of any material alteration(s) to draft plan	Identify any significant environmental effects resulting from material alterations		Identify any likely significant effects on European sites resulting from material alterations
Completion of process	Adoption of Variation	Making specified information available in the form of a SEA Statement	Finalise SFRA	Provide information on the Article 6 process
Post-plan	Implementation	Monitoring of significant environmental effects		Monitoring, if required/appropriate

Table 1-2 Interaction between the plan, SEA, SFRA and AA

1.3 Content of the SEA Statement

The SEA Statement is required, under Article 13 Q of the Planning & Development Regs, 2001 (as amended), to include information summarising: -

- (a) how environmental considerations have been integrated into the variation,
- (b) how
 - (i) the environmental report prepared pursuant to article 13L,
 - (ii) submissions and observations made to the planning authority in response to a notice under section 13(2) of the Act, and
 - (iii) any consultations under article 13O, have been taken into account during the making of the variation,
- (c) the reasons for choosing the variation, as adopted, in the light of the other reasonable alternatives dealt with, and
- (d) the measures decided upon to monitor, in accordance with article 13R, the significant environmental effects of implementation of the variation.

Each of these individual criteria will be addressed in separate sections of this SEA Statement.

2 INCORPORATION OF ENVIRONMENTAL ISSUES INTO THE PLAN

2.1 Introduction

The SEA process can be broken down into several steps that ran parallel to the writing of the Tralee Municipal District Settlements' Plan/variation no. 1 of the Kerry County Development Plan 2022-2028. At each stage of the process the impacts of the draft plan on the environment and the public are assessed. The SEA was also informed by an AA and SFRA which ran parallel with the drafting of Tralee MD Settlements' Plan/variation no. 1 to Kerry County Development Plan 2022-2028.

In undertaking the SEA, where it was assessed that the draft plan may conflict with the environmental objectives (EOs) then mitigation measures were proposed. The mitigation measures predominately entailed amendments to or the addition of an objective/policy in the plan; the addition of explanatory text or relied on existing policies/objectives of the hierarchical plans, specifically Kerry County Development Plan 2022-2028.

The draft plan was assessed during the following phases: -

- Scoping – consultation with the statutory consultees
- Evaluation of draft objectives, policies and land use maps (included in environmental report)
- Evaluation of proposed material alterations to draft plan after consultation, and
- Evaluation of any modifications proposed to material alterations after second consultation phase, and
- Following adoption of the plan any further modifications made during the adoption of the plan.

2.1.1 Scoping

Scoping for the SEA was carried out in Autumn 2024. The scoping report outlines the procedures undertaken in the preparation of the report and how it was prepared in parallel with the draft variation. The scoping process also discussed possible alternatives, environmental objectives, targets, indicators and monitoring arrangements. The overall outcome of the scoping process was to focus attention and resources on the most important environmental issues as a result of implementing the draft plan.

2.1.2 Evaluation of draft Tralee MD Settlements' plan/variation no. 1 of the Kerry County Development Plan 2022-2028–Objectives, Policies and Land Use

Section 3 of the ER outlined the methodology of preparing the draft variation and the Environmental Report. The ER evaluated the likely significant impacts of implementing the draft variation on the environment using and augmenting the baseline environmental data collected during the scoping process. As stated above the purpose of the ER was to assess the likely significant effects of the plan on the environment and to ensure that any significant impacts are considered during the preparation of the draft variation. This was undertaken by assessing the objectives, policies and land use zonings against the Environmental Objectives (EOs) in the ER. The EOs set

out in Chapter 6 of the ER and further in the associated SEA addendum, are described under a range of topics. They are used as the standards against which the future development objectives of the Plan can be evaluated.

The ER also considered a number of alternatives. These alternatives were assessed, and a preferred strategy chosen. This is further discussed in Section 4 of this SEA Statement.

The ER also outlined mitigation measures to remedy/reduce any potential significant impacts and a monitoring programme was developed to assess any impacts of the draft plan on the environment. The monitoring programme is outlined in Section 5 of the SEA Statement.

2.1.3 Evaluation of proposed material alterations to draft Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028.

Once drafted the Tralee Municipal District Settlements' Plan, ER, NIR and SFRA were placed on public display from Thursday 20th February until Friday 21st March 2025 (both dates inclusive). Open days for members of the public were also held. Over this period 70 submissions were received.

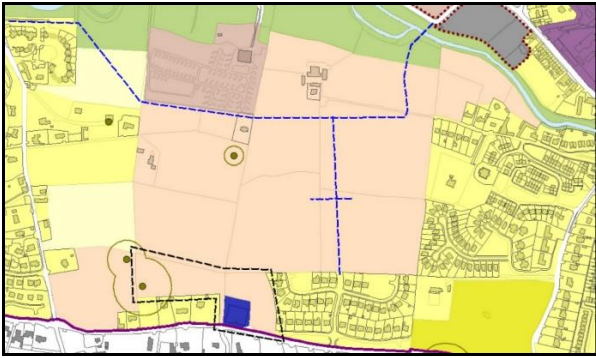
As a result of the consultation material alterations (MA) were made to the Tralee Municipal District Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028 as presented in the CER to Elected Members April 2025. These MAs were subsequently adopted by Elected Members on 23rd May 2025. The proposed material alterations were assessed against environmental objectives created as part of the SEA process to assess if significant effects on the environment were likely. Material alterations were also screened as part of the SFRA and NIR.

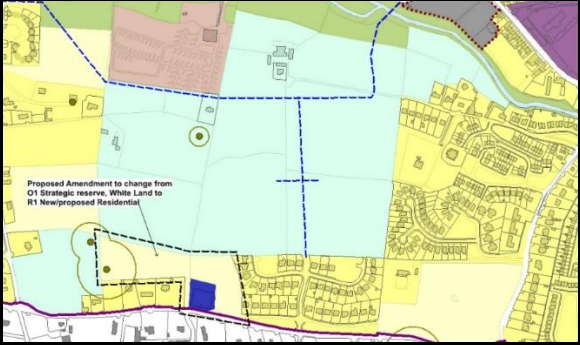
The findings of these three environmental assessments are provided in reports prepared by Kerry County Council, including the *SEA Environmental Report Addendum of the Tralee Municipal District Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028* and the *Natura Impact Report of the proposed Material Alterations to the variation*.

In relation to the material alterations of the Tralee MD Settlements' Plan, possible significant effects were identified for several material alterations, some were mitigated by existing policies and/or objectives within the plan itself or hierarchical plans, **however one was not able to be mitigated, namely material alteration no. 30, and the ER Addendum reported that significant effects could not be ruled out and recommended reverting back to the draft plan/maps.**

Table 2-1 below details the amendment that was deemed to have a significant effect on the environment as set out in the *SEA Environmental Report Addendum of the Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028*.

Table 2-1: proposed Material alteration highlighted as having a possible significant effect on the environment

<p>Material Alteration no. 30</p> <p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (highlighted in purple).</p>	<p>Likely Significant Effects</p>	<p>Mitigation</p>
<p>It is recommended to amend the Tralee zoning map from O1 – Strategic Reserve, White Land to R1 – New/Proposed Residential as follows:</p>  <p>Proposed Variation No. 1</p>	<p>While the lands are contiguous to existing housing developments, it is considered that the proposed R1 does not support the sequential approach to zoning for residential development. The development of this land should only be considered as part of an overall masterplan for the entire undeveloped landbank to the north at this location. The proposed zoning is piecemeal and could undermine the implementation of the core strategy, promotion of compact growth and potential for redevelopment of brownfield/infill sites more centrally located. Potential for impact on archaeology on the site.</p>	<p>An overall masterplan/planning scheme is required for the undeveloped landbank at this location. In the interests of proper planning and sustainable development of this area, this site should not be considered in isolation of the remainder of the undeveloped land to the north. Significant effects cannot be</p>

<p>Material Alteration no. 30</p> <p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (highlighted in purple).</p>	<p>Likely Significant Effects</p>	<p>Mitigation</p>
 <p>Proposed Amendment</p>		<p>ruled out, the proposed R1 zoning should be removed, and the site should revert back to O1 Strategic Reserve.</p>

Further to the display of the material alterations, and associated SEA ER and NIR addenda, an additional 11 no. submissions were received during the second public display period that ran from Thursday 5th June 2025 and Friday 4th July 2025. Proposed modifications to the material alterations were compiled in an additional CER presented to Elected Members in a meeting held on date 15th of July 2025.

In relation to the Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028, material alterations were adopted as per recommendations of the Section 51 committee at a meeting held on the 21st of July 2025. The modifications made to the material alterations adopted by Elected Members during the July meeting are assessed below in Table 2-2. This is to ensure that any final modification made to the plan is assessed for possible significant effects on the environment. None were identified.

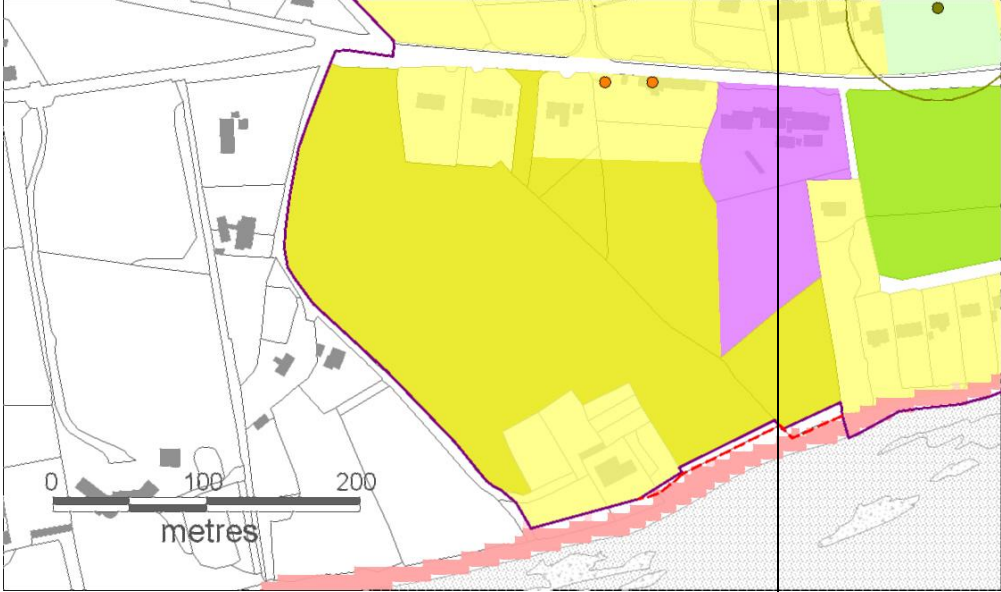
The variation was formally adopted on 21st July 2025 and is effective from its adoption date.

2.1.4 Screening of modifications made to Material Alterations (MA) of the Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028

The following table present the screening for significant effects of the modification made to material alterations (MAs) to the variation. A modification to a MA that is deemed likely to have a significant effect is highlighted in **red text**.

Table 2-2: Assessment of proposed Modification to Material Alterations

Modification to Material Alteration (MA)	LIKELY SIGNIFICANT EFFECTS
<p>Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).</p> <p>Material Alteration no. 14: It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: Delete the 'Site Specific Uisce Éireann Comments' column.</p>	<p>Non-material minor modification which will have no significant effect.</p>
<p>Material Alteration no. 17: It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: (4) Ballymullen Roundabout (3) Dan Spring Road</p> <ul style="list-style-type: none"> • The site contains the Garryruth Wastewater Pumping Station. Any application for the development of these lands will have to comply with the relevant standards and requirements of 	<p>Non-material minor additional text which will have no significant effect.</p>

Modification to Material Alteration (MA) Note that the list of proposed amendments below to the Draft Plan, changes are shown as deletions (strikethrough) and additions (bold).	LIKELY SIGNIFICANT EFFECTS
<p>the Uisce Éireann code of practices.</p>	
<p>Material Alteration no. 47: It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification:</p> <ul style="list-style-type: none"> • Include the following text in Section 3.5.5 Environment: <i>A schematic plan shall be submitted as part of any planning application for the lands located to the southwest of the Spa settlement and zoned as 'R4 Strategic Residential Reserve'. This plan shall demonstrate how the overall R4 lands are proposed to be development in a coherent manner. As part of this, a properly designed and overlooked open space area shall be provided inside the coastal development site boundary. This open space area shall be landscaped with native naturally occurring coastal vegetation and incorporate existing wetland vegetation. The buffer strip shall have a minimum depth of 25m from the nearest edge of the adjoining European Natura 2000 Sites (Tralee Bay Complex SPA and Tralee Bay and Magharees Peninsula, West to Cloghane SAC).</i> • Amend the proposed development boundary so that it is located outside of the Tralee Bay and Magharees Peninsula, West to Cloghane SAC and the Tralee Bay Complex SPA (see map below). 	<p>The modification is made in line with the mitigation measures outlined in the NIR addendum report and is considered positive. Significant effects are not considered likely.</p>
 <p>Material Alteration with Modification</p>	
<p>Material Alteration no. 49: It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: Delete the 'Site Specific Uisce Éireann Comments' column.</p>	<p>Minor modification which will have no significant effect.</p>

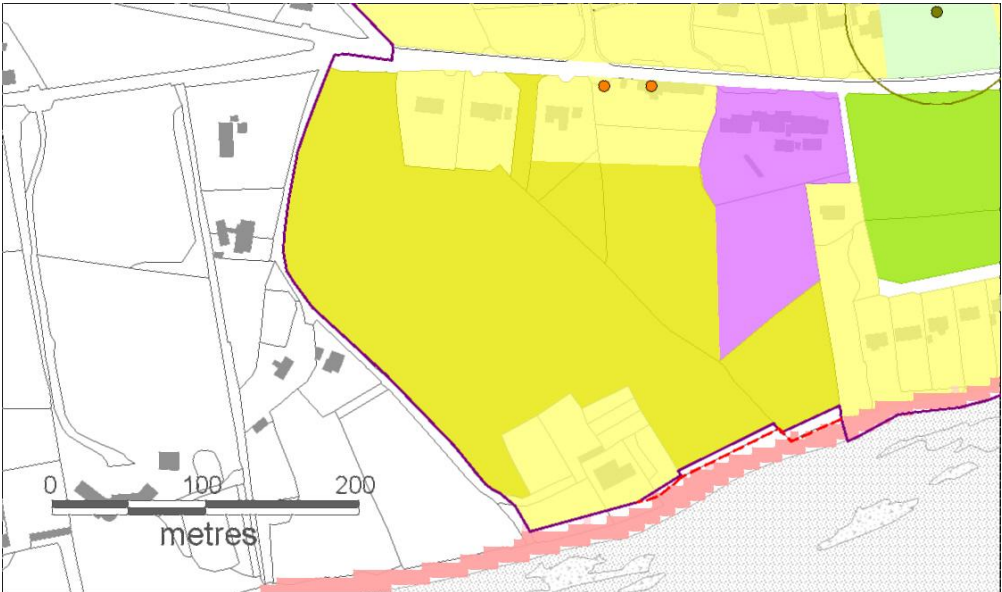
2.14.1 Comment on Modifications

The recommendations for Material Alterations 1-13, 15-16, 18-46 and 48-58 were previously assessed as part of the Environmental addendum report. Potential for significant effects were assessed in that report. The recommendations outlined for Material Alterations 14 and 17 are considered to be minor in nature, from an SEA point of view, and have no potential for significant environmental effects. Material Alteration 47 relates to mitigation measures set out in S5.3 of the NIR addendum report dated June 2025. It is considered that the modifications set out in the CE report are consistent with the recommended mitigation measures set out in S5.3.1 and S5.3.2 (option a). Accordingly, it is considered potential for significant effects or adverse impacts on European sites can be ruled out with certainty.

Overall, and for the reasons set out above, it is considered that the proposed Variation No 1 to the Kerry CDP 2022-2028, modified in accordance with the recommendations contained within the CE report, is not likely to have significant environmental effects.

The following table lists all the material alterations with modifications (highlighted in blue) made to the material Alterations, which were screened for significant effects. (Additional text is in *italics* with deletions in ~~strike through~~). Significant effects were ruled out.

Material Alteration	CE Recommendation
Material Alteration 1	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 2	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 3	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 4	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 5	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 6	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 7	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 8	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 9	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 10	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 11	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 12	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 13	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 14	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: <ul style="list-style-type: none"> Delete the 'Site Specific Uisce Éireann Comments' column.
Material Alteration 15	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 16	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 17	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: <ul style="list-style-type: none"> (4) Ballymullen Roundabout (3) Dan Spring Road <ul style="list-style-type: none"> The site contains the Garryruth Wastewater Pumping Station. Any application for the development of these lands will have to comply with the relevant standards and requirements of the Uisce Éireann code of practices.
Material Alteration 18	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.

Material Alteration	CE Recommendation
Alteration 39	2028 be made <u>with</u> this proposed material alteration.
Material Alteration 40	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 41	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 42	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 43	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 44	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 45	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 46	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 47	<p>It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification:</p> <ul style="list-style-type: none"> • Include the following text in Section 3.5.5 Environment: <i>A schematic plan shall be submitted as part of any planning application for the lands located to the southwest of the Spa settlement and zoned as 'R4 Strategic Residential Reserve'. This plan shall demonstrate how the overall R4 lands are proposed to be development in a coherent manner. As part of this, a properly designed and overlooked open space area shall be provided inside the coastal development site boundary. This open space area shall be landscaped with native naturally occurring coastal vegetation and incorporate existing wetland vegetation. The buffer strip shall have a minimum depth of 25m from the nearest edge of the adjoining European Natura 2000 Sites (Tralee Bay Complex SPA and Tralee Bay and Magharees Peninsula, West to Cloghane SAC).</i> • Amend the proposed development boundary so that it is located outside of the Tralee Bay and Magharees Peninsula, West to Cloghane SAC and the Tralee Bay Complex SPA (see map below).  <p style="text-align: right;">Proposed</p> <p>Material Alteration with Modification</p>

Material Alteration	CE Recommendation
Material Alteration 48	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 49	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: <ul style="list-style-type: none"> • Delete the 'Site Specific Uisce Éireann Comments' column.
Material Alteration 50	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 51	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 52	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 53	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 54	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 55	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 56	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 57	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 58	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.

3 INCORPORATION OF SUBMISSIONS AND CONSULTATIONS

3.1 Introduction

This section of the SEA statement details how submissions received during the SEA process and draft plan process were considered during preparation of the Tralee MD Settlements' Plan/Variation no. 1 to the Kerry County Development Plan 2022-2028. Three main phases of consultation occurred during the plan making/SEA process namely SEA scoping for the draft Tralee MD Settlements' Plan/variation no. 1, public display of the draft plan, ER, NIR and SFRA and finally the material alterations of the draft plan and associated environmental assessments.

3.2 SEA Scoping Consultation

Designated environmental authorities were consulted in relation to the scope and level of detail to be included in the ER. In correspondence from the EPA¹, the following statutory authorities were consulted:

- EPA
- Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine, and
- Minister for Communications, Climate Action and Environment,
- Minister for Culture, Heritage and the Gaeltacht, and
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan

Briefly, a copy of the SEA Scoping Report for the draft Tralee MD Settlement Plan/variation no. 1 of the Kerry County Development Plan 2022-2028 was sent to the above statutory bodies in February 2025. Submissions and comments were invited and received as outlined in Table below. Further details are also provided in Section 3.2 of the ER.

¹ Letter from the EPA to the Planning Policy Unit of KCC dated 17th February 2017 further to notice given to the EPA under Section 20(1) of the Planning and Development Act, as amended.

Table 3-1 SEA Scoping Consultation Details

Consultee	Comments	Addressed
EPA	Notes: <ul style="list-style-type: none"> EPA's own role in the SEA of land use plans, KCC should ensure that the plan aligns with National and Regional Planning Policy, EPA may comment further on the SEA ER A list of resources available for the LA in undertaking the SEA The plan should align with climate policy, and Lists the statutory consultees for SEA 	Throughout the ER
Minister for Housing, Local Government and Heritage including the DAU	No submission received	N/A
Department of Agriculture, Food and the Marine	No Submission received	N/A
Department of Environment, Climate and Communications	No Submission received	N/A
Department of Environment, Climate and Communications	No Submission received	N/A

3.3 Display of Draft Plans: First Public Consultation Phase

Once drafted the Tralee MD Settlements' Plan/Variation no. 1 to the Kerry County Development Plan 2022-2028, SEA ER, NIR and SFRA were placed on public display from 20th February until 21st March 2025 (both dates inclusive). Open days for members of the public were held. Over this time 70 submissions were received. This constituted the first public display period. A small number of these submissions related to the SEA process including a submission from the EPA and SRA.

These submissions were subsequently outlined in the Chief Executive's Report (CER)–*Chief Executive's report on submissions on the draft Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028*. The CER was issued to the Elected Members of Kerry County Council in April 2025. The CER included recommendations on proposed material

alterations to the Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028.

Table 3-2: Draft Plan/Environmental Report, relevant submissions to SEA

Submission no.	Comments	Addressed
EPA	The submission contains guidance in relation to the undertaking of the SEA as part of the plan making process.	Throughout the SEA
SRA	The SRA stated in their submission that the SEA Environmental Report would be improved upon by including a clear conclusion statement on the outcome of the overall SEA process as part of this report.	In terms of the SEA Environmental Report, the Environmental Report is stage 3 in the SEA process, screening and scoping having been previously carried out. The SEA is an on-going process until the variation is completed when at that time a Strategic Environmental Assessment Statement will be prepared with full conclusions as per the guidelines.

3.4 Material Alterations: Second Public Consultation Phase

Several other amendments to the Settlements' Plan were also put forward by the Elected Members at the meeting on 23rd May 2025.

Following this meeting it was determined that in accordance with the Planning and Development Act, as amended a Strategic Environmental Assessment and a Habitats Directive Assessment/Appropriate Assessment was required to be carried out on the material alterations.

The material alterations were subsequently assessed against environmental objectives created as part of the SEA process to assess if significant effects on the environment were likely. A record of the environmental assessments is contained in the *SEA Environmental Report Addendum of the Tralee MD Settlements' Plan* and the *Natura Impact Report of the proposed Material Alterations to the Tralee MD Settlements' Plan*.

As outlined in Section 2.1.3 of this report the majority of the material alterations could be mitigated by either a change in text, addition of new text and/or the existence of safeguards to protect the environment already stated within the draft variation and existing Kerry County Development Plan 2022-2028.

However, 1 no. material alteration was recorded in the SEA as potentially having a significant effect on the environment—outlined in Table 2-1 above.

Following the completion of the environmental assessments detailed above, proposed material alterations and addenda were put on public display from

Thursday 5th June until Friday 4th July 2025. A total of 11 no. submissions on the proposed material alterations were received during this second consultation period.

Table 3-3: Material Alterations-relevant Submissions to SEA

Submission no.	Comments	Addressed
EPA	<p>The submission contains guidance in relation to the undertaking of the SEA as part of the Variation process. Specifically, the submission states that where the SEA has identified any alterations as having potential for likely significant environmental effects or which conflict with national environmental or planning policy, clear justification should be given for proceeding with those alterations. The submission also notes that the Variation should consider and integrate the recommendations of the SEA and to ensure that the Variation is consistent with national commitments and relevant higher-level plans and programmes.</p>	<p>EPA guidance in relation to undertaking of the SEA has been addressed throughout the SEA.</p> <p>With respect to material alteration no. 30, (lands at Cloghers), the ER Addendum recommended that the proposed R1 zoning be removed and that the land use should revert back to the O1 strategic land use proposed under the draft variation. It is noted however that the R1 zoning remains on the site.</p> <p>It is noted that the zoning of land for R1 use at the site in Cloghers was not highlighted as a concern in the submission issued to the Local Authority by the Office of the Planning Regulator in respect of the proposed material alterations.</p>
Office of the Planning Regulator (OPR)	<p>The Office recommends that the Planning Authority modify MA 47 to: (i) amend the proposed development boundary extension for The Spa so that it is located outside of the Tralee Bay and Magharees Peninsula, West to Cloghane SAC and the Tralee Bay Complex SPA; and include the text as set out in section 5.3.2 of the 'Habitats Directive Assessment; Natura Impact Report - Addendum Report' as it relates to mitigation measures in the proposed Variation.</p>	<p>The recommendation is in line with the mitigation measures outlined in the Natura Impact Report addendum report and this was reported in the ER Addendum</p>

Proposed modifications to the material alterations were compiled in an additional CER presented to Elected Members at a meeting held on 21st July 2025. At that meeting it was recommended that the Proposed Variation No. 1

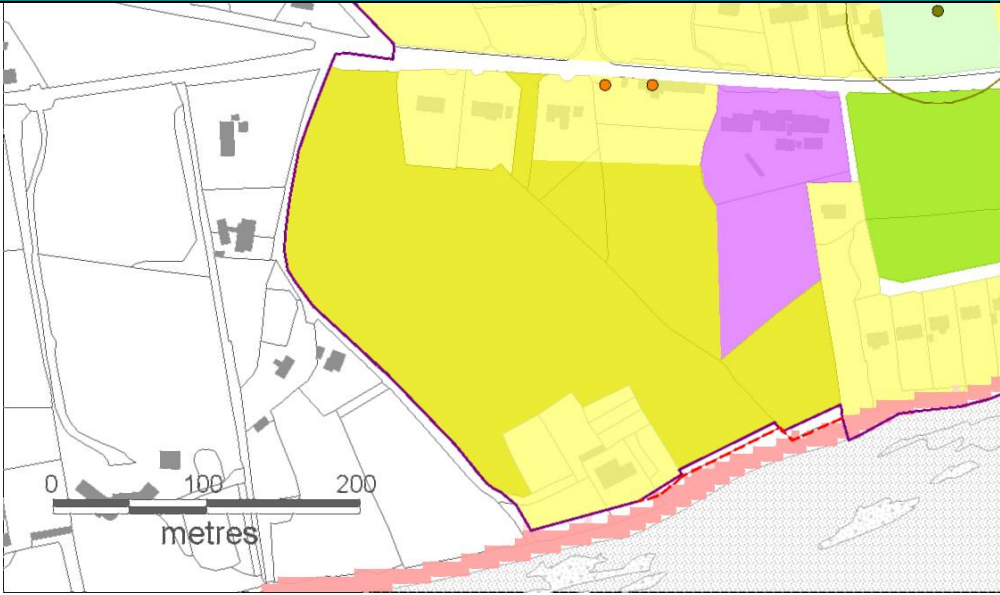
of the Kerry County Development Plan be **made with or without** the Proposed Material Alterations listed in table 3-4 below: (Additional text is in *italics* with deletions in ~~strike through~~). Amendment to material alterations highlighted in **blue**.

The Elected Members accepted the minor modifications to the material alterations at this meeting. The draft variation was subsequently adopted on this date. Variation no. 1 is effective from its adoption date.

Table 3-4: Material Alteration no. and CE Recommendation

Material Alteration	CE Recommendation
Material Alteration 1	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 2	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 3	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 4	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 5	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 6	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 7	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 8	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 9	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 10	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 11	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 12	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 13	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 14	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: <ul style="list-style-type: none"> Delete the 'Site Specific Uisce Éireann Comments' column.
Material Alteration 15	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 16	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 17	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: <ul style="list-style-type: none"> (4) Ballymullen Roundabout (3) Dan Spring Road <ul style="list-style-type: none"> The site contains the Garryruth Wastewater Pumping Station. Any application for the development of these lands will have to comply with the relevant standards and requirements of the Uisce Éireann code of practices.

Material Alteration	CE Recommendation
Material Alteration 37	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 38	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 39	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 40	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 41	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 42	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 43	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 44	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 45	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 46	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 47	<p>It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification:</p> <ul style="list-style-type: none"> • Include the following text in Section 3.5.5 Environment: <i>A schematic plan shall be submitted as part of any planning application for the lands located to the southwest of the Spa settlement and zoned as 'R4 Strategic Residential Reserve'. This plan shall demonstrate how the overall R4 lands are proposed to be development in a coherent manner. As part of this, a properly designed and overlooked open space area shall be provided inside the coastal development site boundary. This open space area shall be landscaped with native naturally occurring coastal vegetation and incorporate existing wetland vegetation. The buffer strip shall have a minimum depth of 25m from the nearest edge of the adjoining European Natura 2000 Sites (Tralee Bay Complex SPA and Tralee Bay and Magharees Peninsula, West to Cloghane SAC).</i> • Amend the proposed development boundary so that it is located outside of the Tralee Bay and Magharees Peninsula, West to Cloghane SAC and the Tralee Bay Complex SPA (see map below).

Material Alteration	CE Recommendation
	 <p data-bbox="373 882 801 909">Material Alteration with Modification</p>
Material Alteration 48	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 49	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration subject to the following modification: <ul style="list-style-type: none"> • Delete the 'Site Specific Uisce Éireann Comments' column.
Material Alteration 50	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 51	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 52	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 53	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 54	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 55	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 56	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 57	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.
Material Alteration 58	It is recommended that Proposed Variation No. 1 of the Kerry County Development Plan 2022-2028 be made <u>with</u> this proposed material alteration.

Comment on Modifications

The recommendations for Material Alterations 1-13, 15-16, 18-46 and 48-58 were previously assessed as part of the Environmental addendum report. Potential for significant effects were assessed in that report. The recommendations outlined for Material Alterations 14 and 17 are considered to be minor in nature, from an SEA point of view, and have no potential for significant environmental effects. Material Alteration 47 relates to mitigation measures set out in S5.3 of the NIR addendum report dated June 2025. It is considered that the modifications set out in the CE report are consistent with the recommended mitigation measures set out in S5.3.1 and S5.3.2 (option a). Accordingly, it is considered potential for significant effects or adverse impacts on European sites can be ruled out with certainty.

Overall, and for the reasons set out above, it is considered that the proposed Variation No 1 to the Kerry CDP 2022-2028, modified in accordance with the recommendations contained within the CE report, is not likely to have significant environmental effects.

4 THE REASONS FOR CHOOSING THE PLAN AS ADOPTED, HAVING CONSIDERED ALTERNATIVES

4.1 Introduction

The development and assessment of alternatives (or options) is a legal requirement under the SEA Directive and plans and programme proponents should ensure that:

- Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated (Article 5.1)
- The Environmental Report includes 'an outline of the reasons for selecting the alternatives dealt with' (Annex 1(h))
- A statement is prepared summarising '... the reasons for choosing the plan or programme as adopted, in the light of the reasonable alternatives dealt with' (Article 9.1(b)).

Chapter 4 of the Environmental Report identifies and describes the different scenarios that were assessed in the drafting of the Tralee MD Settlements' Plan/variation no. 1 to Kerry County Development Plan 2022-2028.

4.2 Description of Alternatives

As required by SEA, alternatives must be realistic (i.e. able to achieve the plan's/programme's objectives), reasonable (i.e. based on socio-economic and environmental evidence), viable (technically and financially feasible) and implementable (realisable within the plan's/programme's timeframe and resources). They should represent a range of different approaches within the statutory and operational requirements of a plan.

In drafting the variation, it was important to recognise that reasonable, realistic alternatives that are capable of implementation are shaped by the position of both plans within the planning policy and decision-making hierarchy for land use planning. This is specifically outlined in Section 2 of the ER. In summary, for the variation the following considerations were taken into account when formulating alternatives:

For this plan the following considerations must be taken into account when formulating alternatives:

- The geographical extent of the plan area is set, there is no scope for an alternative that expands or reduces the study area extent.
- The Variation is a land use plan primarily concerned with the regulation of development in accordance with the proper planning and sustainable development of the Tralee MD area including the environmental impacts this development may have. The content is predetermined by relevant sections of the Planning and Development Act, (as amended).

- Higher level plans set strategic planning options for Variation no. 1 (Tralee MD Settlements' Plan). The population projections for County Kerry as set out in the Core Strategy of the KCDP 2022-2028 are based on RSES. The distribution of projected population growth throughout the County is set out in the Core Strategy and the Settlement Hierarchy outlined in Section 3.10 of the KCDP 2022-2028. It provides details on the population growth to be allocated to each MD in the county and to each of the designated growth settlements. There is no alternative to these population figures in relation to MD population growth.
- Furthermore, it is a policy of the aforementioned hierarchical plans to support the consolidation of Key Towns, the Variation is therefore required to reflect policies/objectives re-the promotion of the sustainable development of the key settlements. In the MD, Tralee is the highest-ranking settlement within this hierarchy. Ardfert and Fenit are designated as District towns, while Blennerville and The Spa are villages.
- The settlement and core strategy as set out in the KCDP outlines the zoning of lands for residential development in the MD that reflects targeted population growth. The figures were based on the sustainable availability of public infrastructure – wastewater and water supply – as informed by the strategic plans of Uisce Éireann. Therefore, there is no scope to look at an alternative settlement hierarchy within the Variation other than that outlined in the Core Strategy and previously assessed as part of the KCDP adoption.
- In the Tralee MD three settlements have been allocated population growth – Tralee town, Ardfert and Fenit – as outlined in Table 4-1 below. It should be noted that Fenit is awaiting the construction of an approved waste-water facility.
- In addition, the NPF, Ireland 2040 targets a significant proportion of future urban development on infill and brownfield development sites within the built envelope of existing urban areas. It is envisaged that 30% of new housing in Tralee will be on infill and brownfield sites. The provision of the required housing units shall occur within the town boundary in accordance with the Core Strategy.
- Table 4-1 also shows the housing unit target as per the Kerry County Development Plan 2022-2028. There is no feasible alternative to these allocated figures.

Table 4-1 Population growth 2016-2022 and projected housing growth as per the KCDP 2022-2028

	2016 Population	2022 estimate population	Census 2022 Population	Growth Pop allocation (KCDP)	Housing Unit target
Kerry	147,707	155,258	156,458	9,363	7,000
Tralee	23,691	25,297	26,079	2,663	2,087
Ardfert	749	797	771	78	61
Fenit	538	572	619	130	102

The alternative scenarios to be considered in the SEA of this Variation are therefore limited by the hierarchical policies/objectives already set out in the KCDP. Scenarios can only relate to alternatives within these three settlements which are allocated population growth as per the *Core Strategy* as previously assessed as part of the KCDP 2022-2028. As noted in the EPA 2015 guidance on alternatives, the “do-nothing” option is not a viable alternative for a land use plan as there is a statutory requirement to make/and/or review land use plans. This is applicable in the case of the Variation as there is a legislative requirement to undertake the plan. A *business-as-usual* alternative however is considered – essentially the likely evolution of the current state of the environment without the implementation of the Variation. *Business as usual* and other alternatives considered in this report are discussed in more detail below.

4.3 Assessment of Alternatives

The four alternatives to be compared to each other to determine the scenario with the lowest levels of environmental impact are presented below. The limit on alternative options is outlined in the previous section.

Alternative 1: This alternative looks at the option of facilitating unphased residential development within the boundaries of settlements identified for population growth. This implies no distinction between *new/proposed residential* or *strategic residential reserve*. Rather residential development would be permitted at any stage within lands identified as suitable for residential development. This alternative would adhere to population growth figures as per the *Core Strategy*. However, the alternative would accommodate population growth within any land identified suitable for residential development within settlement boundaries.

Alternative 2: This alternative looks at the option of facilitating phased residential development within the boundaries of settlements identified for population growth. This implies phasing or timing residential development so that lands zoned *new/proposed residential* located close to urban cores are developed first. Lands identified as *strategic residential reserve* would not be developed until such times as a significant percentage of those identified close to the urban core are developed. This alternative looks at land use zoning that aims to consolidate the urban core of the towns/villages allocated population growth.

Alternative 3: This alternative looks at the option of allowing proposed masterplans or relevant land use plans for opportunity and regeneration sites drive development in Tralee town coupled with phased residential development. This alternative recognises the importance of Tralee in the sustainable economic development of the entire MD area. Masterplans/and other relevant land use plans are required for several opportunity sites in the town that could accommodate mixed uses in key locations.

Alternative 4: this alternative looks at a *business as usual* i.e. the likely state of the environment without the implementation of the variation.

To assess the likely significant impacts of each alternative on the environment, a matrix is used. The matrix assesses the alternatives against the established environmental objectives outlined in Chapter 6 of the Environmental Report. In assessing the likely significant effects alternatives, the full range of effects including 'secondary, cumulative, synergistic, short, medium and long term, permanent, temporary and negative effects were addressed. The assessment was presented in Sections 4-4 of the Environmental Report and repeated in table 4-2 below.

Further to the assessment process Alternative 3 was deemed the preferred option. This option seeks to utilise opportunity/regeneration sites in conjunction with masterplans and or other relevant land use plans to drive the development of Tralee as the key town, whilst phasing residential development in the settlements identified for population growth in the Core Strategy of the KCDP 2022-2028.

4.4 Assessment of Alternatives against Environmental Objectives

		Likely to Improve Status of EPOs	Probable conflict with EPOs – unlikely to be mitigated	Potential Conflict with EPOs- likely to be mitigated	Neutral Impacts with EPOs	No Likely Interaction with EPOs
Alternative 1						
Environmental Objectives			AQ1 C1 M1	S1 P1 HH1 L1 CH1 B1 W1	F1	
Comment	<ul style="list-style-type: none"> • This alternative relates to the three settlements allocated population growth in the Core Strategy – Tralee, Ardfert and Fenit (subject to the provision of wastewater infrastructure). • All settlements have identified lands suitable for residential development within their boundaries. • Ardfert and Fenit are smaller settlements with historically poorly defined cores. • All lands zoned residential are relatively close to village centre of Ardfert and Fenit due to size and scale of the villages. • Nonetheless unphased residential development likely to see development at the peripheries of the village boundaries in favour of out-of-town locations on approach roads. Greater impacts on greenfield sites and associated impacts on biodiversity and soil. • Wastewater capacity exists for two settlements (Tralee and Ardfert) regardless of timed zoning – at Fenit a new wastewater facility required before any new developments considered. • Likely to result in continued unconsolidated village cores which already are poorly defined. • Leap-frogging of residential development more likely to occur in Tralee particularly along existing main transport routes. Possible impacts on infrastructure schemes. • Reduces likelihood of <i>Smarter Travel</i> choices and non-vehicular access around Tralee town. • Conflict with policies to look at infill and brownfield sites to promote a town core out phased development. • Conflicts with EOs for air quality and climatic factors – increases likelihood of vehicular travel albeit at local levels. • Although the emphasis on opportunity sites/regeneration sites with Tralee town would remain, slower uptake if sites further away from town are developed first. • No residential zoning within flood risk areas so no impacts on flooding EO identified. 					

		Likely to Improve Status of EPOs	Probable conflict with EPOs – unlikely to be mitigated	Potential Conflict with EPOs- likely to be mitigated	Neutral Impacts with EPOs	No Likely Interaction with EPOs
Alternative 2						
Environmental Objectives		P1 B1 S1 W1 AQ1 C1		L1 CH1 HH1	F1 M1	
Comment	<ul style="list-style-type: none"> • This alternative relates to three settlements allocated population growth in the Core Strategy – Tralee, Ardfert and Fenit (subject to the provision of wastewater infrastructure). • The settlements (Tralee, Ardfert and Fenit) have three phases of lands identified with the settlement boundary for residential development <i>existing</i>, <i>new/proposed</i> and <i>strategic reserve</i>. • <i>New/proposed</i> located closer to urban cores although Ardfert but especially Fenit historically have had poorly defined village centres. • Phased residential development will seek to promote a consolidated urban form with lands close to town centre developed first. Implies less development in greenfield sites, less impacts on biodiversity, soil and water. • Possible impacts on architectural heritage and archaeological though developments close to town centres, in particular Tralee where archaeological potential exists. • Wastewater capacity exists for two settlements (Tralee and Ardfert) regardless of timed zoning – at Fenit a new wastewater facility required before any new developments considered. • Timing residential development implies greater co-ordination between services and population growth again, especially in Tralee town. • Improves opportunities for <i>Smarter Travel</i> initiatives and increases likelihood the people will reside near where they work, go to school etc. • Reduces local impacts on air quality especially from travel times. • Consolidate urban planning a positive response to climate change. 					

	Likely to Improve Status of EPOs	Probable conflict with EPOs – unlikely to be mitigated	Potential Conflict with EPOs- likely to be mitigated	Neutral Impacts with EPOs	No Likely Interaction with EPOs
Alternative 3					
Environmental Objectives	P1 HH1 B1 S1 W1 AQ1 C1 M1 L1		CH1	F1	
Comment	<ul style="list-style-type: none"> • This alternative relates is similar to Alternative 2 but with specific focus on master planning for development in Tralee town. • It relates to three settlements allocated population growth in the Core Strategy – Tralee, Ardfert and Fenit (subject to the provision of wastewater infrastructure). • The settlements (Tralee, Ardfert and Fenit) have three phases of lands identified with the settlement boundary for residential development <i>existing, new/proposed</i> and <i>strategic reserve</i>. • <i>New/proposed</i> located closer to urban cores. • Phased residential development will seek to promote a consolidated urban form with lands close to town centre developed first. Implies less development in greenfield sites, less impact on biodiversity, soil and water. • As noted for alternative 2 possible impacts on architectural heritage and archaeological though developments close to town centres, in particular Tralee where archaeological potential exists. • Wastewater capacity exists for two settlements (Tralee and Ardfert) regardless of timed zoning – at Fenit a new wastewater facility required before any new developments considered. • Timing residential development implies greater co-ordination between services and population growth again especially in Tralee town. • Improves opportunities for <i>Smarter Travel</i> initiatives and increases likelihood the people will reside near where they work, go to school etc. • Reduces local impacts on air quality especially from less travel time. • Consolidate urban planning a positive local response to climate change. • Masterplans for opportunity and regeneration sites in Tralee town identified as a key driver in the development of Tralee as the key town. • Tralee Town Centre East Masterplan and associated Island of Geese Masterplan to address rejuvenation of Tralee for mixed uses including residential, commercial, retail and community use with large public realm incorporated. Likely positive impact on population/human health. • Masterplans for other key opportunity sites aim to decrease the need for the out-of-town retail and associated 				

	Likely to Improve Status of EPOs	Probable conflict with EPOs – unlikely to be mitigated	Potential Conflict with EPOs- likely to be mitigated	Neutral Impacts with EPOs	No Likely Interaction with EPOs
Alternative 3					
	dependence on local traffic movement/journeys.				

	Likely to Improve Status of EPOs	Probable conflict with EPOs – unlikely to be mitigated	Potential Conflict with EPOs- likely to be mitigated	Neutral Impacts with EPOs	No Likely Interaction with EPOs
Alternative 4 Business as usual					
Environmental Protection Objectives					
		M1 C1 AQ1 S1 B1 HH1 P1 L1 CH1	F1 W1		
Comment	<ul style="list-style-type: none"> • This alternative would see continued settlement patterns evident in the MD area namely low to stagnate population growth in towns/villages and increased population growth in out-of-town locations. • Continued settlement in areas under strong urban influence especially around Tralee town. • Continued stagnation of town/village centres as people move further away from urban centres. • Infill/brownfield sites not prioritised for development. • Opportunities sites identified in Tralee town unlikely to be prioritised. • Implies more greenfield sites to be developed on the fringes of the town/villages – impacts on biodiversity, soil and water • Continued reliance of car transport with associated commuting patterns. • Continued increase in emissions from transport. • Missed opportunities for efficiencies in public services including those linked to climate action such as communal heating schemes and other synergies. • Local impacts on air quality particularly from traffic. 				

	Likely to Improve Status of EPOs	Probable conflict with EPOs – unlikely to be mitigated	Potential Conflict with EPOs- likely to be mitigated	Neutral Impacts with EPOs	No Likely Interaction with EPOs
Alternative 4 Business as usual					
Environmental Protection Objectives		M1 C1 AQ1 S1 B1 HH1 P1 L1 CH1	F1 W1		
	<ul style="list-style-type: none"> • Out of town settlement patterns conflicts with climate action responses. • Non-use of historic buildings especially within town/villages core. • Non-compatibility of infrastructure with population growth especially as rural areas population growth increases. 				

4.5 Preferred Strategy

Further to the assessment process Alternative 3 was deemed the preferred option. This option seeks to utilise opportunity/regeneration sites in conjunction with masterplans to drive the development of Tralee as the Key town, whilst phasing residential development in the settlements identified for population growth in the Core Strategy of the KCDP 2022-2028.

5 MONITORING PROGRAMME

5.1 Monitoring Proposed

Monitoring as part of the SEA process is required in order to identify at an early stage any unforeseen adverse effects caused by the plan. This allows remedial action to be taken. Monitoring prevents the actual impacts of the plan to be measured against those that were predicted. It allows major problems to be identified and dealt with in a timely fashion, and environmental baseline information to be gathered for future plan reviews. It also ensures that proposed mitigation measures are carried out and that no unforeseen impacts occur.

The methodology used in the development of the monitoring programme for the plan is based on the use of indicators and targets, the assignment of responsibilities and the setting of appropriate timelines. It also includes intervention in the event of an unforeseen occurrence.

Monitoring is carried out by reporting on the set of indicators and targets drawn up for the various environmental aspects and used to describe future trends in the baseline, which enable positive and negative impacts on the environment to be measured. The indicators that are used show changes that would be attributable to implementation of the plan. In particular, the indicators can also in certain circumstances act as an early warning system should unforeseen impacts occur or conditions deteriorate further or faster than anticipated. For example, water quality indicators describe trends in both improvements and deterioration in water quality. If quality targets are not being reached and water is seen to be unexpectedly deteriorating immediate intervention will be required.

Monitoring will focus on aspects of the environment that are likely to be significantly impacted by the plan. Indicators and targets have been identified for the main environmental issues in the study area, namely water, biodiversity, cultural heritage and landscape.

The indicators chosen are at a level, which is relevant to the plan, and are collated and reported on by a variety of Government Agencies, such as EPA, OPW, National Parks and Wildlife Services and different sections within Kerry County Council.

Much of the indicator information required is already being actively collected and reported at a level sufficient to meet the needs of this plan. The frequency of monitoring is set by relevant legislation.

The monitoring programme for the SEA is given in Table 5-1 below. This will be used to monitor the implementation of the Tralee MD Settlements' Plan/variation no. 1 of Kerry County Development Plan 2022-2028 and possible effects on the environment.

Table 5.1: List of SEA environmental protection objectives, targets, indicators and associated monitoring for the Variation

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
Population	P1: Guide the future development of the MD area in line with the Core Strategy and Settlement Strategy outlined in Chapter 3 of the KCDP	<p>The population growth occurs as per the Core Strategy and Settlement Strategy of the KCDP,</p> <p>That populations in the MD area have access to high quality residential, amenity and public infrastructure with sustainable travel patterns</p>	<ul style="list-style-type: none"> • Census data and breakdown of population figures targeted for the key settlements in the MD area • Provision of public facilities over lifetime of the plan – amenity, recreational/green infrastructure • Implementation of relevant land use plans/Master Plans/Design statements/public realm plans submitted with housing developments/undertaken for settlements • Travel patterns within the MD area, including update of <i>active travel</i> options, • Bringing back into use of Vacant sites and/or Derelict sites • Urban generation projects undertaken in key settlements • Development of <i>regeneration</i> and <i>opportunity sites</i> identified 	<p>Yes – internal sections of KCC; Local enterprise office; Census data</p> <p>Frequency:</p> <ul style="list-style-type: none"> • Trends from census cycle/ Geo-directory register. • Development Plan review cycles 	<p>Review objectives and policy; review development management procedures.</p> <p>Planning Department, in consultation with other sections in KCC, including Capital Infrastructure Unit, Housing Unit, Economic Development Unit and LEO</p>
Human Health	HH1: Protect the public	The local community are	<ul style="list-style-type: none"> • Compliance with existing legislation/regulations/conditions for 	Yes – EPA, Irish Water; KCC including	Pursue reasons for

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
	from threats to health and wellbeing	protected from threats to health and well-being linked to their local natural and built environment, including air, water and noise.	<p>relevant licences, permits etc for discharges, noise, odour and/or air quality,</p> <ul style="list-style-type: none"> Any health clusters identified by HSE that may be linked to public services such as the provision of water infrastructure, Provision of public and community facilities over lifetime of the plan – amenity, recreational/green infrastructure Properties retro-fitted for improved heating/energy efficiency, Compliance with the new Solid Fuel Regulations 2022 	<p>Enforcement, Environment Sections, LAWPRO. SEAI</p> <p>Frequency:</p> <ul style="list-style-type: none"> Annual reports from EPA/Irish Water Annual reports from KCC sections Development Plan review WFD/LAWPRO cyclic reports HSE and EPA 	<p>non-compliance. Consultations with Environment Section of KCC, Enforcement, EPA, LAWPRO and IW and/or HSE and EPA</p>
Biodiversity (Flora/Fauna)	B1: Protect biodiversity including ecosystem services across the functions of relevance to the KCDP as varied	That biodiversity is integrated into all decision making across the functions of the KCDP as varied	<ul style="list-style-type: none"> Integration/provision of green/blue infrastructure over the lifetime of the plan Use of nature-based solutions particularly in management of surface water run-off Actions undertaken to support All Ireland Pollinator Plan Ecological reports submitted with planning applications Compliance with Article 6 of the Habitats Directive 	<p>Yes – from KCC Sections; KBAP, NBDC <i>All Ireland Pollinator Plan</i> tracker/web-tool; NPWS data/habitat mapping/CORINE mapping.</p> <p>Frequency:</p> <ul style="list-style-type: none"> Annual/Biennial NPWS Art 17 cycle 	<p>Review of policy and objectives, Land Use plans, other LA plans and projects and development management procedures.</p> <p>Consultation</p>

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
			<ul style="list-style-type: none"> Landscaping plans for developments – native species/ecological networks/planting for pollinators, Actions of from the Kerry BAP completed 	<ul style="list-style-type: none"> Development Plan review WFD cycle 	with Planning Department, NPWS, IFI, LAWPRP
Soil	S1: Protect soils against pollution, and prevent degradation of the soil resource across the functions of relevance to the KCDDP as varied	That the soil and the geological heritage of the Tralee MD area is protected	<ul style="list-style-type: none"> Green field/brown field sites zoned for development in Tralee MD area % brownfield/infill sites developed compared to greenfield sites Census data and breakdown of population growth in urban versus rural areas Any geohazards from activities/developments supported in the plan including flooding Geological reports/relevant sections of EIA submitted with planning applications. Impacts to GSC sites from development 	<p>Yes- KCC Sections; GSI; CORINE/Teagasc; EPA/LAWPRO</p> <p>Frequency:</p> <ul style="list-style-type: none"> WFD cycle Annual/Biennial Reports from KCC & LAWPRO Census data 	<p>Review of policy and objectives and development management procedures.</p> <p>Consultation with Planning Department, Capital infrastructure Unit and Environment/Enforcement, KCC and other statutory bodies if applicable.</p>
Water	W1: Ensure	Significant	<ul style="list-style-type: none"> Status/risk of waterbodies under the 	Yes- KCC; EPA/LAWPRO;	Pursue non-

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
	compliance with the objectives of the WFD for waterbodies within the MD area	pressures identified to waterbodies linked to land uses governed by the plan are addressed	<p>WFD with pressures associated for land uses governed by the KCDP as varied</p> <ul style="list-style-type: none"> • The <i>risk</i> of AFA under the next cycle of the WFD • Compliance of water infrastructure for settlements with targeted population growth • Compliance with existing legislation/regulations/conditions for relevant licences, permits etc for discharges • Use of nature-based solutions particularly in management of surface water run-off, • Implementation of flooding projects. 	<p>OPW.</p> <p>Frequency:</p> <ul style="list-style-type: none"> • WFD cycle • Annual reports KCC, EPA and LAWPRO. 	<p>compliance and/or pollutions event, Review of policy and objectives and development management procedures.</p> <p>Consultation with Planning Department, Environment, Enforcement, KCC and IW, LAWPRO.</p>
Air Quality	AQ1: Protect local air quality from emissions that are harmful to human health and the local environment	That the quality of the local environment governed by the functions of the KCDP as varied protects local air quality	<ul style="list-style-type: none"> • Air quality/emissions/odour reports/relevant sections of EIA submitted with planning applications • Compliance with existing legislation/regulations/conditions for air quality • Travel patterns and modes of transport within the MD • Uptake of <i>active travel</i> options and use of public transport, 	<p>Yes- Census; KCC sections; geodirectory register; EPA</p> <p>Frequency:</p> <ul style="list-style-type: none"> • Census cycle • Annual reports EPA & KCC • Real time data 	<p>Pursue non-compliance.</p> <p>Review of policy and objectives and development management procedures.</p>

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
			<ul style="list-style-type: none"> Integration/provision of green infrastructure over the lifetime of the plan Changes in the sources of space heating used by populations Properties retro-fitted for improved heating systems, Compliance with the new Solid Fuel Regulations 2022 Air quality trends from real-time data on the number of days/Percentage change in number of days annually air quality levels exceeded EU air quality regulations for monitoring station 	from monitoring stations	Consultation with Environment and Enforcement, KCC and planning department.
Climatic Factors	C1: Ensure the plan supports a transition to a climate resilient, biodiversity rich and climate neutral economy and society	That mitigation and adaptation to climate change inform the functions/decision making governed by the KCDP as varied	<ul style="list-style-type: none"> Population/growth of settlements identified in the <i>Core Strategy</i> for the MD Travel patterns and modes of transport within the MD including <i>active Travel</i> options, Green/blue infrastructure/amenity infrastructure provided including cycleways/greenways/blueways/peat ways Number of new addresses in rural areas as per the Geodirectory Register, % brownfield sites developed compared to greenfield sites in key 	Yes- geodirectory; Census; KCC sections; CORINE/Teagasc, Energy Office, KCC, and SEAI. Frequency: <ul style="list-style-type: none"> Census cycle KCC internal annual records SEAI annual reports 	Review of policy and objectives and development management procedures. Consultation with planning department, Economic Development Unit, Energy

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
			<ul style="list-style-type: none"> settlements • Number of new houses within settlement boundaries • Number of derelict houses/vacant properties in use within settlement boundaries, • Results from Croi Conaithe and similar schemes, • District heating scheme expanded for Tralee town • Number of Sustainable Energy Communities (SEC) established in the MD • Actions from the Kerry Climate Change Adaptation Strategy and future LA CAP completed relating the MD, • Flood Risk Assessment reports submitted with planning applications • Implementation of nature-based solutions & similar technologies • Roll out of EV infrastructure • Traffic patterns within the MD Area • Renewable energy projects • Emissions trends identified in the future LA CAP 		office and Climate Change Co-ordinator Officer.
Material Assets	M1: Protect the material assets of the	To promote sustainable development	<ul style="list-style-type: none"> • Completion of infrastructure projects identified in the KCDP as varied • Population growth in settlements with 	Yes- KCC sections; EPA; Irish Water, MD Office	Review of policy and objectives

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
	MD while optimising new assets to match proposed growth and sustainable development .	that matches existing and new infrastructure with the proposed population growth for the MD	<p>sufficient water infrastructure –drinking and wastewater treatment</p> <ul style="list-style-type: none"> • Development of <i>opportunity sites</i> identified in settlements, • Re-use of building stock within existing settlements including vacant and derelict sites, • Roll out of National Broadband Plan • Availability and development of digital hubs 	<p>Frequency:</p> <ul style="list-style-type: none"> • Census cycle • Annual reports 	<p>and development management procedures.</p> <p>Planning Department, TII, NRDO and/or Economic Development Unit, KCC and MD office</p>
Cultural Heritage	CH1: Protect the cultural heritage of the Tralee MD area	That protection of the Tralee MD plan area cultural heritage informs the functions/decision making of the KCDDP as varied	<ul style="list-style-type: none"> • Re-use of vacant/derelict structures including vacant institutional buildings, • Design statements/public realm plans submitted with housing developments/undertaken for settlements • Archaeological Impact Assessments, and/or archaeological investigations undertaken • Architectural Impact Assessments undertaken for PS/ACAs • Visitor numbers for iconic cultural heritage sites. • Number of literary, musical, artistic and other cultural initiatives undertaken in 	<p>Yes – KCC sections – Development Management; MD office; Arts Office and Tourism Office. Also Fáilte Ireland/OPW/NPWS</p> <p>Frequency: Various annual reports</p>	<p>Pursue non-compliance</p> <p>Review of policy and objectives and development management procedures.</p> <p>County Archaeologist /Conservation Officer/Irish</p>

SEA Topic	Objective	Target	Indicators (over the lifetime of the plan)	Monitoring Data Available & Where/Frequency	Remedial Action, if applicable, and responsible authority
			the MD Area		Officer.
Landscape	L1 Protect the landscape of the Tralee MD area	That landscapes identified in the MD area, including urban townscapes and streetscapes, are protected and enhanced by good design principles.	<ul style="list-style-type: none"> • Development of opportunity sites in towns and settlements, • Design statements/public realm plans submitted with housing developments/undertaken for settlements • Visual Impact Assessments/relevant sections of EIA submitted with planning applications • Architectural Impact Assessments undertaken for PS/ACAs 	Yes- KCC sections Frequency: <ul style="list-style-type: none"> • Annual/Biennial reports • Development Plan review 	Review of policy and objectives and development management procedures. Planning Department
Foding	F1 Protect the community and infrastructure from inappropriate development in areas at risk of flooding	That sustainable flood risk management practices are implemented in the Tralee MD area in adherence to DOEHLG's <i>Guidelines on Flood Risk Management</i> and the KCDP 2022-2028	<ul style="list-style-type: none"> • Flood Risk Assessment reports submitted with planning applications • Development within areas identified as at flood risk • Implementation of nature-based solutions & similar approaches in flood mitigation • Integration/provision of green and blue infrastructure over the lifetime of the plan • Implementation of the Tralee Flood Relief Scheme • Flood events experienced over the plan period • Properties/areas flooded over the plan period 	Yes- KCC Sections; OPW. Frequency: <ul style="list-style-type: none"> • Development Plan cycle • Annual reports • CFRAM 	Review of policy and objectives and CFRAM project timelines, OPW in consultation with KCC.

6 CONCLUSION AND FINAL STAGE OF THE SEA PROCESS

This report outlines and summaries the SEA of the Tralee MD Settlements' Plan/variation no. 1 to the Kerry County Development Plan 2022-2028. The variation formally commenced in October 2024 and was informed via an iterative process by the SEA, AA and SFRA. This report, as a SEA Statement, specifically documents the SEA of the plan making process. It is as a requirement of the Planning and Development Regs. 2001 (as amended). The SEA Statement concludes the SEA of variation no. 1 of the Kerry County Development Plan 2022-2028, (Tralee MD Settlements' Plan). SEA monitoring, as noted in the preceding section, will however be ongoing over the lifetime of the plan which extends from 2022-2028.

To conclude, further to the SEA of variation no. 1 of the Kerry County Development Plan 2022-2028 as summarised in this SEA Statement, as result of material alterations to variation no. 1 to the Kerry County Development Plan 2022-2028 as adopted on the 21st of July 2025, significant effects on the environment were not identified from the implementation of the plan.