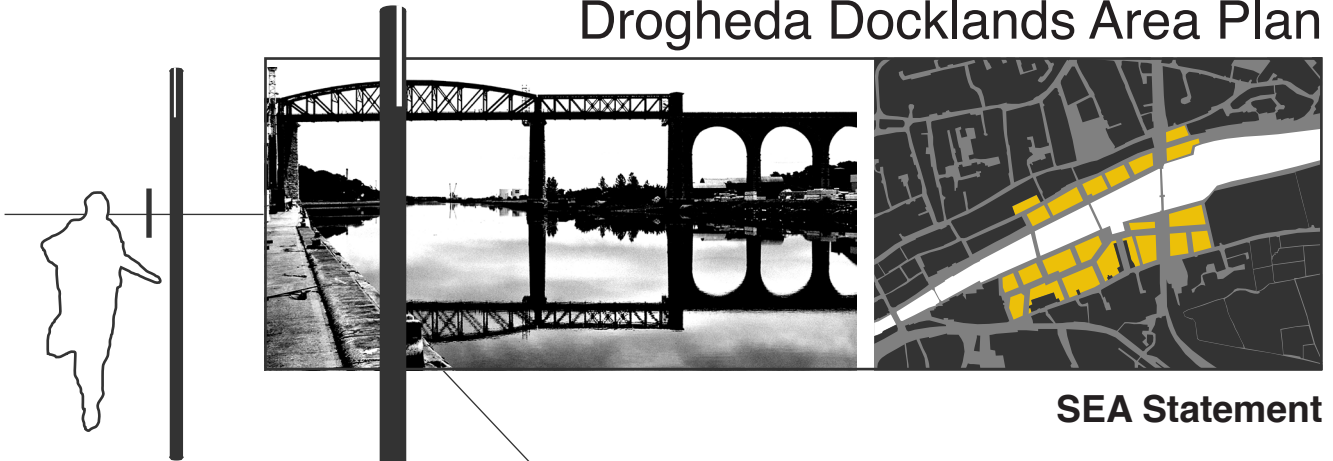


Drogheda Docklands Area Plan



SEA Statement

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This statement was prepared as part of the Strategic Environmental Assessment of the Drogheda Docklands Area Plan as amended and adopted on 5 February 2007. This statement should be read in conjunction with the Plan and the SEA Report.

1 Introduction

Article 9 of the Strategic Environmental Assessment Directive (Directive 2001/42/EC) requires that upon adoption of the Drogheda Docklands Area Plan (DAP), the environmental authorities, the public, and any relevant transboundary State must be informed. The Article also requires that a statement summarising the following issues should be made available to those informed:

- :: How environmental considerations have been integrated into the plan,
- :: How the Environmental Report and the outcome of consultations were taken into account,
- :: Reasons for choosing the plan as adopted in light of other reasonable alternatives, and,
- :: Monitoring measures.

These issues are addressed in the following sections.

2 Incorporation of environmental considerations into the plan

In the course of assessing the Draft DAP, environmental considerations were identified which required the incorporation of mitigation measures within the Plan. The principal considerations and mitigation measures identified are as follows:

- :: *The environmental effects of developing a weir east of the viaduct were found to have uncertain effects on the habitats and species of the River Boyne and estuary.*
For this reason, immediate objectives to develop a weir east of the Viaduct have been removed from the Plan. The development of a weir is now a medium-term objective of the Plan subject to further environmental investigations.
- :: *Many objectives of the Draft Plan were considered to have uncertain effects on undiscovered archaeological remains.*
The potential archaeology in the DAP Area has subsequently been noted in the Plan. The policies of the Development Plan in relation to the protection of archaeological remains will apply.
- :: *The environmental assessment found the identification of possible soil contaminations in the DAP Area to be beyond the scope of the Report.*
It was therefore necessary to include as an objective of the Plan that all lands in the Area are fully tested for contamination prior to redevelopment and where necessary, remediation measures undertaken to internationally acceptable standards.
- :: *The environmental assessment found the development of large areas of hard landscaping in the DAP Area would have contribute to increased levels of surface water.*
Objectives to provide for Sustainable Urban Drainage Systems in the DAP Area were subsequently identified and incorporated within the Plan.
- :: *Many of the objectives of the Plan were considered to have an effect on and be impacted by flooding.*
For this reason, several measures have been included within the Plan which seek to minimise the effects of future flooding events.

3 Incorporation of submissions into the Plan

The Strategic Environmental Assessment of the Drogheda Docklands Area Plan was made available to relevant bodies and the public and submissions invited. During this time no submissions were made relating to the SEA.

4 Reasons for choosing the plan as adopted

In the course of the SEA process three alternative scenarios were examined and their environmental impacts assessed. These scenarios included:

- :: Evolution without implementation of the DAP
- :: Low to medium scale and intensity of development
- :: Ad hoc development

In light of these alternatives, the DAP was selected as the preferred plan for the following reasons:

- :: A significant increase in population within close proximity of the Town Centre and public transport is provided for,
- :: An appropriate mix and intensity of compatible land uses is sought,
- :: A framework which facilitates improved access and permeability is identified and sustainable modes of transport are prioritised, and,
- :: Guidelines for the purposes of protecting and enhancing urban quality and landscape are established.

5 Monitoring Measures

Article 10 of the SEA Directive requires Local Authorities to monitor the significant environmental effects of the implementation of the Plan. The purpose of the monitoring process is to cross-reference the likely environmental effects identified in the SEA Report with those that arise from the implementation of the Plan in order to identify at an early stage unforeseen adverse effects.

For the purposes of monitoring, the following measures have been proposed:

- :: To establish a Drogheda Docklands Steering and Monitoring Group,
- :: To carry out appropriate survey work and collate the necessary data required to effectively monitor the environmental effects of the Plan, and,
- :: To co-operate with the Environmental Protection Agency and other relevant agencies to ensure the impacts of the Plan are monitored accordingly.

It will be a function of the proposed Steering and Monitoring Group to identify indicators which measure changes in the state of the Docklands environment. These indicators shall specifically focus on the following environmental areas:

- :: Biodiversity, fauna and flora
- :: Population and human health
- :: Soil
- :: Water
- :: Air and climatic factors
- :: Material assets
- :: Cultural Heritage
- :: Landscape

The monitoring process will now commence and will continue during the lifetime of the Plan.