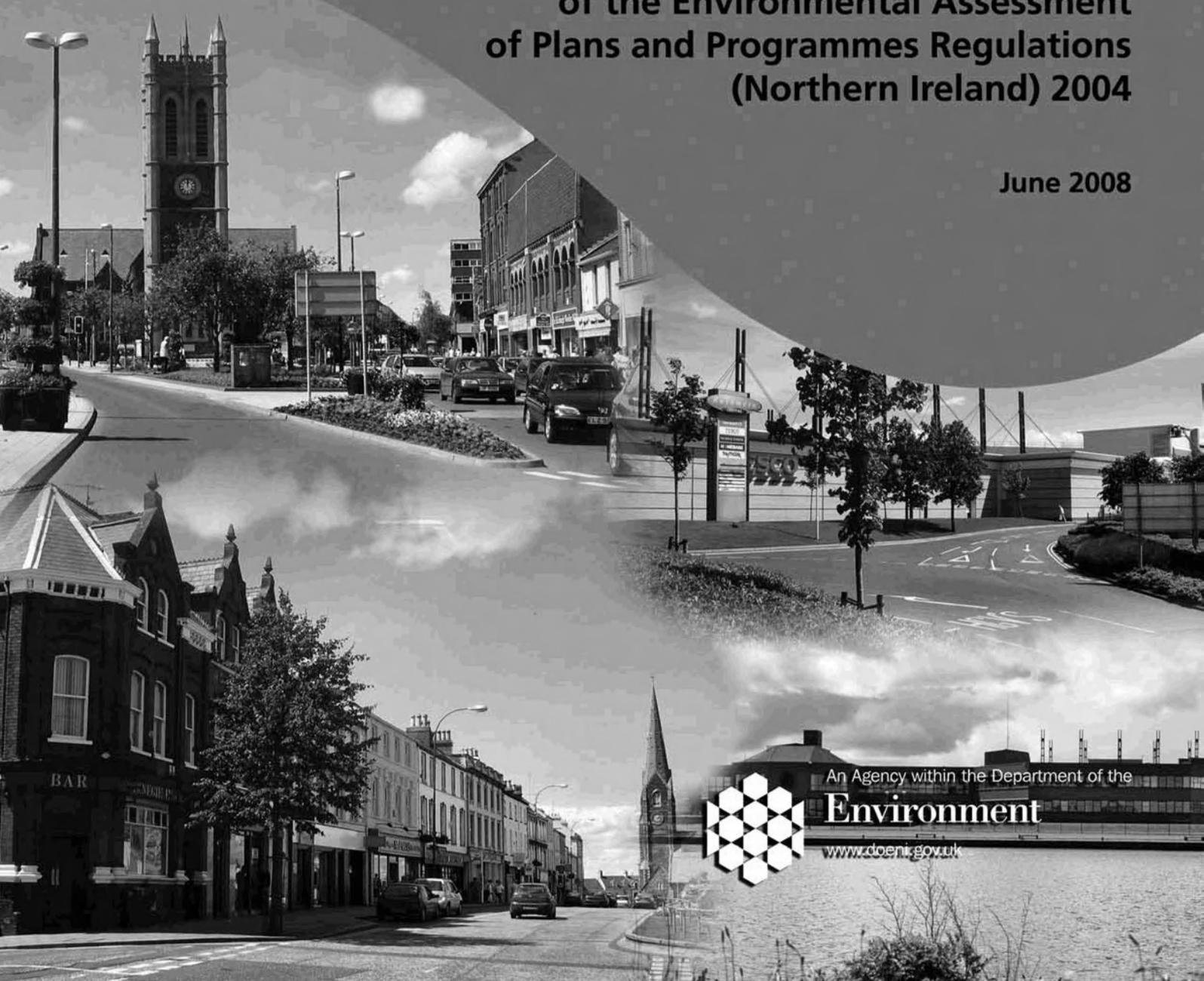




# Craigavon Town Centre Boundaries & Retail Designations Plan 2010

Statement under Regulation 15  
of the Environmental Assessment  
of Plans and Programmes Regulations  
(Northern Ireland) 2004

June 2008



An Agency within the Department of the

**Environment**

[www.doeni.gov.uk](http://www.doeni.gov.uk)



## **KEY FACTS:**

### **Title of Plan:**

**The Craigavon Town Centre Boundaries and Retail Designations Plan 2010** (hereafter referred to as 'the Plan')

**Adopted on:** 30<sup>th</sup> June 2008

### **Responsible Authority:**

Department of the Environment – Planning Service

## **INTRODUCTION**

This document (referred to here as the SEA Statement) has been prepared in accordance with Regulation 15 of the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 (S.R.2004 No.280).

## **PURPOSE OF THE PLAN**

The purpose of the Craigavon Town Centre Boundaries and Retail Designations Plan 2010 is to inform the general public, statutory authorities, developers and other interested bodies, within the context of the adopted Craigavon Area Plan 2010, of the policy framework and designations that will be used to guide development decisions on retailing and other town centre uses within the Craigavon Borough.

## **WHAT PROMPTED THE PLAN**

The Draft Craigavon Area Plan 2010 was published in April 2000 and a Public Local Inquiry was held by the Planning Appeals Commission during 2001 to consider the various objections received. The Inquiry covered a wide range of issues and in relation to town centre boundaries and retail designations for the three centres of Central Craigavon, Lurgan and Portadown, concluded that these should be redrawn on the basis of a series of broad principles set out in the Commissioners Report.

The Department accepted this recommendation and the Craigavon Area Plan 2010 was adopted in August 2004, without town centre boundaries or related retail designations.

The Craigavon Town Centre Boundaries and Retail Designations Plan 2010 is additional to the Craigavon Area Plan 2010 and covers the three town centres of Central Craigavon, Lurgan and Portadown.

## **PERIOD COVERED**

2005 – 2010

## **AREA OF THE PLAN**

The Craigavon Urban Area.

## **SUMMARY OF NATURE / CONTENT OF PLAN**

The overall aim of the Plan is to provide a planning framework which facilitates high quality and sustainable commercial growth, and other related uses, resulting in the creation of healthy, balanced and vibrant town centres for Central Craigavon, Lurgan and Portadown

## **AVAILABILITY OF DOCUMENT**

### **WEBSITE**

The Plan as adopted, along with the Environmental Report and SEA Statement are available on the Planning Service website at:

[www.planningni.gov.uk](http://www.planningni.gov.uk)

### **OFFICE ADDRESS**

The Plan, as adopted, along with the Environmental Report and SEA Statement may also be inspected free of charge or purchased at the address below:

Planning Service, Craigavon Divisional Planning Office, Marlborough House, Central Way, Craigavon BT64 1AD

Telephone (028) 3834 1144

### **Times at which the documents may be inspected or a copy purchased:**

Craigavon: Monday – Friday 9.30am - 4.30pm (except Thursday 10.30 am – 4.30pm)

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## **SEA STATEMENT**

### **Environmental Assessment Process:**

1. The Craigavon Town Centre Boundaries and Retail Designations Plan 2010 (the Plan) has been subject to a process of environmental assessment, as required under the Environmental Assessment of Plans and Programmes (EAPP) Regulations (Northern Ireland) 2004.
2. Regulation 15(1)(c)(iii) of the EAPP Regulations requires the responsible authority to bring to the attention of the public the address (which may include a website) at which a copy of the plan, its accompanying Environmental Report (ER) and a statement containing the particulars as specified in Regulation 15(4) may be inspected or from which a copy may be obtained.
3. Regulation 15(4) requires this statement to provide information on the following:
  - How environmental considerations have been integrated into the plan;
  - How the ER has been taken into account;
  - How the opinions expressed in response to the invitations mentioned in regulation 12 (consultation with the consultation body and public) have been taken into account;
  - How the results of any consultations entered into under regulation 13(4) (transboundary consultations) have been taken into account;
  - The reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and
  - The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan.

### **How environmental considerations have been integrated into The Craigavon Town Centre Boundaries and Retail Designations 2010 Plan and how the Environmental Report – ER - has been taken into account:**

4. The Department is committed to the principles of sustainable development as detailed in the Northern Ireland Sustainable Development Strategy – May 2006. The principles underpinning the Strategy recognise the connectedness between a healthy environment, a thriving economy and our well being and quality of life.
5. The Craigavon Town Centre Boundaries and Retail Designations Plan 2010 (the Plan) is a local plan set within the context of the adopted Craigavon Area Plan 2010. Craigavon Area Plan 2010 designated a settlement limit for the Craigavon Urban Area with a presumption in favour of development proposals within that settlement limit, providing, amongst other criteria, the proposal is in accordance with prevailing regional planning policy.

6. Within this context, the Plan has a focused aim to provide a planning framework which facilitates high quality and sustainable commercial growth and other related uses, resulting in the creation of healthy, balanced and vibrant town centres for Central Craigavon, Lurgan and Portadown.
7. Regulation 11 (2) of EAPP Regulations (NI) requires the ER to identify, describe and evaluate the likely significant effects on the environment of implementing the plan and to examine reasonable alternatives taking into account the objectives and geographic scope of the plan. The Regional Development Strategy , prevailing regional planning policy and the Craigavon Area Plan 2010 provides the strategic context and development framework for the Craigavon Borough. This in turn sets the context and range of reasonable alternatives available to the Plan. In light of this fact and that the plan proposals of necessity reflect the existing physical context, the strategic alternatives are limited.
8. Environmental considerations were integrated into the Plan through the parallel process of environmental assessment. This involved elements such as:
  - preparation of a scoping report;
  - an assessment of the likely environmental effects of the plan proposals;
  - preparation of an ER;
  - carrying out of consultations;
  - taking into account of the ER and the results of the consultations in decision making; and
  - the provision of information and consultation in accordance with EAPP Regulations (NI) 11-13 and 15.
9. The scoping report for the Draft Craigavon Town Centre Boundaries and Retail Designations Plan 2010 (the Draft Plan) was prepared in May 2005. In the scoping stage the purpose and objectives of the plan and its geographic scope were considered together with a number of other relevant plans, programmes and environmental protection objectives to establish the appropriate scope and level of detail required to inform the environmental assessment and to assist in identifying the SEA objectives.
10. Planning Service collated a range of environmental baseline information under each topic area to provide an evidence base for subsequent stages of the SEA such as the assessment and to inform the initial stages of the plan preparation process. This baseline data together with qualitative information contributed to the identification of existing environmental problems (Table 3 ER).

11. This assisted in the preparation of SEA objectives for each of the SEA topics (biodiversity, countryside etc) (Table 4 ER) which was used to assess the likely significant effects of the plan.
12. The scoping report was sent to Department of the Environment DOE - Environment and Heritage Service (EHS), Department for Regional Development DRD - Roads Service, Department for Social Development – Regional Development Office and Department of Agriculture and Rural Development - Rivers Agency in October 2005.
13. The comments received on the scoping report were taken into account in deciding upon the scope and level of detail of the information that must be included in the ER.
14. The Department then convened an Assessment Panel drawn from the agencies listed above. This Panel considered the policy alternatives and assessed the likely significant effects of the plan proposals on the environment (Part 3 and Table 9 ER). This process was fundamental in the formulation of the draft plan proposals.
15. Given the nature of the content of the Plan, the Panel considered that the Plan proposals were unlikely to have any significant adverse effects on the environment. Accordingly there was no mitigation measures considered necessary in the formulation of the draft plan.
16. The assessment of likely significant effects on the environment as a result of implementing the plan highlighted a number of positive and uncertain environmental effects. Overall, it was determined that defining a town centre boundary and primary retail core would direct major retail development and other town centre uses to a compact area and result in a more efficient use of land, with possibly a future reduction in private car use and an increase in the use of public transport. Uncertain effects were identified for Air Pollution and Crime which the panel considered are beyond the direct remit of the Department to control. Although it may be difficult to attribute changes in air pollution and crime to the implementation of the plan, given the nature of its proposals, the Department has included indicators to monitor Air Pollution and Crime in the monitoring framework.
17. Information gathered throughout the scoping phase and during the alternatives and assessment stage provided the basis for the ER and informed the preparation of the Draft Plan. The ER was published along with the Draft Plan in December 2005 for consultation.

**How opinions expressed during consultation have been taken into account (including any consultation required with other EU member states):**

18. Consultation with key environmental bodies has been an essential part of the environmental assessment process. The Scoping Report was sent to DOE - EHS, DRD - Roads Service, DSD - Regional Development Office and DARD - Rivers Agency in October 2005. The consultation enabled these bodies to comment on the content of the scoping report and agree a basis for the subsequent stages of the environmental assessment process. The consultation led to a number of changes to the scoping information. New sources of baseline information from a number of bodies were included, for example, local data was provided by EHS Natural Heritage in relation to Landscape Character Areas and Priority Species. EHS Natural Heritage also suggested that the scoping report should include maps of a number of environmental/landscape protection designations and peatland areas. However Planning Service took the view that given that the plan was entirely focused on the existing built up area of Craigavon, it was not necessary to reproduce these maps in the scoping report or subsequently in the ER. Comments made by EHS Environmental Quality Unit on the topics led to the separation of climate change and air pollution into two topics and the objectives in relation to climate change were also amended to be more specific including “ to help reduce greenhouse gas emissions and to help reduce vulnerability to the effects of climate change”.
19. Planning Service also consulted the members of the assessment panel on the draft ER in early December 2005. As a result, a number of changes were made to the published document. Amendments were made to Table 8 in the ER to provide a fuller explanation of the consideration of alternatives in response to comments from EHS Natural Heritage. Planning Service has reviewed the monitoring framework and has published a revised version with this statement to take account of comments received from EHS. EHS and DARD Rivers Agency both commented on the need to consider the implications of the flood pondage area in Portadown identified in the adopted Craigavon Area Plan 2010. Planning Service took the view that Plan Policy UTIL 1 in the adopted Craigavon Area Plan 2010, which precludes development below the 16 metre Ordnance Datum within the pondage area, already provided an appropriate policy basis for this issue. EHS also raised a concern that the non-technical summary of the draft ER did not contain a summary of findings from the environmental assessment. Planning Service however took the view that the contents of the draft ER covered this matter. Finally a number of amendments and additions were made to the baseline data to update information.

20. The Department published the draft Plan and the accompanying ER on 20th December 2005. The draft Plan and ER publication was publicly advertised and during the 8 week consultation period, the Department received representations from the public to the draft Plan. No representations from the public were received in relation to the ER.
21. Planning Service also consulted EHS who confirmed that they had no further comment to add on the ER but asked that this statement indicated how their comments on scoping and the draft ER have been taken into account during the preparation of the Final Plan and the environmental assessment. This is set out in paragraphs 16 & 17 above.
22. The Independent Examination undertaken by the Planning Appeals Commission (PAC) afforded the opportunity for a full public examination of objections in relation to the Draft Plan strategy, policies and designations. This Examination provided the vehicle for all parties to discuss any environmental implications for each of the objections. Planning Service, in preparing evidence for the Independent Examination, set out in detail the implications of each objection including environmental issues. All third parties who had objected to the plan also had the opportunity to submit evidence to the examination. All the evidence was considered by the PAC in the report of the Independent Examination which contains their recommendations. Planning Service took account of these recommendations in the final adoption of the plan. The Planning Service response to the findings of the Independent Examination is contained in the Adoption Statement.
23. The Department considered that transboundary consultation under Regulation 13(4) of the Environmental Assessment of Plans and Programmes Regulations (Northern Ireland) 2004 was unnecessary, as it was considered the plan was not likely to have significant effects on the environment of another EU member state.

**Reasons for choosing The Craigavon Town Centre Boundaries and Retail Designations Plan 2010 as adopted, in the light of other reasonable alternatives:**

24. The Assessment Panel met in November 2005 to consider the policy alternatives and assess the likely significant effects of the plan proposals on the environment (Part 3 and Table 9 ER).
25. On the basis of this assessment and the expert knowledge of the Panel members in determining the likely environmental effects, the proposed policies to be published in the Draft Plan were confirmed. The ER which set out the environmental assessment was published simultaneously with the Draft Plan in December 2005.

26. The Department received the Report of the Planning Appeals Commission on the Independent Examination of the draft plan on the 31 December 2007. As stated earlier, the Examination provided the vehicle for all parties to discuss the environmental implications for each of the objections. The PAC, having heard the evidence, including environmental effects in relation to the objections, produced their report of the evidence given at the Independent Examination and their consideration and recommendations on this basis.
27. The recommendations of the PAC suggested changes to the policy and designations in the Draft Plan. Notwithstanding that all issues in relation to the objections were heard and thoroughly considered in the Independent Examination, Planning Service, nevertheless, sought the view of the Assessment Panel in April 2008 to confirm that there were no further outstanding environmental issues arising from the PAC recommendations in light of the ER. The Panel considered that the PAC recommendations fell within the scope of the previously considered alternatives in the ER and concluded that there were no other environmental implications arising from the recommendations. The Department has considered the recommendations of the PAC, which are the outworking of the formal consultation process and has concluded that the recommendations should be accepted.
28. Therefore the Plan is published as adopted having taken account of those alternatives considered through the ER and a full consideration of the PAC recommendations arising from the Independent Examination.

**Measures that are to be taken to monitor significant environmental effects of the implementation of the Craigavon Town Centre Boundaries and Retail Designations 2010 Draft Plan.**

29. Regulation 15(4)(f) of the Environmental Assessment of Plans and Programmes Regulations (NI) 2004 requires that the Department provides details in the statement of the measures that are to be taken to monitor the significant environmental effects of the implementation of the Plan.
30. Monitoring is an important element of these Regulations since it enables the findings of the ER to be compared with actual environmental effects as a result of the implementation of the Plan.
31. The Monitoring Framework (Appendix 1) has been prepared in consultation with key consultees to provide a more robust basis for monitoring the environmental effects of the plan.

32. It consists of indicators which are currently available to monitor the findings of the ER. The Monitoring Framework has been amended from that published in the ER as a result of the consultation process. The frequency of monitoring for each of the environmental indicators is reflected in the framework.
33. Monitoring will enable the Department to undertake remedial action, when appropriate in the plan review process, if monitoring reveals adverse effects on the environment that have not been considered in the environmental assessment.

## **Conclusion**

34. In undertaking the SEA process, the Plan proposals have been systematically assessed against environmental criteria to determine their likely effects.
35. Consultation has been an integral part of the assessment process and has enabled the relevant authorities and the members of the public to express their opinion on the ER and the Plan. The Department has considered all responses received in relation to the preparation of both the SEA and the Plan.
36. Environmental considerations have been integrated into the preparation and adoption of the Plan ensuring that its likely significant effects on the environment have been identified, described and assessed and taken into account in the preparation and adoption process. The ER also forms the main basis for monitoring the significant effects of the implementation of the plan and, if required, undertaking appropriate remedial action at the plan review stage.

## Appendix 1 MONITORING FRAMEWORK

### SEA Directive Issue: Biodiversity.

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Biodiversity &amp; Countryside</b>					
Ramsars	Number and area (ha) of designated sites relevant to plan boundary.	Environment & Heritage Service (EHS).	The designation of new Ramsars will be updated annually.	Plan review	Consider mitigation as appropriate through the plan review process.
ASSI (Area of Special Scientific Interest)	Number and area (ha) of designated sites relevant to plan boundary.	EHS	The designation of new ASSI will be updated annually.		
SPA (Special Protection Areas)	Number and area (ha) of designated sites relevant to plan boundary.	EHS	The designation of new SPA will be updated annually.		
SAC (Special Area of Conservation)	Number and area (ha) of designated sites relevant to plan boundary.	EHS	The designation of new SAC will be updated annually.		
Nature Reserves	Number and area (ha) of designated sites relevant to plan boundary	EHS	The designation of new NR will be updated annually.		
SLNCI	Number of designated SLNCI sites	EHS	The designation of new SNLCI will be updated		

	relevant to plan boundary.		at each Plan adoption.		
SLNCI	Numbers and instances of recorded damage to SLNCI sites relevant to plan boundary.	EHS	Information will be updated annually.		
Condition of designated sites	% of designated sites recorded as being in favourable condition.	EHS	SPA (wintering wildfowl) monitored annually & report to Europe every 6 years. SPA (other) & SAC / ASSI monitored every 6 years.		
Damage to designated sites	Instances of damage recorded for designated sites.	EHS	Information will be updated annually.		
Tree Preservation Orders	Total number of TPO's (full & provisional) within the plan area	Planning Service (PS)	Information will be updated annually		

**SEA Directive Issue: Climate Factors.**

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Climate Change &amp; Air Pollution</b>					
Air Quality Management Areas (AQMAs)	Number of AQMAs relevant to the plan area.	Craigavon Borough Council, (CBC) (Annual Local Air	Annually	Plan review	Consider mitigation as appropriate through the plan review process.

		Quality Progress Report)			
Emission of greenhouse gases in Northern Ireland	Emissions as GWP weighted mass of CO <sub>2</sub> (mtCO <sub>2</sub> ) <ul style="list-style-type: none"> <li>• CO<sub>2</sub></li> <li>• CH<sub>4</sub></li> <li>• N<sub>2</sub>O</li> <li>• HFC</li> <li>• PFC</li> <li>• SF<sub>6</sub></li> </ul>	NI Census Key Statistics	Annually		
Nitrogen Oxides (NO <sub>2</sub> )	Exceedences where: Annual Mean > 40 µg/m <sup>3</sup> Hourly Mean > 200 µg/m <sup>3</sup>	CBC (Annual Local Air Quality Progress Report)	Annually		
Sulphur Dioxide (SO <sub>2</sub> )	Exceedences where: Hourly Mean > 350 µg/m <sup>3</sup> Daily Mean > 125 µg/m <sup>3</sup>	CBC	Assessed annually		
Particulate Matter (PM <sub>10</sub> )	Exceedences where: Daily Mean > 50 µg/m <sup>3</sup> Annual Mean > 40 µg/m <sup>3</sup>	CBC	Assessed annually		

<b>Energy Efficient Transport Modes</b>					
Annual Average Daily Traffic Flow (AADTF)	Number of roads with an AADTF >10,000 vehicles per day experiencing a 25%+ increase traffic flow since the previous Updating Report.	Craigavon Borough Council, (CBC) (Annual Local Air Quality Progress Report)	Annually	Plan review	Consider mitigation as appropriate through the plan review process.
Bus Movements	% increase / decrease in Average Annual Bus Movements into the town centres.	CBC / Translink	Annually		
Bus Passengers	% increase / decrease in Annual passengers carried into the town centres.	CBC / Translink	Annually		

### SEA Directive Issue: Water.

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Management of the Water Environment</b>					
Chemical quality of Rivers	% & kms of Upper Bann & Lagan classified A-F under River Quality Grading GQA	Environment & Heritage Service- Water Management Unit (WMU)	Annually	Plan review	Consider mitigation as appropriate through the plan review process.
Biological quality of	% & kms of Upper	EHS WMU	Every 3 years		

Rivers	Bann & Lagan classified A-F under River Quality Grading GQA				
Compliance with EC Freshwater fish Directive	% of designated rivers and lakes complying with the Directive	EHS WMU	Annually		
Urban Waste Water Treatment Directive	Percentage Compliance with Urban Waste Water Treatment Directive. (mg / L) <ul style="list-style-type: none"> <li>• Chemical Oxygen Demand,</li> <li>• Biological Oxygen Demand</li> <li>• Phosphorus.</li> </ul>	NI Water	Ballynacor & Bulays Hill WWTW sampled 24 times a year Seagoe WWTW sampled monthly.		
Drinking Water	% compliance with NI Water Quality Regulations Drinking Water Standards	NI Water	Annually		

### SEA Directive Issue: Material Assets.

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Efficient Use of Lands &amp; Materials</b>					
New housing units located within the urban fabric.	Percentage of new housing units located within the	Planning Service. NI Land	Annually	Plan review	Consider mitigation as appropriate through the plan review process.

	urban fabric	Availability Summary Report.			
Vacancy rates	Vacancy rates within Craigavon Borough	NI Housing Executive. NIHE Housing Condition Survey	Every 5 years		
Housing unfitness	Number of houses recorded as unfit within Craigavon Borough	NIHE Housing Condition Survey	Every 5 years		
Retail Units	Number of vacant retail units within each town centre in the plan.	Planning Service, (PS) Town centre health checks	Every 5 years		
Retail Applications	Number of retail applications & extent (m2 ) within the plan boundaries.	PS	yearly		

### SEA Directive Issue: Cultural Heritage.

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Urban Environmental Quality</b>					
Conservation Areas	Number and	Planning	yearly	Plan review	Consider mitigation as appropriate through

	extent (kms2) of designated Conservation Areas within plan boundary	Service (PS)			the plan review process.
Listed Buildings	Number of listed buildings within plan boundary	PS / EHS (Built Heritage)	yearly		
Listed Buildings	Number of buildings Listed / De-listed each year within plan boundary	PS / EHS (Built Heritage)	yearly		
Scheduled / unscheduled Monuments	Number of monuments within plan boundary	EHS (Built Heritage)	yearly		

### SEA Directive Issue: Population.

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Crime</b>					
Notifiable offences	Total yearly number of all recorded notifiable offences within Craigavon Area	Police Service of Northern Ireland	Yearly	Plan review	Consider mitigation as appropriate through the plan review process.

### SEA Directive Issue: Human Health.

SEA topics to be monitored	Indicator to be monitored	Who will monitor	Frequency of monitoring	Integration of monitoring into the Plan	Remedial action
<b>Public Health</b>					
General health and long term illness.	Number & % of population living	Census Office for Northern	Every 10 years	Plan review	Consider mitigation as appropriate through the plan review process.

(Limiting long-term illness covers any long-term illness, health problem or disability which limits daily activities or work)	within Craigavon Borough recorded described as persons with long term illness.	Ireland (CONI)			
(Working age population is 16-64 inclusive for men and 16-59 inclusive for woman)	Number & % of population living within Craigavon Borough recorded described as persons of working age with long term illness.	Census Office for Northern Ireland (CONI)	Every 10 years		
(General health refers to health over 12 months prior to Census day)	Number & % of population living within Craigavon Borough who state their general health as: <ul style="list-style-type: none"> <li>• Good</li> <li>• Fairly Good</li> <li>• Not Good</li> </ul>	Census Office for Northern Ireland (CONI)	Every 10 years		
Life expectancy	Men - Life expectancy in Craigavon LGD	Northern Ireland Neighbourhood Information Service (NINIS)	Yearly		
	Woman - Life expectancy in Craigavon LGD	NINIS	Yearly		
Deaths under 75	% of deaths under 75.	NINIS	Yearly		



£2.50

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